



Willow Grove



Willow Grove



- **The Calder**
1 bedroom home
- **The Cherwell**
2 bedroom home
- **The Chichester**
2 bedroom home
- **The Wilford**
2 bedroom home
- **The Harrowden**
2 bedroom home
- **The Fairway**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Ingleby**
3 bedroom home
- **The Cannington**
3 bedroom home
- **The Archford**
3 bedroom home
- **The Greenwood**
3 bedroom home
- **The Hertford**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Hereford**
4 bedroom home
- **The Parkin**
4 bedroom home
- **The Buckingham**
5 bedroom home
- **The Moreton**
5 bedroom home
- SO **Affordable Housing Shared Ownership**
- R **Affordable Housing Rented**
- ∨ **Visitor Parking Space**



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 and social/affordable housing 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. Willow Grove is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Willow Grove

- David Wilson Homes
- Barratt Homes
- Future development by others
- Village Green Way
- Lake
- 1 Willow Tree Primary School
- 2 Wixams Academy
- 3 Existing Housing
- ★ Sales Centre



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



35 acres

of public open
space



Play

areas for the
community

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



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WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME



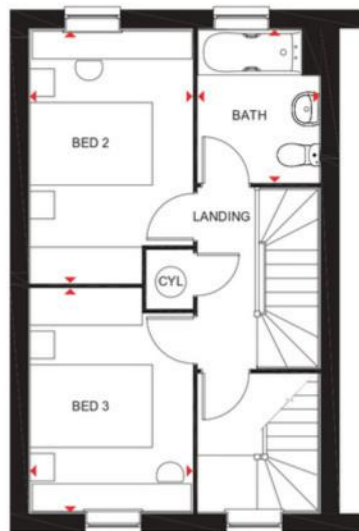
Thoughtfully designed over three floors, The Kennett is a good-sized [terraced] family home, ideal for flexible modern living. The bright, open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



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 1030 mm	5'1" x 3'4"

*No windows to plots 95, 96, 97, 98 and 256



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	6690* 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

Key

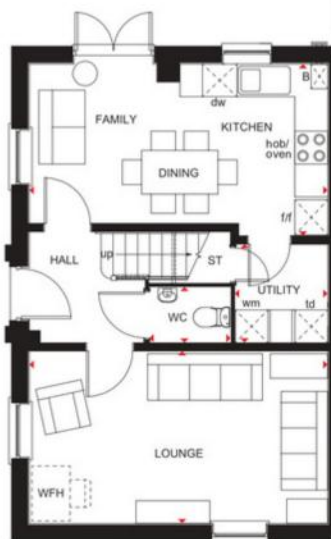
B	Boiler	CYL	Cylinder
ST	Store	↔	Dimension location

THE HADLEY

THREE BEDROOM END-TERRACED HOME



The sash-style windows give this end-terraced 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 main bedroom with en suite, a single bedroom and a family bathroom.



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 3131 mm	17'11" x 10'3"
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	11'0" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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	

dwh.co.uk



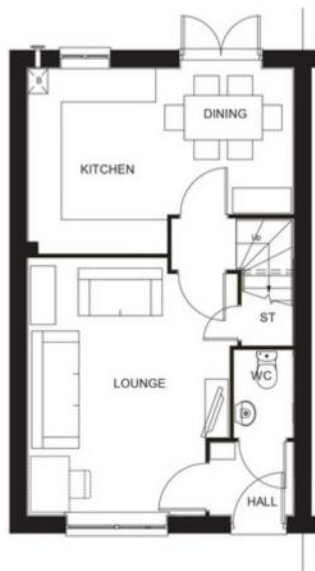
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THE ARCHFORD

THREE BEDROOM HOME

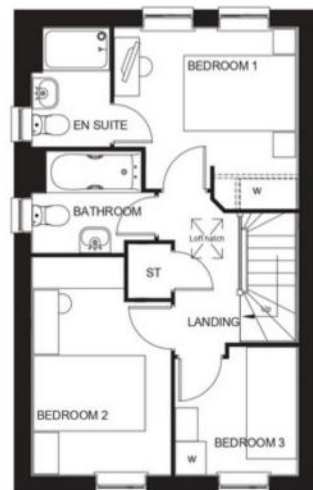


A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the kitchen and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive home is completed by a further double bedroom, a single bedroom and a family bathroom.



Ground Floor			
Lounge	4750 x 3310 mm	15'6" x 10'9"	
Kitchen/Dining	4604 x 3746 mm	15'1" x 12'3"	
WC	1561 x 1054 mm	5'1" x 3'5"	

(Approximate dimensions)



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 2081 mm	9'0" x 6'9"	
Bathroom	2179 x 1700 mm	7'2" x 5'7"	

(Approximate dimensions)

Key
 B Boiler w Wardrobe space
 ST Store ◀▶ Dimension location

THE INGLEBY

THREE BEDROOM HOME

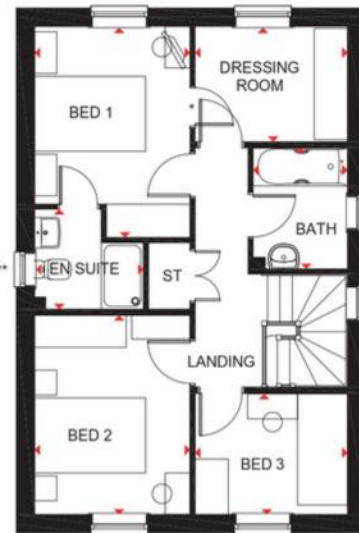


The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the kitchen and French doors give access 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 and dressing room and a single bedrooms and a family bathroom.



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



*Door lockable from dressing room side

First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Dressing room	2747 x 2066 mm	9'0" x 6'9"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

**No windows to plots 126, 127, 272, 302.

Key

- ST Store
- ◄► Dimension location

THE GREENWOOD

FOUR BEDROOM HOME

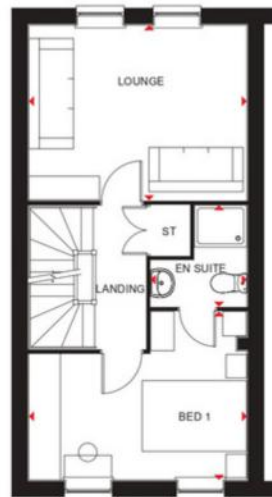


The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in glazed bay leading to the garden – and perfect extended living space in good weather. A study and a utility cupboard are also on the ground floor,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



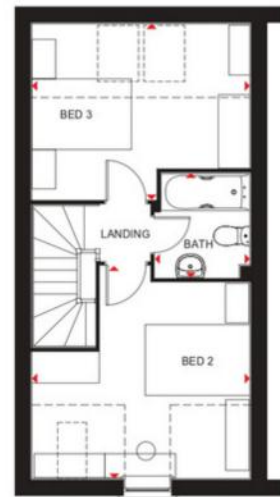
Ground Floor

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

Key

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

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THE HOLDEN

4 BEDROOM DETACHED HOME



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.



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"

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	



First Floor

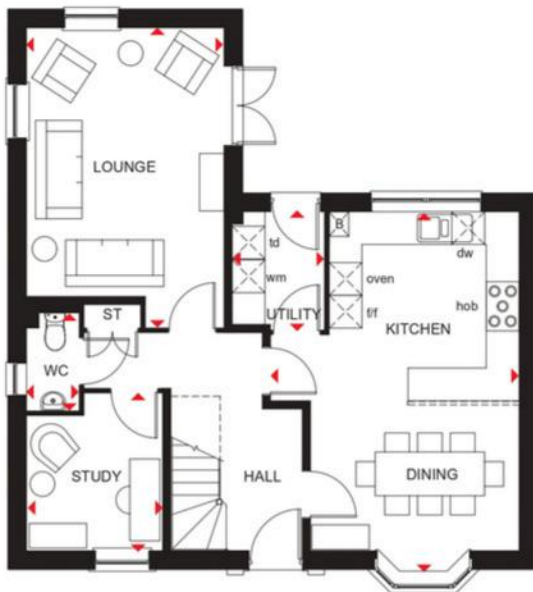
Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

THE AVONDALE

FOUR BEDROOM HOME



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.



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	4600 x 4550 mm	21'7" x 14'11"
Utility	2144 x 1687 mm	7'7" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



First Floor

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" 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	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

Key

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

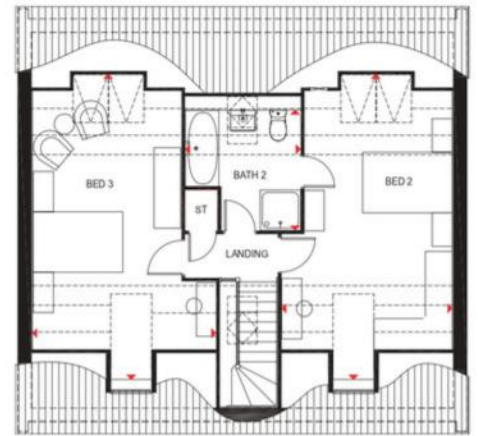


THE BUCKINGHAM

FIVE BEDROOM HOME



Designed over two-and-a-half floors, the Buckingham is a very spacious detached family home. The hub of the house is the large open-plan kitchen and breakfast room with family area leading to the dining room. Both have access onto the rear garden via elegant French doors. There is also a separate utility. The front-aspect lounge provides ample room for everyone to relax, and there's quiet space to work in the study. The first floor has an expansive main bedroom with full en suite and dressing area. Two further double bedrooms and a bathroom with shower can be found here too. Upstairs again and there are two more double bedrooms and another bathroom with shower.



Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"

First Floor

Bedroom 1	5037 x 3785 mm	16'6" x 12'5"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En suite	3214 x 2011 mm	10'7" x 6'7"
Bedroom 4	4730 x 3213 mm	15'6" x 10'6"
Bedroom 5	3521 x 3486 mm	11'7" x 11'5"
Bathroom 1	3214 x 1969 mm	10'7" x 6'5"

Second Floor

Bedroom 2	6693* x 3811 mm	22'0"* x 12'6"
Bedroom 3	6693* x 4101 mm	22'0"* x 13'5"
Bathroom 2	2575 x 2266* mm	6'9" x 3'6"*

*Overall floor dimensions include lowered ceiling areas

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

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Clever design cuts water use by up to **26%** per day per person



Argon-filled double-glazing as standard, letting heat in and keeping cold out



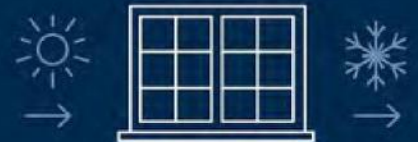
Up to **64%** more energy-efficient



Save up to **£2,200** per year on energy bills



Highly-efficient insulation could mean lower heating costs



Advanced systems and smart technologies in all our homes

*Indicative figures, based on HBF "Watt a Save" report published July 2023. Source: Water UK.



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WHERE QUALITY LIVES

PART EXCHANGE

With us as our guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



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WHERE QUALITY LIVES

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.





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.





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