



**THORPEBURY**  
IN-THE-LIMES



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.^ 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 Thorpebury in the Limes.



**John Reddington**  
Managing Director  
David Wilson Homes, East Midlands



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

\*"We" refers to the Barratt Developments PLC Group brands. ^Based 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

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## THORPEBURY IN THE LIMES



Thorpebury in the Limes will offer a 190, 2-5 bedroom homes, located near the quaint village of Barkby Thorpe, surrounded by roaming countryside. Selected homes at this development will feature uniquely designed external elevations, designed to be in keeping with the local area. A cricket pavilion and plenty of green open space will offer residents leisurely walks and sporting options.

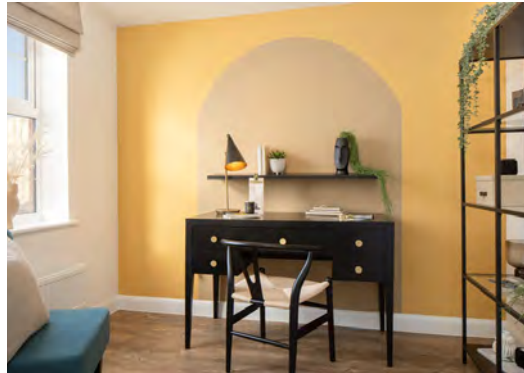


This brand new community is a short drive away from Thurmaston Shopping Centre, where you'll find your everyday amenities plus a selection of high street shops. As a resident, you'll benefit from great commuter links, with the A46, A47 and the A6 all nearby. For families there is a range of schooling options within catchment.

A SENSE OF PEACE

# QUALITY

— AND SPACE —



Our homes at Thorpebury in the Limes 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. Infant schools include Church Hill Infant School, which is under a 10-minute\* drive away. Primary schools include the 'Outstanding' The Pochin Primary School, which is located within a 5 minute drive\* and 'Outstanding' Eastfield Primary

School, which is a 7 minute drive.\* For secondary schools there is The Roundhill Academy which is a 7 minute drive\*. There is also a range of private schools nearby, including Leicester Grammar School, which is a 20 minute drive.\*

\*Based on the average drive time from the development

# EXCELLENT

— CONNECTIONS —



This development features great road links with the A47, A6, A46 and M1 Motorway nearby, connecting you to Peterborough, Market Harborough, Nottingham and beyond. Peterborough, the A6 through to Market Harborough, the A46 through to Nottingham and connecting you to the M1.



Leicester Train Station is just over a 20 minute drive\* from the development and it connects you to London St Pancras in just over an hour\* and to Birmingham\* in just under an hour.



For holidays away, East Midlands Airport is just over half an hour away, while Birmingham Airport is just under an hour away. London Stansted is under a 2 hours' drive.

\*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, two farm shops, a Post Office, local pubs and restaurants. Thurmaston Shopping Centre is less than a 10 minute drive away and has an Asda supermarket, an M&S Food Hall and a selection of high street retailers, including Dunelm and Next.



For leisurely walks and days out there are plenty of things to do. The development is surrounded by countryside and will feature cycle routes around the local area. Watermead Country Park is only a 10-minute drive away and is perfect for all of the family to enjoy. For a fine dining experience, Michelin Starred John's House is only a 15-minute drive away.



For meals out, there are a selection of local pubs near the development, whilst Leicester City Centre is just under over a 20-minute drive and features a range of eateries, including highly rated independent restaurants, offering a range of cuisines. For sports activities, there will be a sports pavilion on the development while Scraftoff Golf Course is just over a 5 minutes' drive.

# 10 MINUTES OR LESS

AWAY FROM OUR NEW HOME



**Roots at Thorpe Farm**  
2 minutes by car



**Picks Organic Farm**  
3 minutes by car



**The Pochin School**  
3 minutes by car



**St Mary's Church, Barkby**  
3 minutes by car



**Church View Nursery Leicester**  
3 minutes by car



**The Brookside Inn**  
5 minutes by car



**Co-op**  
5 minutes by car



**Scraftoff Golf Club**  
5 minutes by car



**Tesco Extra Supermarket**  
7 minutes by car



# 25 MINUTES OR LESS

AWAY FROM OUR NEW HOME



Asda Supermarket  
8 minutes by car



Thurmaston Shopping Centre  
8 minutes by car



Humberstone Heights Golf Complex  
9 minutes by car



Wreake Valley Academy  
10 minutes by car



Aldi Supermarket  
10 minutes by car



Watermead Country Park  
10 minutes by car



Sainsbury's Supermarket  
15 minutes by car



Leicester General Hospital  
15 minutes by car



Leicester City Centre  
24 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.





# THORPEBURY IN-THE-LIMES


## PHASE 1





Thorpebury




Land Off Barkbythorpe Rd, Thurmaston, Leicester




2, 3, 4 and 5 bedroom homes











-  **The Burleigh (DWB21)**  
2 bedroom bungalow
-  **The Wincham (P231)**  
2 bedroom home
-  **The Archford (P382)**  
3 bedroom home
-  **The Kennett (T310)**  
3 bedroom home

-  **The Hadley (P341)**  
3 bedroom home
-  **The Ingleby (H403)**  
4 bedroom home
-  **The Bradgate (H417)**  
4 bedroom home
-  **The Winstone (H421)**  
4 bedroom home

-  **The Kirkdale (H442)**  
4 bedroom home
-  **The Hurst (H451)**  
4 bedroom home
-  **The Avondale (H456)**  
4 bedroom home
-  **The Ashington (H457)**  
4 bedroom home

-  **The Holden (H469)**  
4 bedroom home
-  **The Hollinwood (H486)**  
4 bedroom home
-  **The Lichfield (H533)**  
5 bedroom home
-  **The Henley (H588)**  
5 bedroom home

-  **The Buckingham (H597)**  
5 bedroom home
-  **Affordable Housing Rented**
-  **Affordable Housing Shared Ownership**
-  **Show Homes**


-  **Marketing Suite**
-  **Bin Store**
-  **Visitor Parking Space**
-  **Bin Collection Point**



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



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES



# THORPEBURY IN-THE-LIMES

## PHASE 1

Thorpebury

Land Off Barkbythorpe Rd, Thurmaston, Leicester  
2, 3, 4 and 5 bedroom homes











Development  
by  
Others





Development  
by  
Others

Hamilton Lane





Proposed Local Centre

-  **The Archford (P382)**  
3 bedroom home
-  **The Kennett (T310)**  
3 bedroom home
-  **The Hadley (P341)**  
3 bedroom home
-  **The Ingleby (H403)**  
4 bedroom home

-  **The Bradgate (H417)**  
4 bedroom home
-  **The Winstone (H421)**  
4 bedroom home
-  **The Kirkdale (H442)**  
4 bedroom home
-  **The Hurst (H451)**  
4 bedroom home

-  **The Avondale (H456)**  
4 bedroom home
-  **The Ashington (H457)**  
4 bedroom home
-  **The Holden (H469)**  
4 bedroom home
-  **The Hollinwood (H486)**  
4 bedroom home

-  **The Emerson (H500)**  
5 bedroom home
-  **The Lichfield (H533)**  
5 bedroom home
-  **The Henley (H588)**  
5 bedroom home
-  **The Buckingham (H597)**  
5 bedroom home

-  **Affordable Housing Rented**
-  **Affordable Housing Shared Ownership**
-  **Show Homes**
-  **Marketing Suite**

S/S **Sub Station**

BS **Bin Store**

V **Visitor Parking Space**

BCP **Bin Collection Point**



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



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# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A bright family home, The Archford has a stylish kitchen-diner with French doors opening onto the rear garden - creating the option for more living space in good weather. A lobby separates the kitchen and the

lounge, with stairs leading to first floor. Upstairs you'll find two double bedrooms, with the main bedroom having its own en suite. This lovely home is completed by a single bedroom and a family bathroom.



DAVID WILSON HOMES

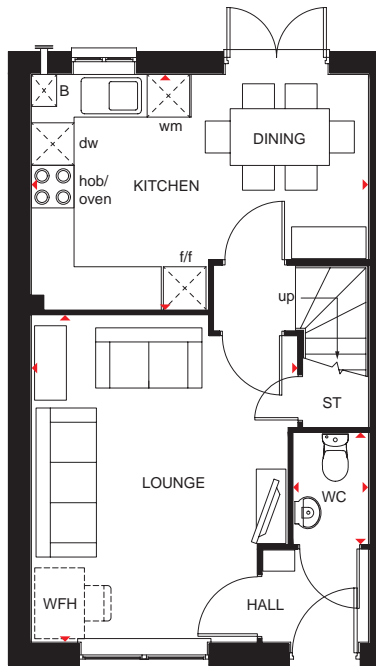
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM HOME

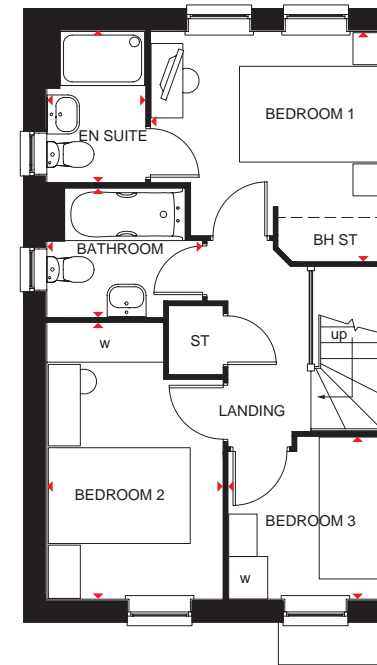
## Key

B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	wm	Washing machine space	WFH	Working from home space
BH ST	Bulkhead store	dw	Dishwasher space	◄►	Dimension location



### 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	3234 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"

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BDW002012/OCT22

# 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.



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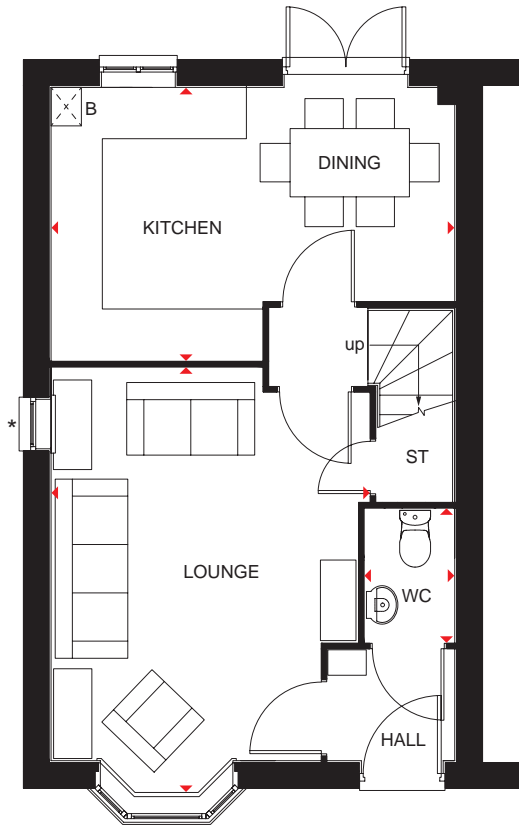
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM HOME

## Key

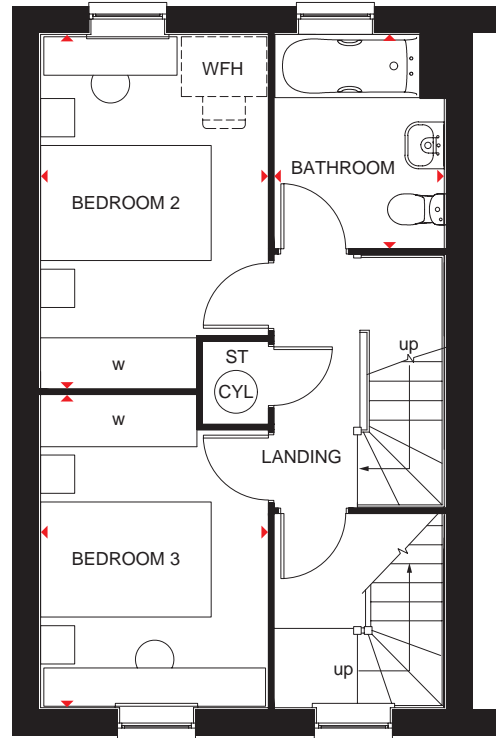
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ST	Store	WFH	Working from home space
CYL	Cylinder	↔	Dimension location



### Ground Floor

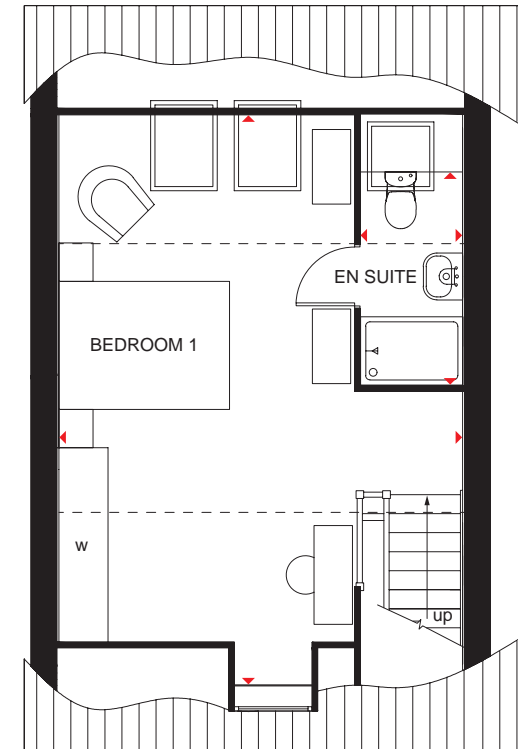
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

\*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 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.



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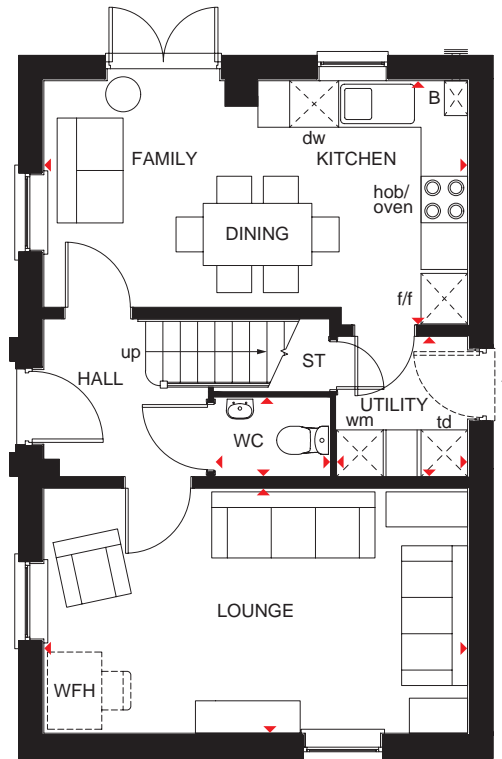
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM HOME

## Key

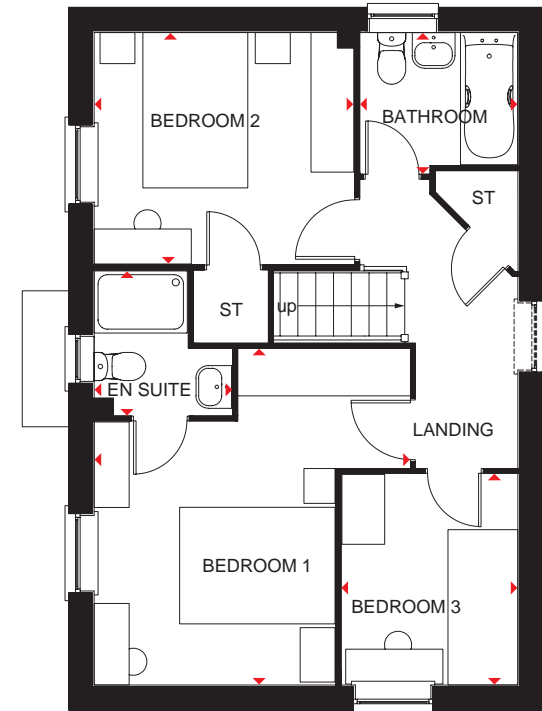
B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	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"

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

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BDW001883/OCT22

# 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 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 bedroom with en suite, a single bedroom and a family bathroom.



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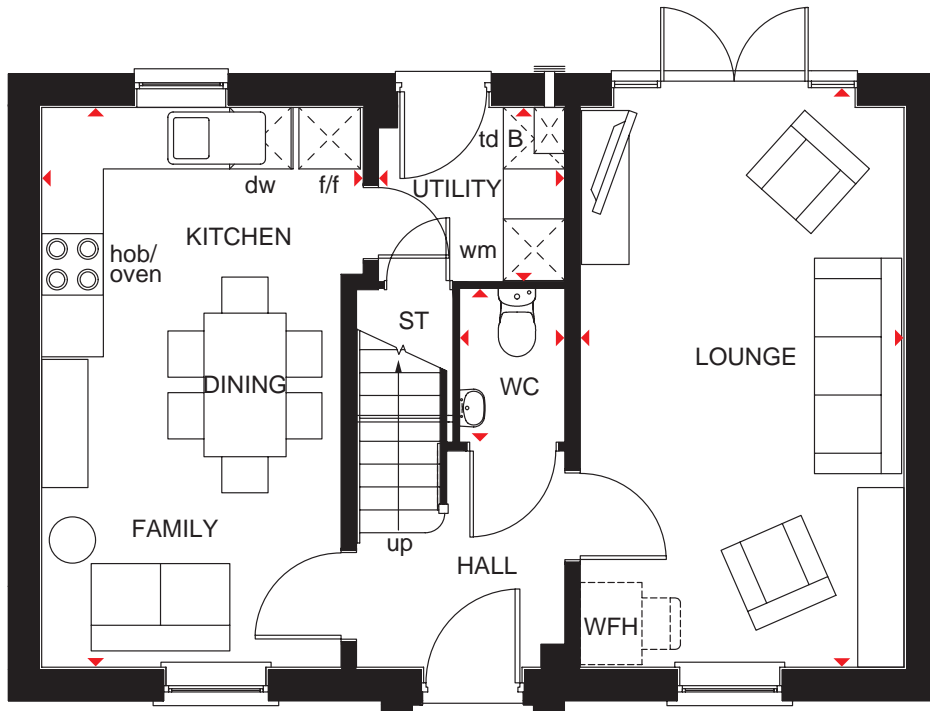
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM DETACHED HOME

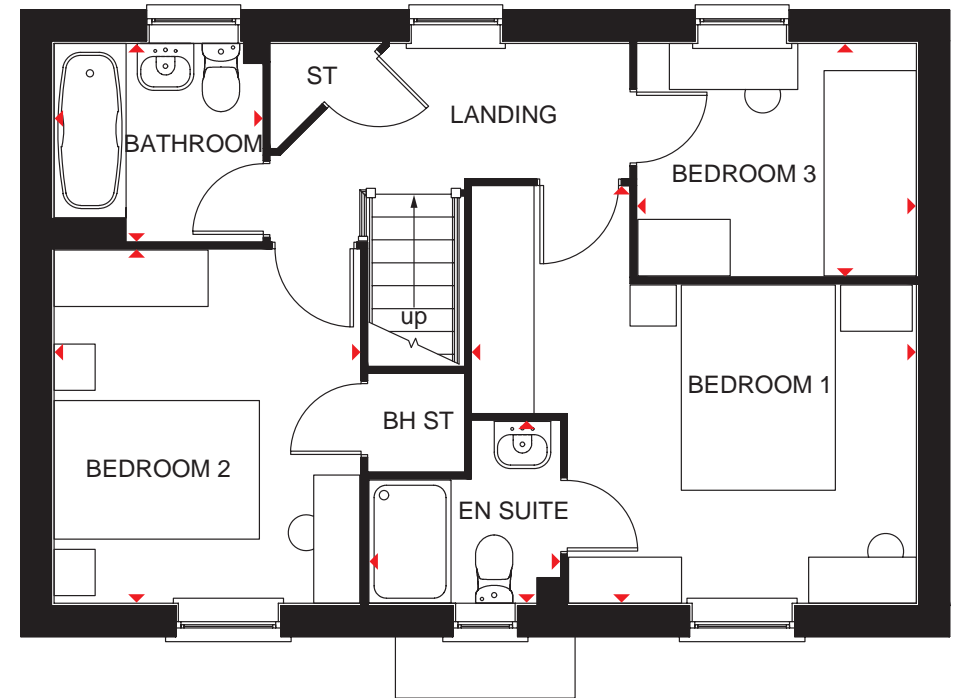
## Key

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



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

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BDW001883/OCT22

# THE INGLEBY

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



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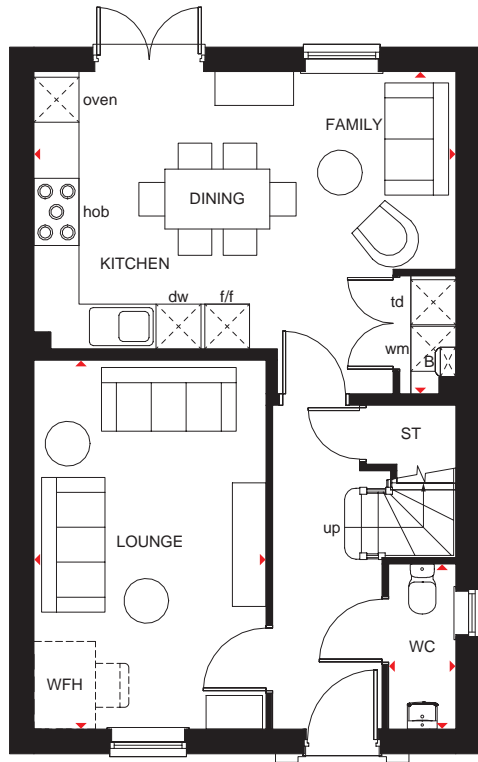
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM HOME

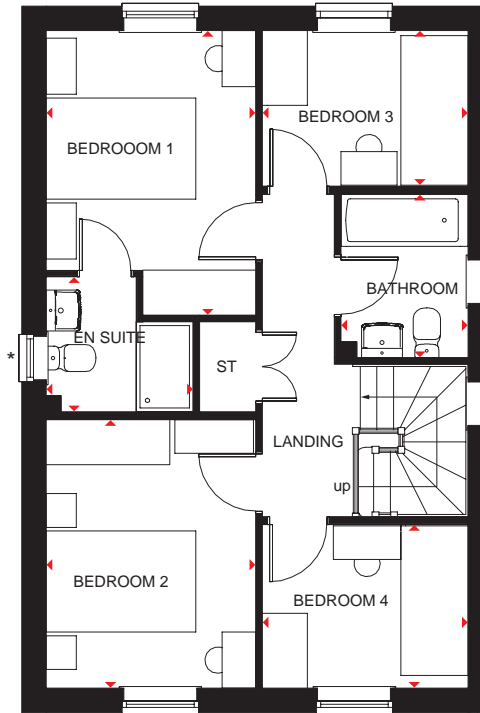
## Key

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/	5365 x 4305 mm	18'6" x 14'1"
Dining		
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"

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

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# THE HOLLINWOOD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hollinwood is a delightful home, very much designed 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 has its own en suite. There's also a family bathroom.



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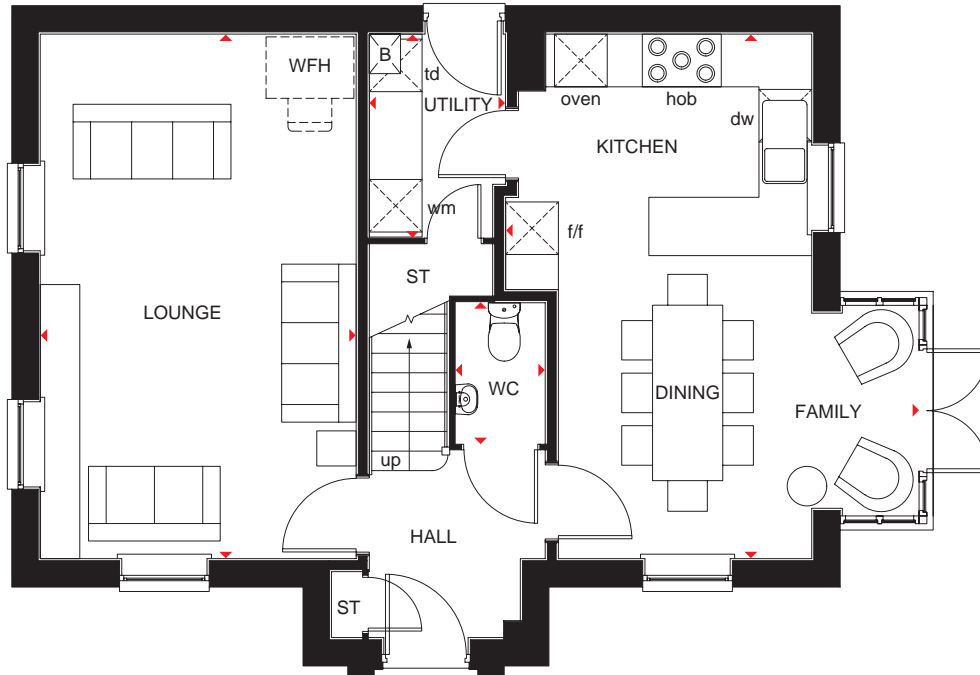
WHERE QUALITY LIVES

# THE HOLLINWOOD

FOUR BEDROOM HOME

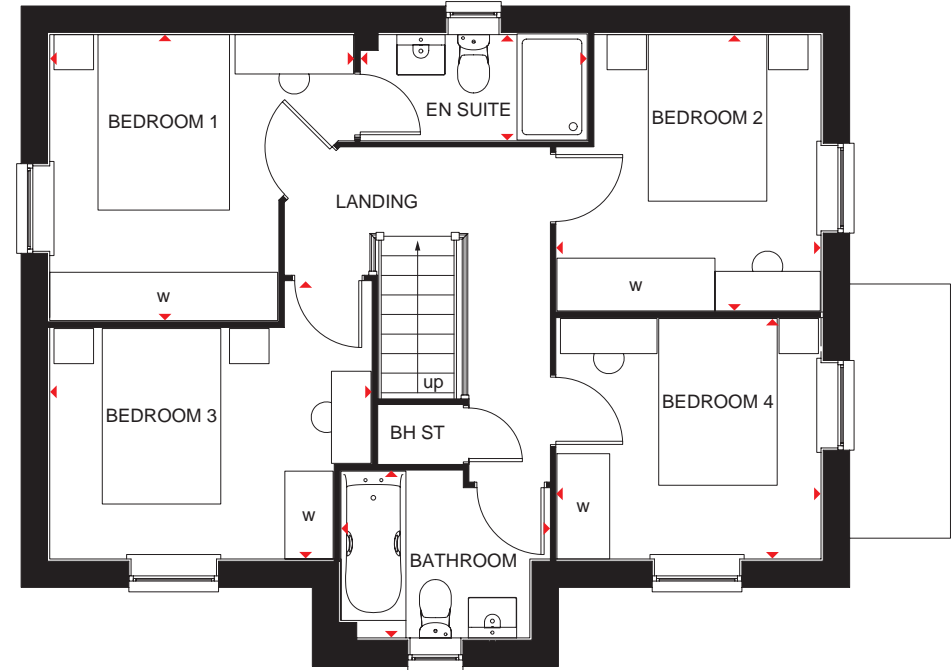
## Key

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



### Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/ Dining	4711 x 5978 mm	15'5" x 19'7"
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 HURST

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This impressive four bedroom home offers free-flowing living space for your family. The kitchen features dining and family areas, as well as French doors that lead to the rear garden. A bay-fronted lounge is also presented on the

ground floor. Upstairs, the luxurious main bedroom with en suite shower room makes the perfect haven, accompanying three further double bedrooms and a family bathroom. This home also comes with a drive-through car port.



DAVID WILSON HOMES

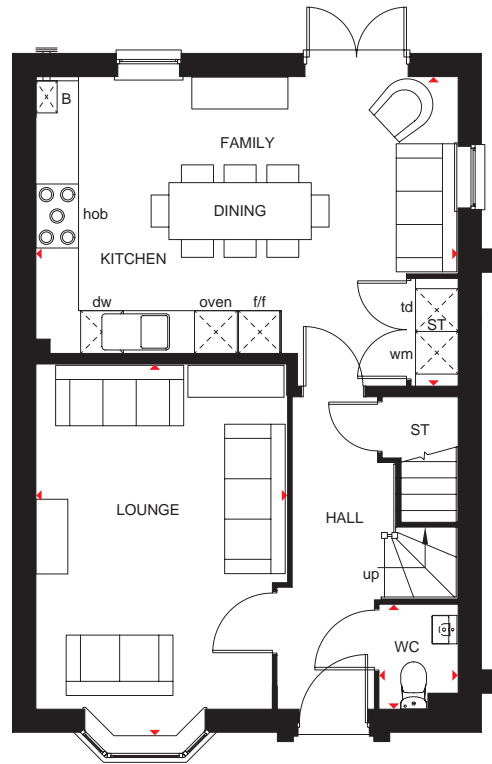
WHERE QUALITY LIVES

# THE HURST

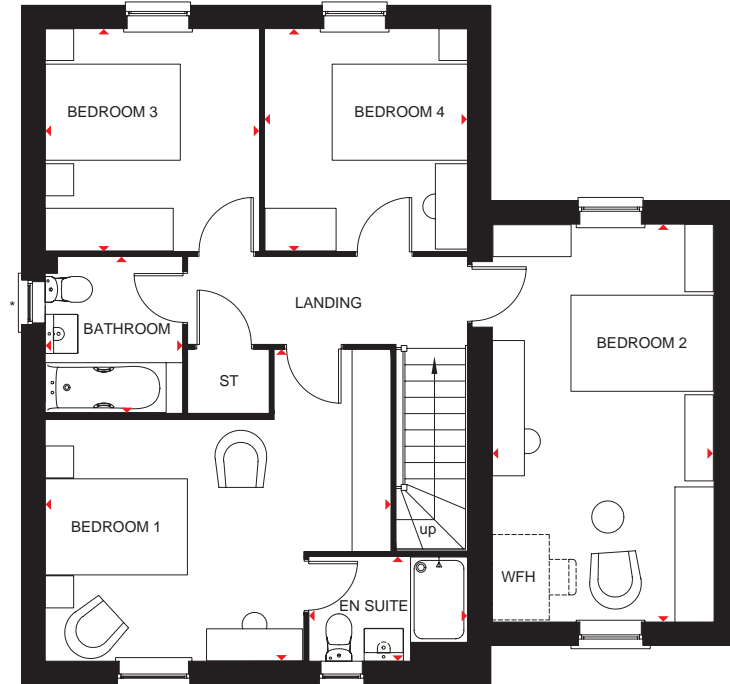
FOUR BEDROOM HOME

## 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		



DRIVE THROUGH



### Ground Floor

Lounge	3525 x 5247 mm	11'7" x 17'2"
Kitchen/Family/Dining	5934 x 4350 mm	19'6" x 14'3"
WC	1461 x 1113 mm	4'9" x 3'8"

### First Floor

Bedroom 1	4849 x 4375 mm	15'11" x 14'4"
En Suite	1461 x 2218 mm	4'9" x 7'3"
Bedroom 2	5592 x 3115 mm	18'4" x 10'2"
Bedroom 3	3125 x 3000 mm	10'3" x 9'10"
Bedroom 4	3125 x 2845 mm	10'3" x 9'4"
Bathroom	2181 x 1924 mm	7'2" x 6'4"

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

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. 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.

BDW001883/OCT22

# THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

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.



DAVID WILSON HOMES

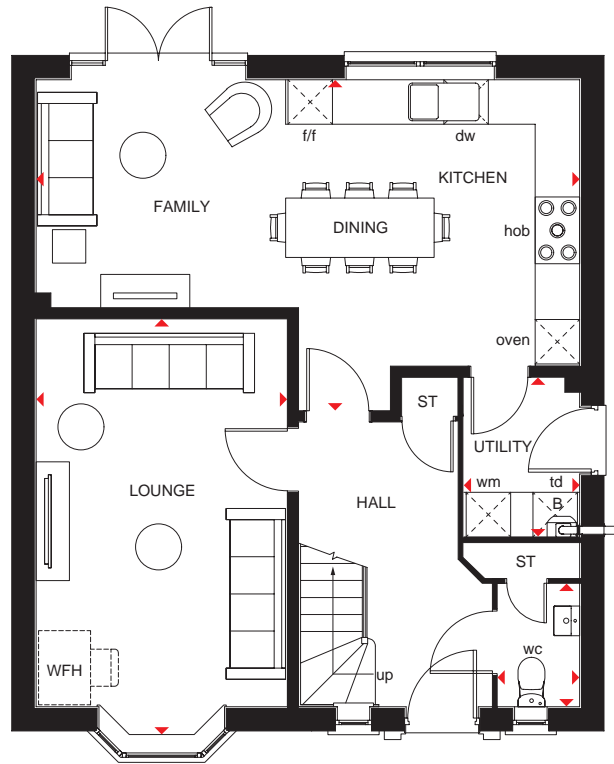
WHERE QUALITY LIVES

# THE KIRKDALE

FOUR BEDROOM HOME

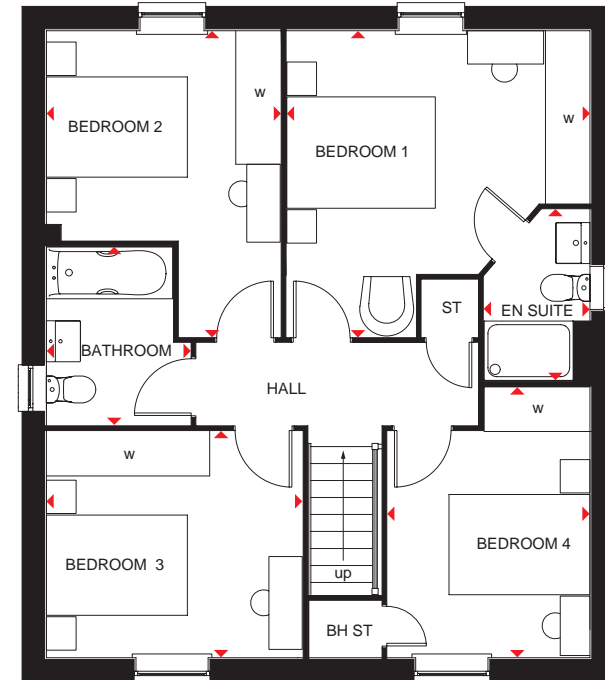
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	wm	Washing machine space	w	Wardrobe space		
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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BDW001883/OCT22

# THE ASHINGTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashington demonstrates a clever use of design on a corner plot to create an attractive detached family home. Both the large kitchen/breakfast room and the long, bay-fronted lounge open onto the rear garden via French doors, naturally

creating extended living space in good weather. A separate dining room is the perfect place for entertaining indoors. Upstairs are three double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom.



DAVID WILSON HOMES

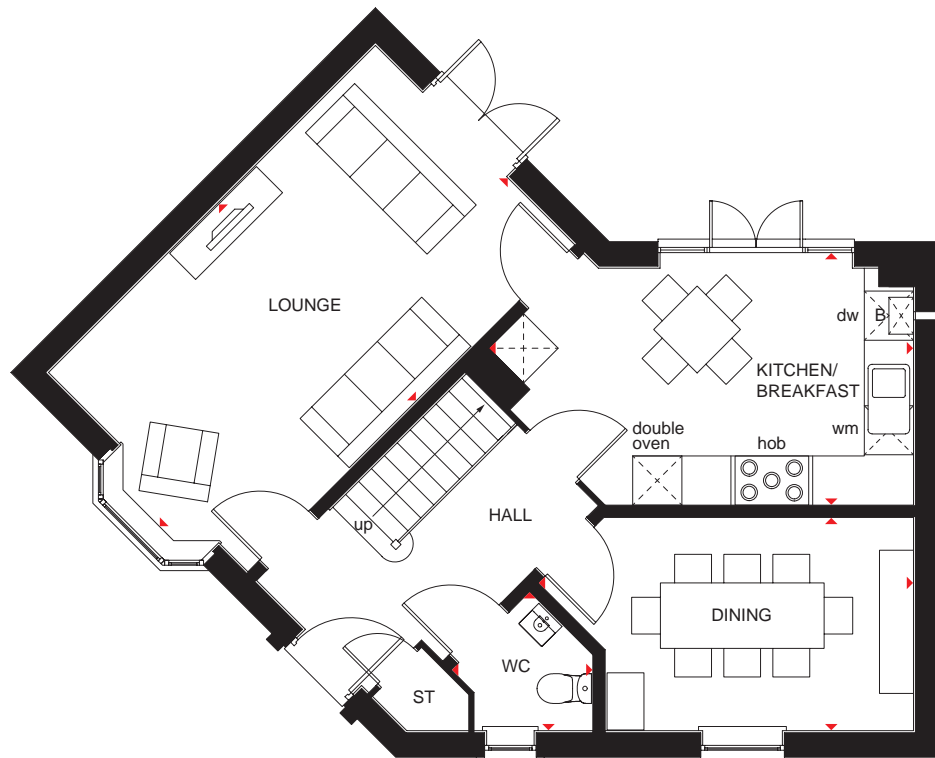
WHERE QUALITY LIVES

# THE ASHINGTON

FOUR BEDROOM HOME

## Key

B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
BH ST	Bulkhead store	WFH	Working from home space		



### Ground Floor

Lounge	6047 x 3445 mm	19'10" x 11'4"
Kitchen/Breakfast	5179 x 2895 mm	17'0" x 9'6"
Dining	4583 x 2605 mm	15'0" x 8'7"
WC	1720 x 1699 mm	5'8" x 5'7"



### First Floor

Bedroom 1	3546 x 3823 mm	11'8" x 12'7"
En Suite	2281 x 1400 mm	7'5" x 4'7"
Bedroom 2	3511 x 3506 mm	11'6" x 11'6"
Bedroom 3	4250 x 3455 mm	13'11" x 11'4"
Bedroom 4	2350 x 2518 mm	8'11" x 8'3"
Bathroom	2805 x 2015 mm	9'2" x 6'7"

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# THE AVONDALE

FOUR BEDROOM 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

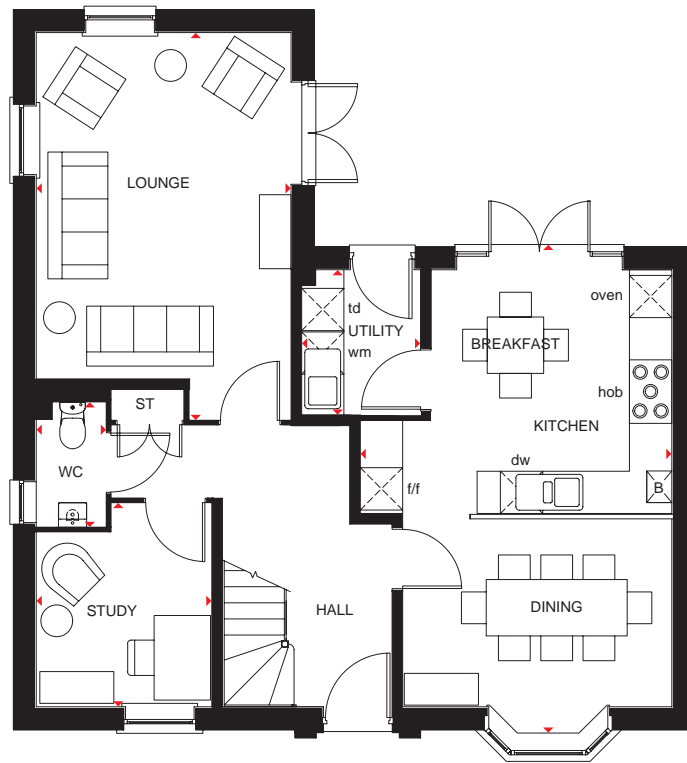
WHERE QUALITY LIVES

# THE AVONDALE

FOUR BEDROOM HOME

## Key

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



### 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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# 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

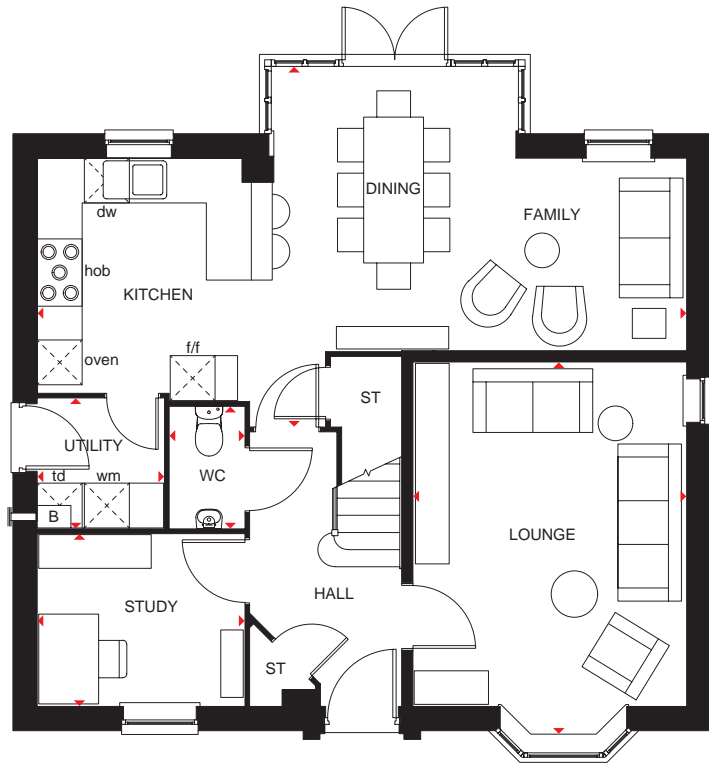
WHERE QUALITY LIVES

# THE BRADGATE

FOUR BEDROOM HOME

## Key

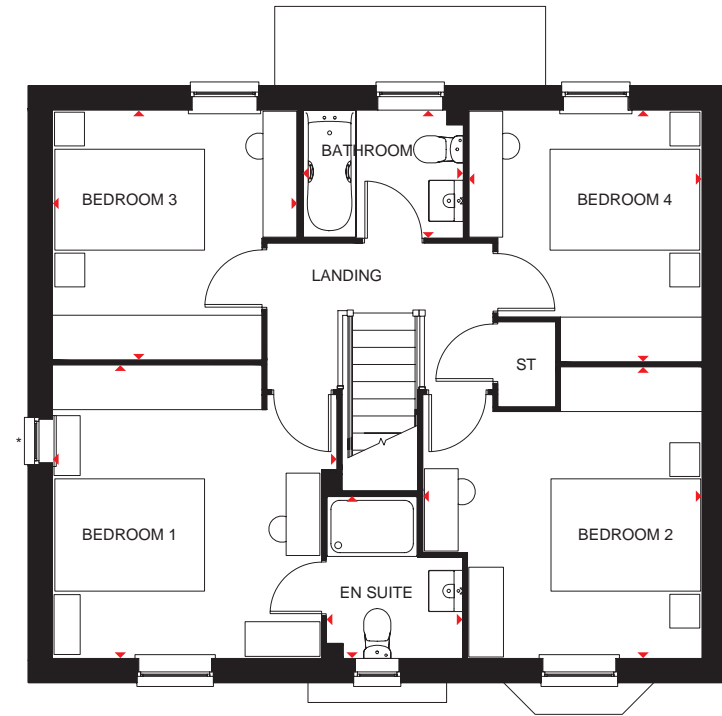
B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### 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"

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

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BDW002012/OCT22



# THE HOLDEN

FOUR BEDROOM 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 with en suite, and a family bathroom with separate shower.



DAVID WILSON HOMES

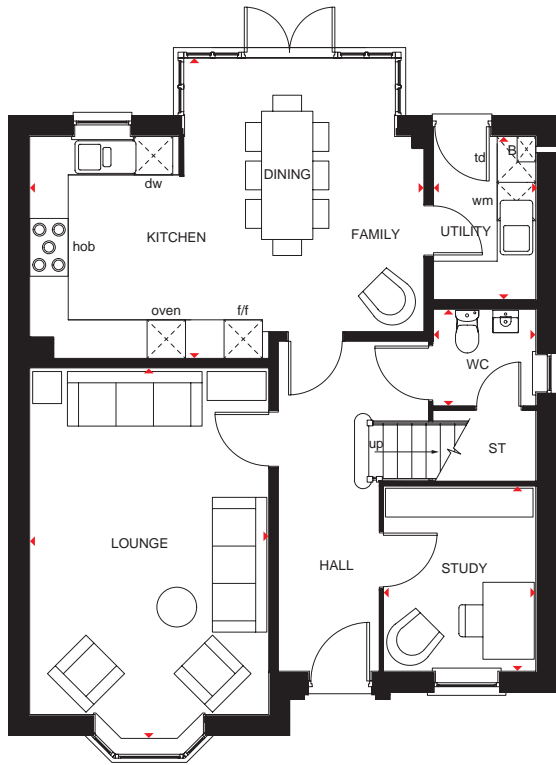
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

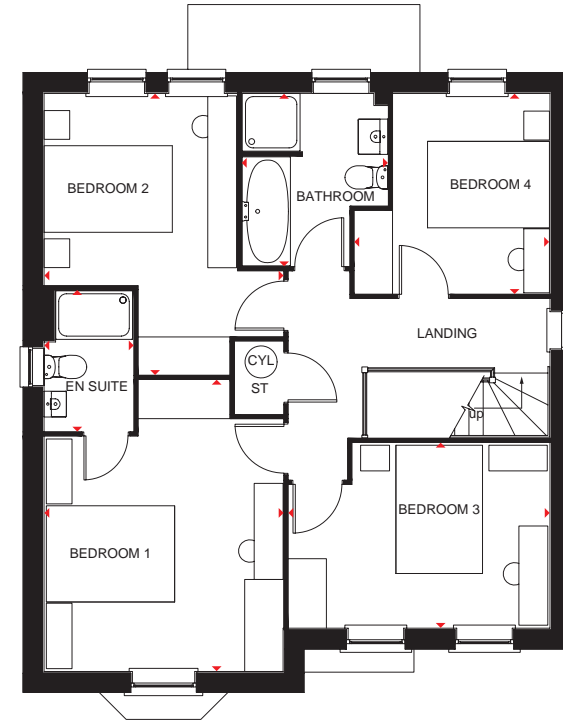
## Key

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	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

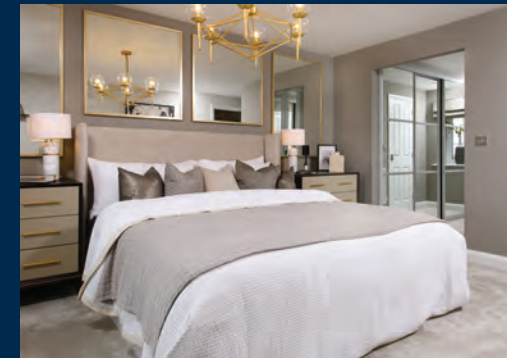
Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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BDW001883/OCT22

# THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with a separate shower provides for the rest of the family.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE WINSTONE

FOUR BEDROOM HOME

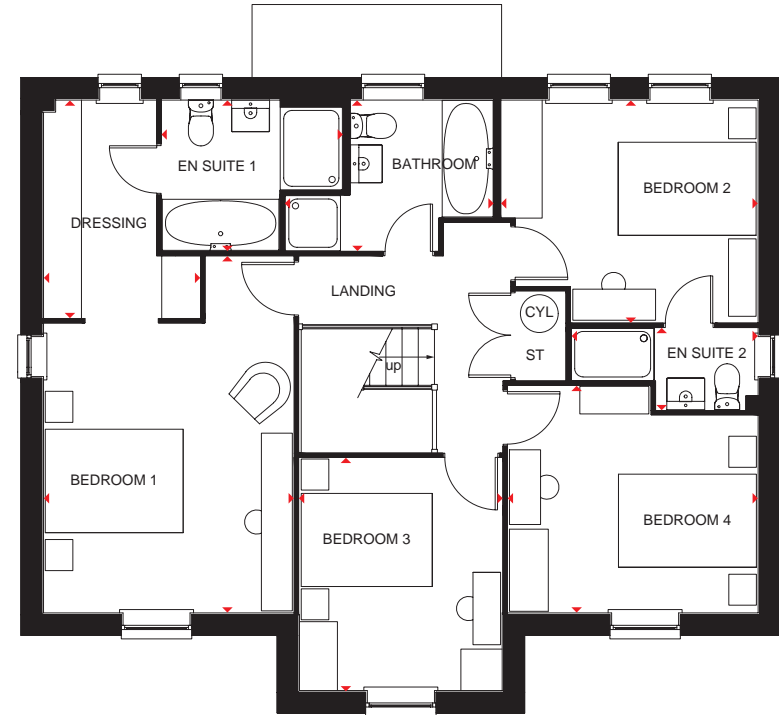
## Key

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	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/ Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



### First Floor

Bedroom 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En Suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En Suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3288 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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# THE HENLEY

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Henley is an incredibly bright and spacious family home with attractive bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, there is a separate dining room and an expansive open-plan kitchen with

breakfast area and family space. Both the kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the main and second bedroom have an en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



DAVID WILSON HOMES

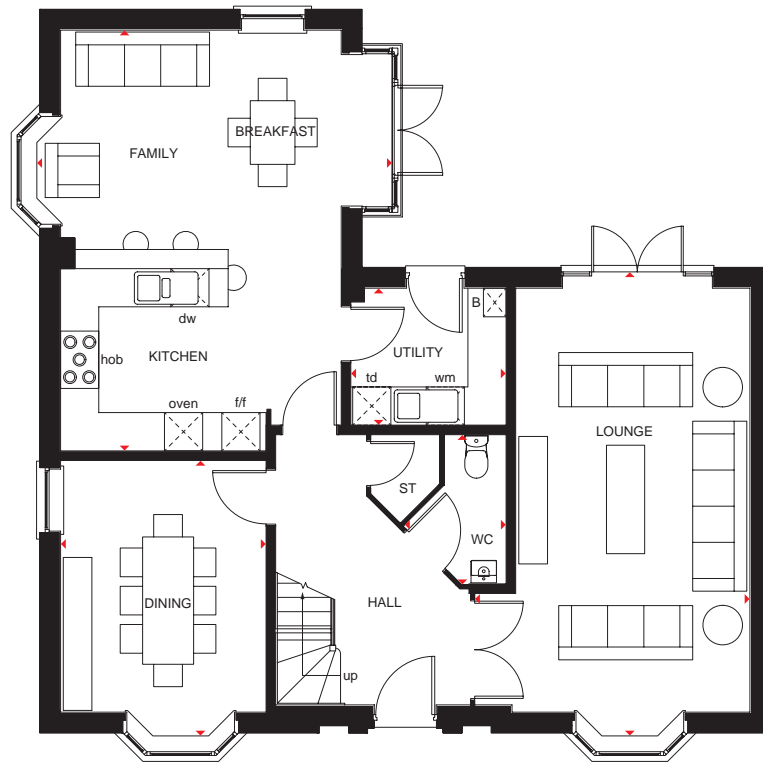
WHERE QUALITY LIVES

# THE HENLEY

FIVE 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	7050 x 4307 mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	14'3" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'0"
WC	2340 x 1600 mm	7'8" x 5'3"



### First Floor

Bedroom 1	6688 x 4403 mm	21'11" x 14'5"
En Suite 1	2610 x 1390 mm	8'7" x 4'7"
Bedroom 2	3925 x 3286 mm	12'11" x 10'9"
En Suite 2	2610 x 1374 mm	8'7" x 4'6"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3452 x 3211 mm	11'4" x 10'6"
Bedroom 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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BDW001883/OCT22





# THE EMERSON

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The exceptionally spacious Emerson radiates comfort and style over three floors. The large kitchen, with separate utility, has breakfast and family areas and access to the garden. The large dual-aspect lounge also leads to the garden

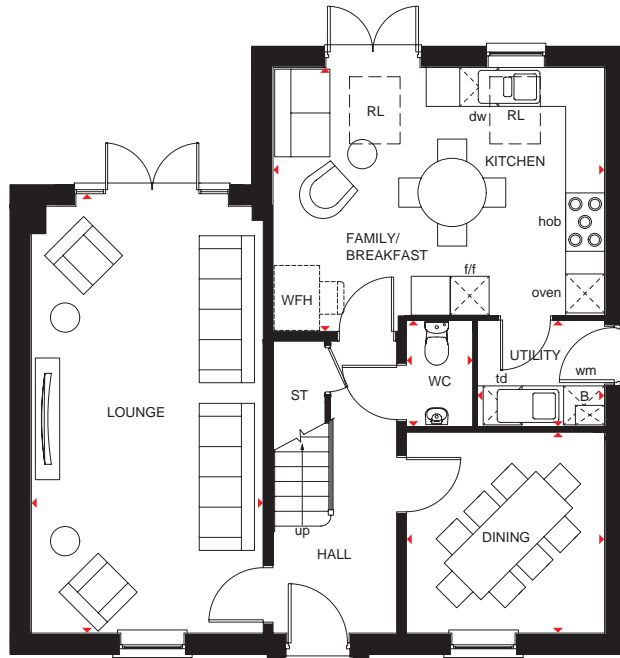
via French doors and there's a separate dining room for more formal entertaining. On the first floor are three double bedrooms, the large main bedroom with dressing area and en suite. The top floor has two further double bedrooms.

# THE EMERSON

FIVE BEDROOM DETACHED HOME

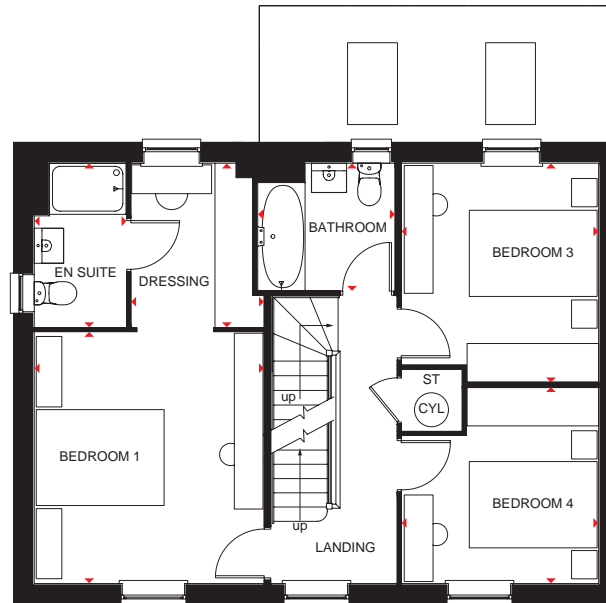
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	wm	Washing machine space	WFH	Working from home space		
CYL	Cylinder	dw	Dishwasher space	RL	Roof light		



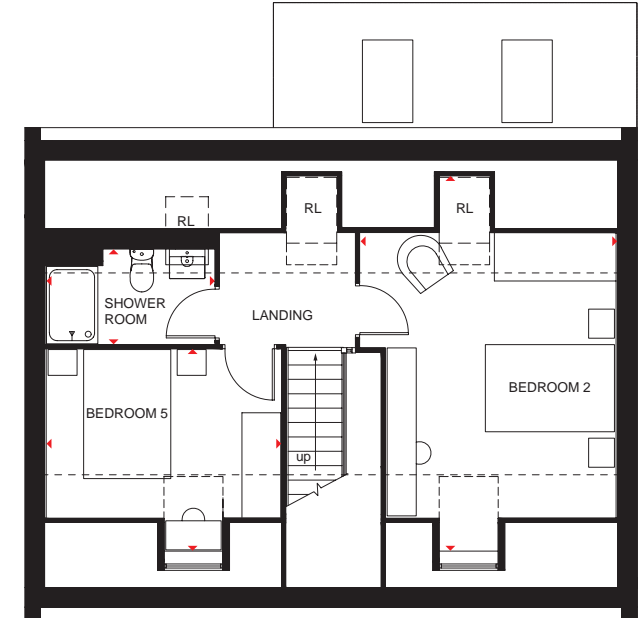
### Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'8"
Kitchen/Family/Breakfast	5107 x 4067 mm	16'9" x 13'4"
Dining	3089 x 3052 mm	10'1" x 10'0"
Utility	1950 x 1613 mm	6'4" x 5'4"
WC	1613 x 1013 mm	5'4" x 3'4"



### First Floor

Bedroom 1	3931 x 3574 mm	12'10" x 11'8"
Dressing	2560 x 2055 mm	8'4" x 6'8"
En Suite	2560 x 1435 mm	8'4" x 4'8"
Bedroom 3	3423 x 3077 mm	11'2" x 10'1"
Bedroom 4	3077 x 3068 mm	10'1" x 10'0"
Bathroom	2142 x 1991 mm	7'0" x 6'6"



### Second Floor

Bedroom 2	5283 x 3962* mm	17'4" x 13'0"*
Bedroom 5	3634* x 3082 mm	11'11" x 10'1"
Shower Room	2606* x 1470 mm	8'6" x 4'9"

\*Overall floor dimension includes lowered ceiling areas

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# THE BUCKINGHAM

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

Designed over three floors, The Buckingham is a spacious 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 room. 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. On the top floor there are two more double bedrooms and a bathroom with shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME

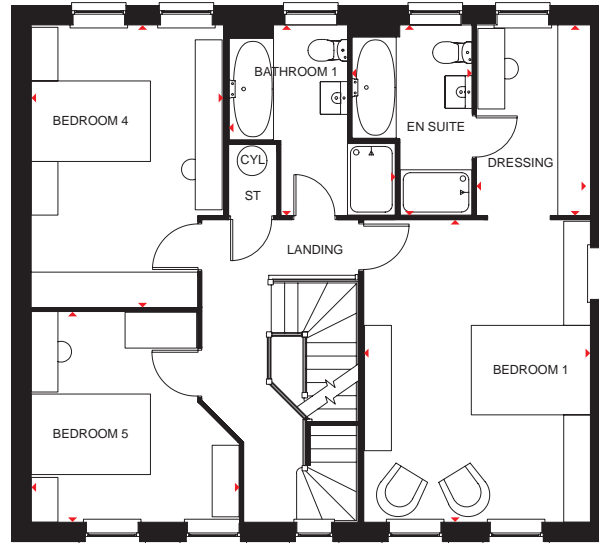
## Key

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



### Ground Floor

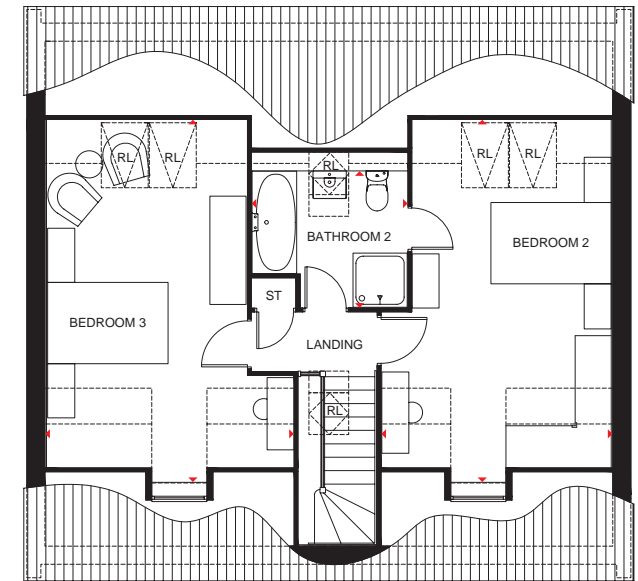
Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2940 x 2850 mm	9'8" x 9'4"
Utility	1861 x 1661 mm	6'1" x 5'5"
WC	1661 x 900 mm	5'5" x 2'11"



### First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
Dressing	3189 x 1905 mm	10'6" x 6'3"
En Suite	3189 x 2004 mm	10'6" 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	3189 x 1969 mm	10'6" x 6'5"

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



### Second Floor

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

\*Overall floor dimension includes lowered ceiling areas.

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BDW002012/OCT22

# THE LICHFIELD

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the hall is

a study. Upstairs is an expansive main bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and bathrooms, providing indulgent space for all the family.



DAVID WILSON HOMES

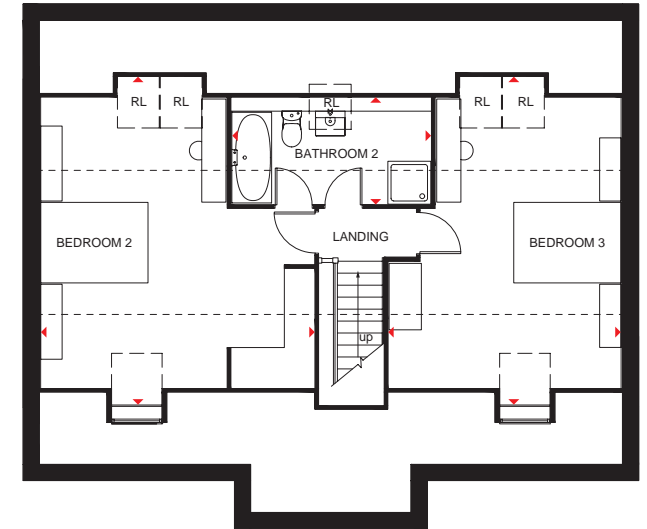
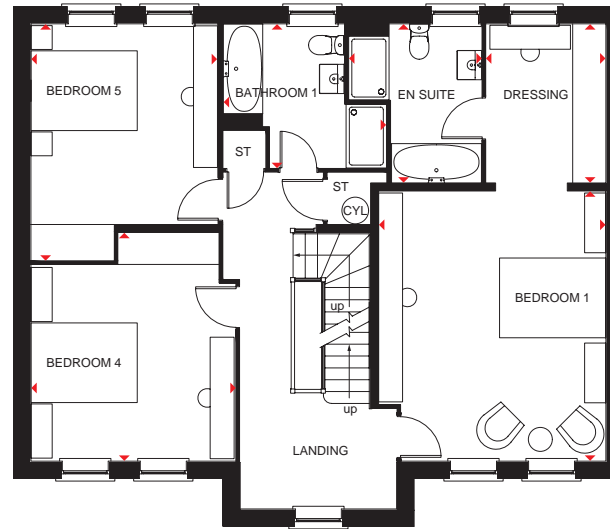
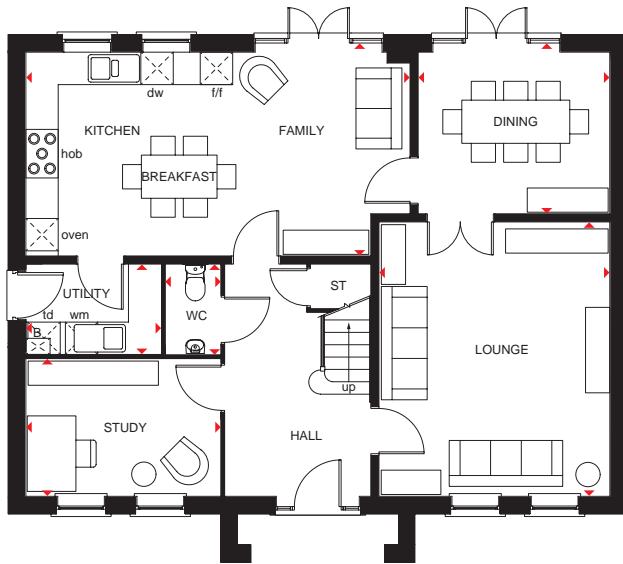
WHERE QUALITY LIVES

# THE LICHFIELD

FIVE BEDROOM HOME

## Key

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



### Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Utility	2500 x 1675 mm	8'2" x 5'6"
Study	3605 x 2539 mm	11'9" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"

### First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En Suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4303 x 3848 mm	14'1" x 12'8"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"

### Second Floor

Bedroom 2	6111 x 5102* mm	20'0" x 16'8"*
Bedroom 3	6111 x 4336* mm	20'0" x 14'3"*
Bathroom 2	3715* x 1733 mm	12'2"* x 5'8"

\*Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

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