



CLIPSTONE PARK

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes, we have been building quality homes across the UK for over 60 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 beautiful homes offer a range of spacious designs, and are 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 Clipstone Park, Leighton Buzzard, very soon.



DAVID WILSON HOMES

WHERE QUALITY LIVES

WELCOME

_____ TO CLIPSTONE PARK _____

You can enjoy the best of town and country living at Clipstone Park, with beautiful countryside waiting to be explored on your doorstep as well as the town centre of Leighton Buzzard being less than two miles away from your new home. The town centre has a range of high street and specialist shops, restaurants and cafés, as well as a weekly market and a range of supermarkets for your everyday needs.

Clipstone Park is also ideal for commuting as it is within a 10-minute drive of the new junction 11A of the M1; while you can be in London Euston within 30 minutes or in Milton Keynes within 9 minutes thanks to the fast service from Leighton Buzzard train station.

This outstanding location will see the creation of a new community set within open countryside, with equipped play areas and winding footpaths for you and your family to explore. The nearby Grand Union Canal is the perfect place for those weekend runs, walks or family bike rides, as is Tiddenfoot Waterside Park, which is less than three miles away. Here you can enjoy the local wildlife in what was once a working quarry.



A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Clipstone Park provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms – easy to use in a way that suits you and your family.

Entrance halls are large enough for a warm welcome and kitchens or dining rooms open onto your garden, creating the perfect outside living space on warm summer days. Everything is finished to the highest standards with plenty of storage for all of your things, ensuring you have a home that is comfortable throughout.

Entertaining will be effortless with plenty of room for your guests as open-plan kitchen or living/dining areas allow you space to enjoy quality time together. You won't have to wait for that morning shower either with most of our homes including two or more bathrooms and most main bedrooms enjoying the luxury of en suite bathrooms.

— CREATING A SUSTAINABLE —

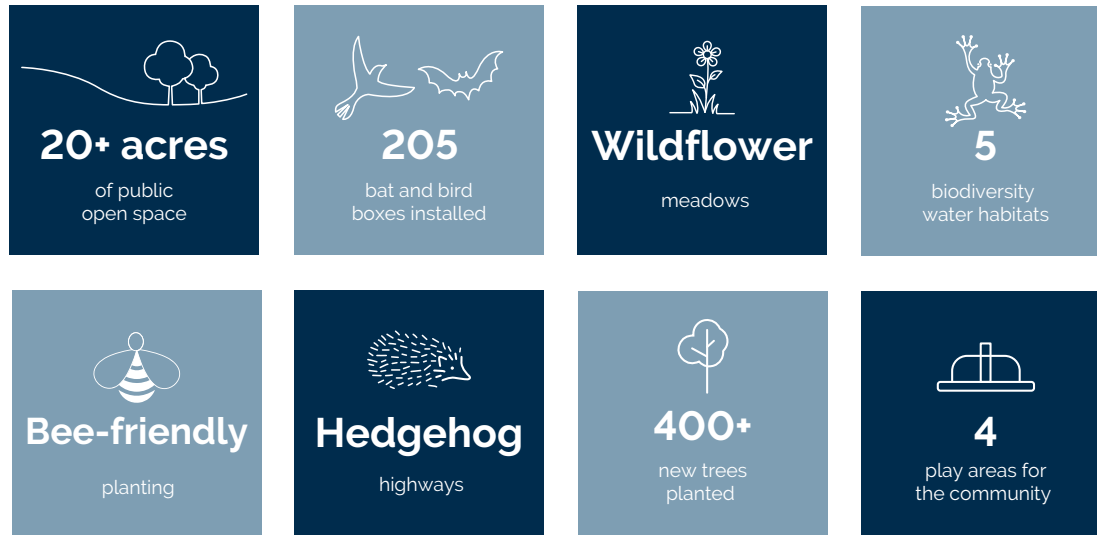
COMMUNITY

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.

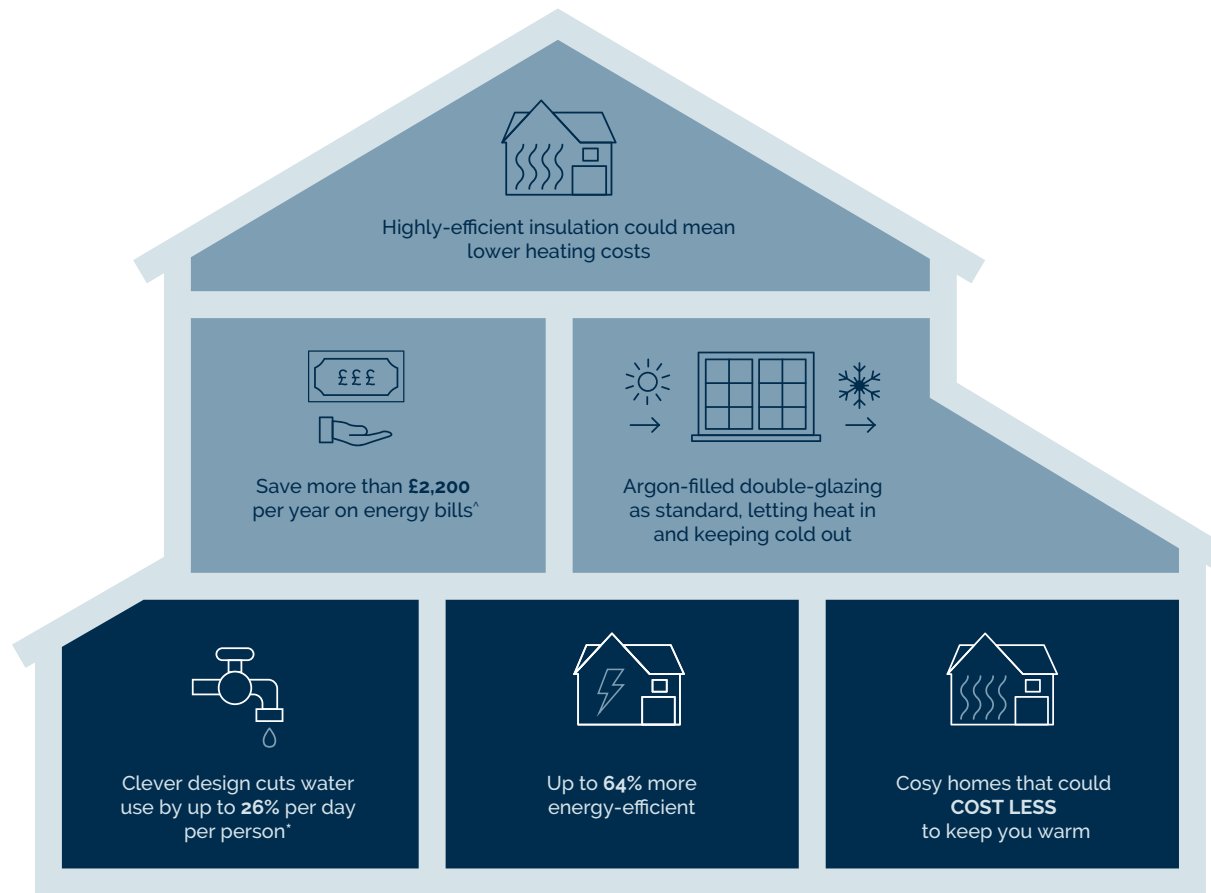
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



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 June 2023.

*Source: [Water UK](#)

FORTY MINUTES

FROM YOUR NEW HOME



Leighton Buzzard train station
10 minutes by car



Leighton Buzzard town centre
5 minutes by car



Endless country side
on your doorstep



Whipsnade Zoo
20 minutes by car



Luton Airport
40 minutes by car

CLIPSTONE PARK

Over 21,700 new trees planted throughout the development

Explore the 20 acres of open space including Clipstone Brook Park

New sustainable drainage system (SUDs) ponds. Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and also creates a habitat for wildlife

205 bat & bird boxes installed, providing nesting opportunities for several species of bats and birds

Hibernaculas & Log Piles - man made structures created to provide shelter for wildlife where they can lay their eggs, raise young and seek refuge from predators

Hedgehog highways to some gardens. Small holes in the bottom of garden fences allow free movement for hedgehogs and other wildlife



CLIPSTONE PARK THE FUTURE OF RESIDENTIAL LIVING

Clipstone Park is highly sought after extension to Leighton Buzzard. Over 1000 homes will be built in this new community, as well as over £16.8 million contributions committed to the local area

which includes education opportunities, public amenities and wider infrastructure improvements. Over 75% of the development is dedicated to open green space, which you can enjoy

exploring with your family, along with many everyday facilities such as schools, shops and bus stops, keeping family living at the heart of Clipstone Park

Vandyke Upper School - rated 'Good' by Ofsted just a short walk away from your new home

Did you know that Clipstone Park is committed to investing £16.8 million into the local area?

- Allotments
- Play Areas
- Leisure Centre
- Employment Area
- Primary and Secondary schools
- Community Centre
- Biodiversity Water Habitats
- Care home
- Sports Facilities - numerous sports fields, football pitches and multi-use pitches
- Cemetry





Leighton Road, Leighton Buzzard, Bedfordshire LU7 9NY

- Hadley 3 bedroom home
- Ingleby 4 bedroom home
- Hollinwood 4 bedroom home
- Bradgate 4 bedroom home
- Drummond 4 bedroom home
- Holden 4 bedroom home
- Chelworth 4 bedroom home
- Winstone 4 bedroom home
- V Visitor Parking
- Sheds to selected plots





CLIPSTONE PARK

- Hadley 3 bedroom home
- Ingleby 4 bedroom home
- Kennett 3 bedroom home
- Hollinwood 4 bedroom home
- Hereford 4 bedroom home
- Hertford 4 bedroom home
- Bradgate 4 bedroom home
- Drummond 4 bedroom home
- Avondale 4 bedroom home
- Holden 4 bedroom home
- Chelworth 4 bedroom home
- Winstone 4 bedroom home
- Earlswood 5 bedroom home
- Manning 5 bedroom home
- Glidwell 5 bedroom home
- Lichfield 5 bedroom home
- SH Show Home SC Sales Centre

V Visitor Parking

Sheds to selected plots



dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

utility room adds a practical note. The spacious dual aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms — the large main with en suite — a single bedroom and the family bathroom.



DAVID WILSON HOMES

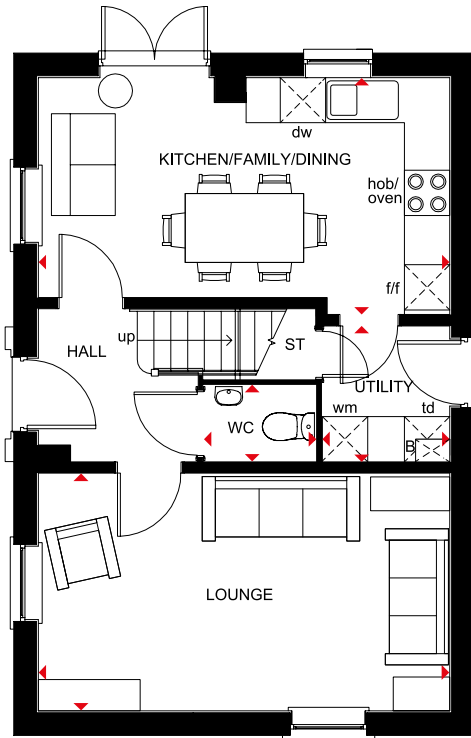
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

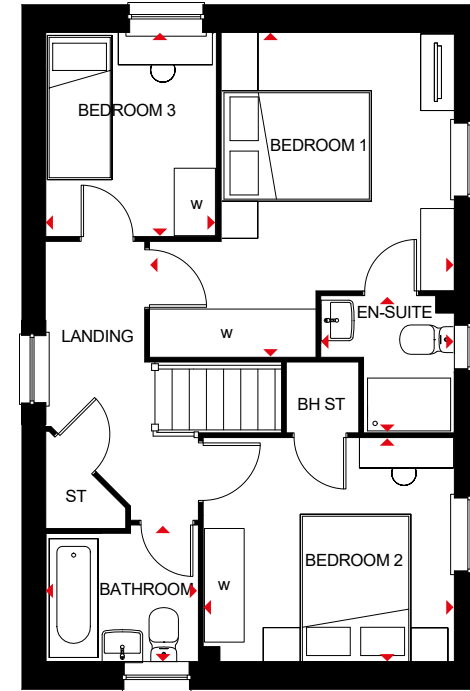
Key

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



Ground Floor

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



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
Ensuite	1856 x 1771 mm	6'1" x 5'10"
Bedroom 2	3341 x 2978 mm	11'0" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 5'11"

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THE INGLEBY

FOUR BEDROOM HOME



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The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. 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 main with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

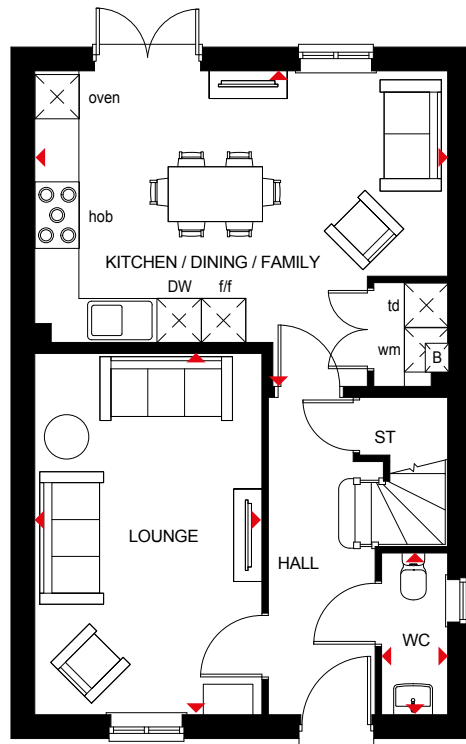
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THE INGLEBY

FOUR BEDROOM HOME

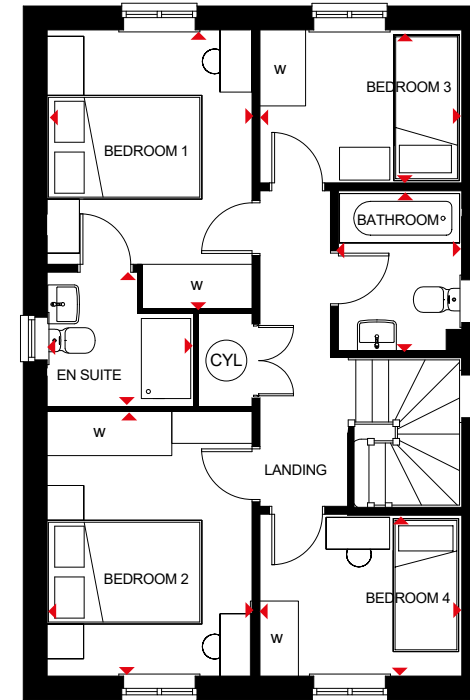
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 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 2080 mm	9'0" x 6'10"
Bedroom 4	2747 x 2188 mm	9'0" x 7'2"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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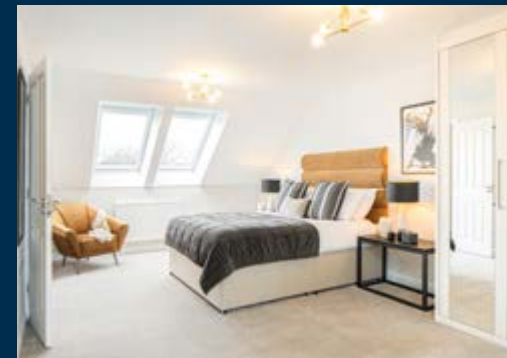


THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good-sized family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening onto the rear garden. A lobby separating the

kitchen from the spacious, bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



DAVID WILSON HOMES

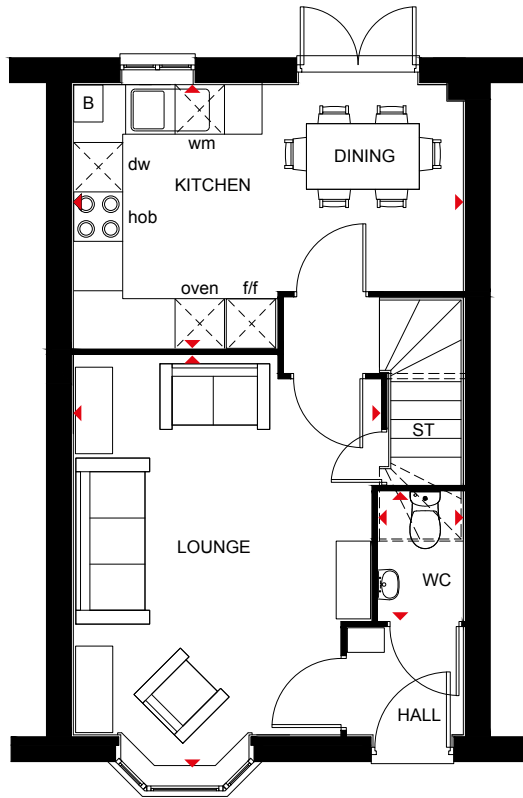
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

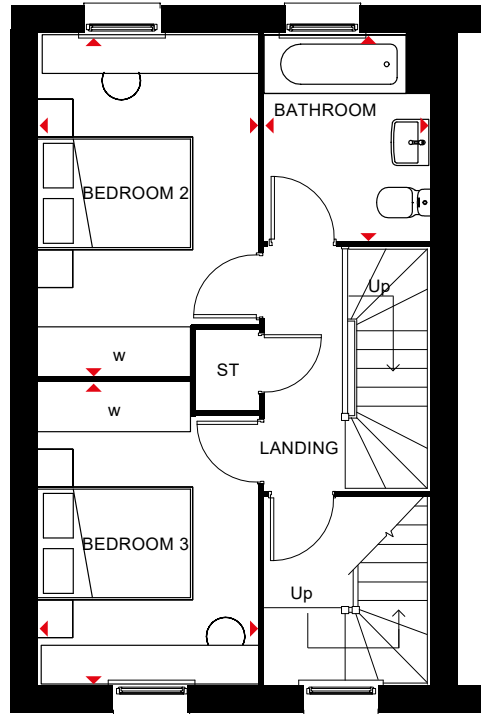
Key

B	Boiler	RL	Roof light
ST	Store	◀▶	Dimension location
w	Wardrobe space		



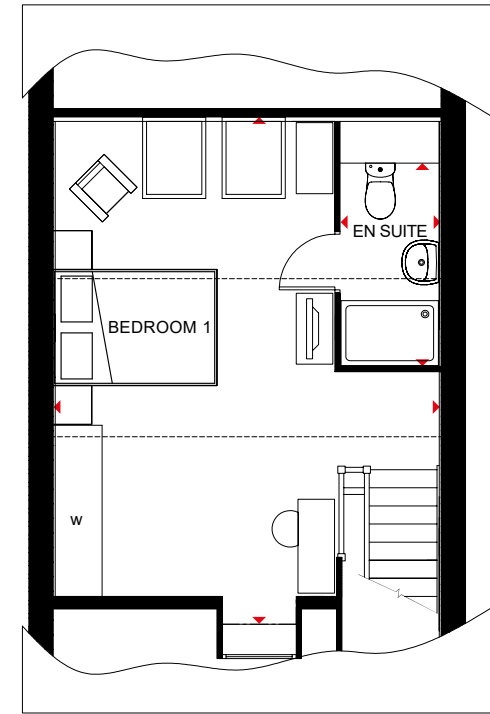
Ground Floor

Lounge	5001 x 3729 mm	16'5" x 12'3"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'6"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 2	4143 x 2659 mm	13'7" x 8'9"
Bedroom 3	3658 x 2659 mm	12'0" x 8'9"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6600 x 4733 * mm	21'8" x 15'6" *
En-suite	1210 x 2497 * mm	4'0" x 8'2" *

* Overall floor dimension includes lowered ceiling areas

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THE HOLLINWOOD

FOUR BEDROOM HOME



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The Hollinwood has a delightful, traditional look while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and family space. The kitchen

also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the main with en suite, a study which could be used as a bedroom and the main bathroom



DAVID WILSON HOMES

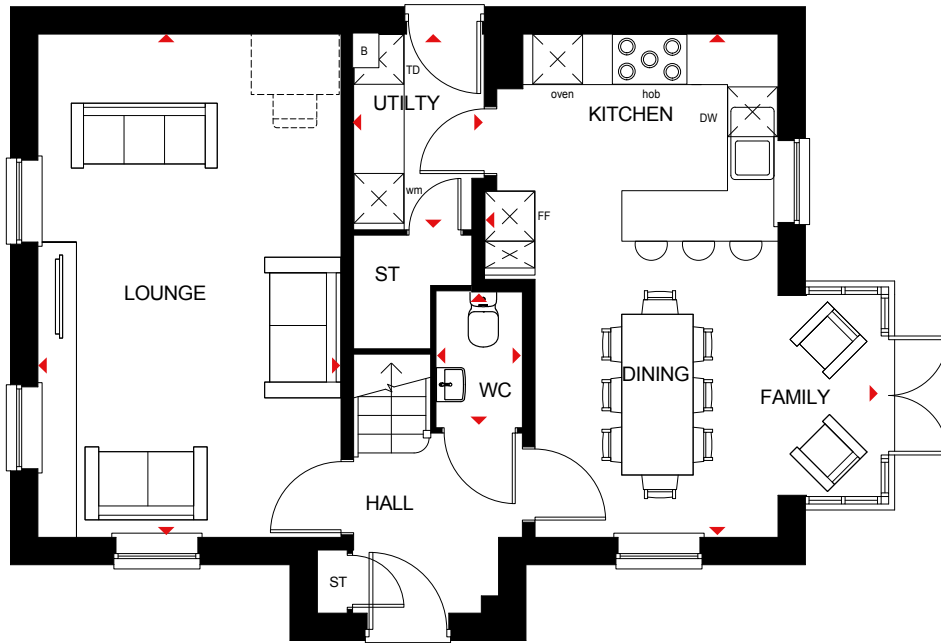
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THE HOLLINWOOD

FOUR BEDROOM HOME

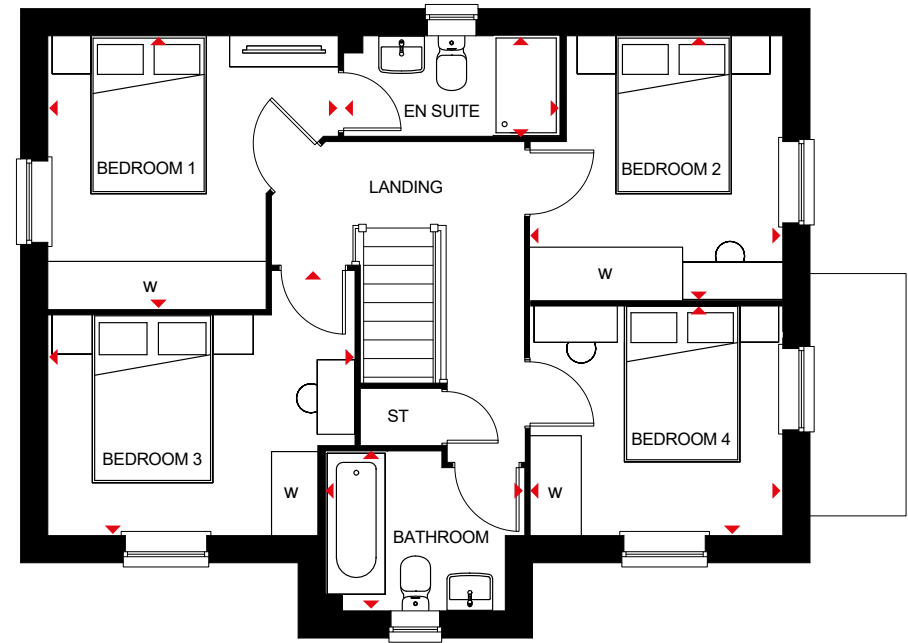
Key

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



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 3'11"
Bedroom 2	3010 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3159 mm	12' x 10'4"
Bedroom 4	3010 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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THE HEREFORD

FOUR BEDROOM HOME



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This double bay-fronted home has been tastefully designed over three floors. The Hereford's large open-plan kitchen with adjacent utility has a dedicated dining area opening out onto the garden via glazed walk-in bay. A

generous lounge meanwhile provides space to relax and entertain. On the first floor are two double bedrooms, the main with en suite and dressing room, and the family bathroom, a single bedroom and a shower room.



DAVID WILSON HOMES

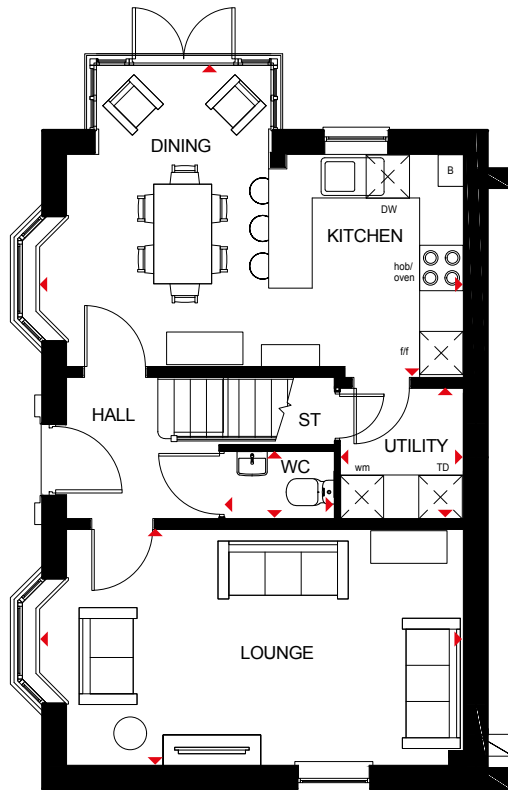
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THE HEREFORD

FOUR BEDROOM HOME

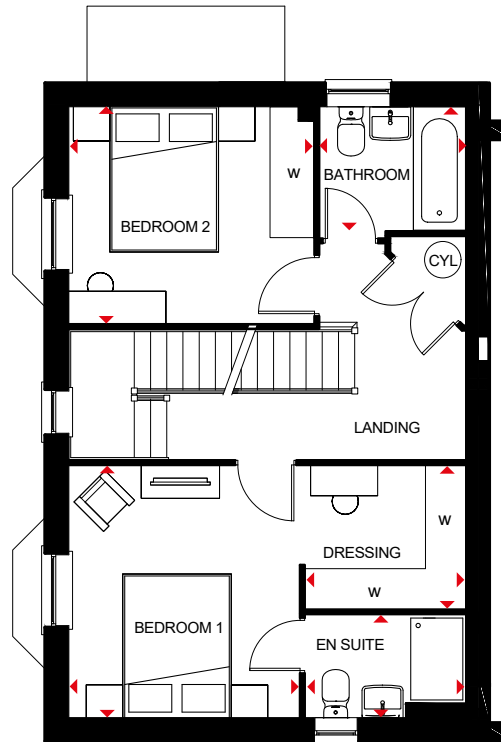
Key

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



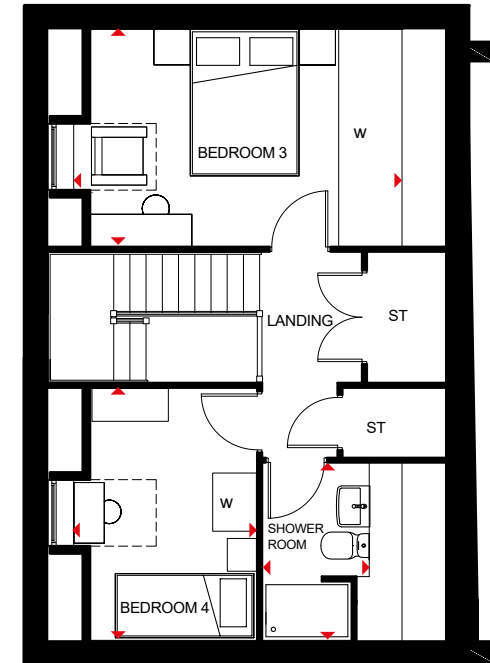
Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4292 mm	19'2" x 14'1"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'5"
En-suite	2200 x 1410 mm	7'3" x 4'8"
Dressing	2200 x 1963 mm	7'3" x 6'5"
Bedroom 2	3366 x 2954 mm	11'0" x 9'8"
Bathroom	2000 x 1800 mm	6'7" x 5'11"



Second Floor

Bedroom 3	4515* x 2954 mm	14'10"* x 9'8"
Bedroom 4	3462 x 2512* mm	11'4" x 8'3"*
Shower room	2432 x 1464* mm	8'0" x 4'0"*

* Overall floor dimension includes lowered ceiling areas

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THE HERTFORD

FOUR BEDROOM HOME



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Designed over three floors, The Hertford is a spacious family home. A large open-plan dining area and kitchen — with separate utility — and a beautiful glazed walk-in bay with French doors leading to the garden, provide an abundance of flexible living space. Attractive bay windows in the dining area and the

spacious lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious main bedroom with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.



DAVID WILSON HOMES

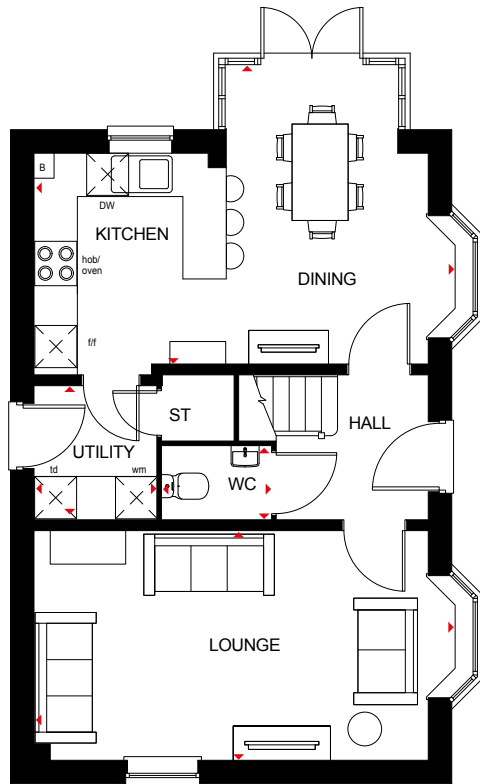
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THE HERTFORD

FOUR BEDROOM HOME

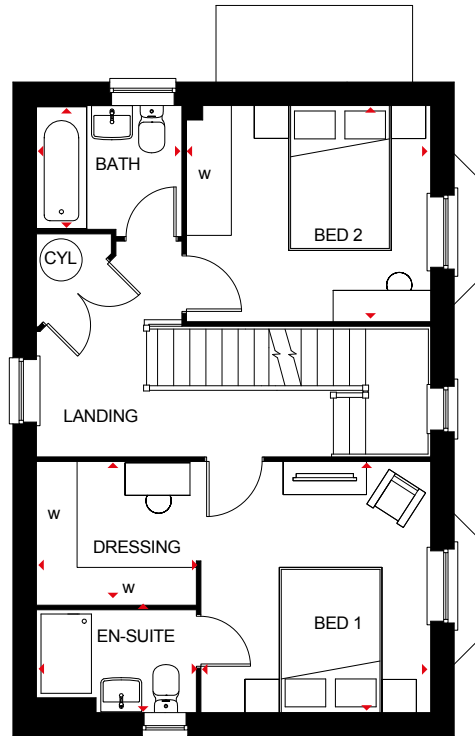
Key

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



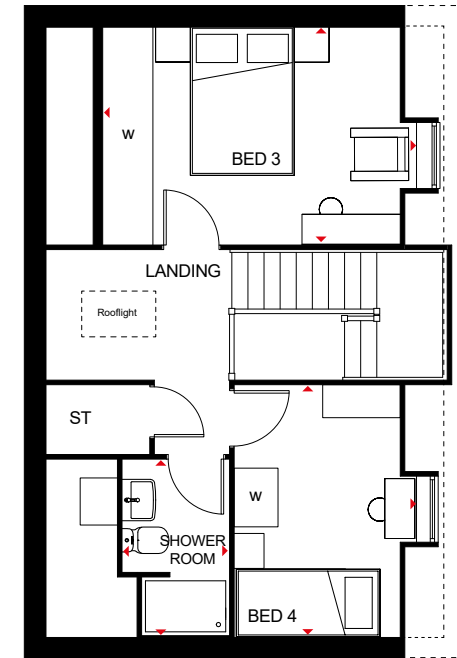
Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'5"
En-suite	2200 x 1410 mm	7'3" x 4'8"
Dressing	2200 x 1963 mm	7'3" x 6'5"
Bedroom 2	3366 x 2967 mm	11'1" x 9'9"
Bathroom	2000 x 1700 mm	6'7" x 5'7"



Second Floor

Bedroom 3	4515 x 2954* mm	14'10"* x 9'8"*
Bedroom 4	3462 x 2512* mm	11'4" x 8'3"*
Shower room	2432 x 1464* mm	8'0" x 4'10"*

* Overall floor dimension includes lowered ceiling areas

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THE BRADGATE

FOUR BEDROOM HOME



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A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive, open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with French

doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main bedroom with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

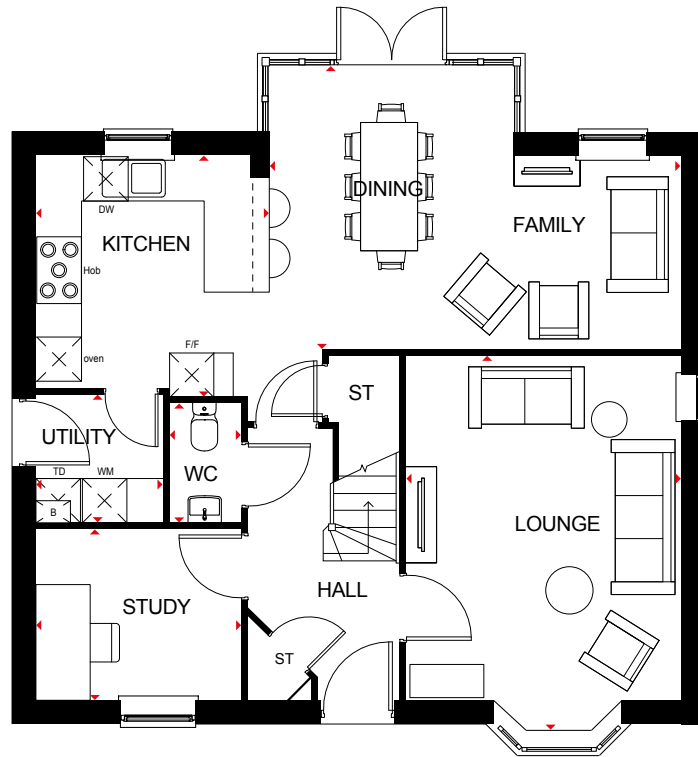
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM HOME

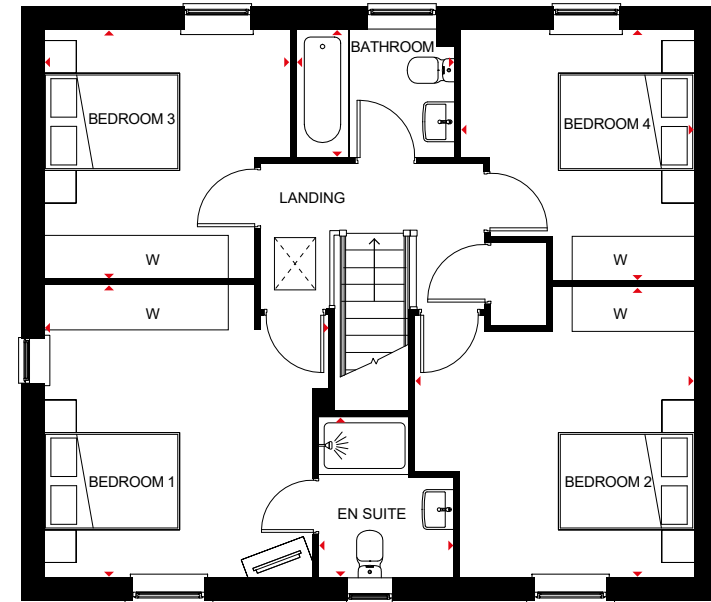
Key

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	4999 x 3658 mm	16'5" x 12'0"
Kitchen	3160 x 3240 mm	10'4" x 10'8"
Dining/ Family	5537 x 3808 mm	18'2" x 12'6"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'8"
WC	1614 x 986 mm	5'4" x 3'3"



First Floor

Bedroom 1	3910 x 3791 mm	12'10" x 12'5"
En-suite	2162 x 1799 mm	7'1" x 5'11"
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 10'3"
Bathroom	2124 x 1700 mm	7'0" x 5'7"

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THE DRUMMOND

FOUR BEDROOM HOME



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A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden.

The spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious main bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

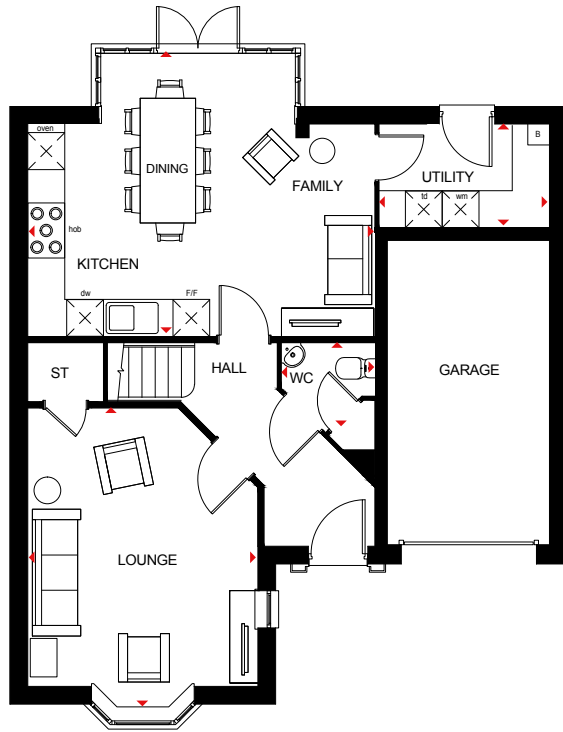
WHERE QUALITY LIVES

THE DRUMMOND

FOUR BEDROOM HOME

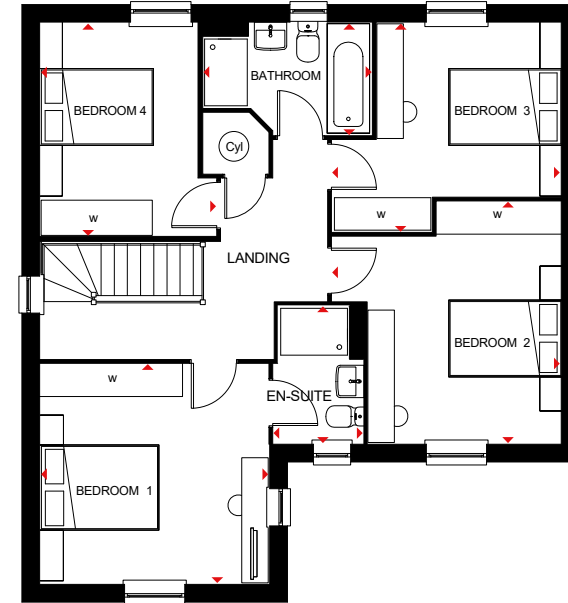
Key

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	5068 x 3850 mm	16'8" x 12'8"
Kitchen/Family/Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	2869 x 1712 mm	9'5" x 5'7"
WC	1552 x 1485 mm	5'1" x 4'10"



First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
Ensuite	2315 x 1511 mm	7'7" x 4'11"
Bedroom 2	4088 x 3858 mm	13'5" x 12'8"
Bedroom 3	3858 x 3525 mm	12'8" x 11'7"
Bedroom 4/Study	3611 x 2966 mm	11'10" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

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THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted 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 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 bath and shower.



DAVID WILSON HOMES

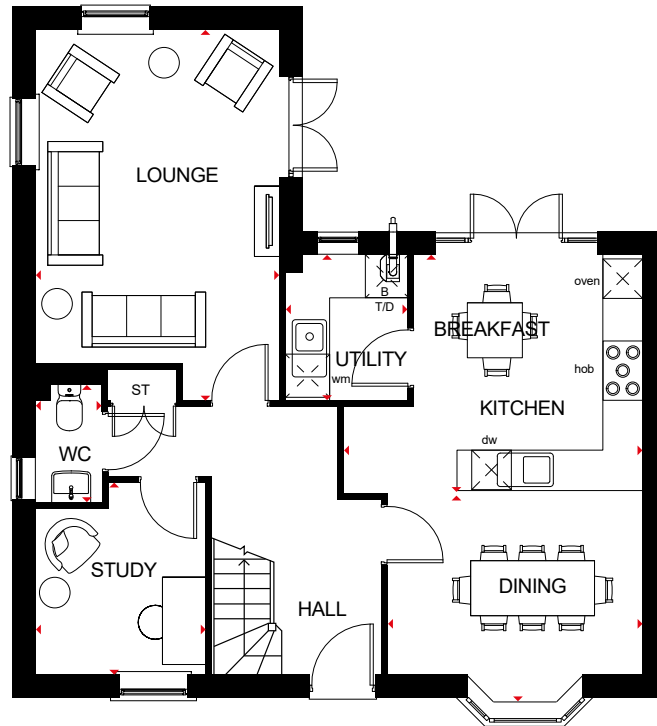
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM HOME

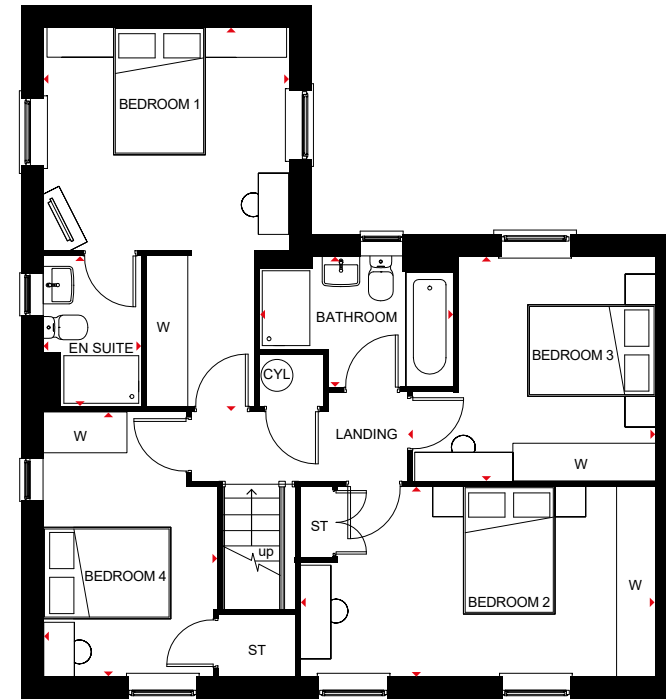
Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Dining room	3768 x 3065mm	12'4" x 10'0"
Kitchen/Breakfast	3460 x 4418mm	11'4" x 14'6"
Utility	2062 x 1760 mm	6'9" x 5'9"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
Ensuite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5207 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 6'4"

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THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden has 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 double bedrooms, the main bedroom with en suite, and a family bathroom.



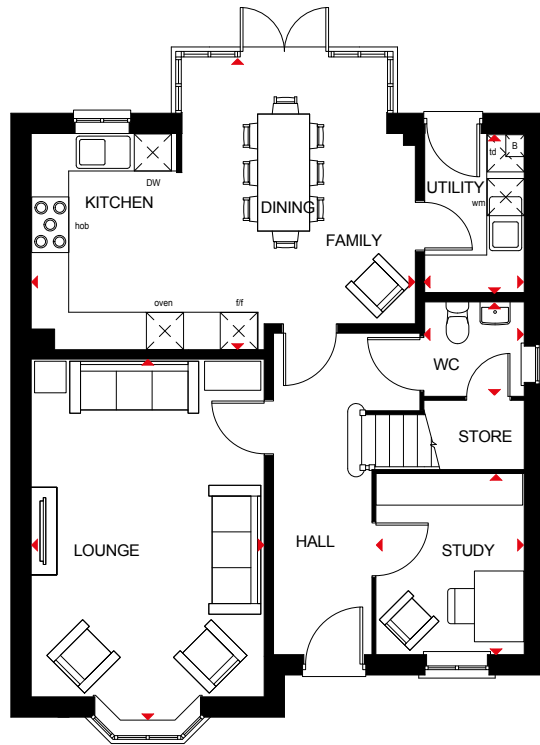
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

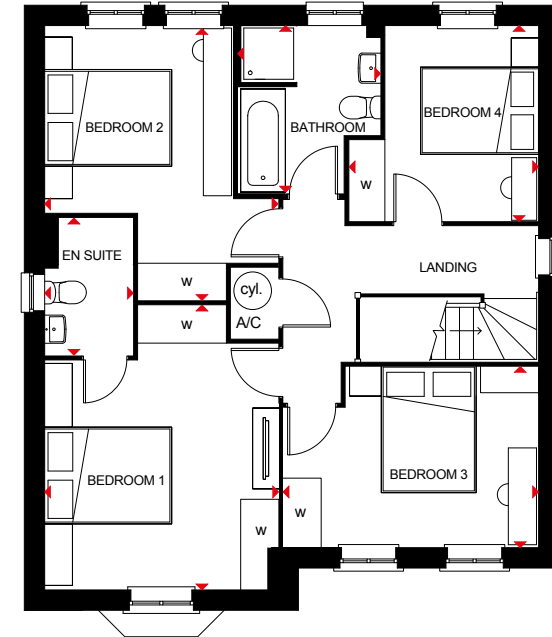
Key

B Boiler	f/f Fridge/freezer space	td Tumble dryer space
ST Store	wm Washing machine space	w Wardrobe space
CYL Cylinder	dw Dishwasher space	◀▶ 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	1498 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 1408 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 9'6"
Bedroom 4	3120 x 3018 mm	10'3" x 9'11"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The attractive

lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious principal bedroom with full en suite, and a family bathroom complete with separate shower.



DAVID WILSON HOMES

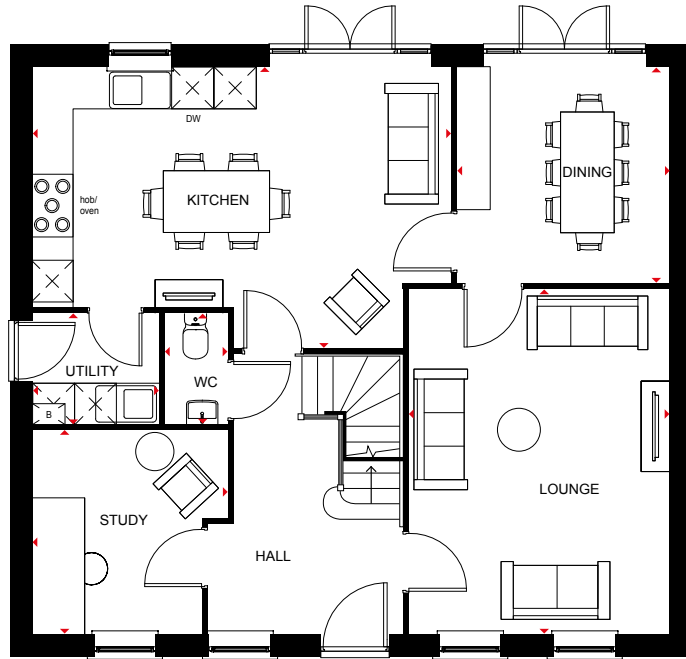
WHERE QUALITY LIVES

THE CHELWORTH

FOUR BEDROOM DETACHED HOME

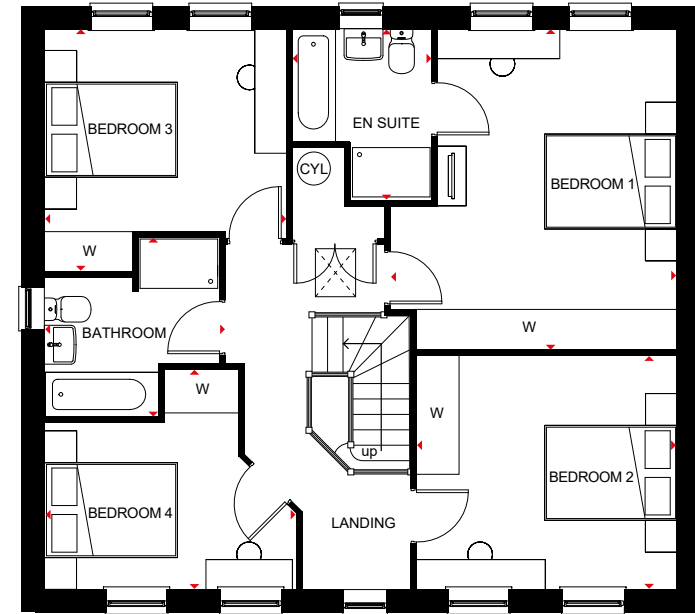
Key

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	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	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" 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 3861 mm	11'5" x 12'8"
Bedroom 3	3574 x 3616 mm	11'9" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2672 mm	8'6" x 8'9"

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THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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 main 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

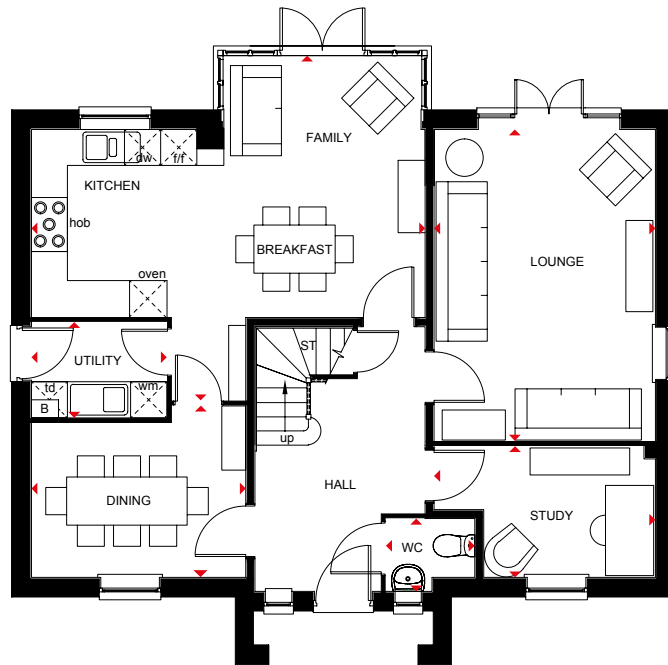
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM HOME

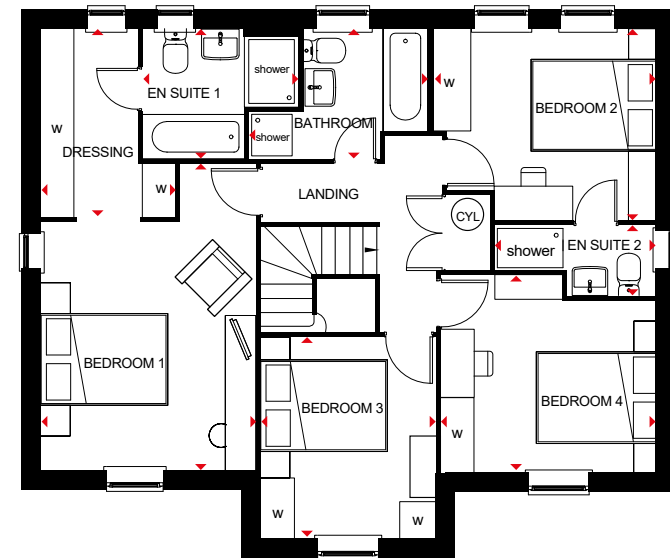
Key

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



Ground Floor

Lounge	5171 x 3675 mm	17'0" x 12'1"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'1" x 7'2"
Utility	2250 x 1591 mm	7'5" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bedroom 1	5169 x 3624 mm	17'0" x 11'11"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En-suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'3" x 10'7"
En-suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3280 mm	11'11" x 10'9"
Bathroom	3014 x 2182 mm	9'11" x 7'2"

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THE EARLSWOOD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Earlswood is a bright, impressive home, flexible and generous enough for modern living. The large, open-plan kitchen with breakfast and family areas and the elegant lounge both feature attractive bay windows and access to the rear garden via

French doors. A separate utility and a bay-fronted dining room provide space to work and entertain. Four double bedrooms - both the main and second bedroom with en suite - a single bedroom/study and a family bathroom with shower are upstairs.



DAVID WILSON HOMES

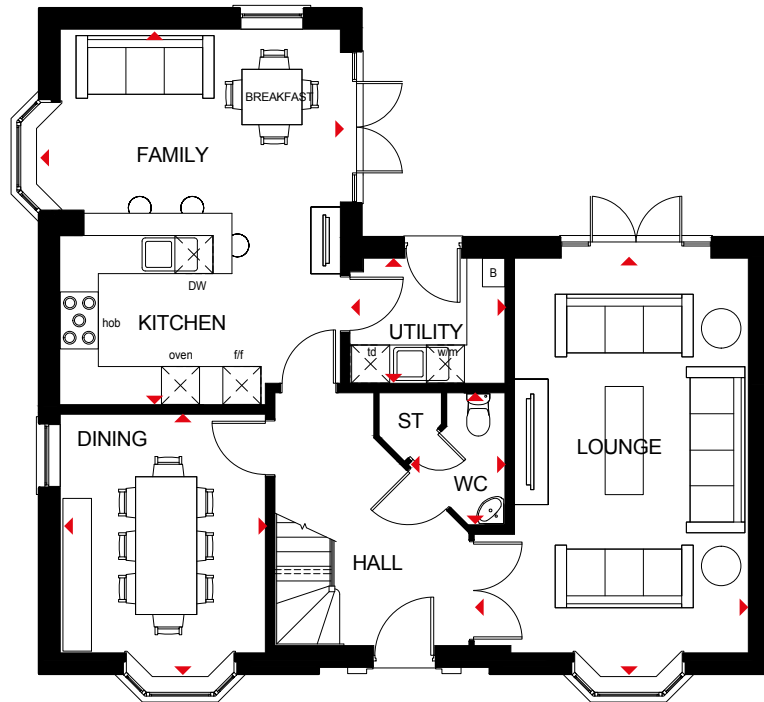
WHERE QUALITY LIVES

THE EARLSWOOD

FIVE BEDROOM DETACHED HOME

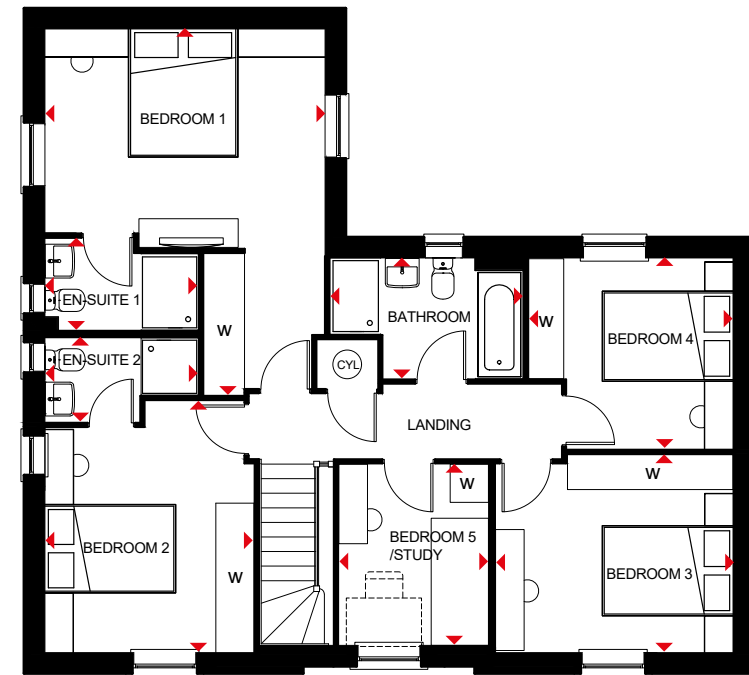
Key

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	6600 x 4307 mm	21'8" x 14'2"
Kitchen / Family	5902 x 4800 mm	19'4" max x 15'9"
Utility	2437 x 1965 mm	8'0" x 6'5"
Dining	4147 x 3225 mm	13'7" x 10'7"
WC	2075 x 1521 mm	6'10" x 5'0"



First Floor

Bedroom 1	4403 x 5744 mm	14'5" x 18'10"
En suite 1	2412 x 1440 mm	7'11" x 4'9"
Bedroom 2	3696 x 3286 mm	13'0" x 10'9"
En-suite 2	2412 x 1324 mm	7'11" x 4'4"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3211 x 3002 mm	10'6" x 9'10"
Bedroom 5 / Study	2849 x 2351 mm	9'4" x 7'9"
Bathroom	3036 x 1898 mm	10'0" 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 main and second bedroom with en suite, a single bedroom and family bathroom with shower.



DAVID WILSON HOMES

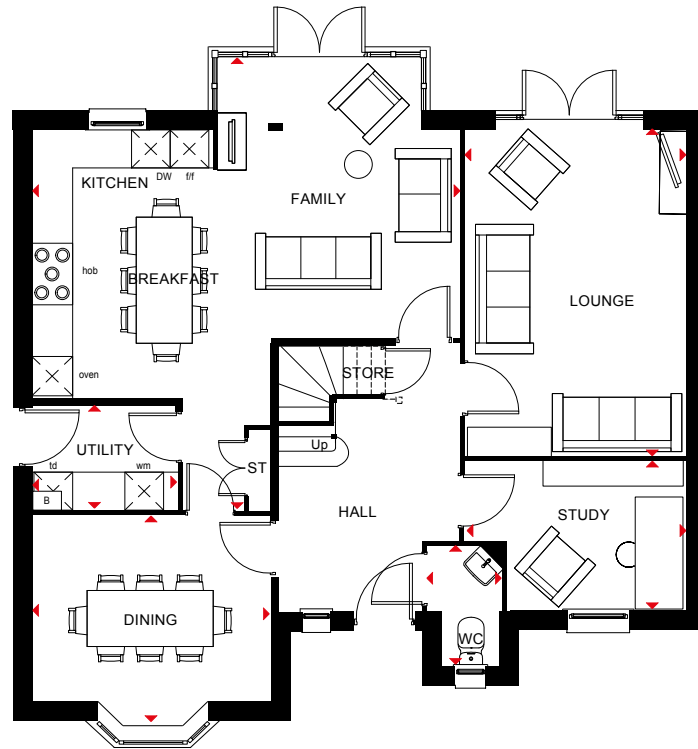
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

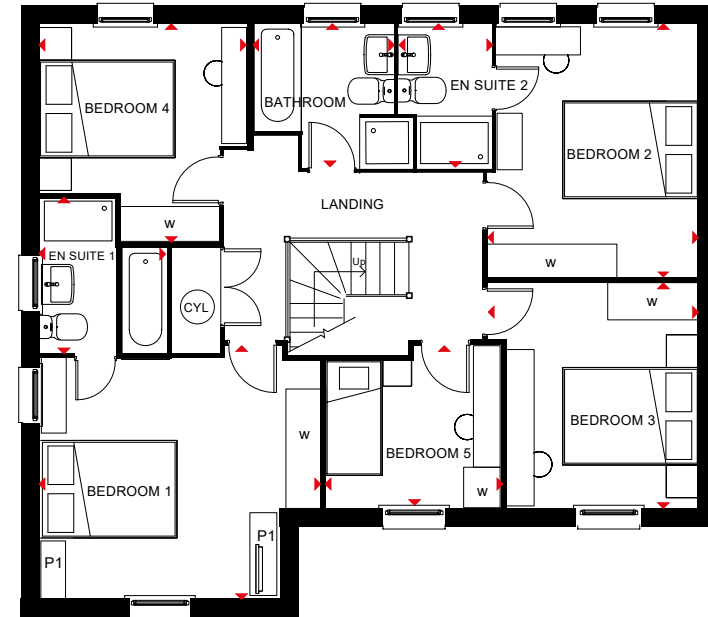
Key

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	1914 x 1165 mm	6'3" 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	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'1"
Bedroom 4	3321 x 3510 mm	10'11" 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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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

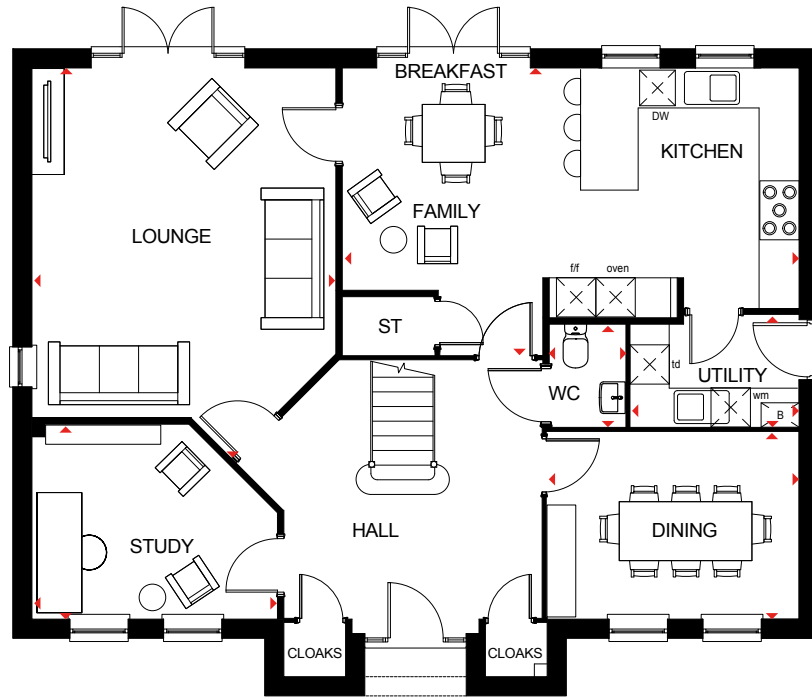
WHERE QUALITY LIVES

THE GLIDEWELL

FIVE DOUBLE BEDROOM DETACHED HOME

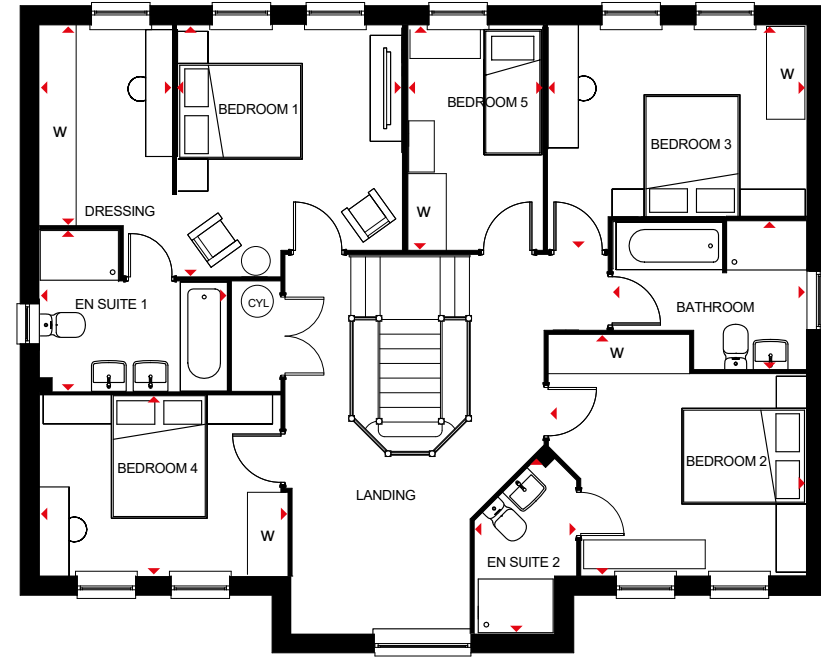
Key

B	Boiler	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	6037 x 4700 mm	19'10" x 15'5"
Kitchen/Breakfast/Family	7090 x 4461 mm	23'3" x 14'8"
Utility	2605 x 1720 mm	8'7" x 5'8"
Dining	3904 x 2896 mm	12'10" x 9'6"
Study	3800 x 3000 mm	12'6" x 9'10"
WC	1575 x 1210 mm	5'2" x 4'0"



First Floor

Bedroom 1	3901 x 3512 mm	12'10" x 11'6"
Dressing	3099 x 2036 mm	10'2" x 6'8"
En Suite 1	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 1547 mm	8'9" x 5'1"
Bedroom 3	4011 x 3486 mm	13'2" x 11'5"
Bedroom 4	2786 x 3849 mm	9'2" x 12'8"
Bedroom 5	3486 x 2094 mm	11'5" x 6'10"
Bathroom	2985 x 2300 mm	9'10" x 7'7"

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THE LICHFIELD

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the hall is

a study. Upstairs is an expansive main bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and bathrooms, providing indulgent space for all the family.



DAVID WILSON HOMES

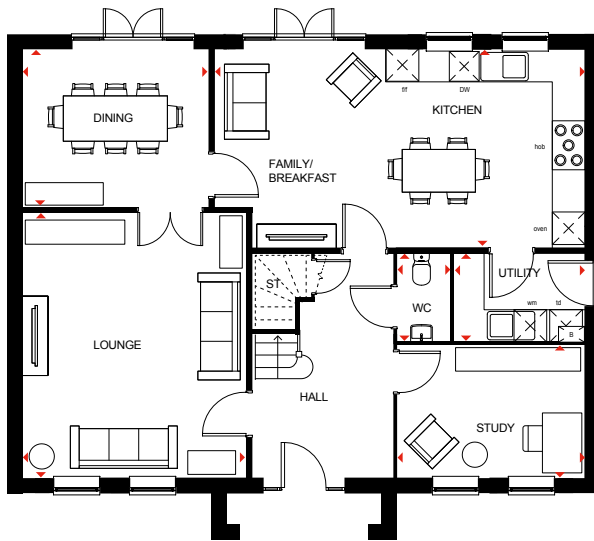
WHERE QUALITY LIVES

THE LICHFIELD

FIVE BEDROOM HOME

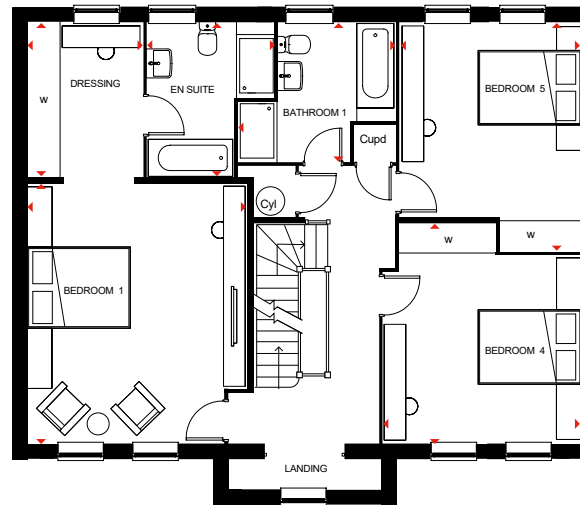
Key

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



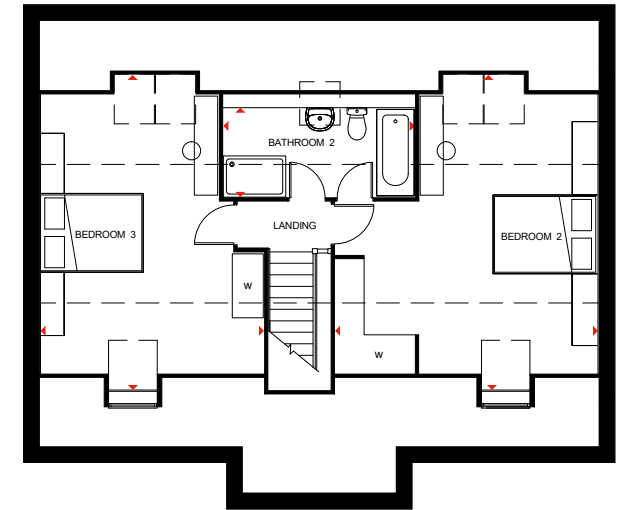
Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'5"
Utility	2500 x 1675 mm	8'2" x 5'6"
Dining	3550 x 2994 mm	11'8" x 9'10"
Study	3605 x 2539 mm	11'10" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"



First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En-suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4303 x 3848 mm	14'1" x 12'7"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"



Second Floor

Bedroom 2	6111 * x 5102 mm	20'1" * x 16'9"
Bedroom 3	6111 * x 4336 mm	20'1" * x 14'3"
Bathroom 2	3715 x 1733 * mm	12'2" * x 5'8"

* Overall floor dimension includes lowered ceiling areas

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HEAR FROM

OUR CUSTOMERS



"Everything we need is really close by, we love being on a new development which is being made up to be a whole new community, which is fantastic. The Sales Advisers were always available to speak to and help us with any queries that we had, which made the process easier."

Jessica and Rick



"We saw the Show Home and instantly fell in love. We knew that was the home type for us, we loved the layout and now we're settled in and everything is decorated, we're pleased we made the right choice. The neighbours are lovely, the builders are lovely, the Sales Advisers are lovely."

Jade and Gemma

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 11 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 2020 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/#tab-downloads>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. [^]"We" refers to the Barratt Developments PLC group brands including 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. 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.

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 8501**