



*Centurion Meadows*

— BURLEY IN WHARFEDALE —

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

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

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



DAVID WILSON HOMES

WHERE QUALITY LIVES

# CENTURION MEADOWS

— A LOCATION LIKE NO OTHER —



Centurion Meadows is a prestigious development bordered by picturesque Yorkshire countryside. Burley in Wharfedale combines a sought-after village lifestyle with fantastic commuter links to neighbouring cities Harrogate, Bradford and Leeds. Situated in the Wharfedale Valley, the village is filled with charming nods to its Roman roots and has a thriving community feel. Living here you will benefit from a variety of local amenities just a short walk away. Families will be pleased to know that there's sought after Independent schools and Ofsted rated "Outstanding" schools for all ages nearby.

Burley in Wharfedale village has everything you need right on your doorstep. From family activities to its vibrant nightlife, there is something for all ages to enjoy. The main street, just a short walk from your new home, features a doctors' surgery, dentist and pharmacy as well as a range of independent shops, bars and restaurants. Centurion Meadows is admired for its connection to the outdoors with Otley Chevin Forest Park, Ilkley Moor and Cow and Calf Rocks just a stone's throw away.

As a quality, award-winning Homebuilder, we're proud to create homes that are built to last and adapt to modern life. We understand the value of multi-functional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, French doors to bring the outside in and fully turfed gardens.

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

















Our homes at Centurion Meadows provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms 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 living/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 featuring two or more bathrooms, including your own private sanctuary – a main bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms 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.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

-  **Eckington**  
3 bedroom home
-  **Hadley**  
3 bedroom home
-  **Ingleby**  
4 bedroom home
-  **Greenwood**  
3 bedroom home
-  **Cannington**  
3 bedroom home
-  **Hollinwood**  
4 bedroom home
-  **Parkin**  
4 bedroom home
-  **Millford**  
4 bedroom home
-  **Kirkdale**  
4 bedroom home
-  **Bradgate**  
4 bedroom home
-  **Avondale**  
4 bedroom home
-  **Holden**  
4 bedroom home
-  **Chelworth**  
4 bedroom home
-  **Earlswood**  
5 bedroom home
-  **SH** Show Home
-  **MS** Marketing Suite
-  **BCP** Bin Collection Point



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Centurion Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# THE ECKINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Eckington is designed very much with modern living in mind. It's open-plan kitchen with dining area provides a flexible space and the French doors access the rear garden. The separate utility room and integrated single garage, adds a practical note to this

home. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are three double bedrooms, the main featuring an en suite and the family bathroom.



DAVID WILSON HOMES

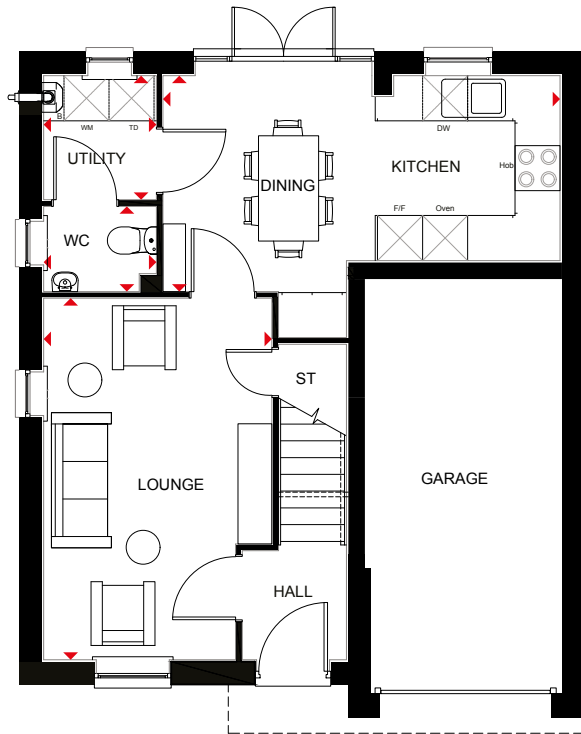
WHERE QUALITY LIVES

# THE ECKINGTON

THREE BEDROOM HOME

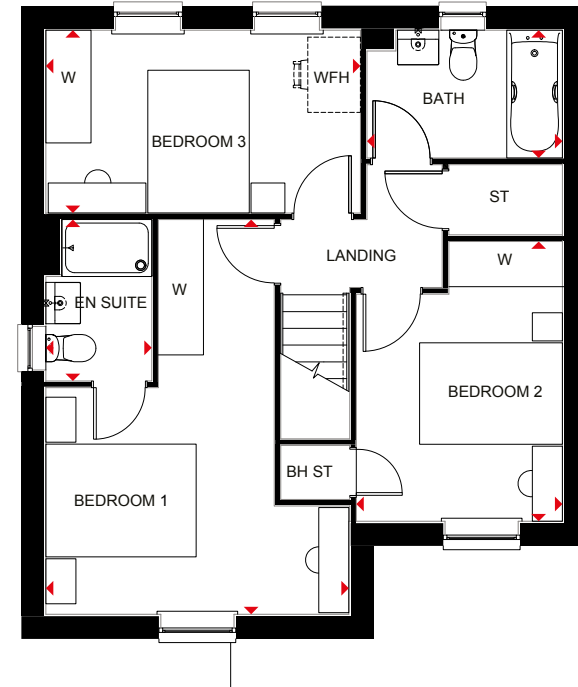
## Key

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



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4812 x 3038 mm | 15'9" x 10'0" |
| Kitchen/Dining | 5285 x 2873 mm | 17'4" x 9'5"  |
| WC             | 1470 x 1134 mm | 4'10" x 3'9"  |
| Utility        | 1651 x 1470 mm | 5'5" x 4'10"  |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 5252 x 4031 mm | 17'3" x 13'3" |
| En-suite  | 2148 x 1408 mm | 7'1" x 4'7"   |
| Bedroom 2 | 3724 x 2742 mm | 12'3" x 9'0"  |
| Bedroom 3 | 4185 x 2433 mm | 13'9" x 8'0"  |
| Bath      | 2601 x 1701 mm | 8'6" x 5'7"   |

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# THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

whole room a bright and airy feeling. 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 a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES



# THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME

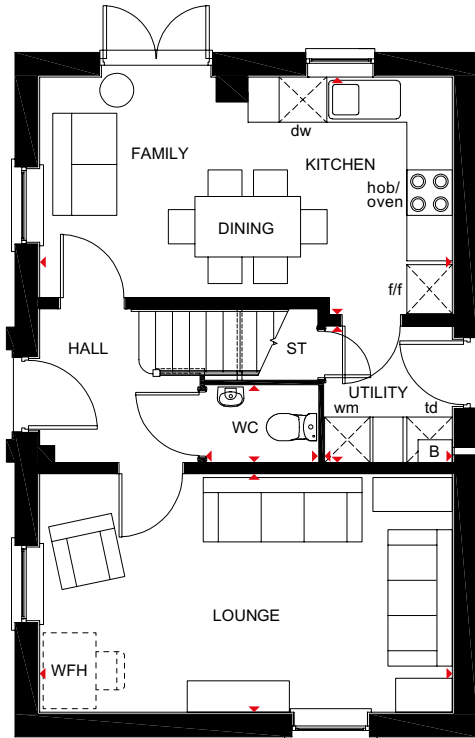
## Key

B Boiler  
ST Store

f/f Fridge/freezer space  
wm Washing machine space

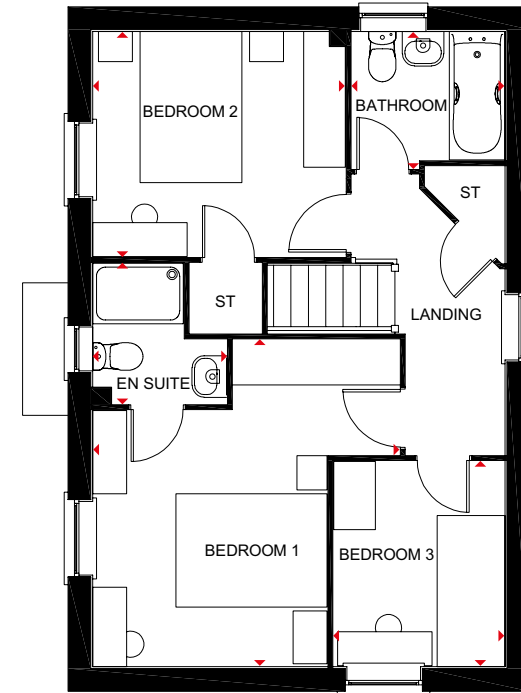
dw Dishwasher space  
td Tumble dryer space

WFH Working from home 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 13'3" |
| En Suite  | 1856 x 1771 mm | 6'1" x 5'9"   |
| 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 1811 mm | 6'8" x 6'0"   |

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# THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 bedroom with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

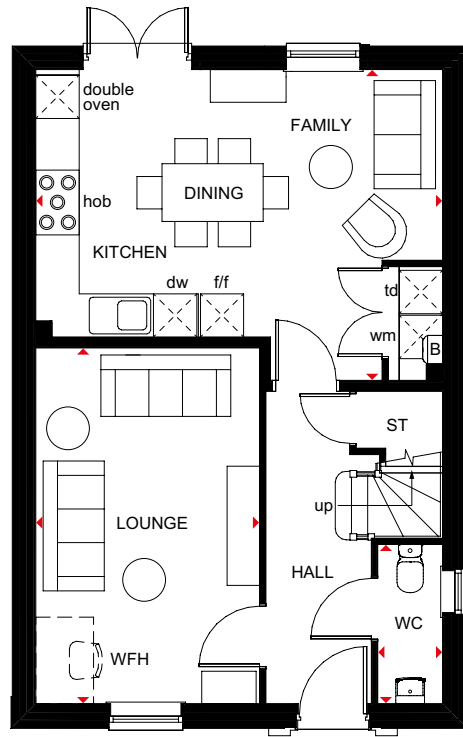
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM DETACHED HOME

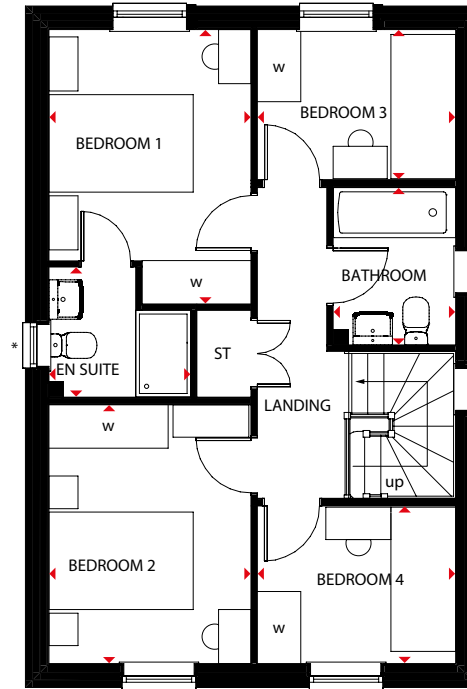
## Key

|    |        |     |                       |    |                    |     |                         |    |                    |
|----|--------|-----|-----------------------|----|--------------------|-----|-------------------------|----|--------------------|
| B  | Boiler | f/f | Fridge/freezer space  | dw | Dishwasher space   | WFH | Working from home space | ◀▶ | Dimension location |
| ST | Store  | wm  | Washing machine space | td | Tumble dryer space | w   | Wardrobe 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 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. 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. Upstairs again, are a further two double bedrooms and the family bathroom, making this a great family home.



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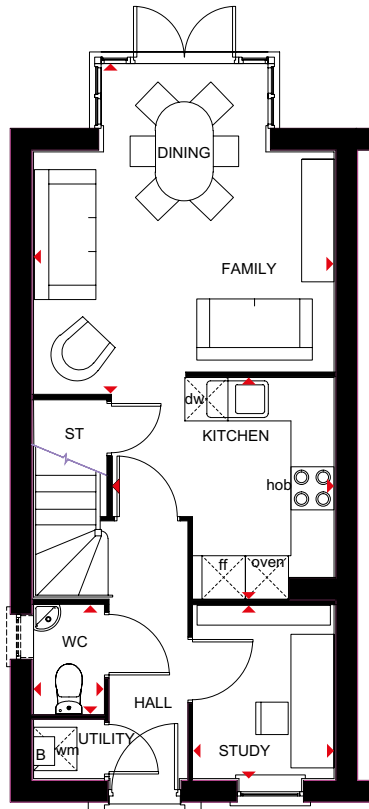


# THE GREENWOOD

THREE BEDROOM HOME

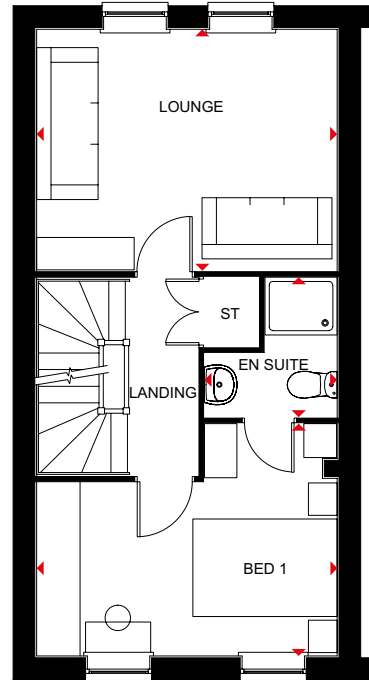
## Key

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



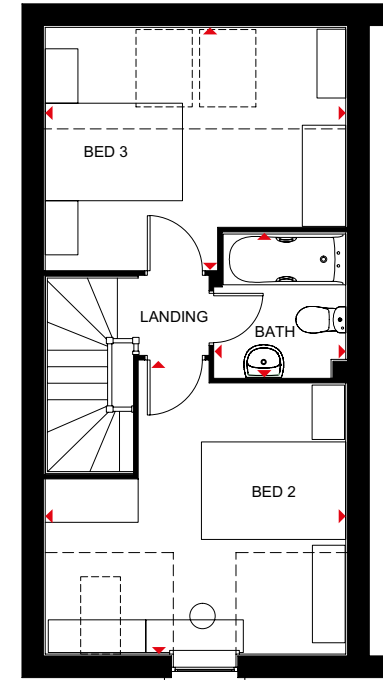
### Ground Floor

|               |                |               |
|---------------|----------------|---------------|
| Family/Dining | 4160 x 4569 mm | 13'8" x 15'0" |
| Kitchen       | 3070 x 3070 mm | 10'0" x 10'0" |
| Study         | 2396 x 1959 mm | 7'10" x 6'5"  |
| WC            | 1500 x 968 mm  | 4'11" x 3'2"  |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Lounge    | 4160 x 3344 mm | 13'8" x 11'0" |
| Bedroom 1 | 4160 x 3217 mm | 13'8" x 10'7" |
| En suite  | 1848 x 1939 mm | 6'1" x 6'4"   |



### Second Floor

|           |                 |                |
|-----------|-----------------|----------------|
| Bedroom 2 | 4160 x 4062* mm | 13'8" x 13'3"* |
| Bedroom 3 | 4160 x 3356* mm | 13'8" x 11'0"* |
| Bathroom  | 2000 x 1826 mm  | 6'7" x 6'0"    |

\*Overall floor dimension includes lowered ceiling areas

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# THE CANNINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Cannington is designed over three floors creating a home for flexible modern living. A large glazed bay leading to the garden allows light to stream into the spacious family/dining room and adjacent kitchen on the ground floor, where there is also a study

and a utility cupboard. The lounge is on the first floor along with the family bathroom and one of the three double bedrooms, while two further double bedrooms – the main bedroom with en suite – are on the top floor.



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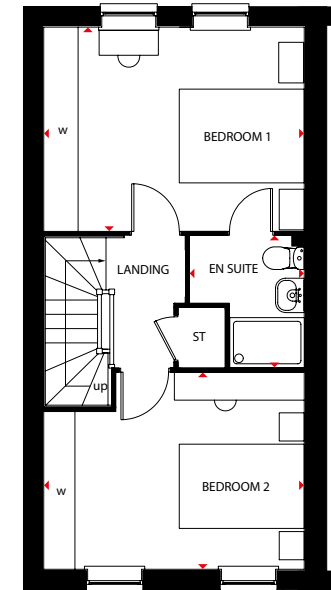
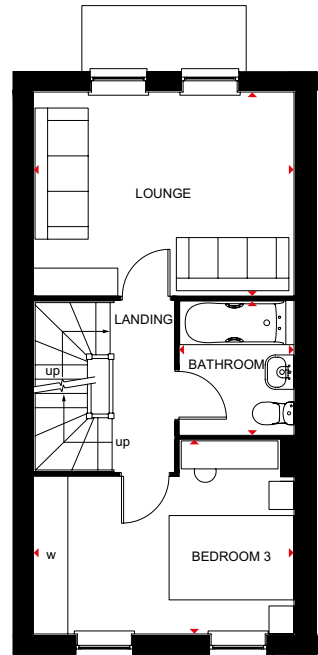
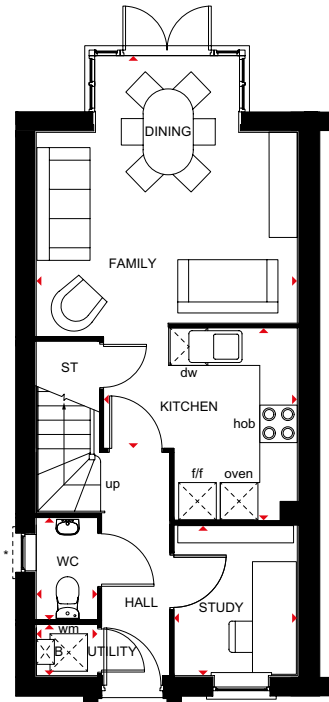
WHERE QUALITY LIVES

# THE CANNINGTON

THREE BEDROOM HOME

## Key

|    |        |     |                       |    |                  |    |                    |
|----|--------|-----|-----------------------|----|------------------|----|--------------------|
| B  | Boiler | f/f | Fridge/freezer space  | dw | Dishwasher space | ◀▶ | Dimension location |
| ST | Store  | wm  | Washing machine space | w  | Wardrobe space   |    |                    |



### Ground Floor

|               |                |               |
|---------------|----------------|---------------|
| Family/Dining | 6260 x 4170 mm | 20'6" x 13'8" |
| Kitchen       | 3081 x 3070 mm | 10'1" x 10'1" |
| Study         | 2396 x 1959 mm | 7'10" x 6'5"  |
| WC            | 1613 x 968 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

|           |                |               |
|-----------|----------------|---------------|
| Lounge    | 4170 x 3256 mm | 13'8" x 10'8" |
| Bedroom 3 | 4170 x 3106 mm | 13'8" x 10'2" |
| Bathroom  | 2138 x 1827 mm | 7'0" x 6'0"   |

### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4170 x 3256 mm | 13'8" x 10'8" |
| En Suite  | 2100 x 1827 mm | 6'11" x 6'0"  |
| Bedroom 2 | 4170 x 3144 mm | 13'8" x 10'4" |

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# THE CANNINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Cannington is designed over three floors creating a home for flexible modern living. A large glazed bay leading to the garden allows light to stream into the spacious family/dining room and adjacent kitchen on the ground floor, where there is also a study

and a utility cupboard. The lounge is on the first floor along with the family bathroom and one of the three double bedrooms, while two further double bedrooms – the main bedroom with en suite – are on the top floor.



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WHERE QUALITY LIVES

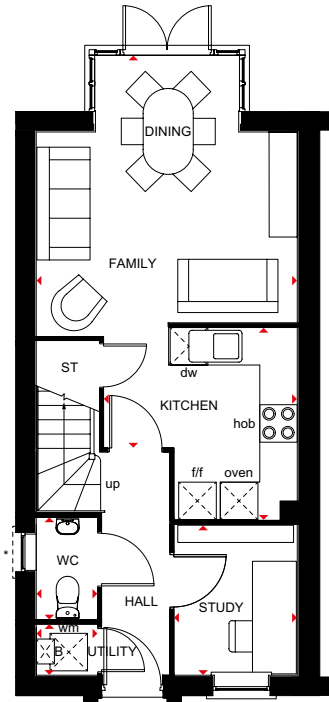


# THE CANNINGTON

THREE BEDROOM HOME

## Key

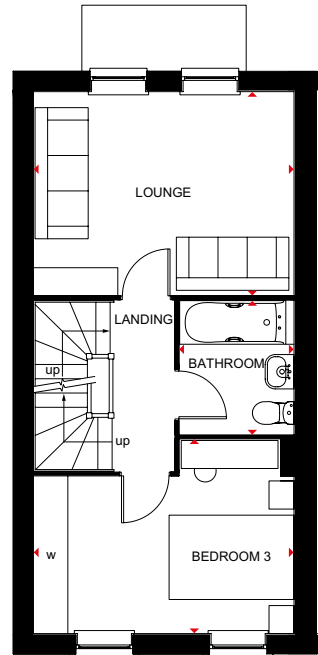
|    |        |     |                       |    |                  |    |                    |
|----|--------|-----|-----------------------|----|------------------|----|--------------------|
| B  | Boiler | f/f | Fridge/freezer space  | dw | Dishwasher space | ◀▶ | Dimension location |
| ST | Store  | wm  | Washing machine space | w  | Wardrobe space   |    |                    |



### Ground Floor

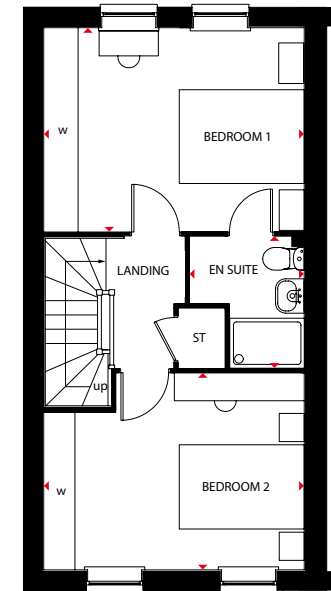
|               |                |               |
|---------------|----------------|---------------|
| Family/Dining | 6260 x 4170 mm | 20'6" x 13'8" |
| Kitchen       | 3081 x 3070 mm | 10'1" x 10'1" |
| Study         | 2396 x 1959 mm | 7'10" x 6'5"  |
| WC            | 1613 x 968 mm  | 5'4" x 3'2"   |

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



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Lounge    | 4170 x 3256 mm | 13'8" x 10'8" |
| Bedroom 3 | 4170 x 3106 mm | 13'8" x 10'2" |
| Bathroom  | 2138 x 1827 mm | 7'0" x 6'0"   |



### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4170 x 3256 mm | 13'8" x 10'8" |
| En Suite  | 2100 x 1827 mm | 6'11" x 6'0"  |
| Bedroom 2 | 4170 x 3144 mm | 13'8" x 10'4" |

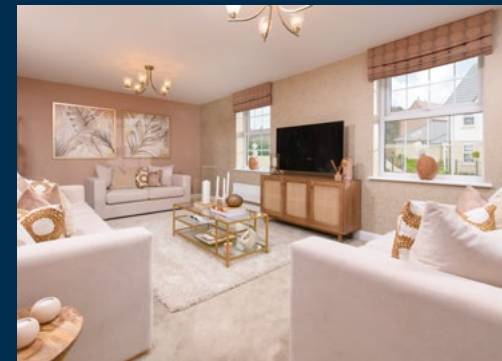
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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Hollinwood 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 four double bedrooms, the main bedroom with en suite, and a family bathroom.



DAVID WILSON HOMES

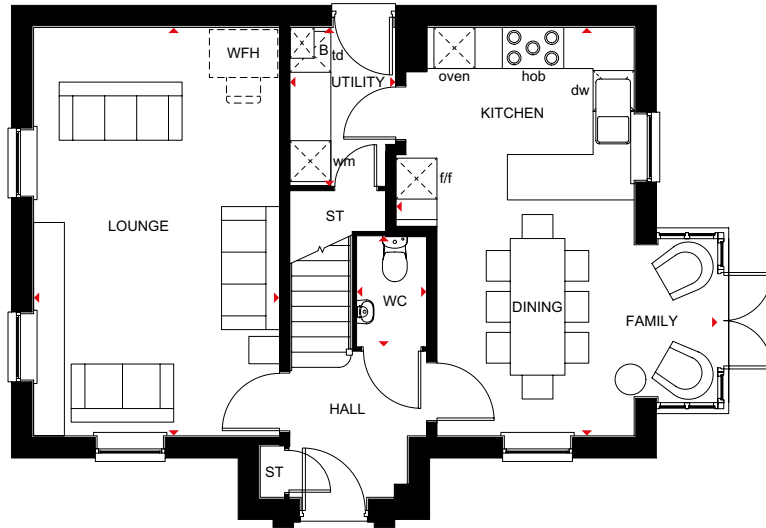
WHERE QUALITY LIVES

# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

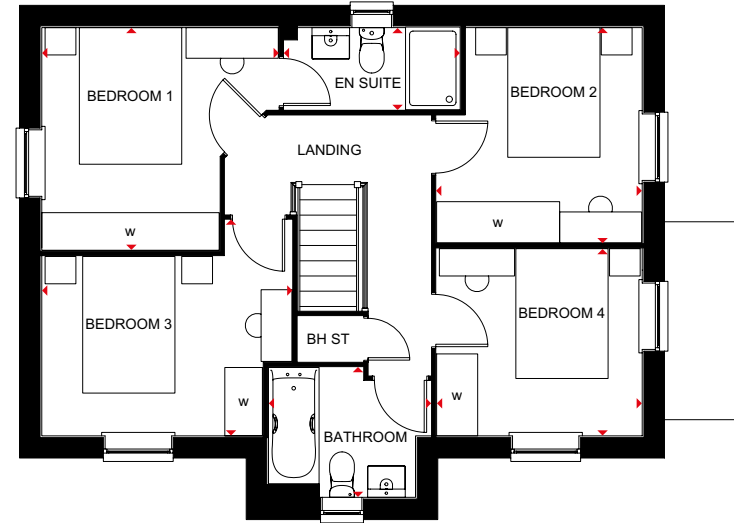
## Key

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



### Ground Floor

|                           |                |                |
|---------------------------|----------------|----------------|
| Lounge                    | 3600 x 5978 mm | 11'10" x 19'7" |
| Kitchen/<br>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 4'0"   |
| Bedroom 2 | 3010 x 3150 mm | 9'10" x 10'4" |
| Bedroom 3 | 3661 x 3159 mm | 12'0" x 10'4" |
| Bedroom 4 | 3010 x 2739 mm | 9'10" x 9'0"  |
| Bathroom  | 2373 x 1900 mm | 7'9" x 6'3"   |

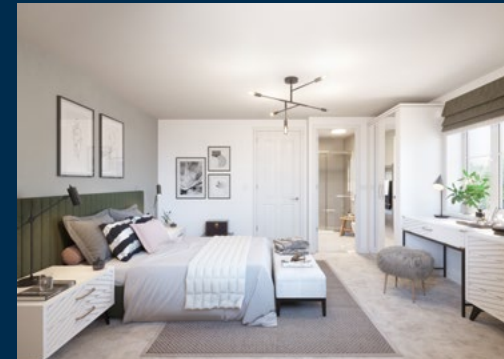
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# THE PARKIN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



With flowing living spaces set over three floors, tied together by a stylish design, the Parkin is a beautiful family home. The front-facing ground floor kitchen features a bay window and dining area, while the lounge benefits from a set of French

doors opening onto the rear garden. The first floor offers a main bedroom with en suite shower room and fitted wardrobes, and a further double bedroom. A family bathroom and two double bedrooms comprise the second floor.



DAVID WILSON HOMES

WHERE QUALITY LIVES

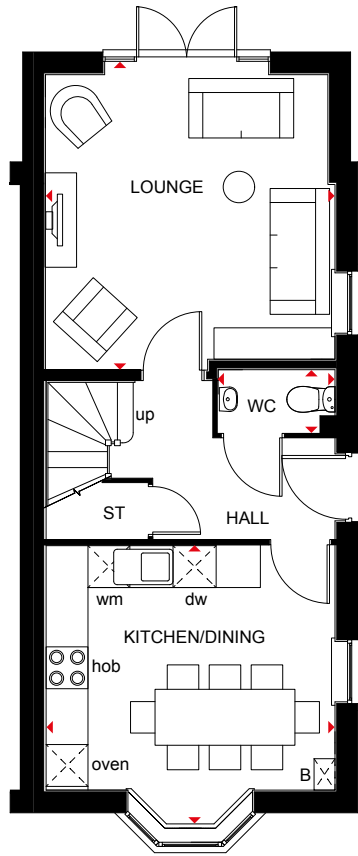


# THE PARKIN

FOUR BEDROOM HOME

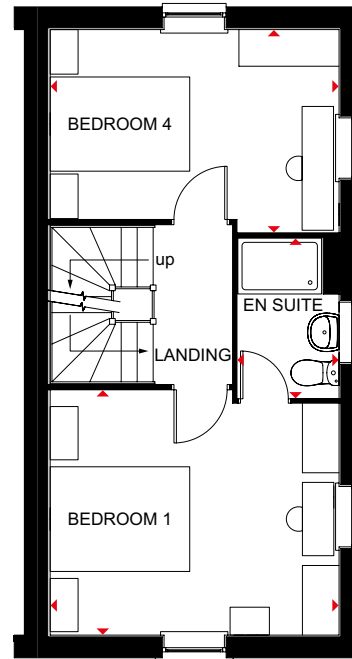
## Key

|          |                          |                          |                             |
|----------|--------------------------|--------------------------|-----------------------------|
| B Boiler | CYL Cylinder             | wm Washing machine space | WFH Working from home space |
| ST Store | f/f Fridge/freezer space | dw Dishwasher space      | ◀▶ Dimension location       |



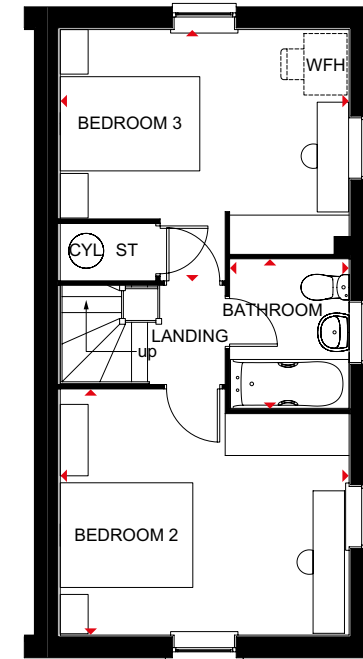
### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 4234 x 4150 mm | 13'11" x 13'7" |
| Kitchen/Dining | 4150 x 4012 mm | 13'7" x 13'2"  |
| WC             | 1675 x 900 mm  | 5'6" x 2'11"   |
| Entrance Hall  | 3217 x 2265 mm | 10'6" x 7'5"   |



### 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"   |
| Landing   | 2265 x 1135 mm | 10'6" x 3'8"   |



### 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"   |
| Landing   | 1395 x 1110 mm | 4'7" x 3'7"   |

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# THE MILLFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The bay-fronted lounge and the kitchen/dining area's attractive, walk-in, glazed bay that leads to the garden make The Millford a bright place to call home. A family area in the kitchen increases flexibility for living and entertaining, while a separate utility room

adds practicality. The ground floor has an integral garage for added security. Upstairs are four double bedrooms, the spacious main bedroom with en suite. The family bathroom also includes a separate shower.



DAVID WILSON HOMES

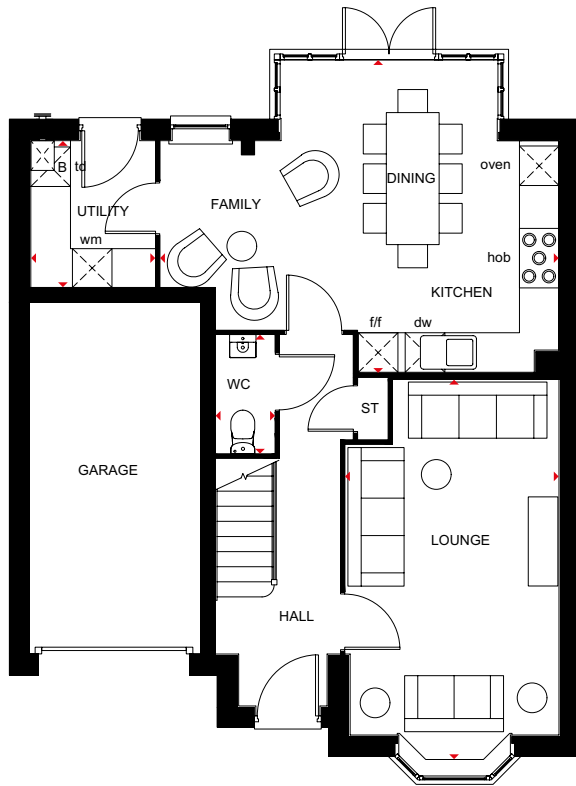
WHERE QUALITY LIVES

# THE MILLFORD

FOUR BEDROOM DETACHED HOME

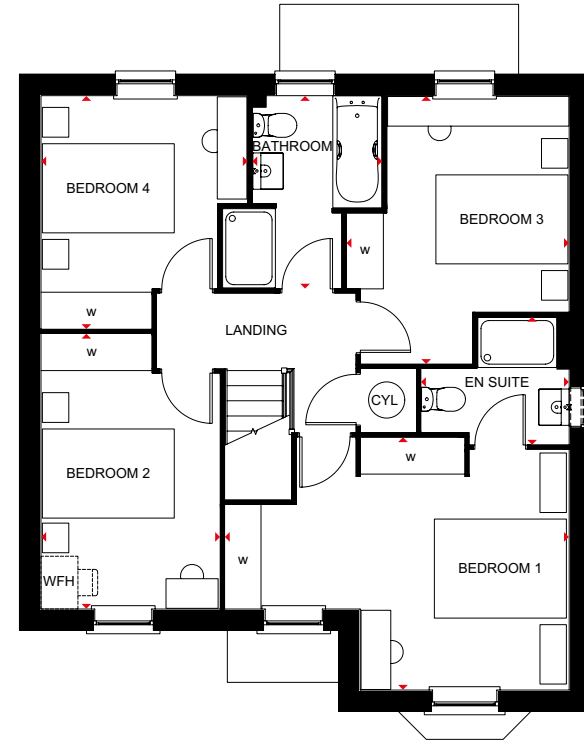
## Key

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



### Ground Floor

|                           |                |                |
|---------------------------|----------------|----------------|
| Lounge                    | 5772 x 3235 mm | 18'11" x 10'7" |
| Kitchen/Family/<br>Dining | 6037 x 4735 mm | 19'10" x 15'6" |
| Utility                   | 2225 x 1877 mm | 7'3" x 6'2"    |
| WC                        | 1786 x 895 mm  | 5'10" x 2'11"  |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 5195 x 3823 mm | 17'0" x 12'6" |
| En Suite  | 2235 x 1924 mm | 7'4" x 6'4"   |
| Bedroom 2 | 4161 x 2707 mm | 13'8" x 8'10" |
| Bedroom 3 | 4056 x 3365 mm | 13'4" x 11'0" |
| Bedroom 4 | 3527 x 3124 mm | 11'7" x 10'3" |
| Bathroom  | 2913 x 1950 mm | 9'7" x 6'5"   |

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# THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look from the outside, 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 garden and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

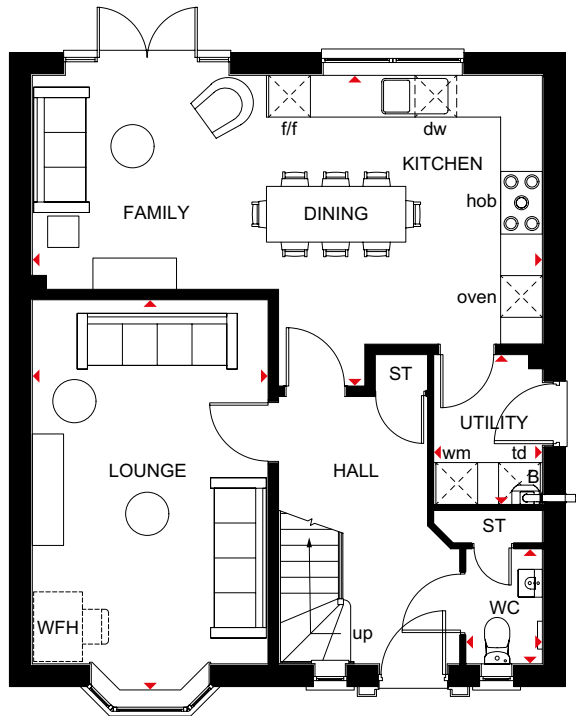


# THE KIRKDALE

FOUR BEDROOM DETACHED HOME

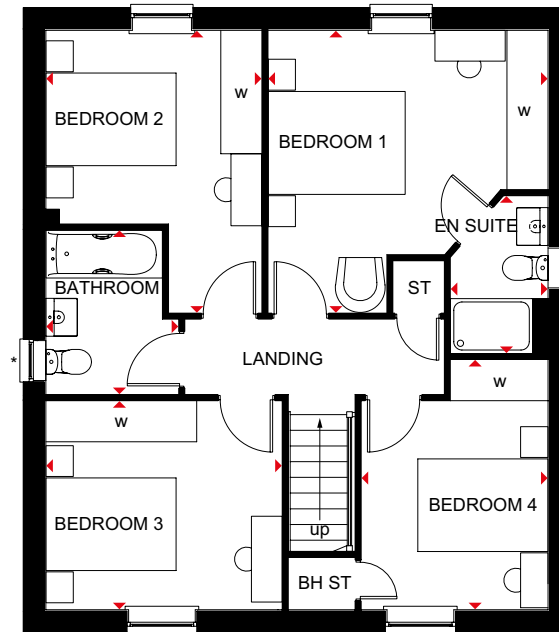
## Key

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



### Ground Floor

|                           |                |               |
|---------------------------|----------------|---------------|
| Lounge                    | 3385 x 5622 mm | 11'1" x 18'5" |
| Kitchen/Family/<br>Dining | 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"  |

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

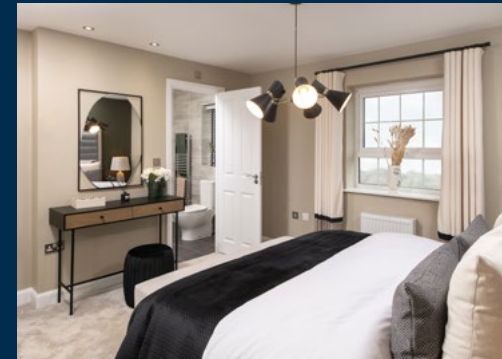
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# THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 – 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

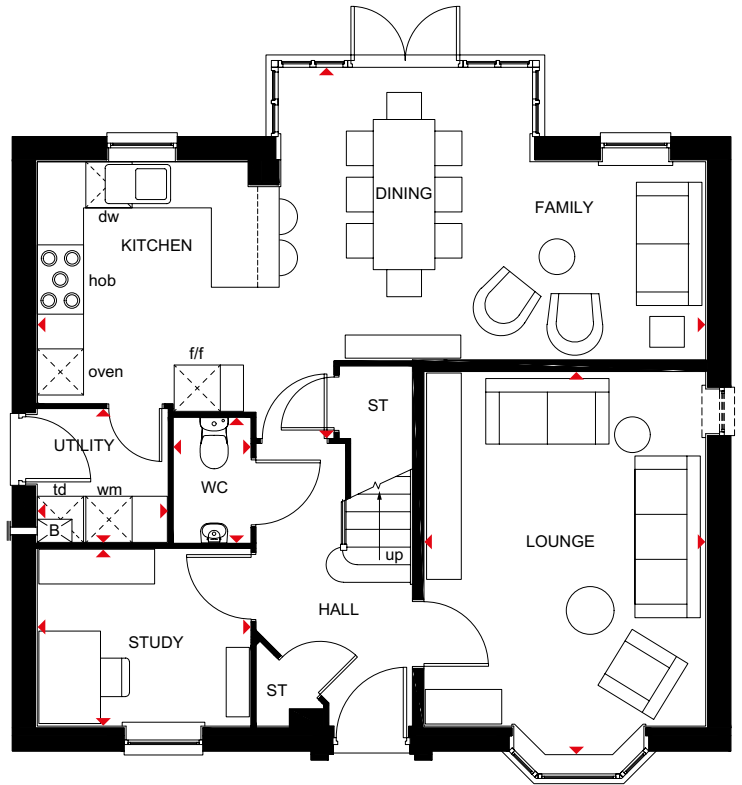
WHERE QUALITY LIVES

# THE BRADGATE

FOUR BEDROOM DETACHED HOME

## Key

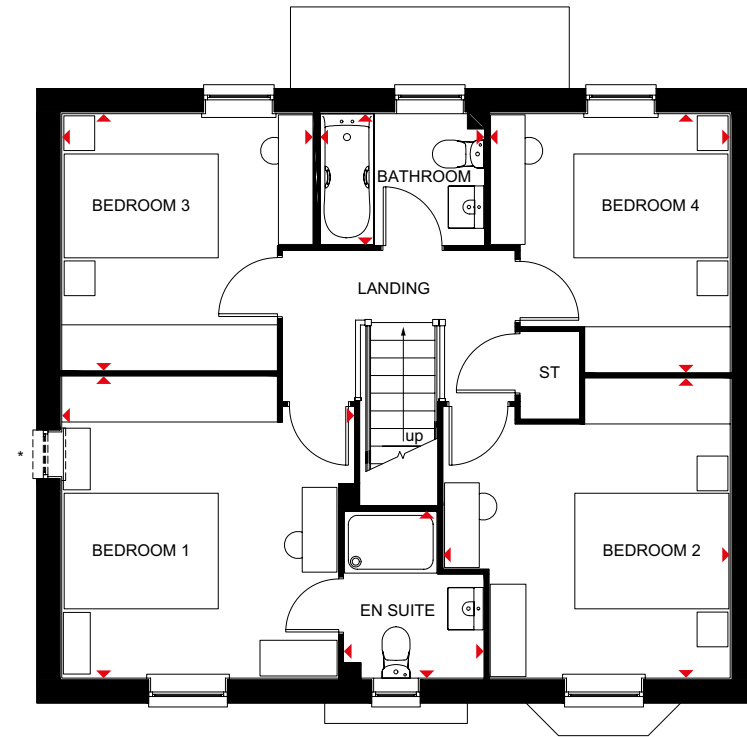
|              |                          |                       |                       |
|--------------|--------------------------|-----------------------|-----------------------|
| ST Store     | f/f Fridge/freezer space | dw Dishwasher space   | W Wardrobe space      |
| CYL Cylinder | wm Washing machine space | td Tumble dryer space | ◀▶ Dimension location |



### 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

|           |                |                |
|-----------|----------------|----------------|
| 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"   |

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

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# THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and separate shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

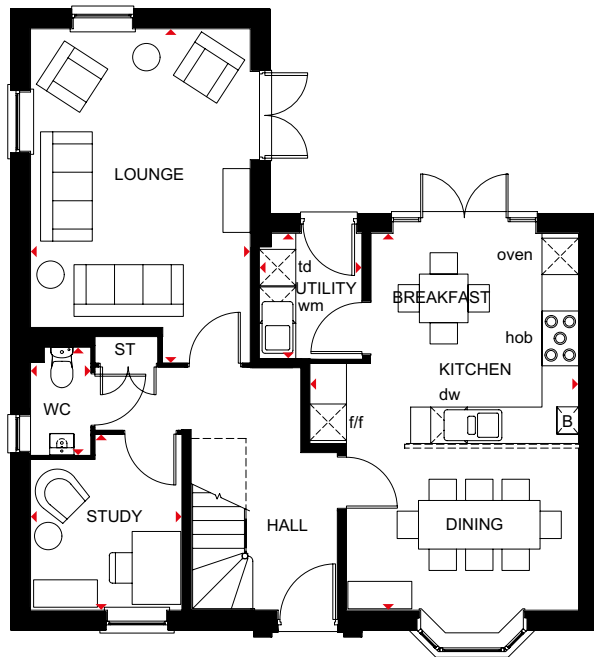


# THE AVONDALE

FOUR BEDROOM DETACHED HOME

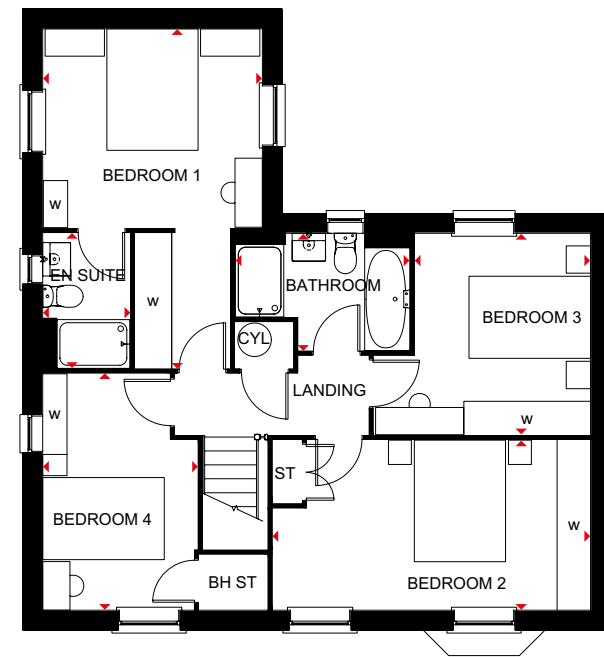
## Key

|              |                          |                       |                       |
|--------------|--------------------------|-----------------------|-----------------------|
| ST Store     | f/f Fridge/freezer space | dw Dishwasher space   | W Wardrobe space      |
| CYL Cylinder | wm Washing machine space | td Tumble dryer space | ◀▶ Dimension location |



### Ground Floor

|                              |                |                |
|------------------------------|----------------|----------------|
| Lounge                       | 5490 x 3615 mm | 18'0" x 11'10" |
| Kitchen/Breakfast/<br>Dining | 6600 x 4418 mm | 21'7" x 14'6"  |
| Utility                      | 2062 x 1688 mm | 6'9" x 5'6"    |
| 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" |
| 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" |
| 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 DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for 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 with a separate shower.



DAVID WILSON HOMES

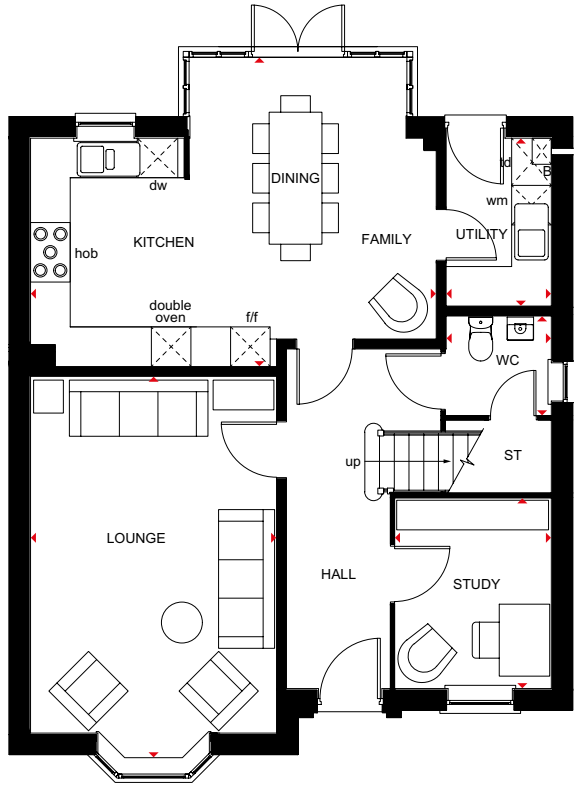
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

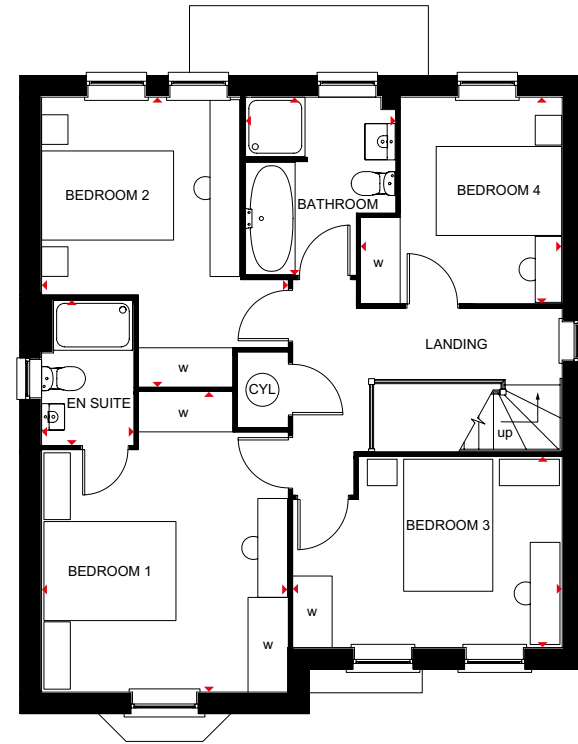
## Key

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



### 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 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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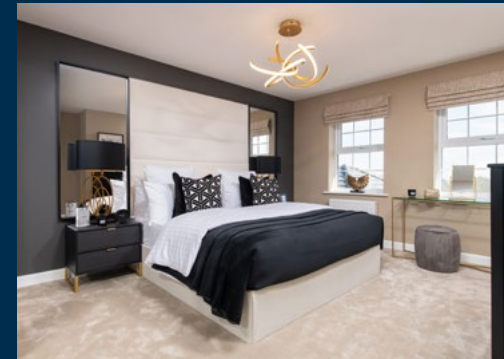


# THE CHELWORTH

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 main bedroom with full en suite, and a family bathroom complete with separate shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

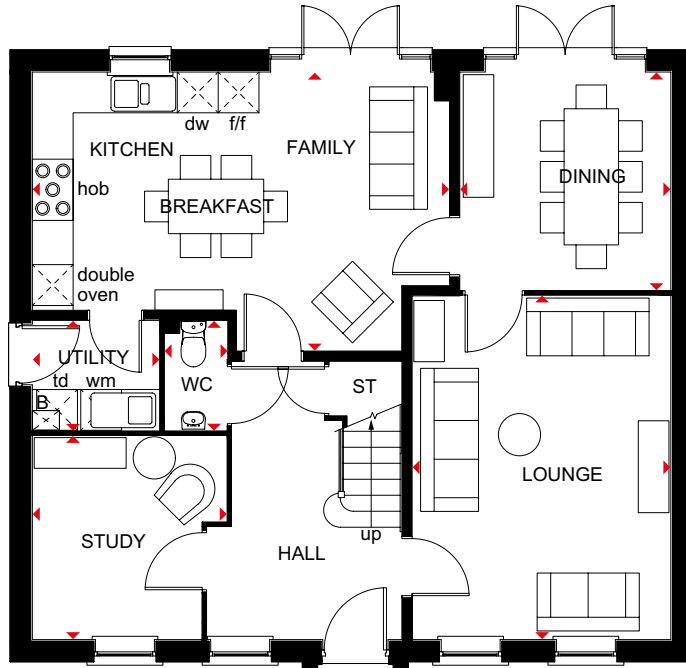


# THE CHELWORTH

FOUR BEDROOM DETACHED HOME

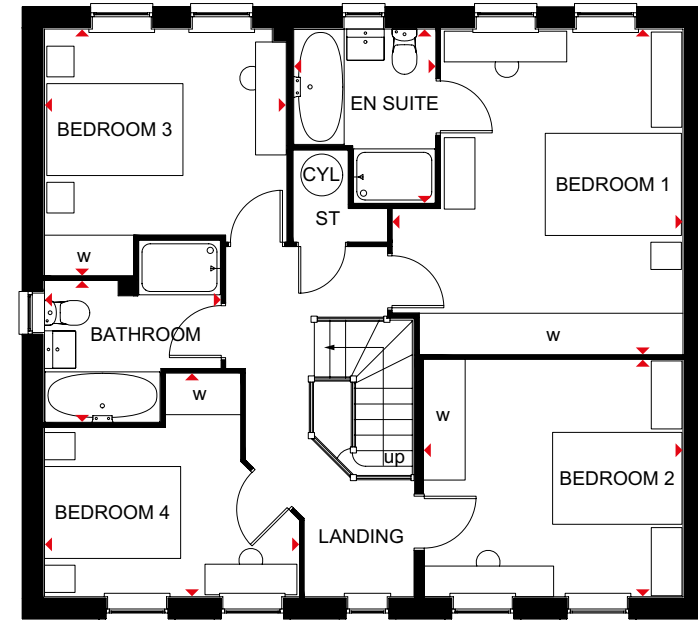
## Key

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



### Ground Floor

|                          |                |               |
|--------------------------|----------------|---------------|
| Lounge                   | 5050 x 3800 mm | 16'7" x 12'6" |
| Kitchen/Family/Breakfast | 6130 x 4100 mm | 20'1" x 13'5" |
| Dining                   | 3201 x 3100 mm | 10'6" x 10'2" |
| Study                    | 2987 x 2850 mm | 9'10" x 9'4"  |
| Utility                  | 1861 x 1614 mm | 6'1" x 5'4"   |
| WC                       | 1614 x 900 mm  | 5'4" x 2'11"  |



### First Floor

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

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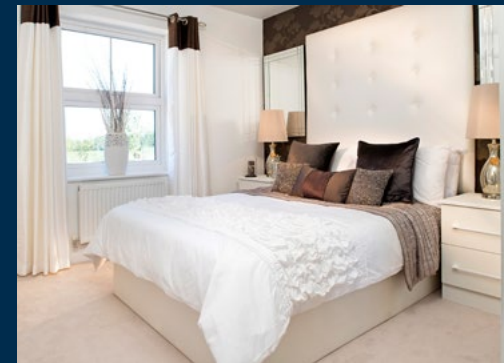


# THE EARLSWOOD

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

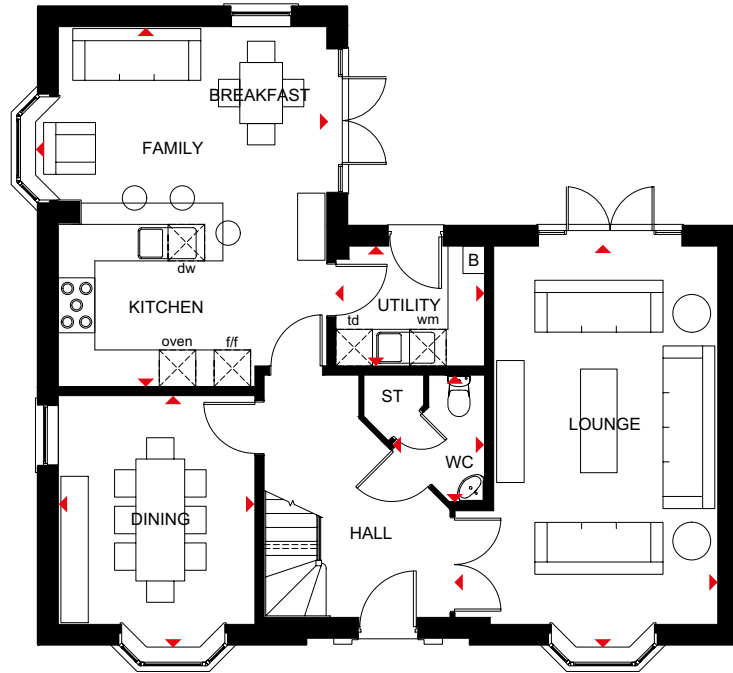
WHERE QUALITY LIVES

# THE EARLSWOOD

FIVE BEDROOM DETACHED HOME

## Key

|    |        |     |                      |    |                       |    |                    |
|----|--------|-----|----------------------|----|-----------------------|----|--------------------|
| B  | Boiler | 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                       | 6600 x 4307 mm | 21'7" x 14'1" |
| Kitchen/Family/<br>Breakfast | 5902 x 4800 mm | 19'4" x 15'9" |
| Dining                       | 4147 x 3225 mm | 13'7" x 10'7" |
| Utility                      | 2437 x 1965 mm | 8'0" x 6'5"   |
| WC                           | 2075 x 1521 mm | 6'10" x 5'0"  |



### First Floor

|                 |                |                |
|-----------------|----------------|----------------|
| Bedroom 1       | 4403 x 5755 mm | 14'5" x 18'10" |
| En suite 1      | 2412 x 1440 mm | 7'11" x 4'9"   |
| Bedroom 2       | 3958 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 10'2"  |
| Bedroom 4       | 3211 x 3002 mm | 10'6" x 9'10"  |
| Bedroom 5/Study | 2849 x 2351 mm | 9'4" x 7'8"    |
| Bathroom        | 3036 x 1898 mm | 9'11" x 6'3"   |

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— CREATING A SUSTAINABLE —

# COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE


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

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

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



**14 acres**  
of public  
open space



**Play**  
area for  
the community



**Orchard**  
among green  
open spaces



**New**  
community  
allotments



**Bat and bird**  
boxes installed



**Hedgehog**  
highways




**Bee-friendly**  
planting



**Habitat**  
and log piles



**New trees**  
planted



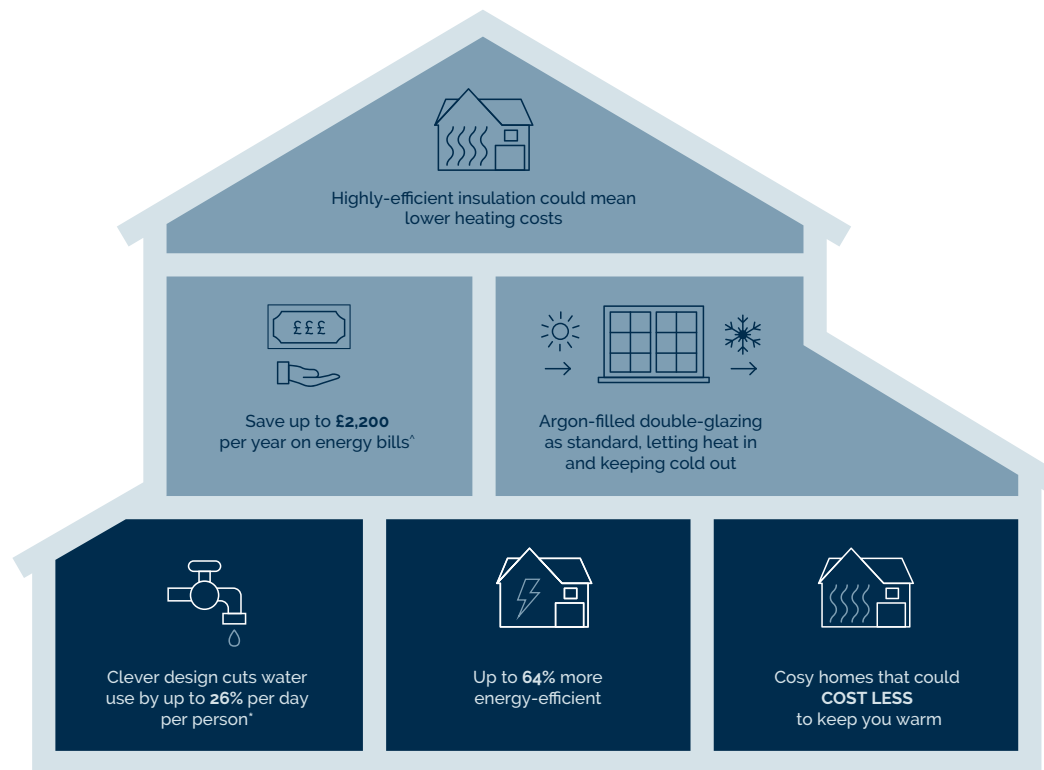
**Solar**  
or photovoltaic  
panels



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](#)

# 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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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. <sup>†</sup>Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. <sup>^</sup>We are the only major national housebuilder to be awarded this key industry award every year since 2010. “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.

# 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 8469**

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

BDW003384/JUL23