



STONEBRIDGE FIELDS
MARKET WARSOP



DAVID WILSON HOMES
WHERE QUALITY LIVES

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

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

We* are delighted to have received over 90% homeowner recommendation since 2010.¹ This accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Stonebridge Fields.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands. ¹Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks. Over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson.

WELCOME TO

STONEBRIDGE FIELDS



Stonebridge Fields is situated in the countryside location of Market Warsop in Nottinghamshire with a range of 2-5 bedroom homes available. With a selection of local amenities such as supermarkets, pubs and restaurants nearby you'll benefit from both a town and rural lifestyle.

As well as this, you will have a selection of good Ofsted rated schools such as Birklands Primary School and Meden School within catchment for children aged from 3-18.

You will be located in between both Sheffield and Nottingham with Mansfield nearby, which is great for commuters looking to live in a semi-rural location with great road links. You will have the luxury of being surrounded by greenery, meaning there will be lots of opportunity to spend your weekends in the fresh air.



STONEBRIDGE FIELDS
MARKET WARSOP

A SENSE OF PEACE
QUALITY
— AND SPACE —



Our homes at Stonebridge fields 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 boasting 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.

IDEALLY LOCATED

FOR YOUR FAMILY



There are plenty of schooling options close to the development to choose from. Primary schools include 'Good' Birklands Primary School, which is located within a 5 minute drive*, Church Vale



Primary School, which is a 6 minute drive.* and a 'Good' Junior school Sherwood Junior School. For a secondary school there is Meden School which is a 5 minute drive*.

*Based on the average drive time from the development

EXCELLENT

— CONNECTIONS —



Stonebridge Fields is situated in-between Nottingham and Sheffield with Mansfield being just a short 15 minute drive away.* The development features great road links, including the A60 down to Mansfield and Nottingham and up to Worksop. You will also be close the M1 Motorway which will take you to Sheffield, Nottingham and further afield.



Mansfield Train Station is a 15 minute drive* from the development and it connects you to London St Pancras via Nottingham. Worksop train station is also a 20 minute drive* and connects you to Sheffield within 40 minutes.^



For holidays away, East Midlands Airport is just under an hour away.*

Based on average drive time from the development. ^Based on fastest train time.

*Based on average drive time from the development. ^Based on fastest train time from Leicester Train Station.

PLENTY

— TO SEE AND DO —



For your everyday essentials you won't be far from a host of amenities including a Co-Op, a Post Office, local pubs and restaurants and a range of supermarkets including Sainsbury's, Tesco, Morrisons and Asda. Nottingham city centre is less than an hour's drive away which offers a range of shops.

If you love adventure, Sherwood Pines is home to the aerial treetop adventure, Go Ape, as well as some challenging mountain biking routes. Nearby Centre Parcs – Sherwood Forest offer great outdoor activities like cycling, archery, walking trails and much more. Popular Mansfield Woodhouse Golf Club just a 5 minute drive away.*

For evenings out there are a selection of pubs and restaurants nearby such as The Tap Haus in Mansfield Woodhouse which is just a 5 minute drive away* and The Devonshire in Mansfield which is just over a 10 minute drive away.*
*Based on travelling by car from the development.

10 MINUTES OR LESS

AWAY FROM OUR NEW HOME



Post office
2 minutes by car



Birklands Primary School
3 minutes by car



Meden School
3 minutes by car



Sherwood Junior School
3 minutes by car



Co-Op Convenience store
3 minutes by car



Mansfield Woodhouse Golf Club
4 minutes by car



Three Lakes Shirebrook
5 minutes by car



Sherwood Forest Holiday Park
8 minutes by car



Aldi Supermarket
10 minutes by car

— CREATING A SUSTAINABLE —

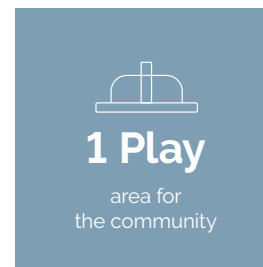
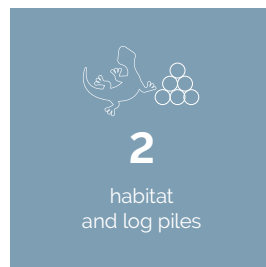
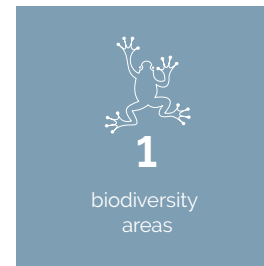
COMMUNITY

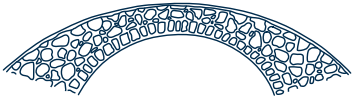
WHERE FAMILIES AND NATURE CAN THRIVE

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.





STONEBRIDGE FIELDS

MARKET WARSOP

Stonebridge Lane, Warsop, Nottinghamshire, NG20 0DS
2, 3, 4 and 5 bedroom homes



- WI** The Wilford
2 bedroom home
- Ar** The Archford
3 bedroom home
- Ha** The Hadley
3 bedroom home
- Bl** The Blyford
3 bedroom home
- I** The Ingleyby
3 bedroom home
- Kt** The Kennett
3 bedroom home
- As** The Ashington
4 bedroom home
- H** The Hurst
4 bedroom home
- K** The Kirkdale
4 bedroom home
- C** The Cornell
4 bedroom home
- M** The Meriden
4 bedroom home
- Bg** The Bradgate
4 bedroom home
- A** The Avondale
4 bedroom home
- Ho** The Holden
4 bedroom home
- Ch** The Chelworth
4 bedroom home
- W** The Winstone
4 bedroom home
- E** The Emerson
5 bedroom home
- AR** Affordable Rented

SH Show Home **MS** Marketing Suite

BCP Bin Collection Point



Balancing pond	Grassland	Existing trees	Wildlife protected area	Bat Box
New tree lines	Path	Wildflower meadow	Future Barratt Homes Development	Bird Box
				Swift Brick
				Roosting Pouches
				Hedgehog Highway

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

See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM 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 for 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 bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

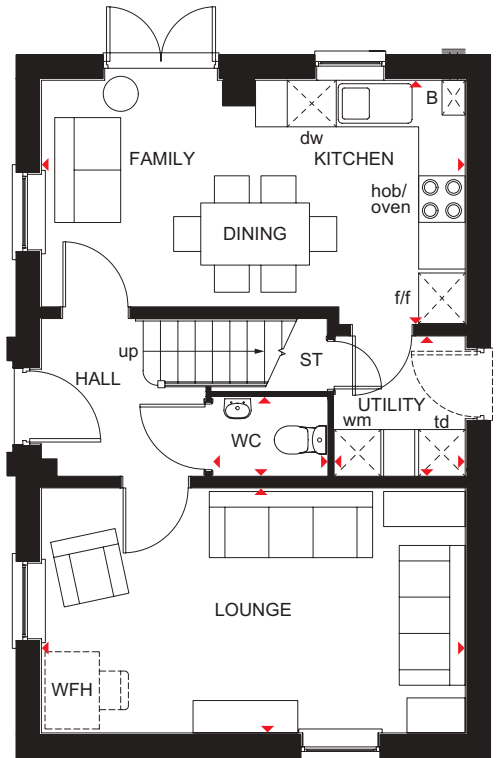
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

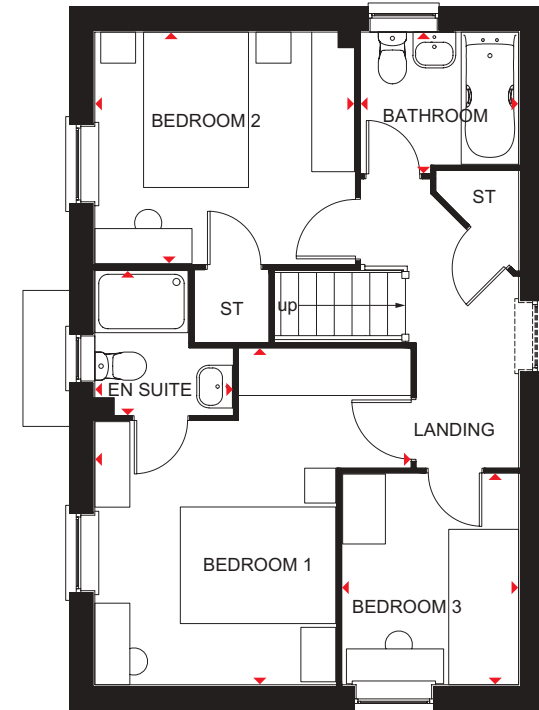
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ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



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"

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



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

THREE 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. The family bathroom and your optional fourth bedroom complete this lovely home.



DAVID WILSON HOMES

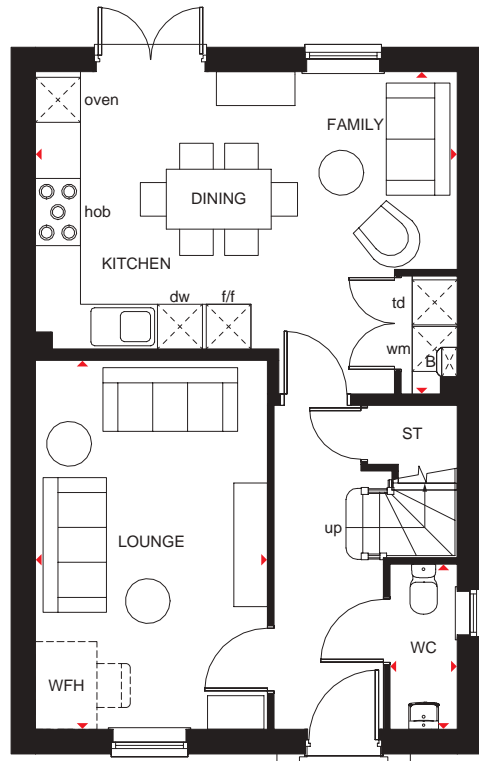
WHERE QUALITY LIVES

THE INGLEBY

THREE BEDROOM HOME

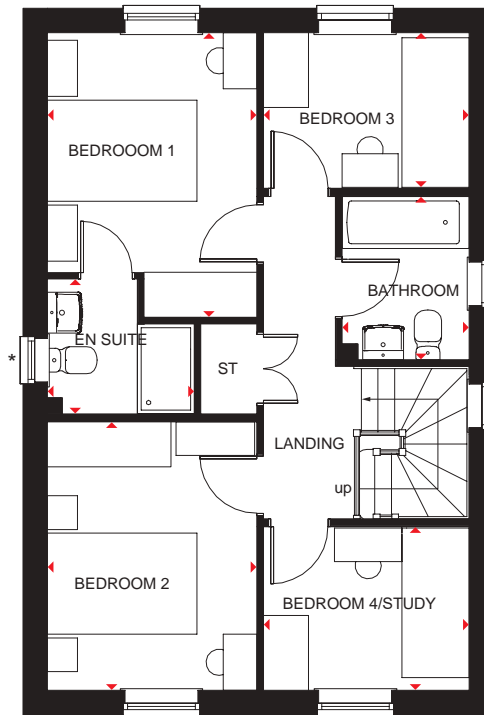
Key

B	Boiler	wm	Washing machine space	WFH	Working from home 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	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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BDW001830/SEP22

THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good sized family home, ideal for flexible modern living. The bright, kitchen-diner features French doors leading to the rear garden. There's a spacious bay-fronted lounge perfect

for the family to relax in. Upstairs you will find 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

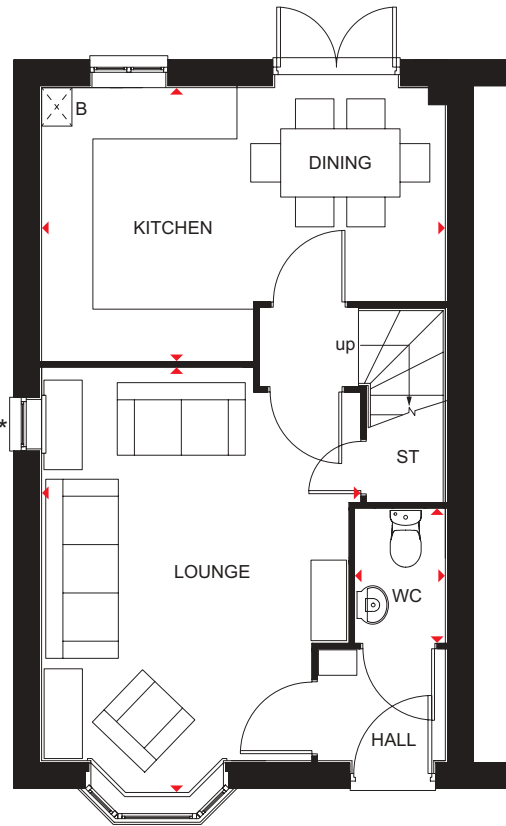
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

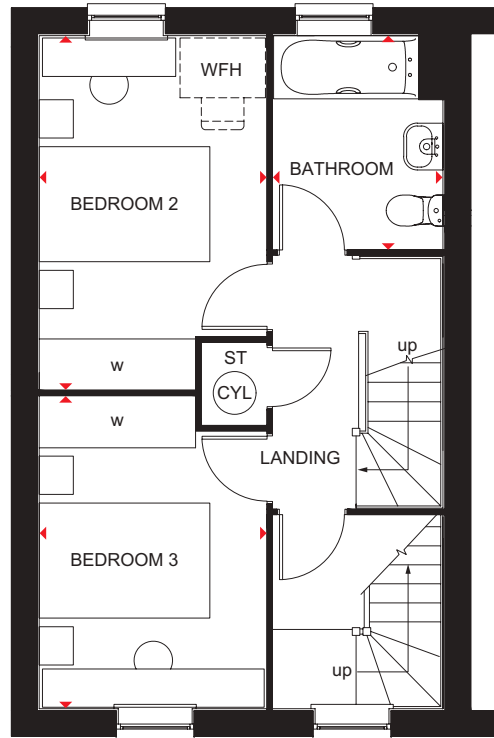
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ST	Store	WFH	Working from home space
CYL	Cylinder	◀▶	Dimension location



Ground Floor

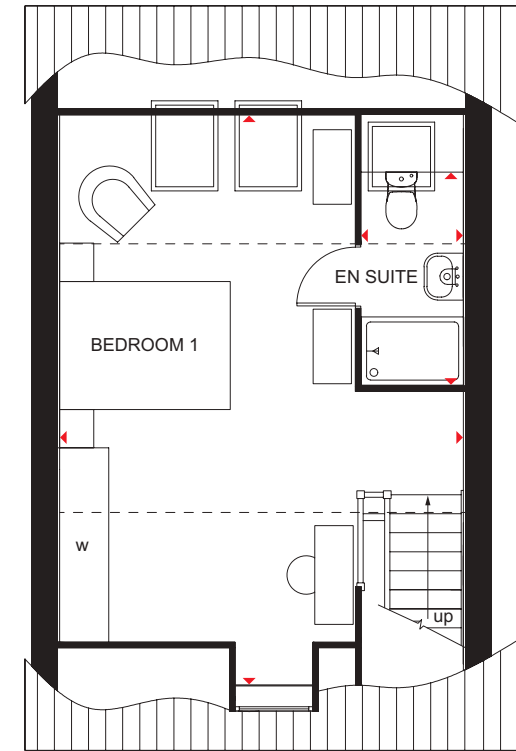
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

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



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	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 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 shower.

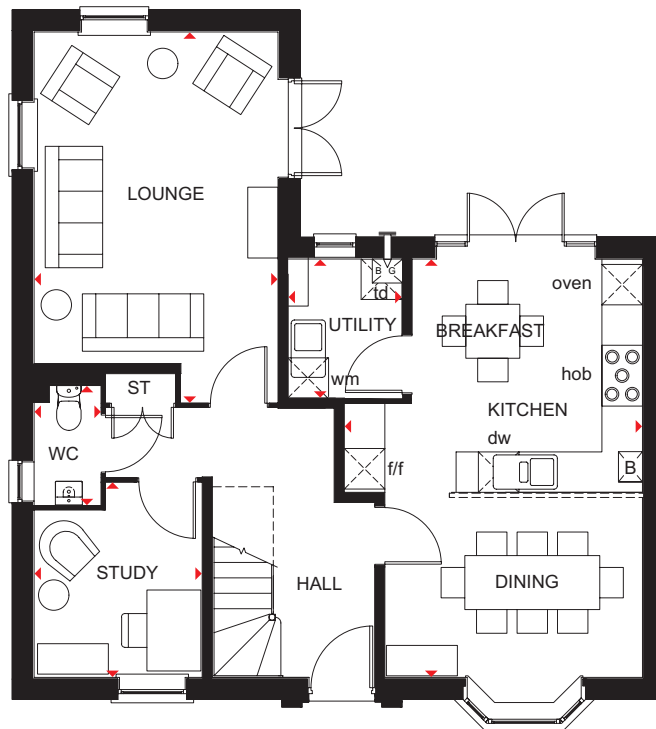
DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME

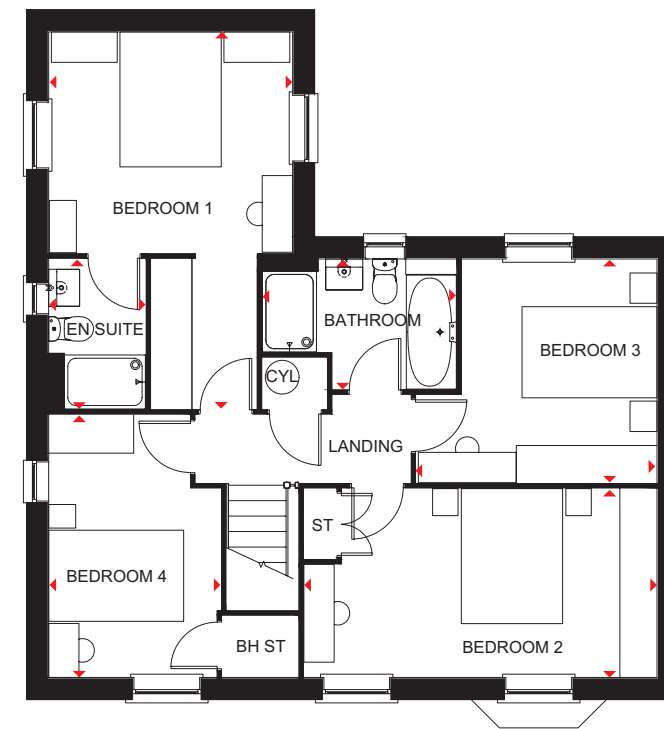
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ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location
CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space		



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/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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BDW002738/MAR23

THE BRADGATE

FOUR BEDROOM 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 – 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

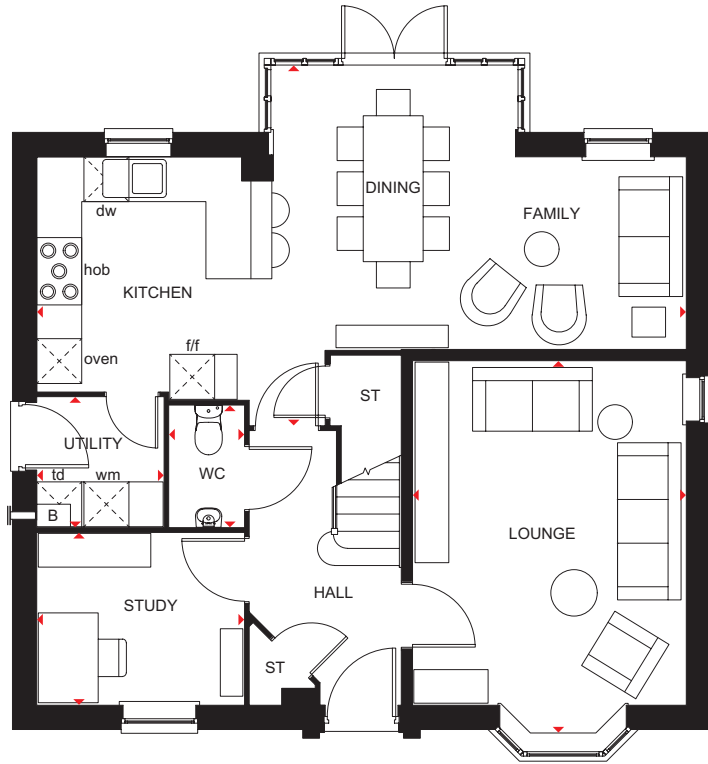
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM HOME

Key

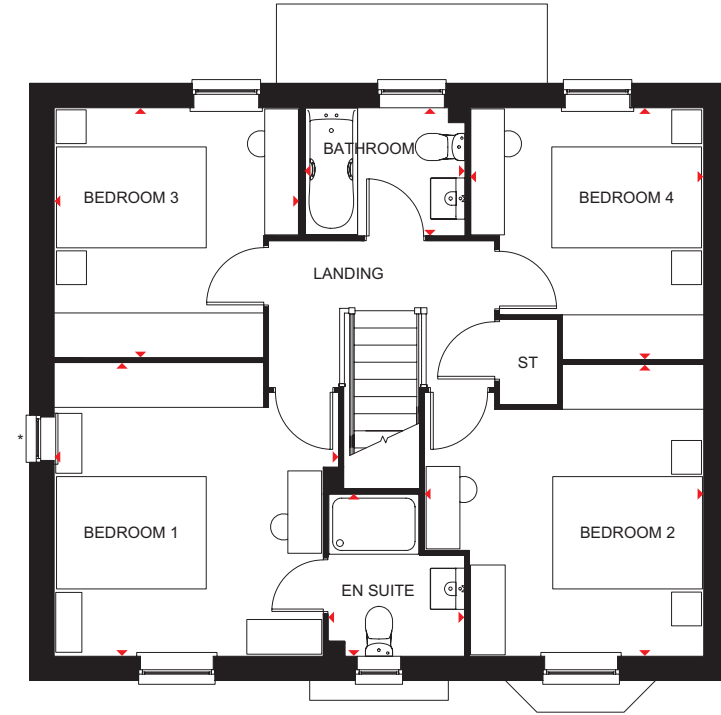
B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

Lounge	4999 x 3658 mm	16'4" 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"

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THE CORNELL

FOUR BEDROOM HOME



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

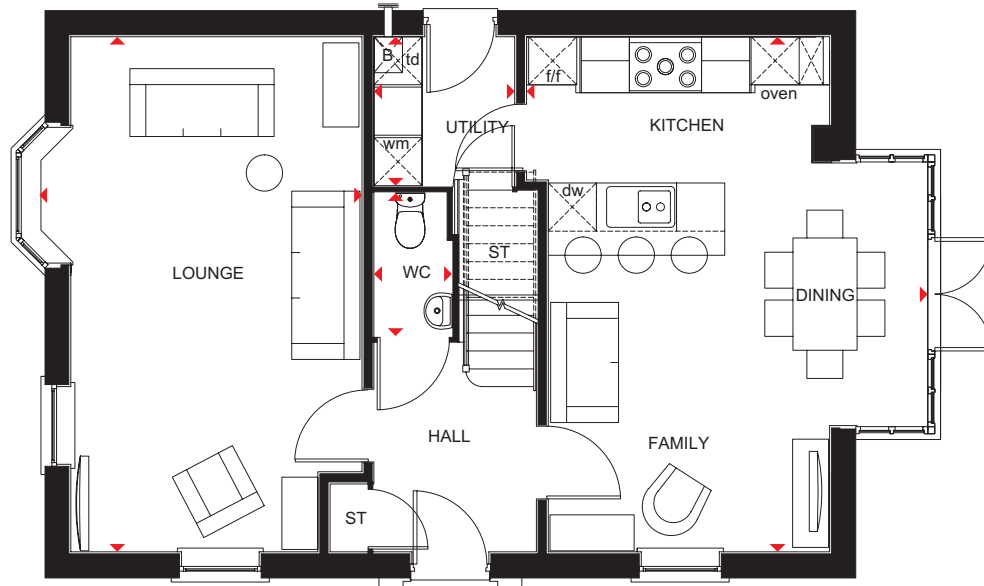
DAVID WILSON HOMES

THE CORNELL

FOUR BEDROOM HOME

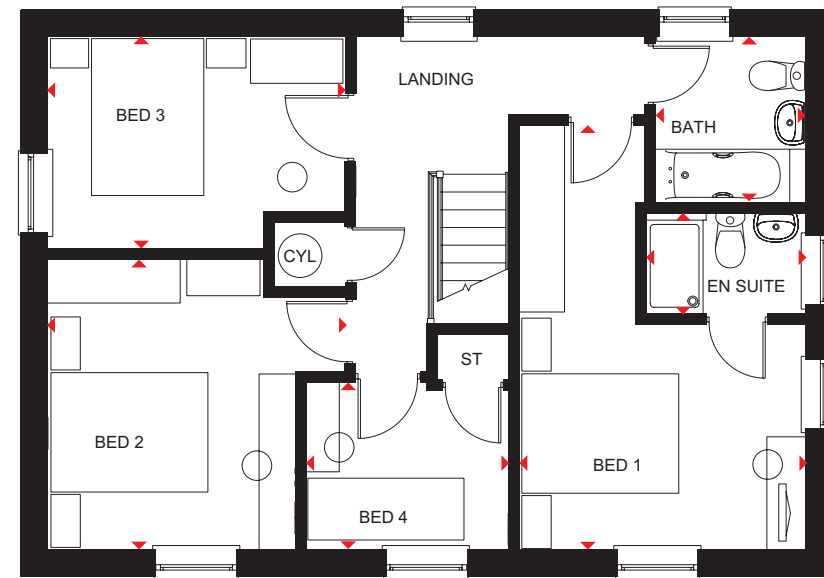
Key

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



First Floor

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

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THE KIRKDALE

FOUR BEDROOM HOME



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The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an

attractive bay window, making it the perfect place to relax. Upstairs there are four double bedrooms, the main bedroom with en suite and a family bathroom.



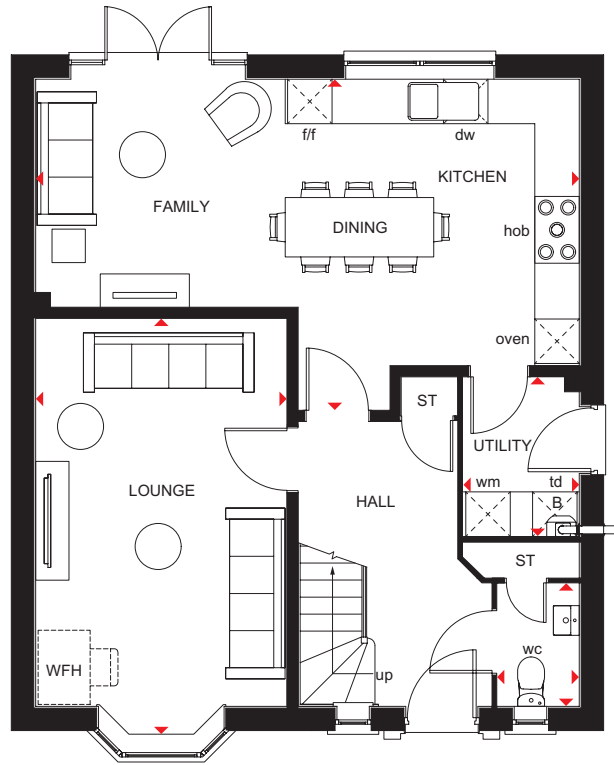
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THE KIRKDALE

FOUR BEDROOM HOME

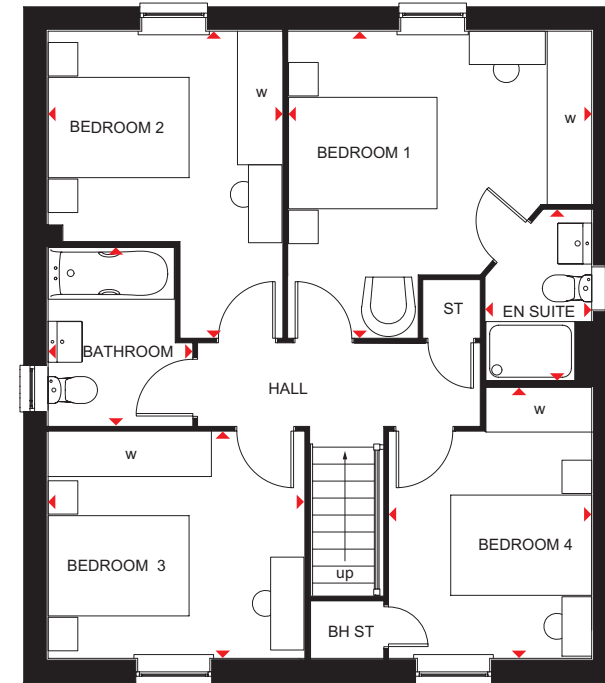
Key

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BH ST	Bulkhead store	dw	Dishwasher space	WFH	Working from home space		



Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/ 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"

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We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Hunters Place at Fernwood Village.



John Reddington
Managing Director
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DAVID WILSON HOMES

WHERE QUALITY LIVES

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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.

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



**First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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dwh.co.uk or call **0333 355 8473**