

# HERITAGE GRANGE

AT UPPER LIGHTHORNE



DAVID WILSON HOMES

WHERE QUALITY LIVES

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

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

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

Our collection of beautiful homes 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.



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# HERITAGE GRANGE

AT UPPER LIGHTHORNE

Banbury Road, Lighthorne Heath,  
Gaydon, CV35 0BE

## KEY

	The Tewksbury	2 bedroom apartment
	The Banbury*	2 bedroom home
	The Kineton*	3 bedroom home
	The Kennett	3 bedroom home
	The Archford	3 bedroom home
	The Hadley	3 bedroom home
	The Greenwood	3 bedroom home
	The Ingleby	4 bedroom home
	The Holden	4 bedroom home
	The Bayswater	4 bedroom home
	The Kirkdale	4 bedroom home
	The Hertford	4 bedroom home

\*Sage Housing Group



dwh.co.uk



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# HERITAGE GRANGE

AT UPPER LIGHTHORNE



- **The Wilford**  
2 bedroom home
- **The Greenwood**  
3 bedroom home
- **The Kennett**  
3 bedroom home
- **The Archford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Hereford**  
4 bedroom home
- **The Hertford**  
4 bedroom home
- **The Exeter**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Hollinwood**  
4 bedroom home
- **The Emerson**  
5 bedroom home
- R **Affordable Housing Rented**
- SO **Affordable Housing Shared Ownership**
- BS **Bin Store**   CS **Cycle Store**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- S/S **Substation**



New tree line



Balancing pond



Please refer to working drawings for specific PV information



Please refer to working drawings for specific PEV provisional electric car charging point locations



Existing trees



Hedgehog Highway



Please refer to working drawings for specific electric car charging point locations

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

Existing Development by David Wilson Homes



See the Difference at [dwh.co.uk](http://dwh.co.uk)



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# THE ARCHFORD

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



A stylish terraced home, The Archford has an open-plan kitchen with dining area designed for practical, modern living with French doors opening out onto the rear garden creating a bright, light-filled room. A lobby separating the kitchen and the

front-aspect lounge has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom complete this attractive family home.



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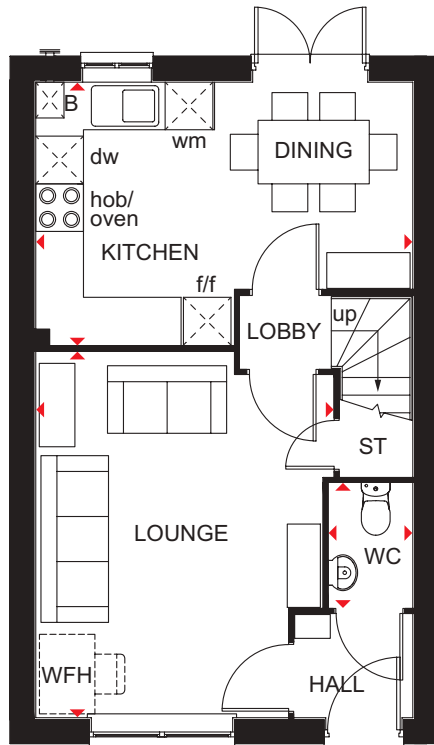
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM TERRACED HOME

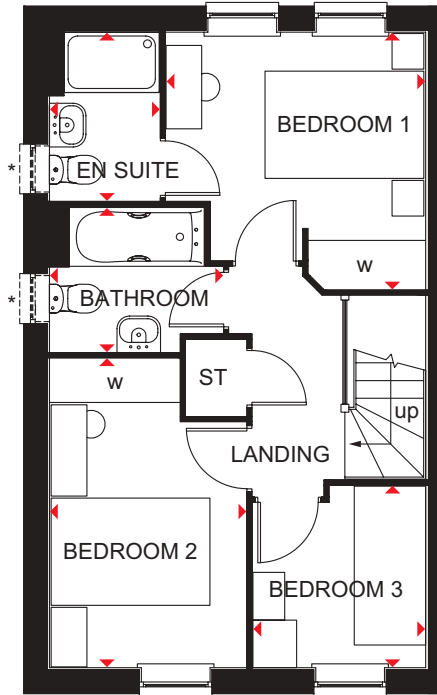
## Key

B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	w	Wardrobe space		



### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 1	3235 x 3276 mm	10'7" x 10'9"
En Suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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

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BDW001919/OCT22

# THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please note there are elevational variants on all plots. Please speak to your Sales Adviser for more information.

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.

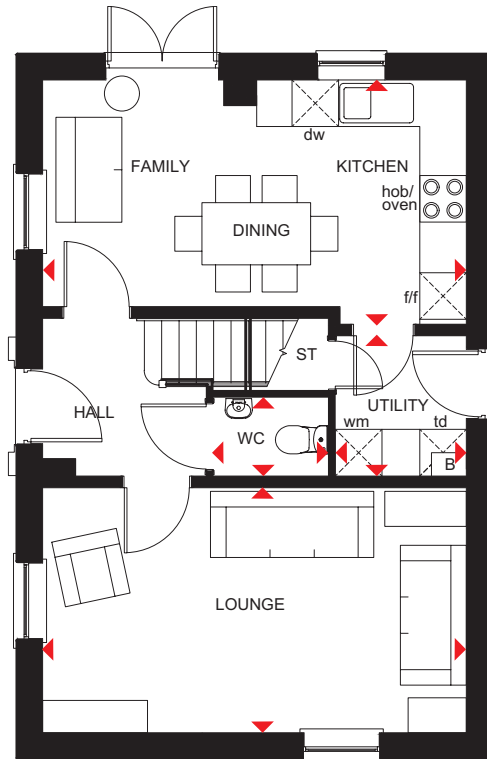
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# THE HADLEY

THREE BEDROOM DETACHED HOME

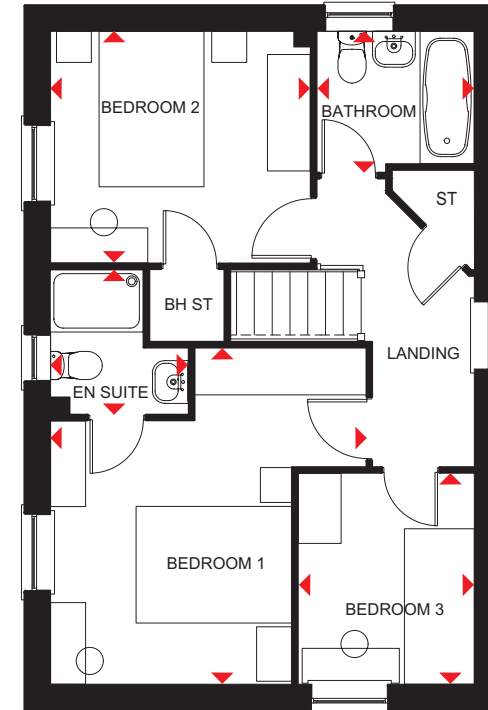
## Key

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



### First Floor

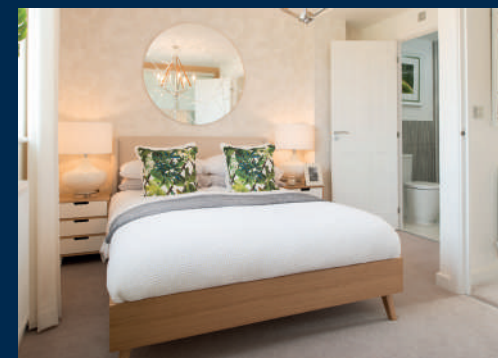
Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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# THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

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

a utility cupboard are also on the ground floor, while a spacious lounge and main bedroom with an en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.



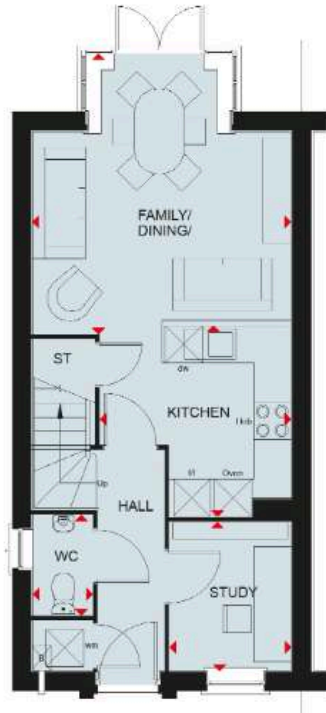
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# THE GREENWOOD

THREE BEDROOM HOME

## Key

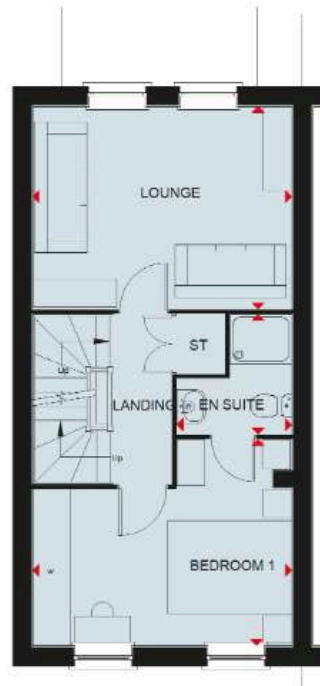
B	Boiler	wm	Washing machine space	↔	Dimension location
ST	Store	dw	Dishwasher space	RL	Rooflight
f/f	Fridge/freezer space	w	Wardrobe space		



### Ground Floor

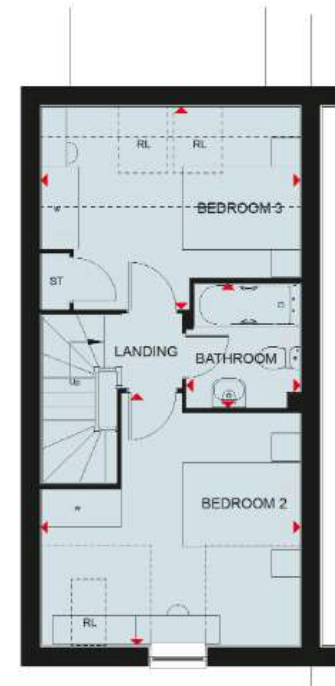
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

\* WC window to be included where plotting conditions allow



### First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En Suite	1928 x 1848 mm	6'4" x 6'1"



### Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'4"
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"
Bathroom	2001 x 1827 mm	6'7" x 6'0"

\* Overall floor dimension includes lowered ceiling areas

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# THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Kirkdale a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive 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, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.



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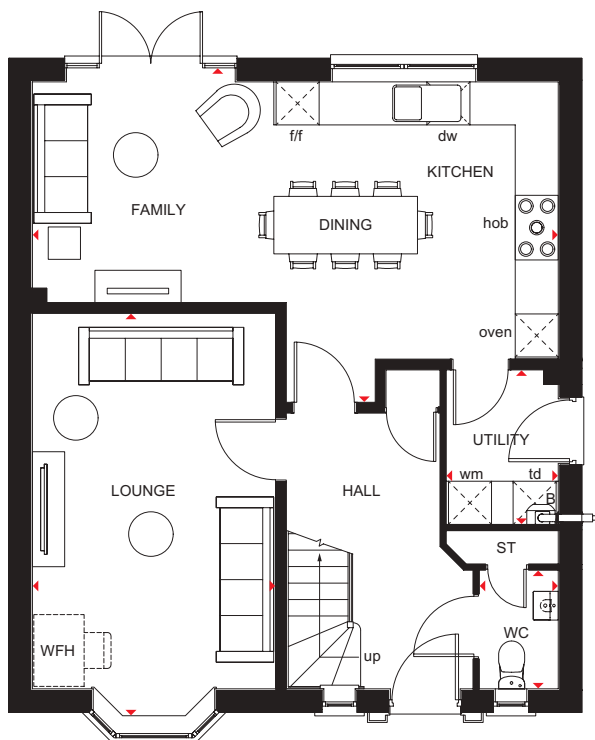


# THE KIRKDALE

FOUR BEDROOM DETACHED HOME

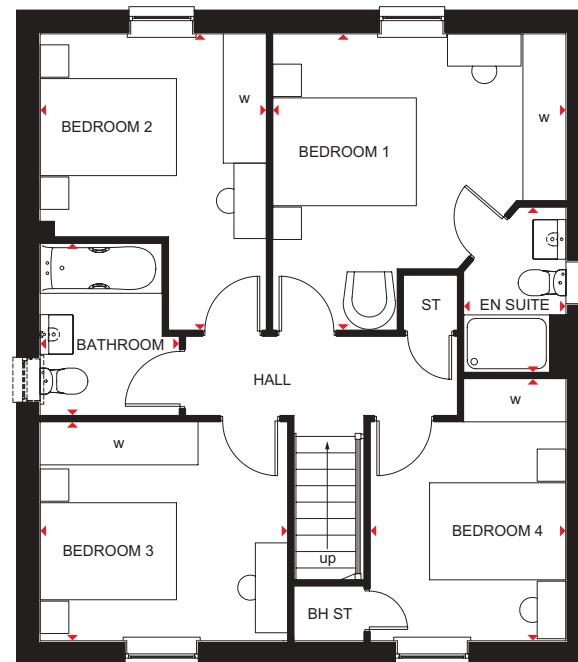
## Key

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



### 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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# THE BAYSWATER

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive

bay window, is perfect for all the family to relax in. On the first floor are three bedrooms and the family bathroom. The spacious first bedroom, with en suite and dressing area, takes up the entire second floor.



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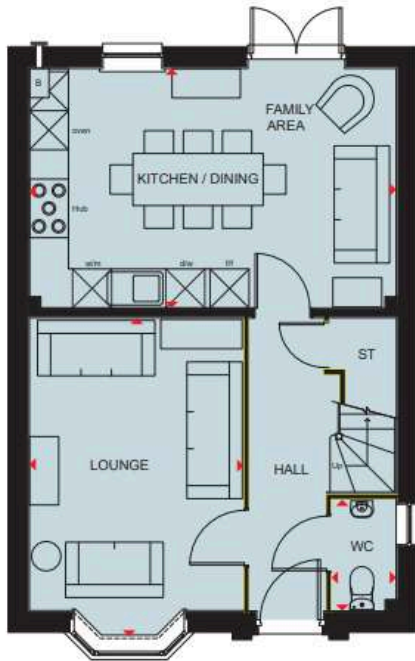
WHERE QUALITY LIVES

# THE BAYSWATER

FOUR BEDROOM HOME

## Key

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



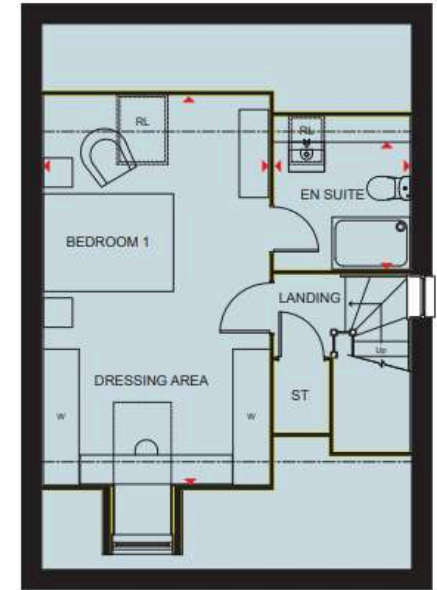
### Ground Floor

Lounge	4895 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5630 x 3680 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



### First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3517 mm	11'0" x 11'6"
Bedroom 4	2776 x 3686 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



### First Floor

Bedroom 1/		
Dressing Area	5970* x 3463 mm	19'7"* 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 HERTFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

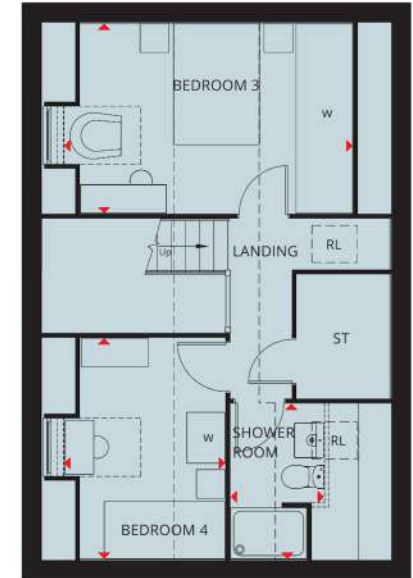
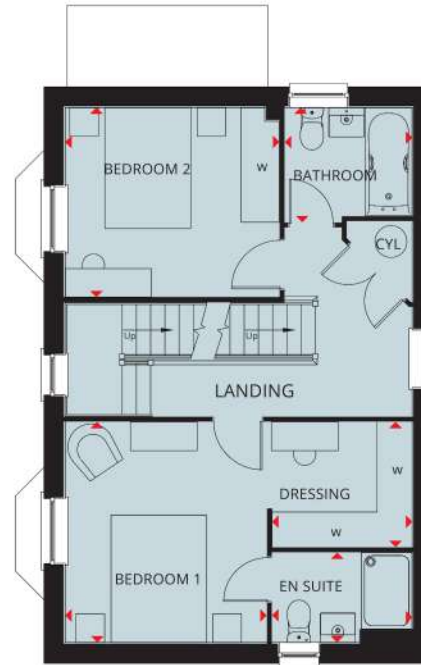
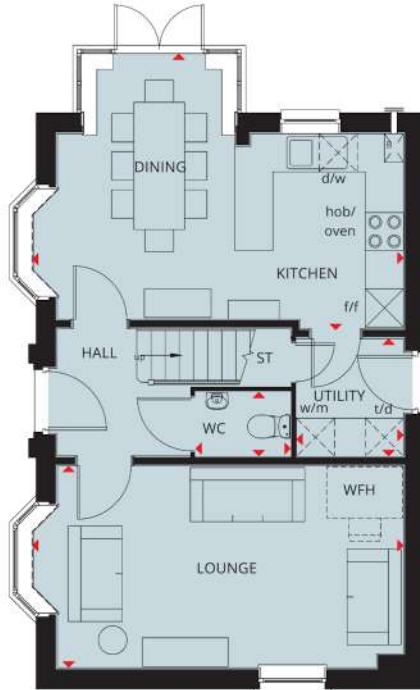
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# THE HERTFORD

FOUR BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	5847 x 3173	19'2" x 10'5"
Kitchen/Dining	mm 5847 x	19'2" x 13'8"
Utility	4177mm 1850 x	6'1" x 5'6"
WC	1687mm 1500 x	4'11" x 3'4"
	1014 mm	

### First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"

### Second Floor

Bedroom 3	4534* x 2979 mm	14'11"* x 9'9"
Bedroom 4	3463 x 2529* mm	11'4" x 8'4"*
Shower room	2433 x 1464* mm	8'0" x 4'10"*

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

# 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.



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**dwh.co.uk** or call **0333 355 8479**

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.