



BERTONE GARDENS

# 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 quality homes offer a range of spacious bedroom 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 one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —



Our homes at Bertone Gardens 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 that are easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or lounge/dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a main bedroom with en suite.

Hallways are large enough for a warm welcome and kitchens or lounge open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

Warkton Lane, Barton Seagrave, Kettering NN15 5AA  
Phases 1 and 2

- **The Archford Plus**  
2 bedroom home with Bonus Room
- **The Hadley Plus**  
2 bedroom home with Bonus Room
- **The Kennett Special**  
2 bedroom home with Bonus Room
- **The Greenwood Special**  
2 bedroom home with Bonus Room
- **The Kirkdale Special**  
3 bedroom home with Bonus Room
- **The Chelworth Special**  
3 bedroom home with Bonus Room
- **The Ingleby Plus**  
3 bedroom home with Bonus Room
- **The Hereford/Hereford Special**  
3 bedroom home with Bonus Room
- **The Bradgate Special**  
3 bedroom home with Bonus Room
- **The Avondale Special**  
3 bedroom home with Bonus Room
- **The Bayswater Plus**  
3 bedroom home with Bonus Room
- **The Holden Special**  
3 bedroom home with Bonus Room
- **The Winstone Special**  
3 bedroom home with Bonus Room
- **The Manning Special**  
4 bedroom home with Bonus Room
- **The Buckingham Special**  
4 bedroom home with Bonus Room
- **The Moreton Special**  
4 bedroom home with Bonus Room
- **Affordable Housing**
- VH **View Home**
- SH **Show Home**
- MS **Marketing Suite**
- P.O.S. **Public Open Space**
- V **Visitors Parking Space**
- BCP **Bin Collection Point**
- SS **Substation**



Previous  
David Wilson Homes  
Bertone Manor  
Development

Previous  
Barratt Homes  
Bertone Manor  
Development





# THE ARCHFORD PLUS

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Inside, a stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room. A lobby separates the kitchen and the lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the family. A further

double bedroom and a multi-use bonus room complete this home.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



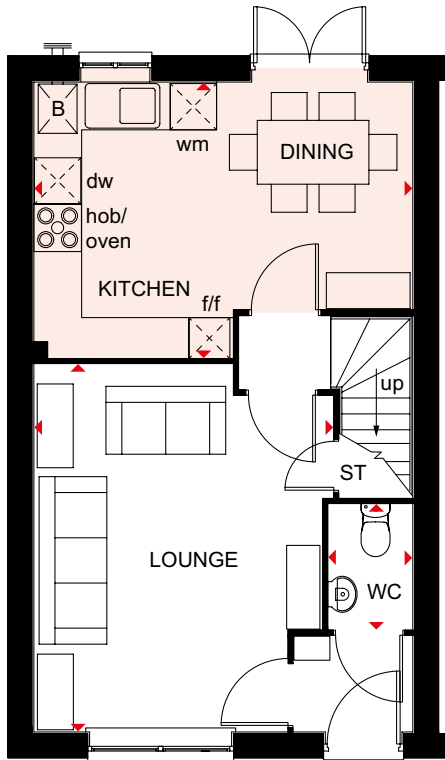
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE ARCHFORD PLUS

TWO BEDROOM HOME WITH BONUS ROOM

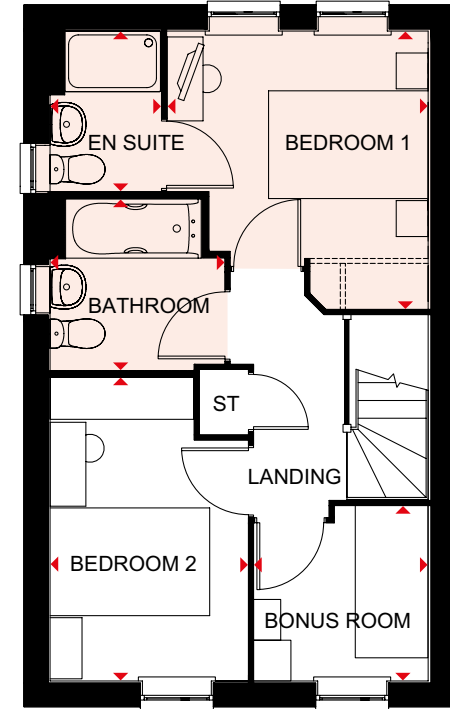
## Key

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 <b>3452</b> mm	15'7" x 11'3"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 1	<b>3477</b> x 3276 mm	11'4" x 10'9"
En Suite	1385 x <b>2012</b> mm	4'5" x 6'6"
Bedroom 2	2475 x 3791 mm	8'1" x 12'4"
Bonus Room	2286 x 2186 mm	7'6" x 7'2"
Bathroom	<b>2151</b> x 2181 mm	7'1" x 7'2"

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# THE HADLEY PLUS

TWO BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden make the spacious dual-aspect lounge bright and airy and the perfect place to relax. Upstairs are two double bedrooms, of which the large main bedroom includes

an en suite, a multi-use bonus room and a family bathroom.

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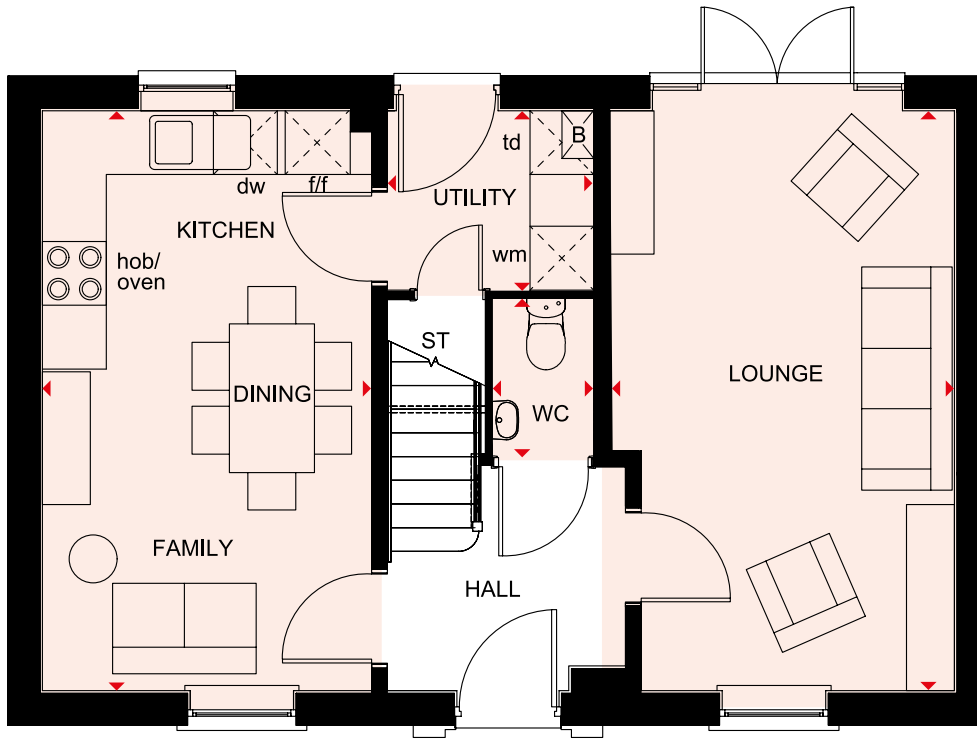
WHERE QUALITY LIVES

# THE HADLEY PLUS

TWO BEDROOM DETACHED HOME WITH BONUS ROOM

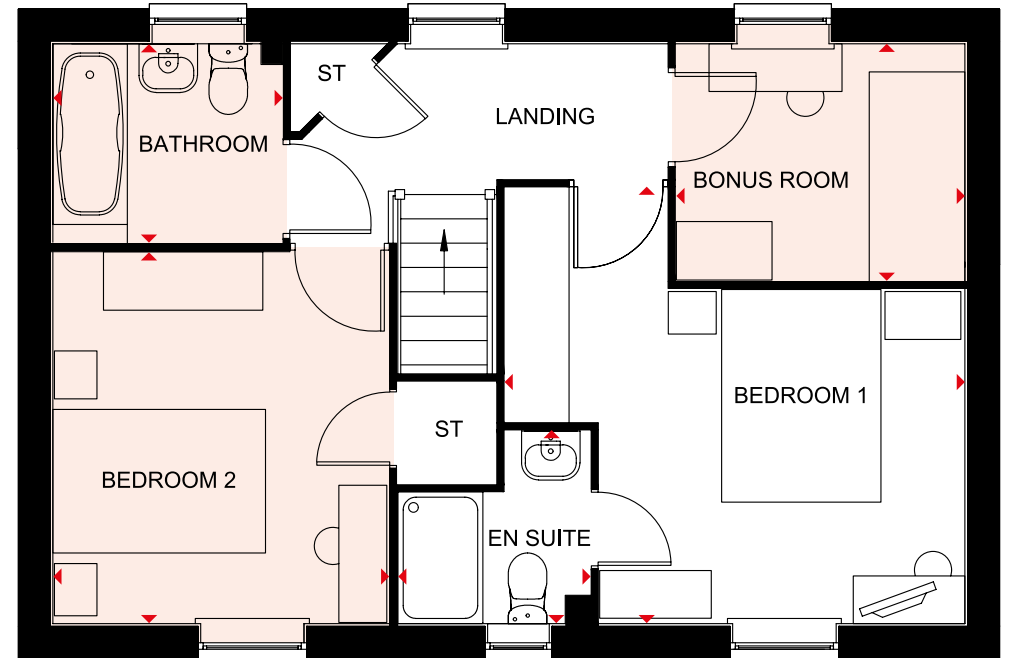
## Key

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 3095 mm	17'11" x 10'2"
Utility	1940 x 1687 mm	6'4" x 5'6"
WC	1480 x 939 mm	4'10" x 3'10"



### First Floor

Bedroom 1	4324 x 4098 mm	14'2" x 13'5"
En Suite	1806 x 1811 mm	5'11" x 5'11"
Bedroom 2	3498 x 3140 mm	11'6" x 10'4"
Bonus Room	2713 x 2225 mm	8'11" x 7'3"
Bathroom	2150 x 1867 mm	7'1" x 6'1"

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# THE KENNETT SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett Special is ideal for flexible modern living. The open-plan kitchen on the ground floor features a dining area opening out onto the rear garden via French doors. A lobby separating the

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



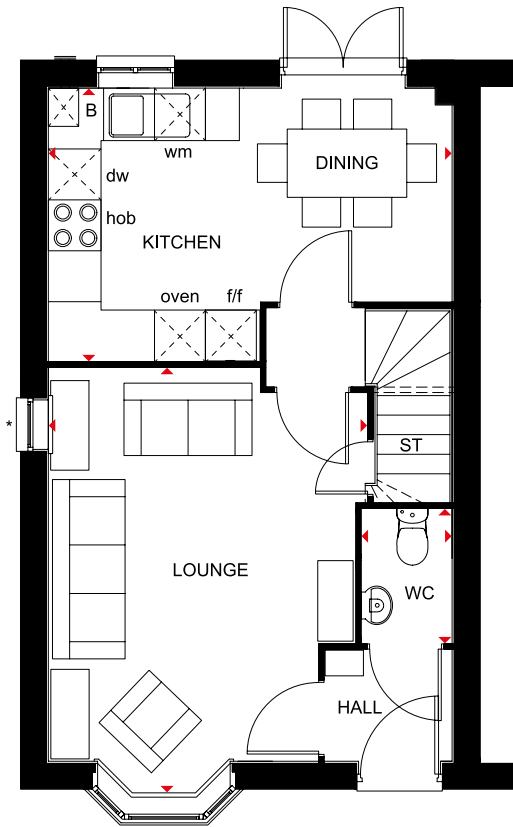
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# THE KENNETT SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM

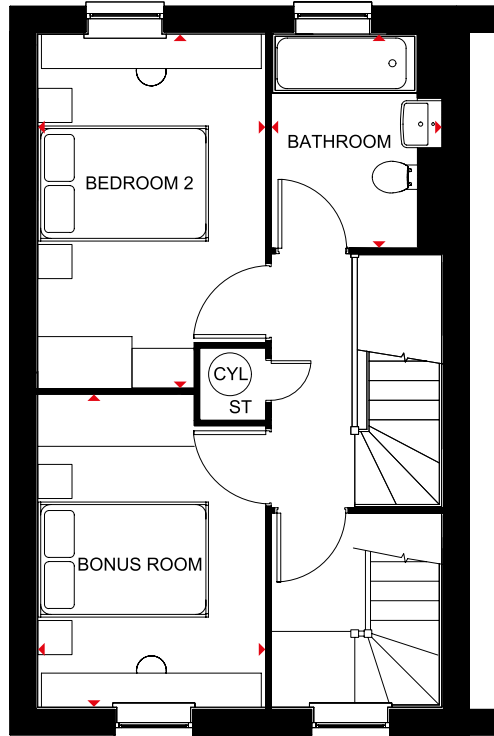
## Key

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



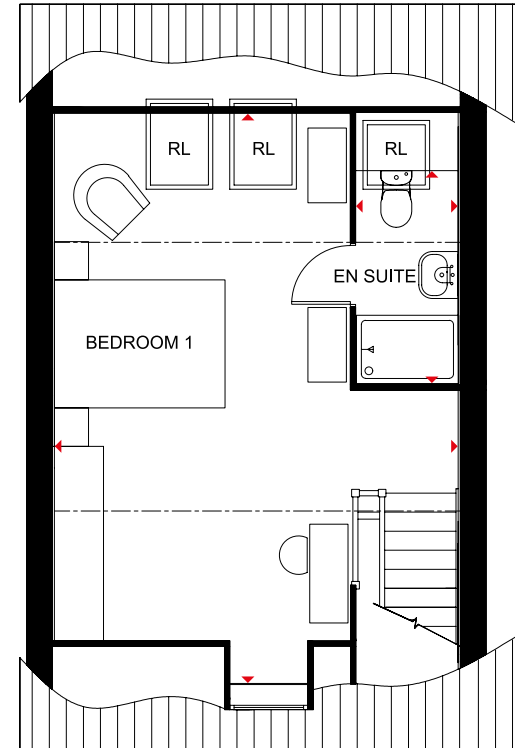
### Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bonus Room	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



### Second Floor

Bedroom 1	6681 x 4733* mm	21'11" x 15'6"*
En Suite	1189 x 2497* mm	3'11" x 8'2"*

\*Overall floor dimension includes lowered ceiling areas.

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# THE GREENWOOD SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Greenwood Special ground floor has a kitchen that flows into a family and dining area, with a walk-in glazed bay leading to the garden - the perfect living space in good weather. A study is also on the ground floor, while a spacious lounge and main bedroom with en suite are on the first floor. On the top floor is a double

bedroom, a bonus room that is multi-use and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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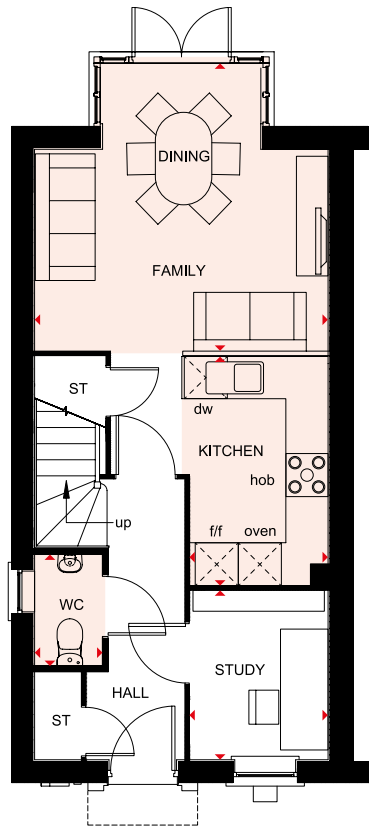


# THE GREENWOOD SPECIAL

TWO BEDROOM HOME WITH BONUS ROOM

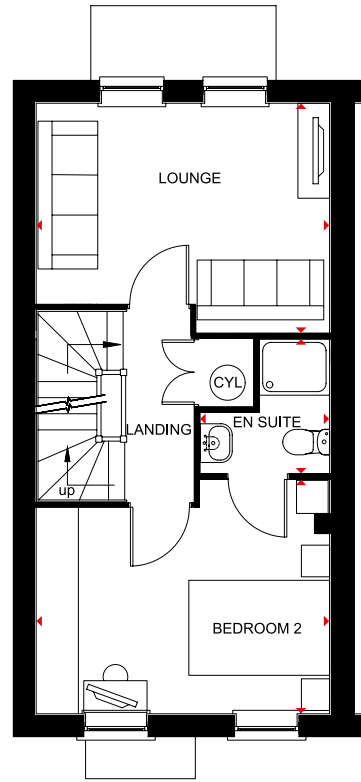
## Key

ST	Store	dw	Dishwasher space
CYL	Cylinder	RL	Roof light
f/f	Fridge/freezer space	◄►	Dimension location



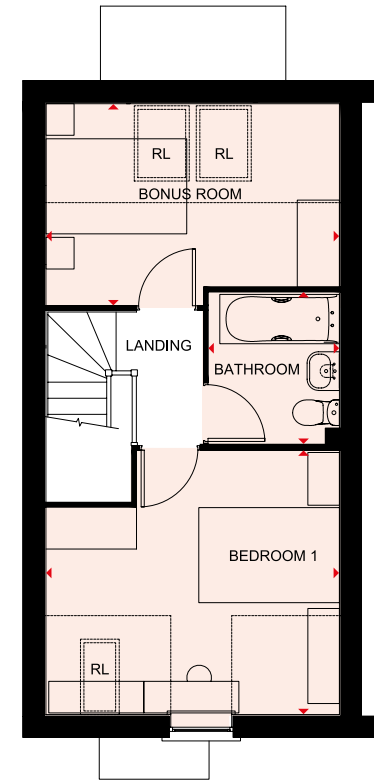
### Ground Floor

Family/Dining	4160 x 4082 mm	13'8" x 13'4"
Kitchen	1972 x 3247 mm	6'6" x 10'8"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1588 x 968 mm	5'2" x 3'2"



### First Floor

Lounge	4160 x 3280 mm	13'8" x 10'10"
Bedroom 2	4160 x 3317 mm	13'8" x 10'11"
En Suite	1838 x 1927 mm	6'0" x 6'4"



### Second Floor

Bedroom 1	4160 x 3758 mm*	13'8" x 12'4"*
Bonus Room	4160 x 2895 mm*	13'8" x 9'6"*
Bathroom	1943 x 2168 mm	6'4" x 7'1"

\*Overall floor dimension includes lowered ceiling areas

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# THE KIRKDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Kirkdale Special has a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the home will be the open-plan kitchen, which has dining and family areas with French doors to the garden, and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax.

Upstairs are three double bedrooms, the main with en suite, as well as a multi-use bonus room and family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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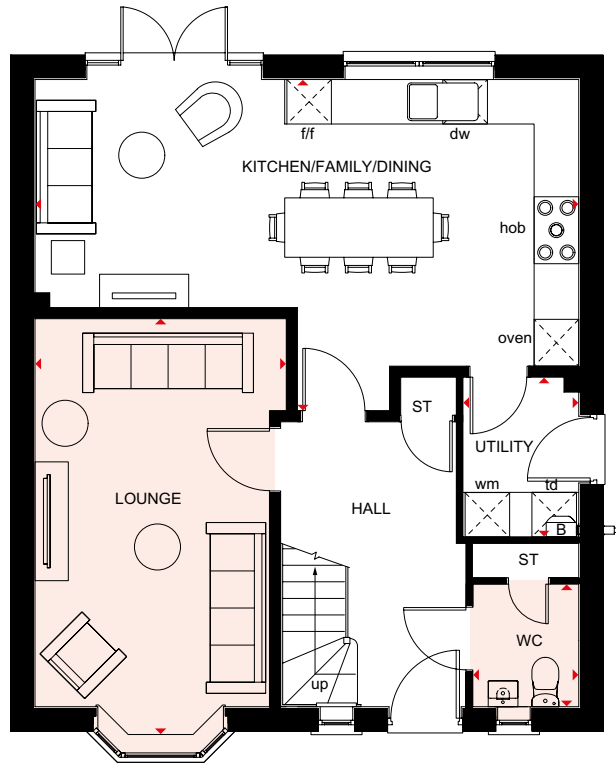
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# THE KIRKDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

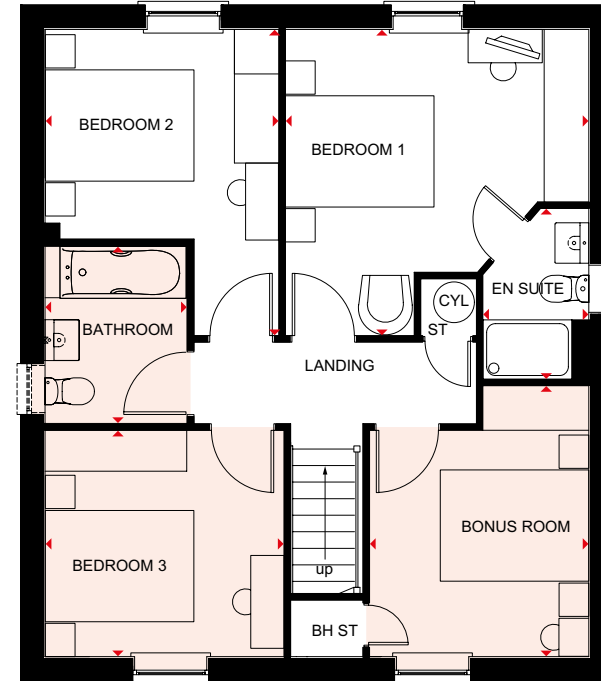
## Key

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



### Ground Floor

Kitchen/ Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Lounge	3385 x 5622 mm	11'1" x 17'2"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1426 x 1650 mm	4'8" 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	3220 x 3048 mm	10'7" x 10'0"
Bonus Room	2952 x 3648 mm	9'8" x 12'0"
Bathroom	1912 x 2389 mm	6'3" x 7'10"

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# THE CHELWORTH SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Chelworth Special features an open-plan kitchen flowing into a family area and the separate dining room, both leading to the garden via French doors. The lounge is perfect for relaxing in and entertaining. There are also separate utility and study rooms. Upstairs are three double bedrooms, the spacious main with full

en suite, as well as a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



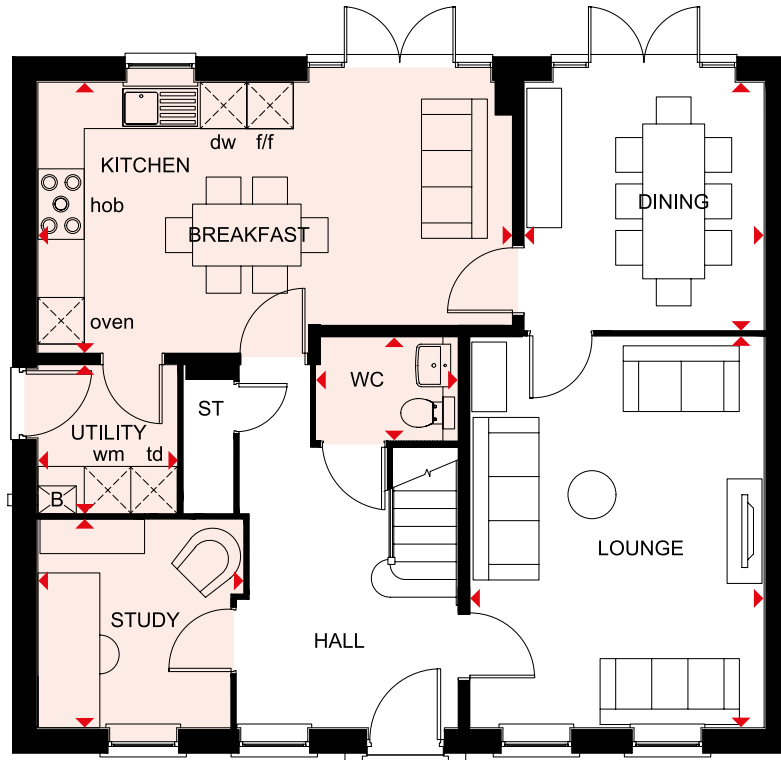
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# THE CHELWORTH SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

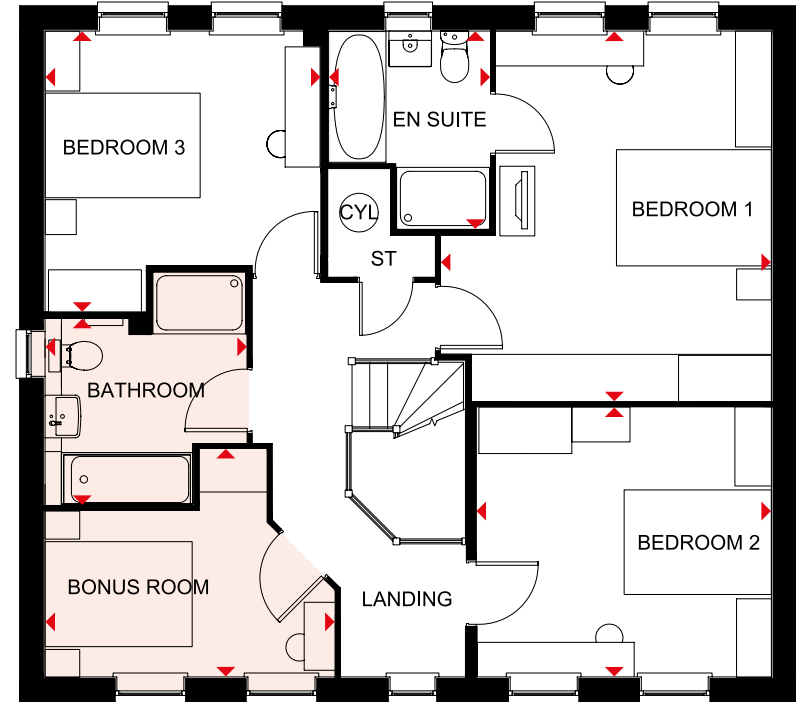
## Key

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



### Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/ Breakfast	6130 x 3140 mm	20'1" x 10'3"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2688 x 2689 mm	8'8" x 8'8"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1844 x 1414 mm	6'1" x 4'6"



### 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"
Bonus Room	3736 x 2955 mm	12'3" x 9'6"
Bathroom	2584 x 2416 mm	8'6" x 7'9"

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# THE INGLEBY PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



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The large open-plan kitchen with its dining and family areas is designed very much for modern living. Utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the garden. The lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite, a single

bedroom, as well as a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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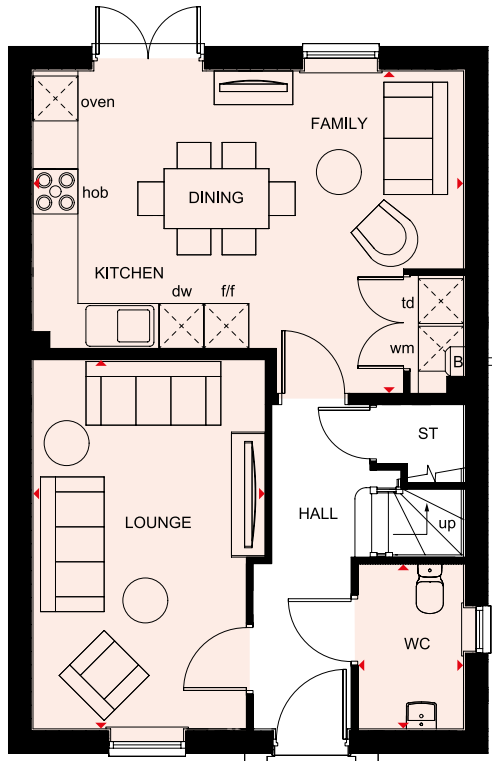
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# THE INGLEBY PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

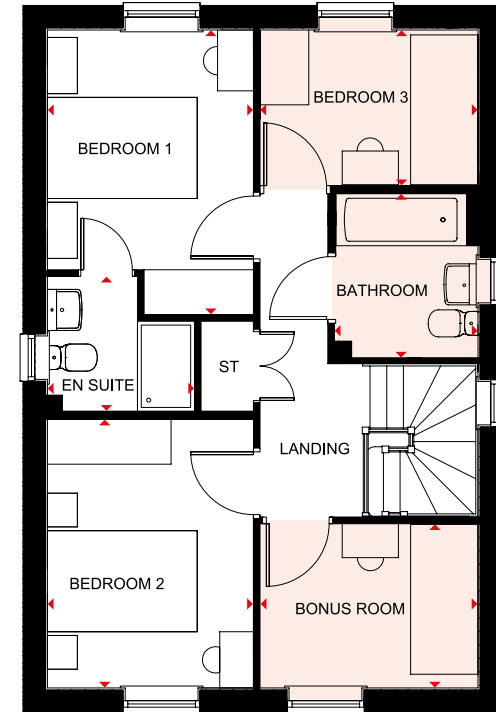
## Key

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	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5785 x 4305 mm	18'6" x 14'1"
WC	2206 x 1450 mm	7'3" x 4'7"



### 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	2947 x 2066 mm	9'0" x 6'9"
Bonus Room	2947 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1900 mm	7'2" x 6'2"

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# THE HERTFORD SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



A large open-plan kitchen/dining area with utility has a glazed walk-in bay with French doors leading to the garden. Bay windows in the dining area and the dual-aspect lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious main with en suite and dressing area, and the family bathroom are on the first floor. Upstairs is

a further double bedroom, a multi-use bonus room and shower room.

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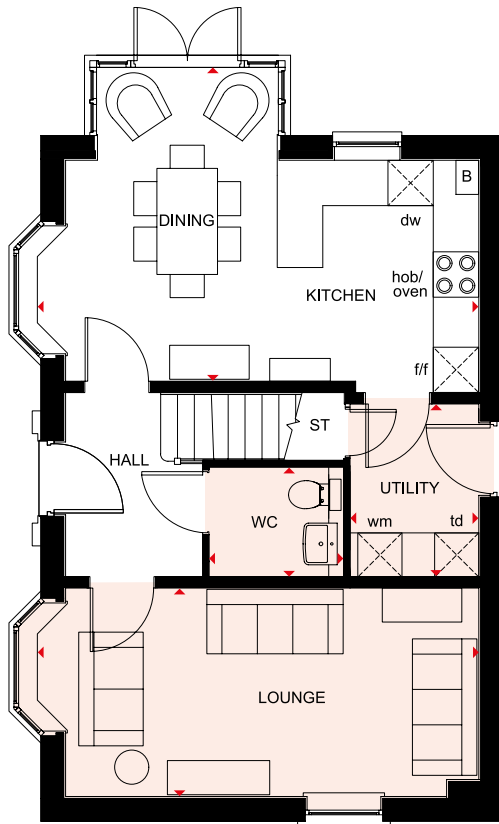


# THE HERTFORD SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

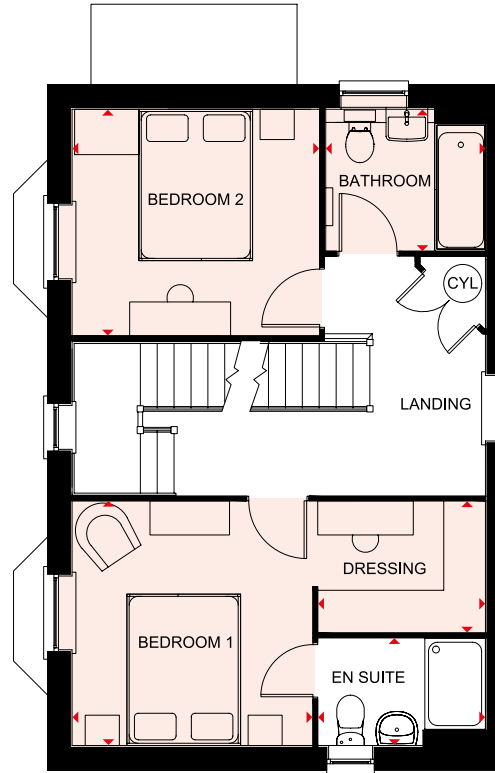
## Key

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



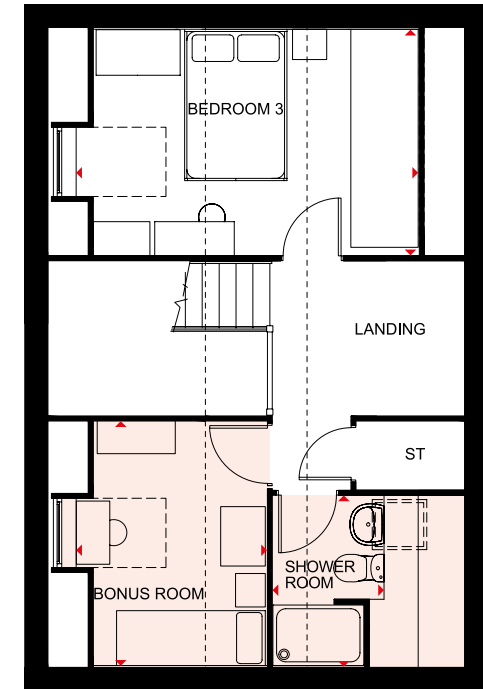
### Ground Floor

Lounge	5852 x 2753 mm	19'2" x 9'0"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 2280 mm	5'6" x 7'5"
WC	1780 x 1445 mm	5'8" x 4'7"



### First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3266 x 2978 mm	10'7" x 9'9"
Bathroom	2100 x 1875 mm	6'9" x 6'2"



### Second Floor

Bedroom 3	4540* x 2978 mm	14'10"* x 9'9"
Bonus Room	3230 x 2537* mm	10'6" x 8'3"*
Shower room	2250 x 1464* mm	7'4" x 4'9"*

\* Overall floor dimension includes lowered ceiling areas

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# THE BRADGATE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Bradgate Special offers a combination of flexible communal areas and quiet space. An open-plan kitchen with separate utility has a dining area leading to the garden via a beautiful walk-in glazed bay with French doors. A bay-fronted lounge and separate study provide spaces to relax in and work. Upstairs are three double bedrooms, the spacious

main with en suite, a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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# THE BRADGATE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

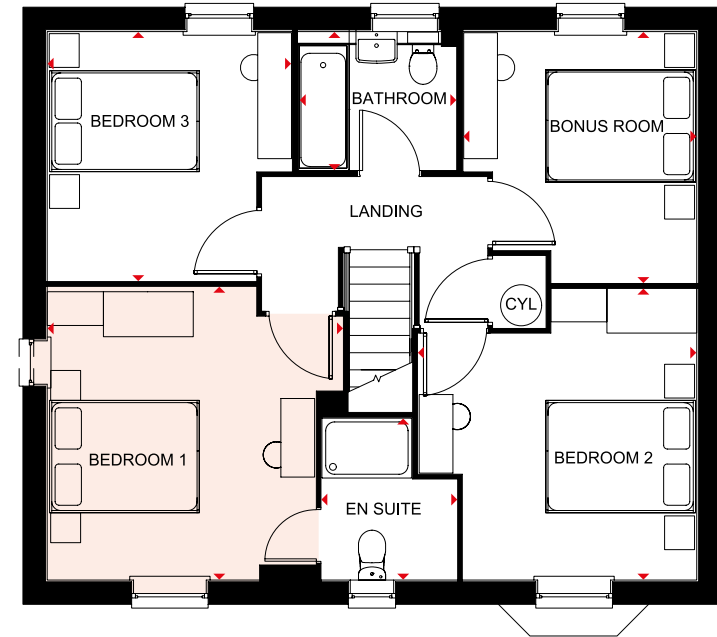
## Key

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



### Ground Floor

Kitchen/Dining/ Family	8677 x 3800 mm	28'5" x 12'5"
Lounge	4999 x 3658 mm	16'4" x 12'0"
Study	2762 x 2295 mm	9'1" x 7'5"
Utility	1593 x 1935 mm	5'2" x 6'3"
WC	1900 x 1450 mm	6'2" x 4'8"



### First Floor

Bedroom 1	3944 x 3910 mm	12'11" x 12'9"
En Suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3328 x 3263 mm	10'9" x 10'7"
Bonus Room	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'9" x 5'6"

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# THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home provides plenty of flexible living space. The open-plan kitchen with French doors to the garden has a dining area with an attractive bay window, and a utility room. The lounge also leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are three double bedrooms, the

main with en suite, as well as a multi-use bonus room and a bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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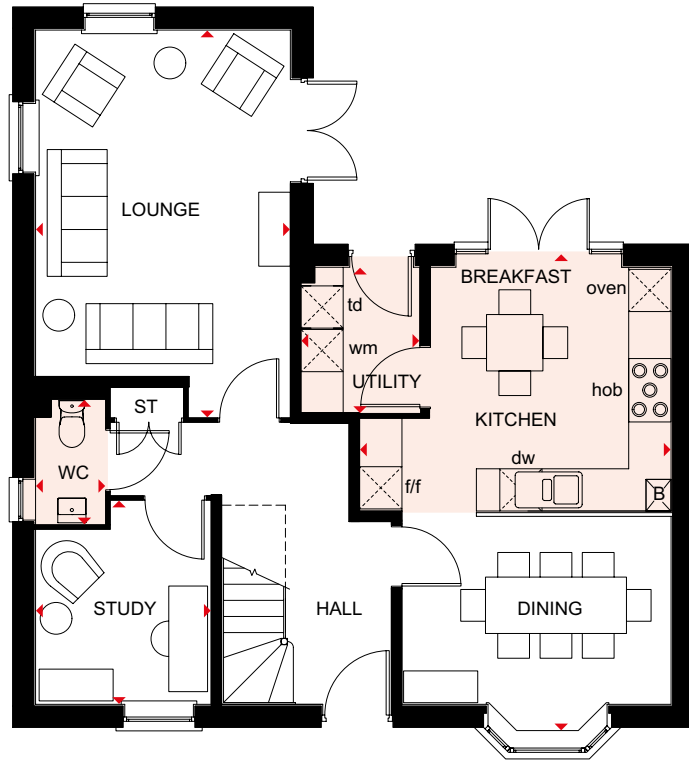


# THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

## Key

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



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Breakfast	6203 x 4418 mm	20'3" x 14'6"
Utility	2064 x 1869 mm	6'8" x 6'2"
Study	2589 x 2490 mm	8'5" x 8'2"
WC	1675 x 1475 mm	5'5" x 4'8"



### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bonus Room	3893 x 2550 mm	12'9" x 8'4"
Bathroom	3091 x 1288 mm	10'1" x 6'4"

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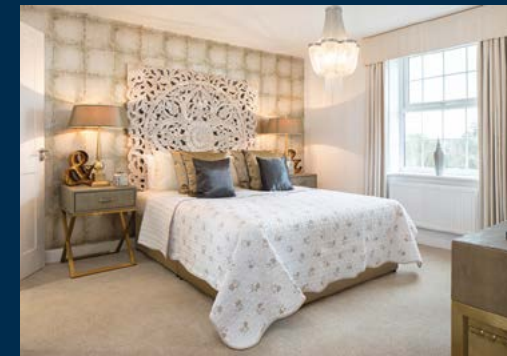


# THE BAYSWATER PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Bayswater Special 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 to relax in. On the first floor are two double bedrooms, a bonus room that is multi-use and a family bathroom. The main bedroom, with

en suite and dressing area covers the entire second floor.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



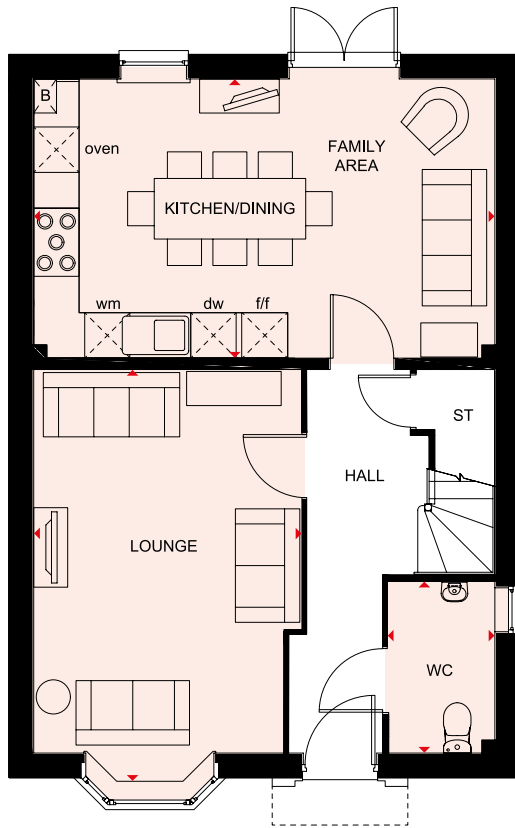
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE BAYSWATER PLUS

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

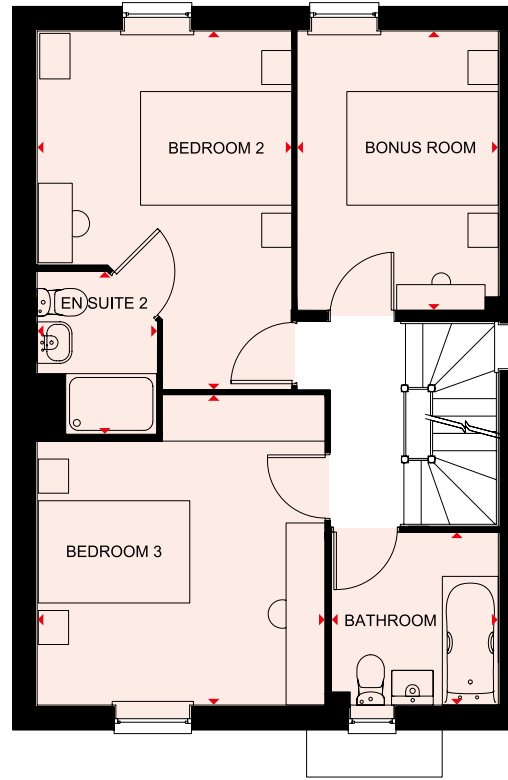
## Key

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



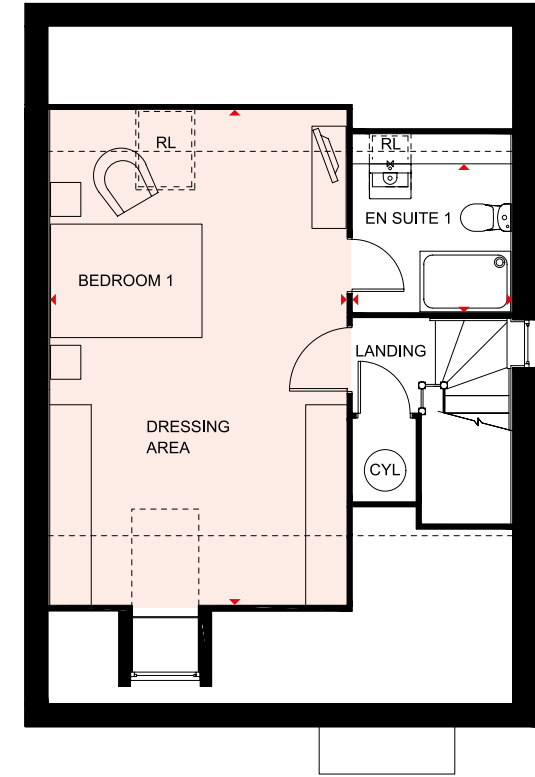
### Ground Floor

Lounge	5496 x 3544 mm	18'0" x 11'6"
Kitchen/Family/ Dining	6203 x 3687 mm	20'4" x 12'1"
WC	2275 x 1389 mm	7'5" x 4'6"



### First Floor

Bedroom 2	3345 x 4740 mm	10'10" x 15'6"
En Suite 2	2100 x 1580 mm	6'9" x 5'2"
Bedroom 3	3776 x 4087 mm	12'4" x 13'4"
Bonus Room	2653 x 3688 mm	8'7" x 12'1"
Bathroom	2210 x 2275 mm	7'3" x 7'4"



### Second Floor

Bedroom 1/ Dressing Area	6681 x 3463 mm*	21'9" x 11'4"*
En Suite 1	2085 x 1954 mm*	6'10" x 6'5"*

\*Overall floor dimension includes lowered ceiling areas

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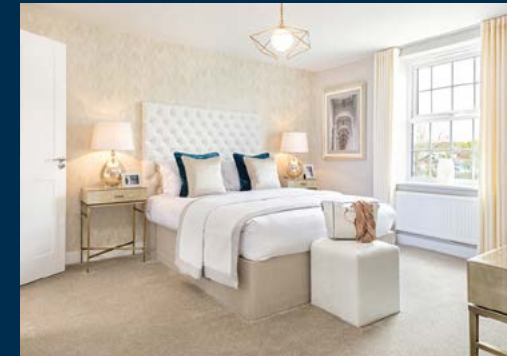


# THE HOLDEN SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The Holden Special is designed very much for modern family living. An open-plan kitchen and dining area leads to the garden through French doors in a beautiful glazed bay. A utility room also has access to the garden, while a bay-fronted lounge and study provide room to relax and work. Upstairs are three double bedrooms, the main

with en suite, a bonus room that is multi-use and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



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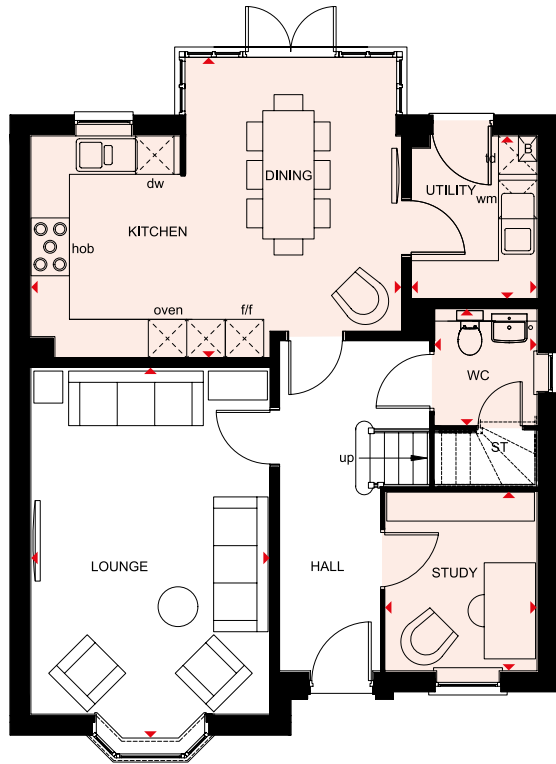


# THE HOLDEN SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

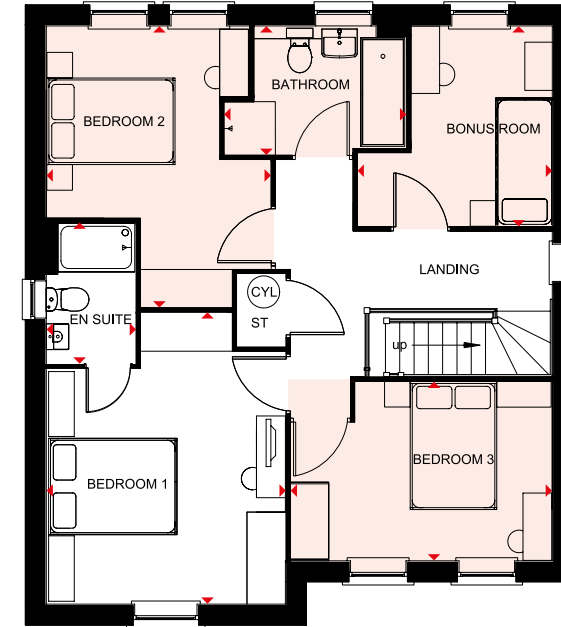
## Key

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	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Dining	5778 x 4685 mm	19'0" x 15'4"
Study	2785 x 2361 mm	9'2" x 7'9"
Utility	2545 x 1962 mm	8'4" x 6'5"
WC	1812 x 1593 mm	5'11" 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	14'5" x 12'3"
Bedroom 3	4073 x 2788 mm	13'4" x 9'2"
Bonus Room	3120 x 3030 mm	10'3" x 9'11"
Bathroom	2819 x 2000 mm	9'3" x 6'7"

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# THE WINSTONE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



Inside, the hall leads to the open-plan kitchen with breakfast/family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the lounge. The separate dining room, study and utility room complete the ground floor. Upstairs are three double bedrooms, the main with dressing area and en suite, the second with an en suite, a

multi-use bonus room and a large bathroom with separate shower.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

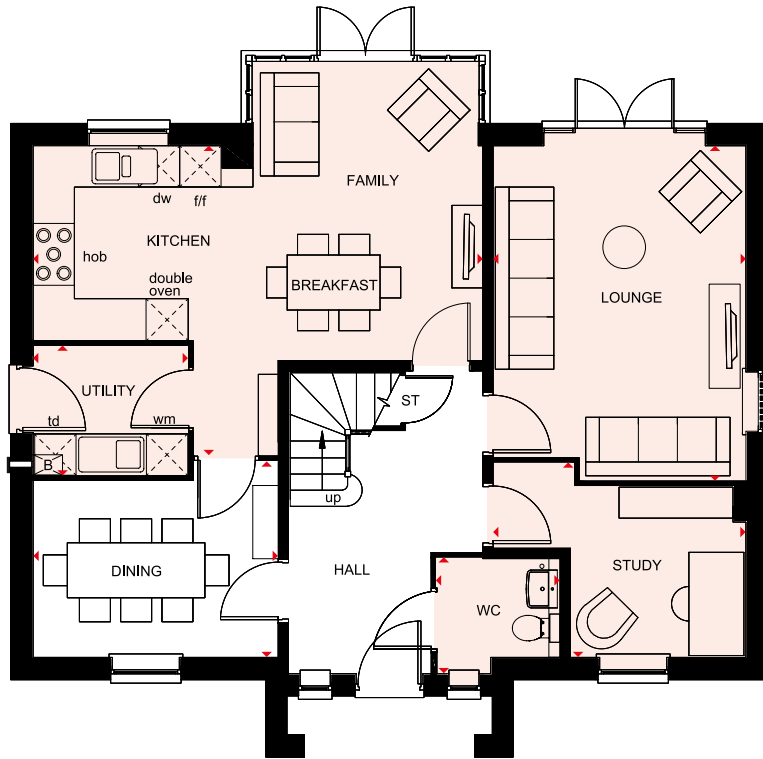
WHERE QUALITY LIVES

# THE WINSTONE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

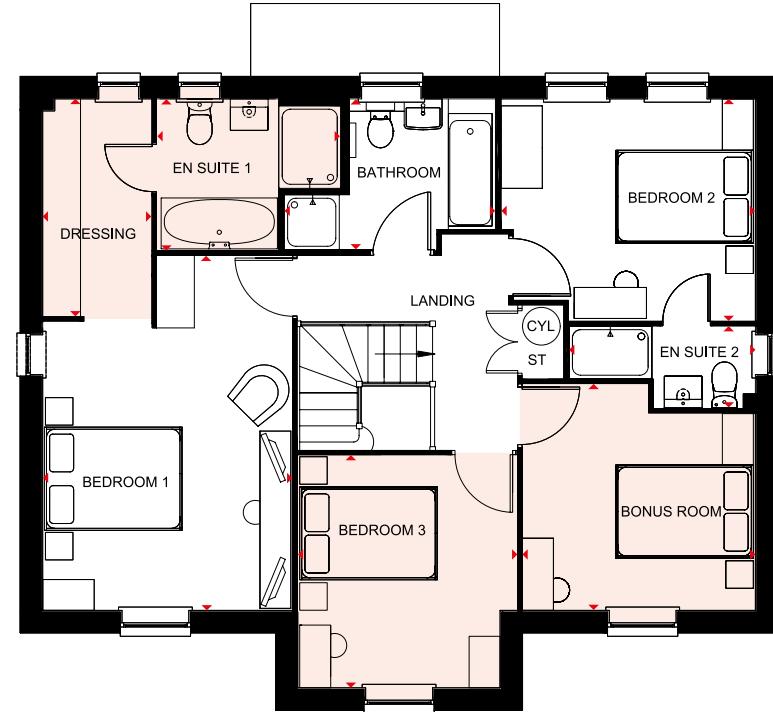
## Key

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	4864 x 3675 mm	16'0" x 12'1"
Kitchen/Family/ Breakfast	6540 x 4500 mm	21'5" x 14'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2487 mm	12'1" x 8'2"
Utility	2250 x 1877 mm	7'5" x 6'2"
WC	1799 x 1683 mm	5'11" x 5'6"



### First Floor

Bedroom 1	5151 x 3624 mm	16'11" x 11'11"
En Suite 1	2666 x 2199 mm	8'9" x 7'3"
Dressing	3155 x 1579 mm	10'4" x 5'2"
Bedroom 2	3686 x 3223 mm	12'1" x 10'7"
En Suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3376 x 3183 mm	11'1" x 10'5"
Bonus Room	3380 x 3287 mm	11'1" x 10'9"
Bathroom	3072 x 2200 mm	10'1" x 7'3"

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# THE MANNING SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



An elegant hall leads 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. The hub of the home is an open-plan kitchen with breakfast and family areas, and a walk-in bay leading to the garden. Upstairs are four double bedrooms, the main and second with their

own en suite, as well as a multi-use bonus room and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



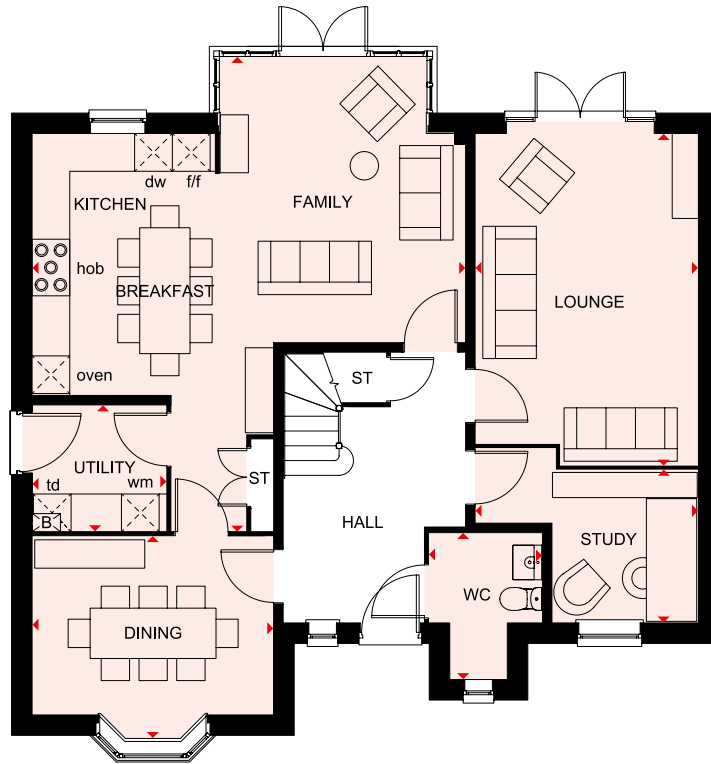
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE MANNING SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

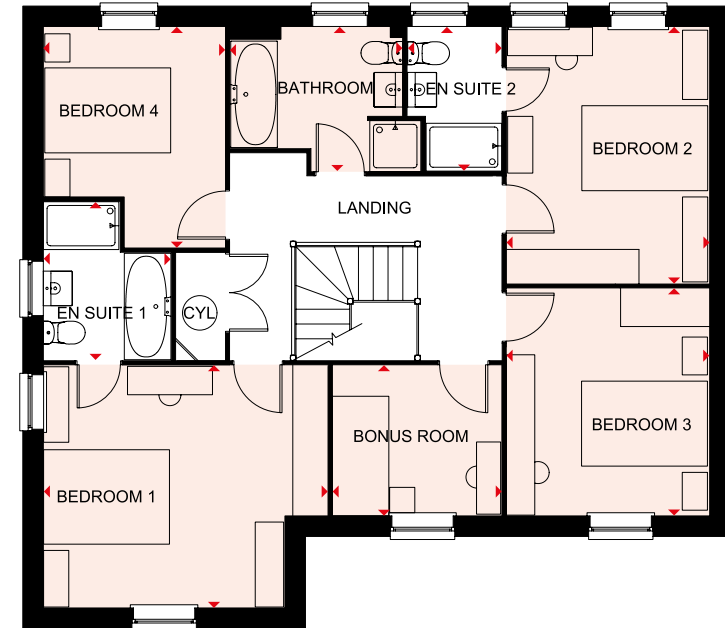
## Key

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/	6890 x 7553 mm	22'7" x 24'9"
Family		
Dining	3840 x 3270 mm	12'7" x 10'9"
Study	3550 x 2439 mm	11'8" x 8'0"
Utility	2141 x 2016 mm	7'0" x 6'7"
WC	1812 x 2336 mm	5'11" x 7'8"



### First Floor

Bedroom 1	4524 x 3890 mm	14'10" x 12'9"
En Suite 1	2040 x 2540 mm	6'8" x 8'4"
Bedroom 2	3235 x 4092 mm	10'7" x 13'5"
En Suite 2	1515 x 2297 mm	5'0" x 7'6"
Bedroom 3	3235 x 3623 mm	10'7" x 11'11"
Bedroom 4	2896 x 3510 mm	9'6" x 11'6"
Bonus Room	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2755 x 2297 mm	9'0" x 7'6"

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# THE BUCKINGHAM SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



The hub of the home is the large open-plan kitchen leading to the dining room, both with access to the rear garden via French doors. The lounge provides room to relax, and there's quiet space to work in the study. Upstairs is the main bedroom with full en suite and dressing area, a second double bedroom, a multi-use bonus room and a family

bathroom. Upstairs again are two double bedrooms and a bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

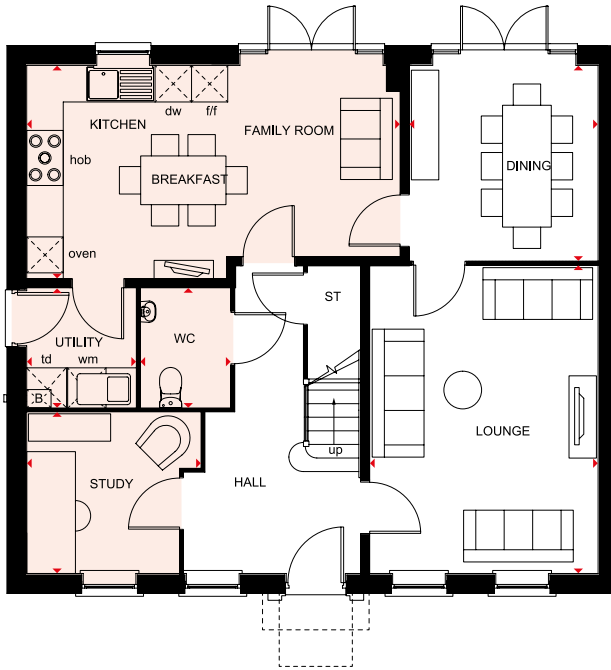
WHERE QUALITY LIVES

# THE BUCKINGHAM SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

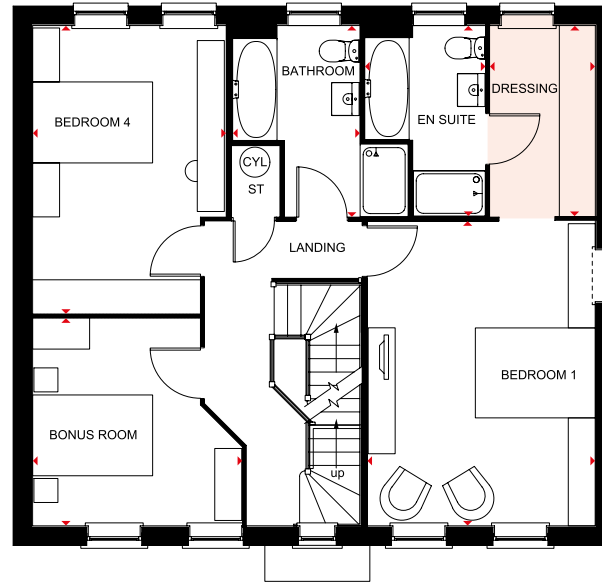
## Key

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



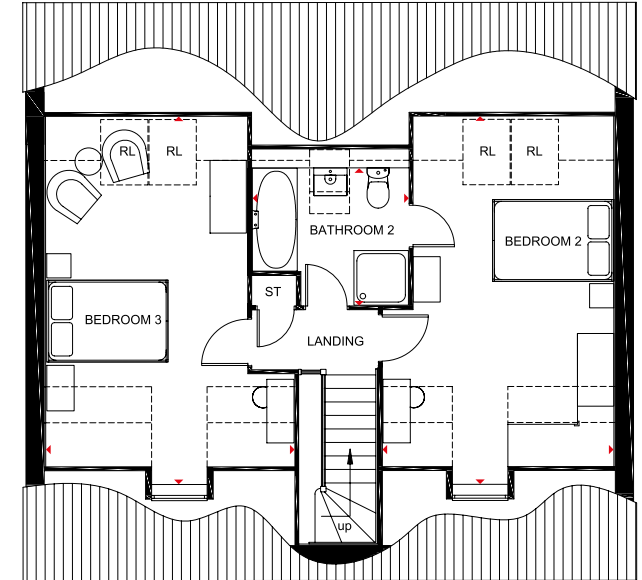
### Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Breakfast/	6130 x 3500 mm	20'1" x 11'5"
Family		
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2640 x 2850 mm	8'7" x 9'4"
Utility	1861 x 1961 mm	6'1" x 6'4"
WC	1437 x 1787 mm	4'8" x 5'9"



### First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
En Suite	3189 x 2004 mm	10'6" x 6'7"
Dressing	3189 x 1905 mm	10'6" x 6'3"
Bedroom 4	4730 x 3213 mm	15'6" x 10'6"
Bonus Room	3521 x 3486 mm	11'7" x 11'5"
Bathroom 1	3189 x 1969 mm	10'6" x 6'5"



### Second Floor

Bedroom 2	6024* x 3811 mm	19'9"* x 12'6"
Bedroom 3	6024* x 4101 mm	19'9"* x 13'5"
Bathroom 2	2575 x 2266* mm	8'5" x 7'5"*

\*Overall floor dimension includes lowered ceiling areas

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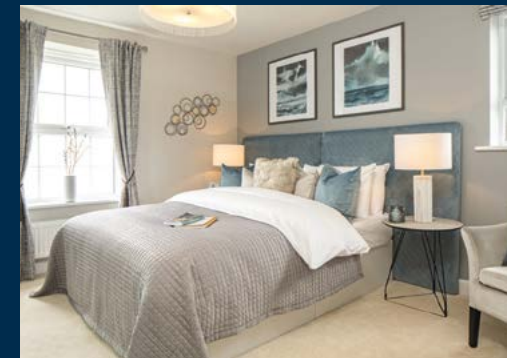


# THE MORETON SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM



Individual plots may vary, please speak to the Sales Adviser



A spacious hall leads to an open-plan kitchen with utility room which flows into family/breakfast areas with a glazed walk-in bay onto the garden. The hall also leads to a bay-fronted lounge and separate dining room. On the first floor are three double bedrooms, the main bedroom with full en suite, a multi-use bonus room and a family bathroom with

shower. Upstairs again is a double bedroom with en suite and a den.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



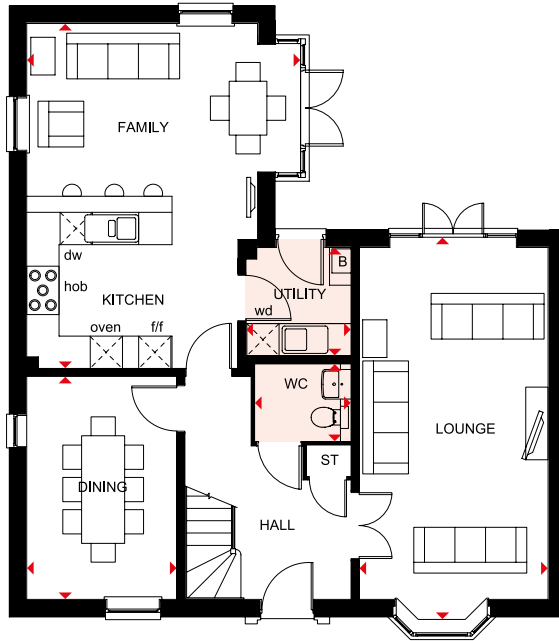
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# THE MORETON SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

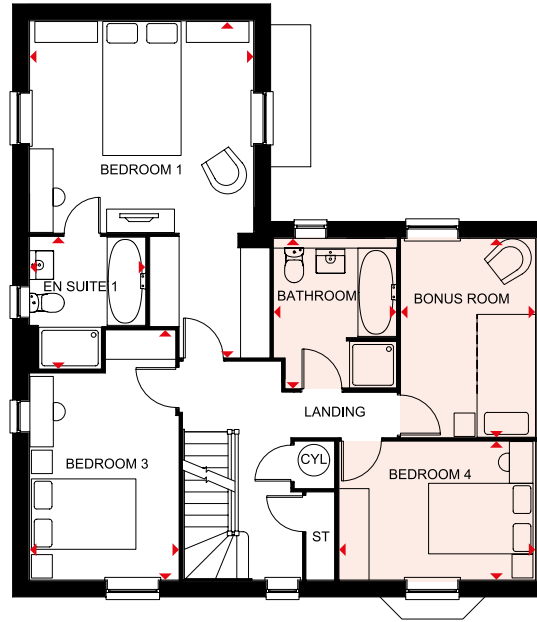
## Key

B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension Location
ST	Store	wd	Washer dryer space		
CYL	Cylinder	dw	Dishwasher space		



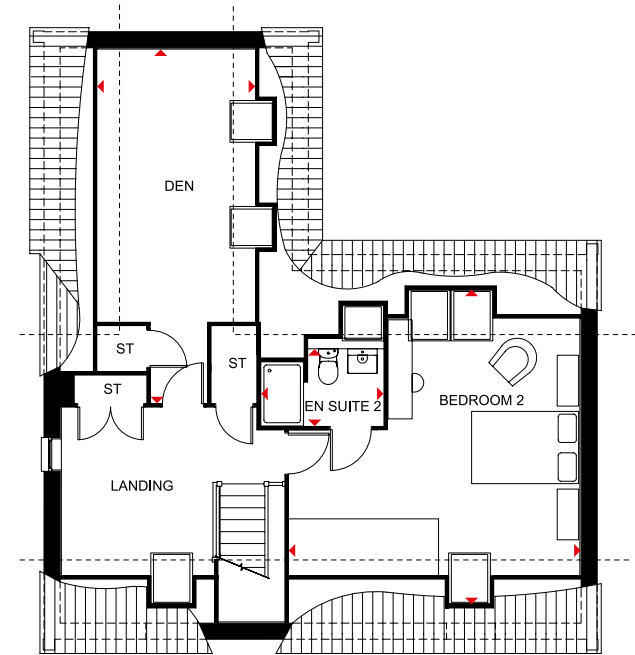
### Ground Floor

Lounge	6937 x 3512 mm.	22'9" x 11'6"
Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Dining	4144 x 2790 mm	13'7" x 9'2"
Utility	1953 x 1935 mm	6'7" x 6'4"
WC	1793 x 1443 mm	5'11" x 4'9"



### First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'1"
En Suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	15'8" x 9'4"
Bedroom 4	3754 x 2600 mm	12'4" x 8'9"
Bonus Room	3819 x 2586 mm	12'6" x 8'6"
Bathroom	2880 x 2375 mm	9'5" x 7'10"



### Second Floor

Bedroom 2	5858 x 5438* mm	19'2" x 17'10"*
En Suite 2	2291 x 1438* mm	7'6" x 4'8"*
Den	6616 x 2941* mm	21'8" x 9'8"*

\* Overall floor dimension includes lowered ceiling areas

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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.

# 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.

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**dwh.co.uk** or call **0333 355 8486**

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