

ELM TREE PARK

RAINWORTH

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

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

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

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

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



DAVID WILSON HOMES

WHERE QUALITY LIVES

ELM TREE PARK

— A LOCATION LIKE NO OTHER —



Elm Tree Park is new collection of 2, 3, 4 & 5 bedroom luxury homes situated in the popular village of Rainworth, ideally placed for residents to commute to Mansfield or Nottingham.



Your home is located close to a range of fantastic local amenities nearby including shops, pubs and restaurants.



There's plenty to do as a family with great days out nearby such as Sherwood Pines Forest or Tipping's Wood Nature Reserve.

A SENSE OF PEACE,
QUALITY
— AND SPACE —
























Our homes at Elm Tree Park provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living/dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes featuring two or more bathrooms, including your own private sanctuary – a main bedroom en suite.







Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

ELM TREE PARK

RAINWORTH

-  **Burleigh**
2 bedroom home
-  **Wilford**
2 bedroom home
-  **Belbroughton**
3 bedroom home
-  **Archford**
3 bedroom home
-  **Hadley**
3 bedroom home
-  **Abbeyle**
3 bedroom home
-  **Cannington**
3 bedroom home
-  **Fairway**
3 bedroom home
-  **Ingleby**
4 bedroom home
-  **Kirkdale**
4 bedroom home
-  **Meriden**
4 bedroom home
-  **Holden**
4 bedroom home
-  **Winstone**
4 bedroom home
-  **Avondale**
4 bedroom home
-  **Henley**
5 bedroom home
-  **Affordable housing
Discounted Market**
-  **Affordable housing**
-  **Show Home**
-  **Marketing Suite**
-  **BCP Bin Collection Point**
-  **S/S Sub Station**



-  **Existing Trees**
-  **Bat Box**
-  **Swift Brick**
-  **Bird Box**
-  **Reptile Habitat**
-  **Hedgehog Highway applies to all gardens.
Please ask marketing assistant
for further information**



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

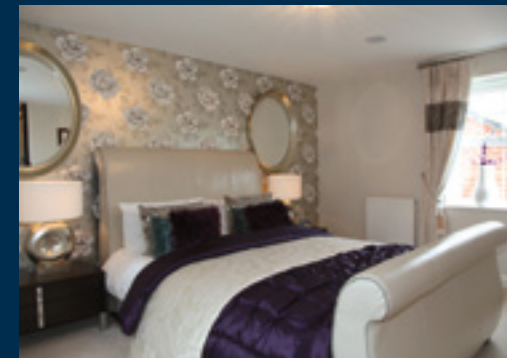
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THE BURLEIGH

TWO BEDROOM HOME



DEMO TEXT



The Burleigh provides the convenience of open-plan living all on one level. This end-terraced bungalow has a central hallway leading to all rooms. The spacious kitchen/dining/living area is a practical and comfortable space with French doors that open

onto the rear garden. The two bedrooms include a good-sized double and a single. A fully fitted bathroom and plenty of storage complete this cosy home.

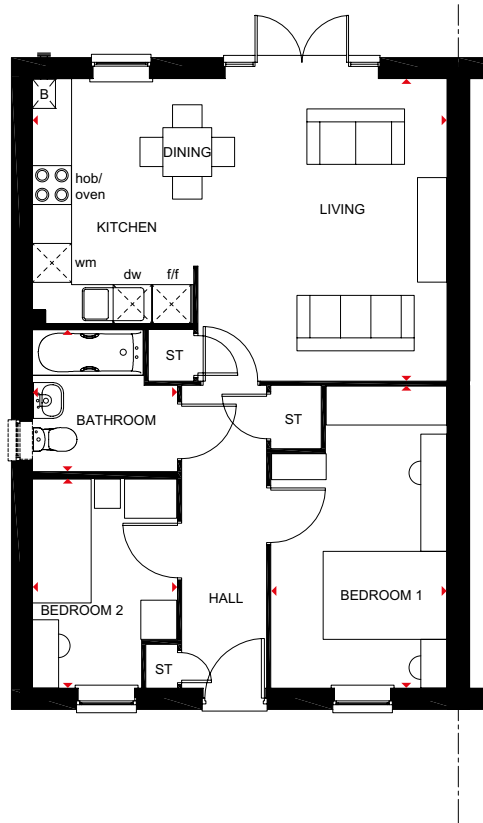
DAVID WILSON HOMES

THE BURLEIGH

TWO BEDROOM HOME

Key

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



Ground Floor

Kitchen/ Living/Dining	6358 x 4627 mm	20'10" x 15'2"
Bedroom 1	2689 x 4637 mm	8'10" x 15'3"
Bedroom 2	2212 x 3198 mm	7'3" x 10'6"
Bathroom	2212 x 2154 mm	7'3" x 7'1"

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WILFORD

2 BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The end-terraced Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and

dining area with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.

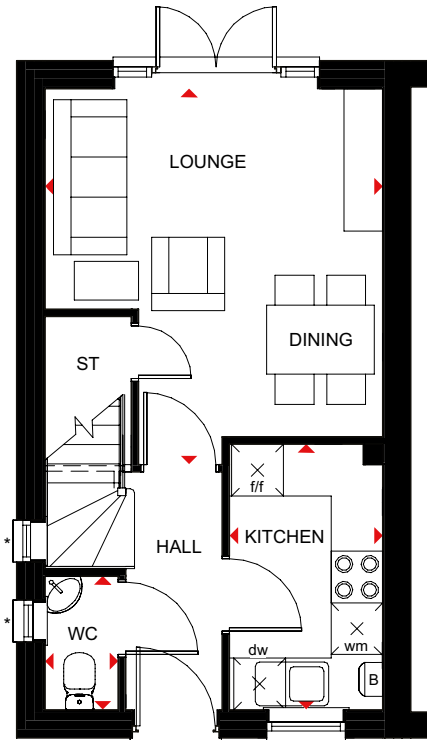
DAVID WILSON HOMES

WILFORD

2 BEDROOM END-TERRACED HOME

Key

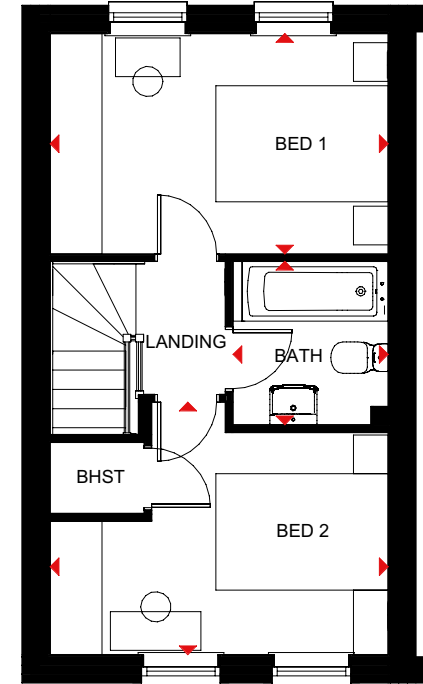
B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
BHST	Bulkhead store	dw	Dishwasher space		



Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1550 x 850 mm	5'1" x 2'9"

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



First Floor

Bed 1	3923 x 2556 mm	12'10" x 8'5"
Bed 2	3923 x 2931 mm	12'10" x 9'7"
Bath	1897 x 1800 mm	6'3" x 5'11"

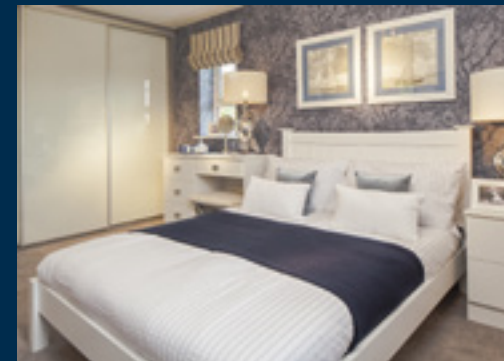
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THE BELBROUGHTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Belbroughton is a beautiful three bedroom bungalow. The large kitchen, dining and sitting room features a full glazed bay with French doors to the garden which floods

the room with natural light. The master bedroom benefits from an en suite shower room, whilst the remaining double bedroom and a single bedroom share the bathroom.

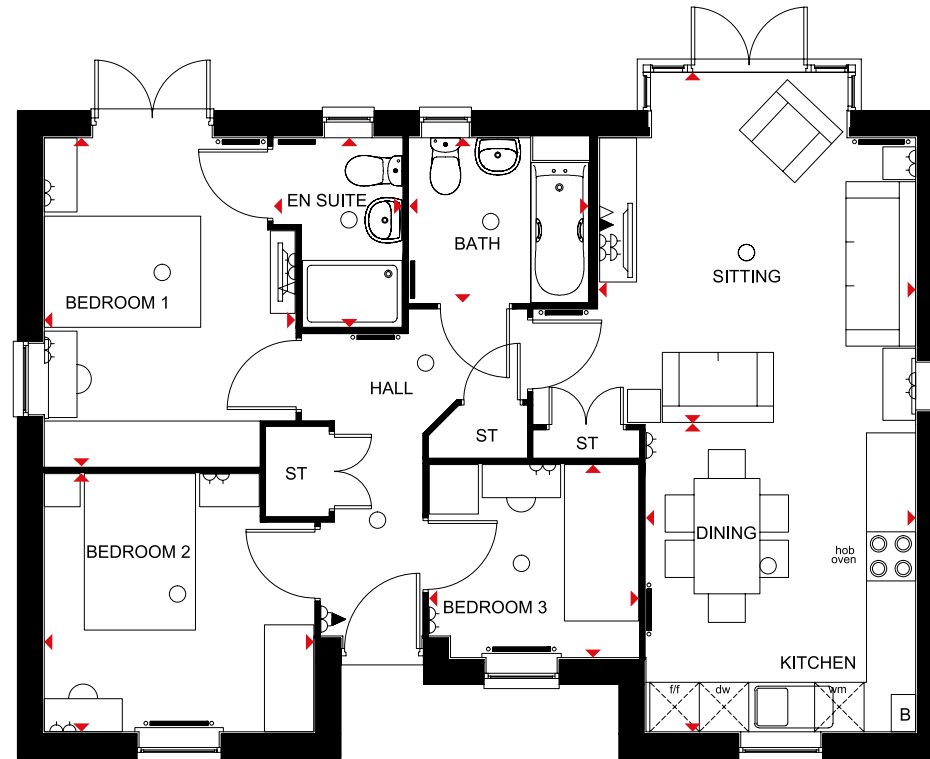
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THE BELBROUGHTON

THREE BEDROOM HOME

Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- f/f Fridge/freezer space
- dw Dishwasher space
- ⏏ Electric socket
- ◀ T.V. aerial socket
- Towel radiator
- ST Store
- wm Washing machine space
- ◀▶ Dimension Location



Ground Floor

Sitting	4265 x 3855 mm	14'0" x 12'7"
Kitchen/Dining	3746 x 3278 mm	12'3" x 10'9"
Bedroom 1	3991 x 3050 mm	13'1" x 10'0"
En suite	2300 x 1560 mm	7'6" x 5'1"
Bedroom 2	3278 x 3135 mm	10'9" x 10'3"
Bedroom 3	2546 x 2344 mm	8'4" x 7'8"
Bath	2174 x 2000 mm	7'2" x 6'7"

(Approximate dimensions)

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.

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 make this an attractive family home.

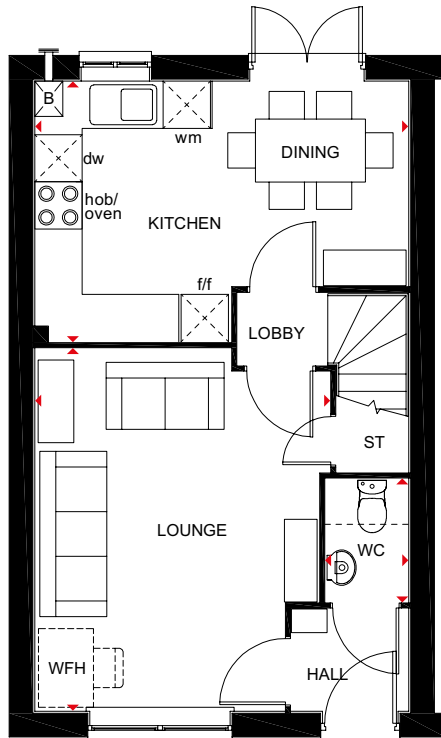
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THE ARCHFORD

THREE BEDROOM TERRACED HOME

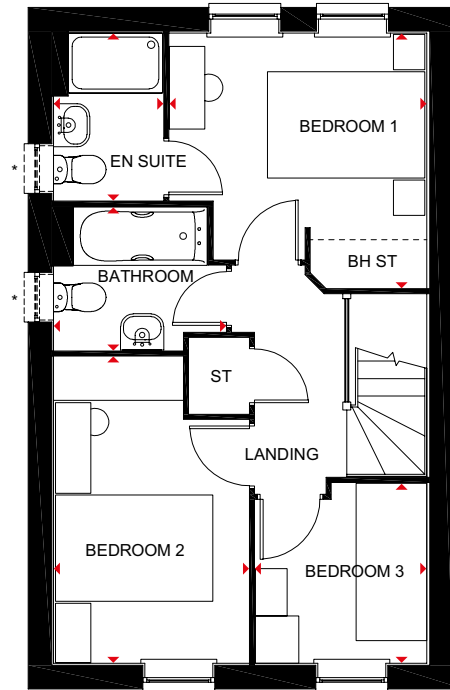
Key

B	Boiler	BH ST	Bulkhead store	wm	Washing machine space	WFH	Work from homes space
ST	Store	f/f	Fridge/freezer space	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"

* Window may be omitted on certain plots.
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THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

meanwhile provides the perfect place to relax. French doors to the garden give the whole room a bright and airy feeling. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.

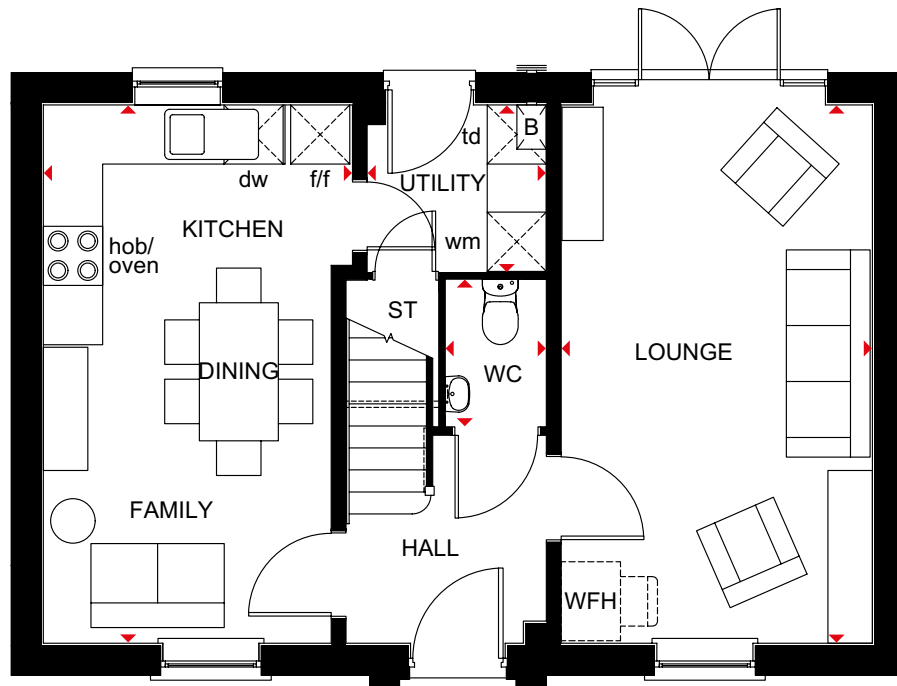
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THE HADLEY

THREE BEDROOM DETACHED HOME

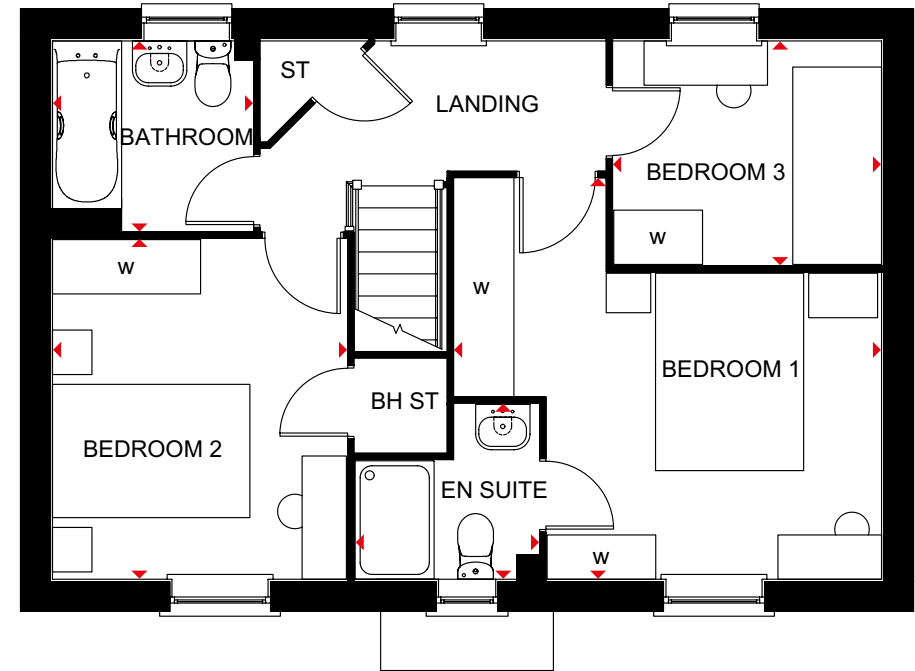
Key

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



Ground Floor

Lounge	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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THE ABBEYDALE

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Abbeydale's traditional look conceals the modern, flexible home inside. A good-sized lounge, where all the family can relax, leads to a bright, open-plan kitchen and dining area, with access to the rear garden via French

doors. A separate utility adds practicality and an integral garage provides extra security. Upstairs are three double bedrooms – the spacious main with en suite and dressing area – and a family bathroom with shower.

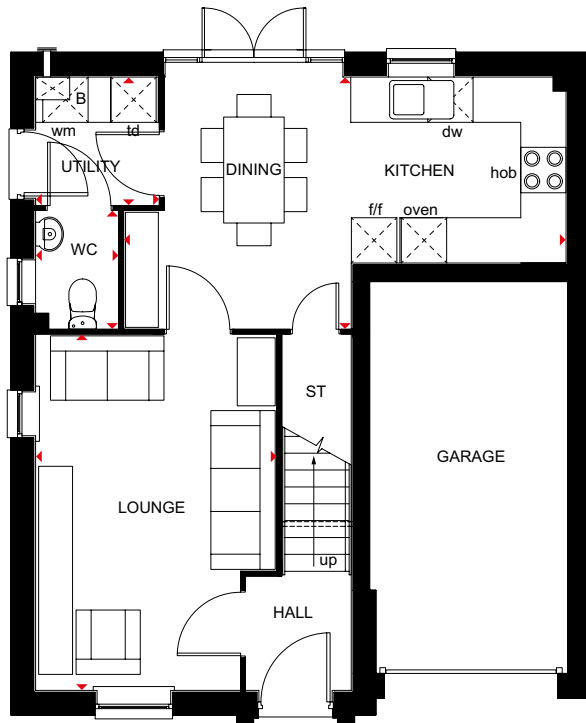
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THE ABBEYDALE

THREE BEDROOM DETACHED HOME

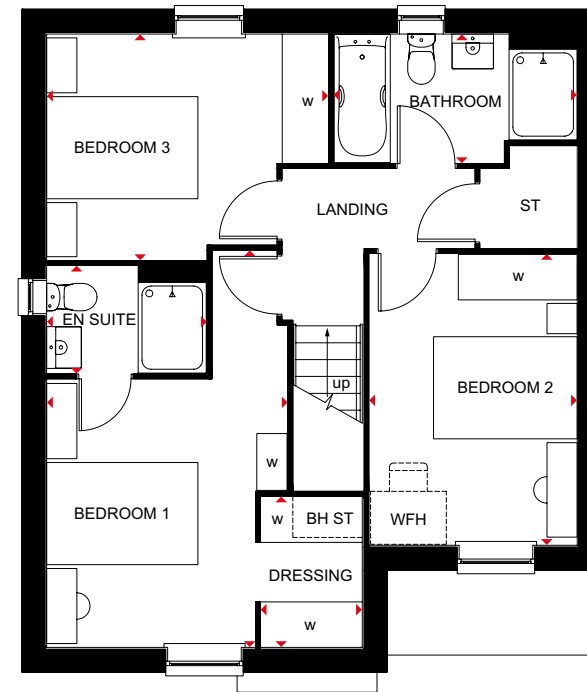
Key

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	



Ground Floor

Lounge	4699 x 3179 mm	15'5" x 10'5"
Kitchen/Dining	5839 x 3322 mm	19'2" x 10'11"
WC	1547 x 1087 mm	5'1" x 3'7"
Utility	1687 x 1624 mm	5'6" x 5'4"



First Floor

Bedroom 1	5242 x 3179 mm	17'2" x 10'5"
En Suite	2110 x 1412 mm	6'11" x 4'8"
Dressing	1987 x 1336 mm	6'6" x 4'5"
Bedroom 2	3845 x 2741 mm	12'7" x 9'0"
Bedroom 3	3714 x 2982 mm	12'2" x 9'9"
Bathroom	3212 x 1700 mm	10'6" x 5'7"

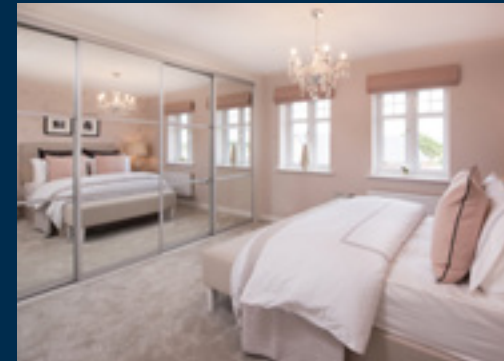
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THE CANNINGTON

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

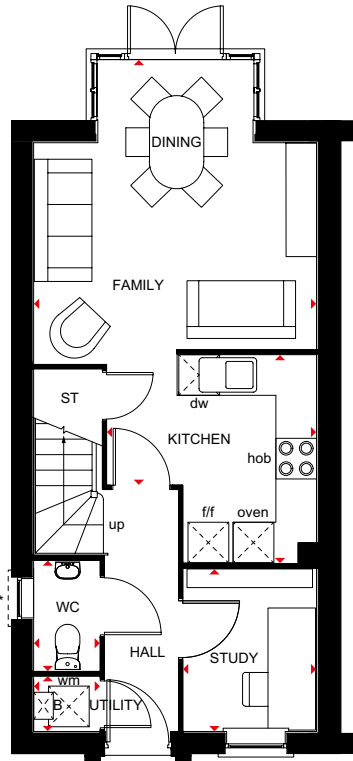
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THE CANNINGTON

THREE BEDROOM END-TERRACED HOME

Key

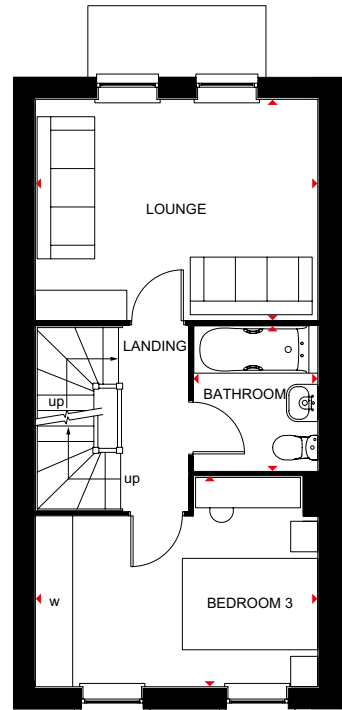
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location
ST	Store	wm	Washing machine space	w	Wardrobe space		



Ground Floor

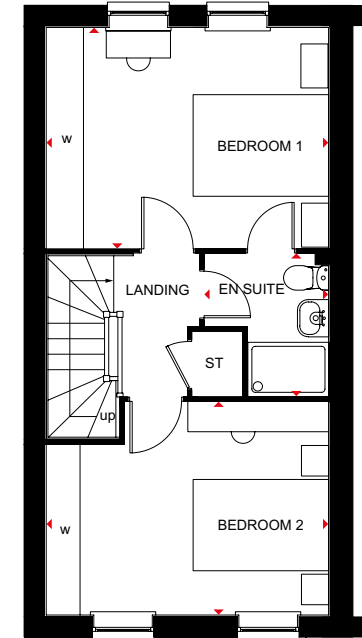
Family/Dining	6260 x 4170 mm	20'6" x 13'8"
Kitchen	3081 x 3070 mm	10'1" x 10'1"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1613 x 968 mm	5'4" x 3'2"

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



First Floor

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



Second Floor

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

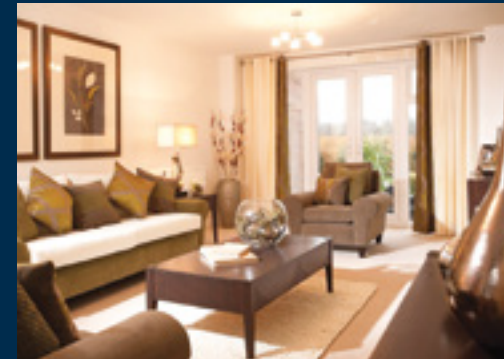
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THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Fairway demonstrates a clever use of design on a corner plot to create an attractive semi-detached family home. Both the large open-plan kitchen, with dining and family areas, and the long lounge are bright and airy places thanks to French doors

leading from both rooms to the rear garden. Upstairs, a galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom.

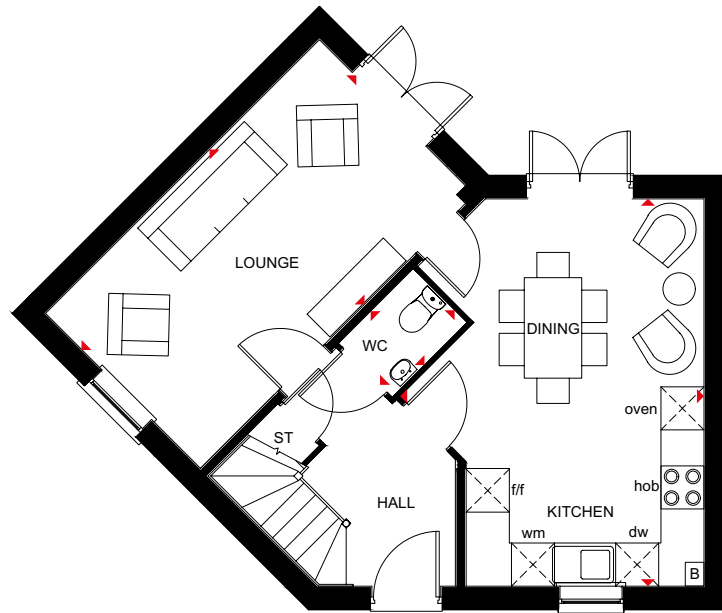
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THE FAIRWAY

THREE BEDROOM HOME

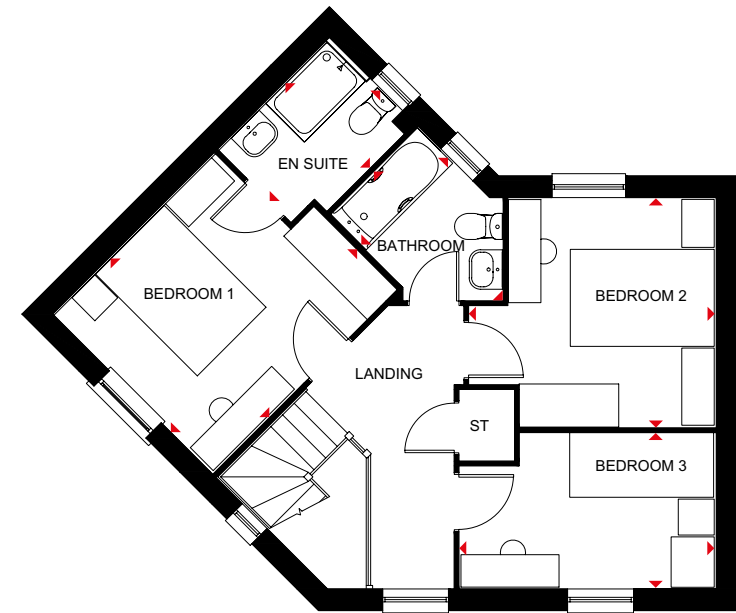
Key

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



Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

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THE INGLEBY

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

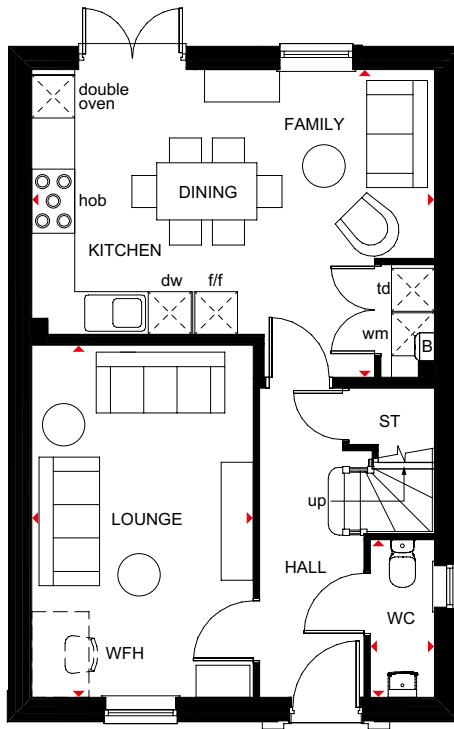
DAVID WILSON HOMES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

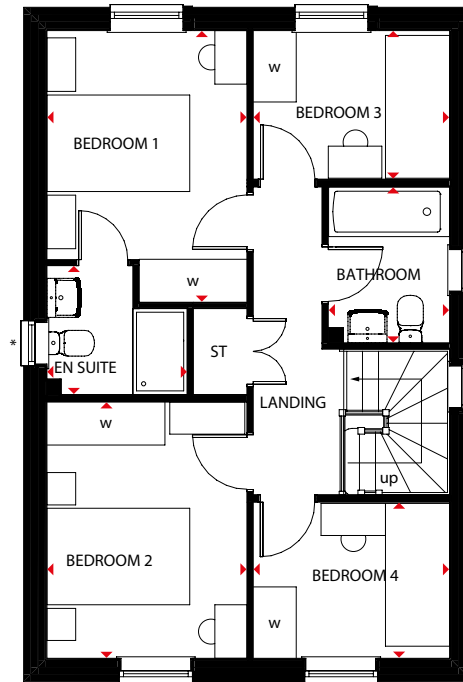
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/ Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

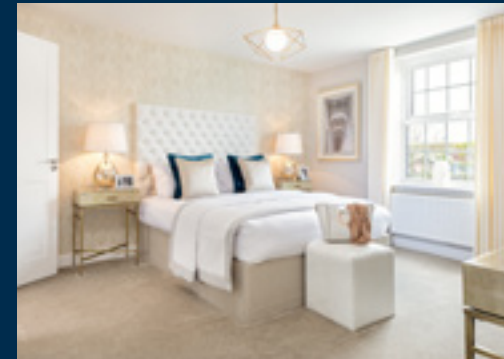
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THE KIRKDALE

FOUR BEDROOM DETACHED HOME



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This family home has a delightfully traditional look from the outside, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant, full-glazed walk-in bay with French doors gives access

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

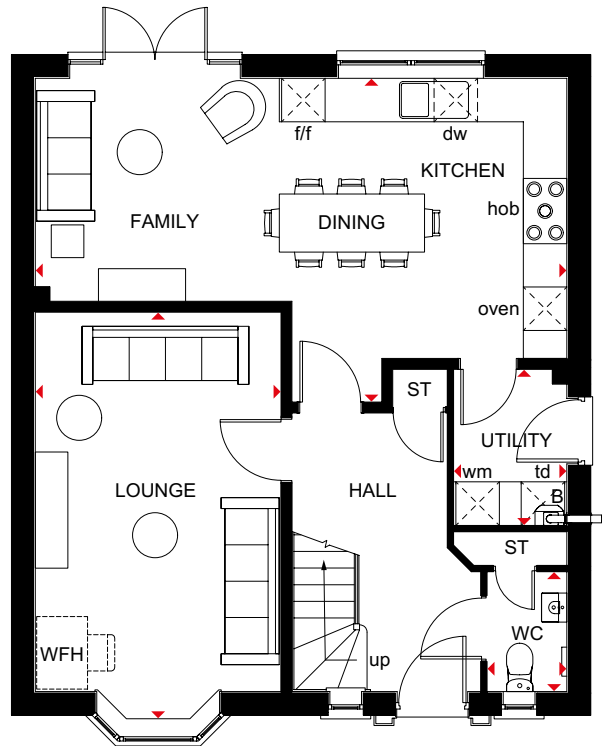
DAVID WILSON HOMES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

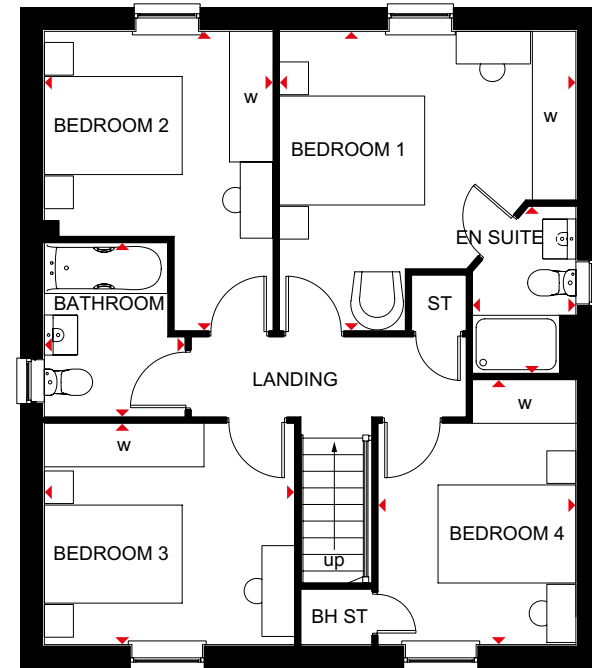
Key

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

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate

utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous main bedroom with en suite, and a family bathroom with shower.

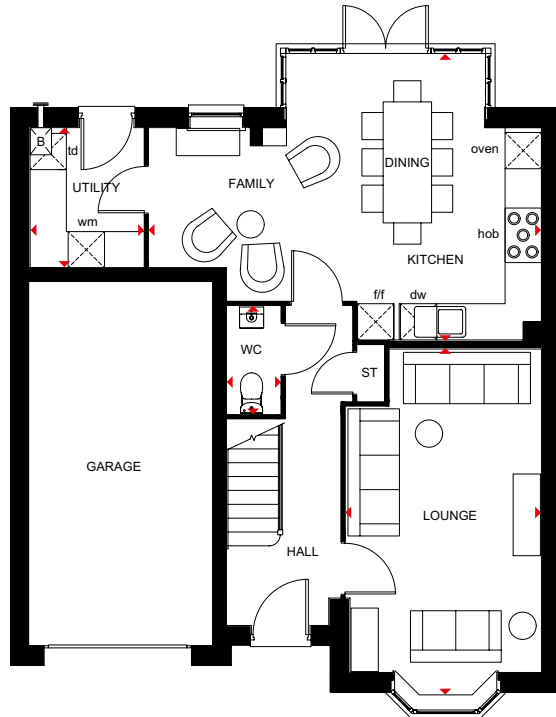
DAVID WILSON HOMES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

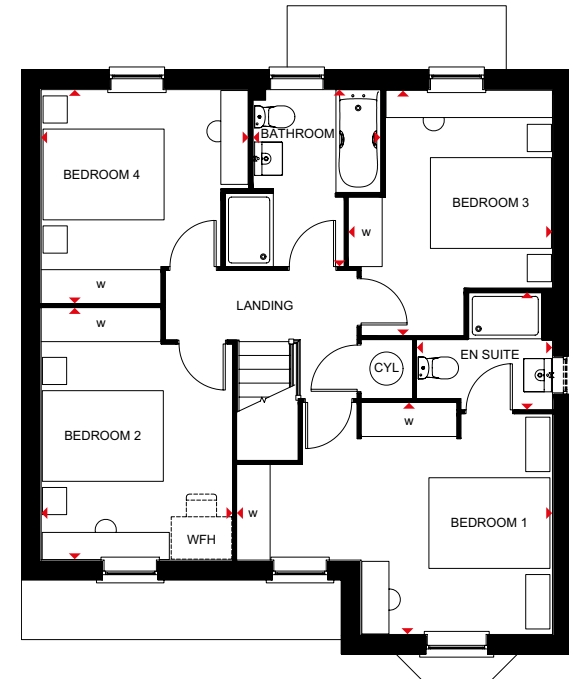
Key

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



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

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

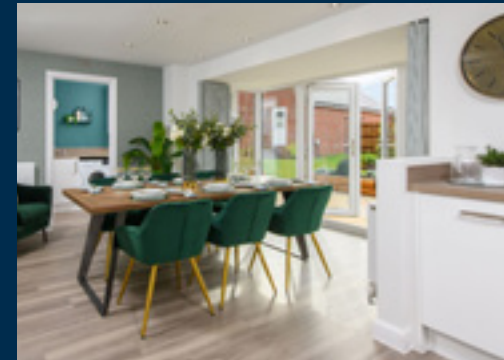
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THE HOLDEN

4 BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate

utility room also has access to the garden, while a large, bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with a separate shower.

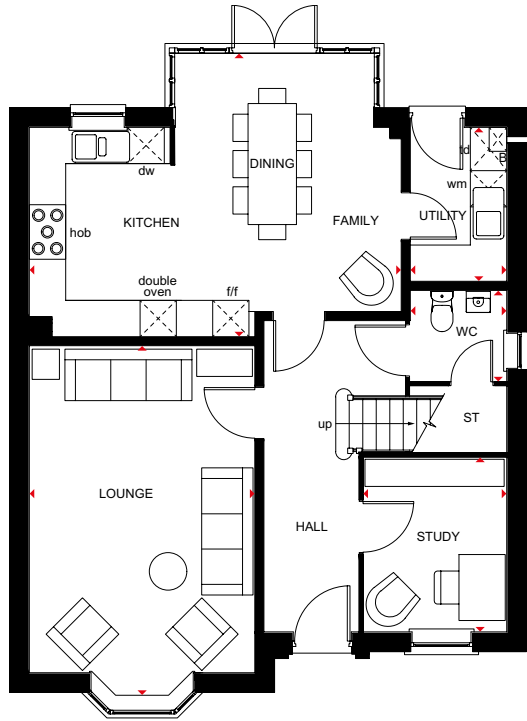
DAVID WILSON HOMES

THE HOLDEN

4 BEDROOM DETACHED HOME

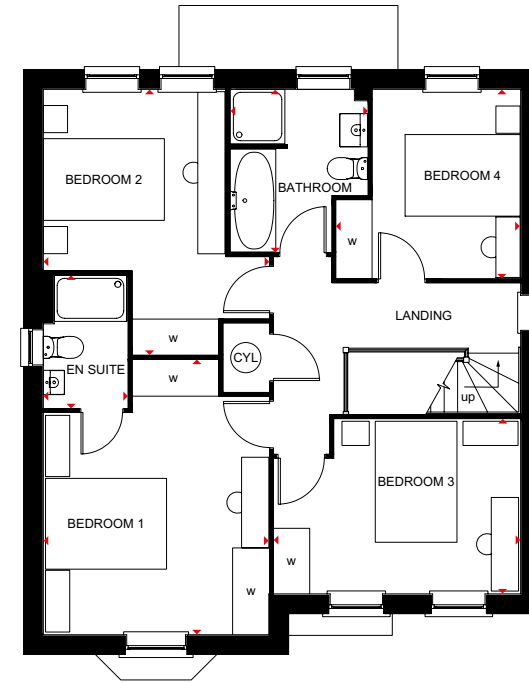
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



First Floor

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

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THE WINSTONE

FOUR BEDROOM DETACHED 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 shower provides for the rest of the family.

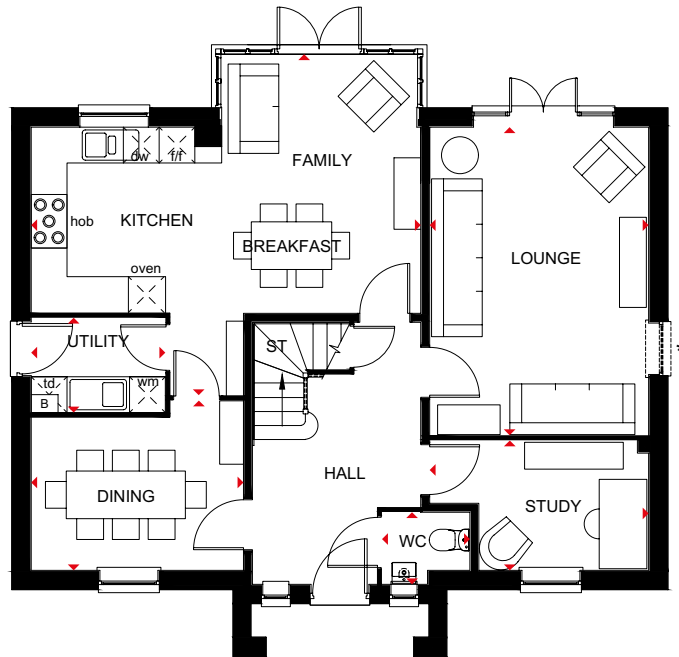
DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

Key

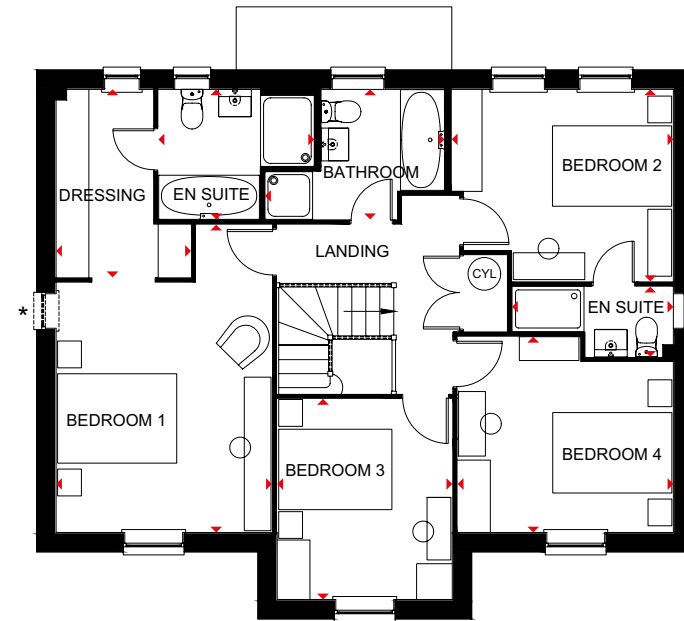
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	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"

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



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"

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

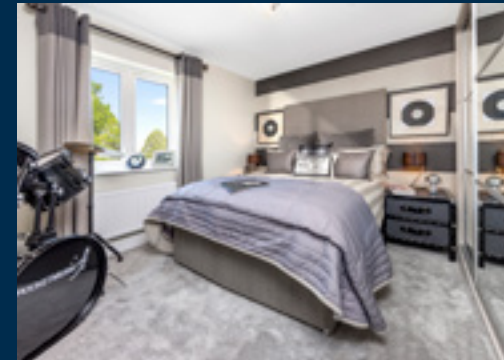
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THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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

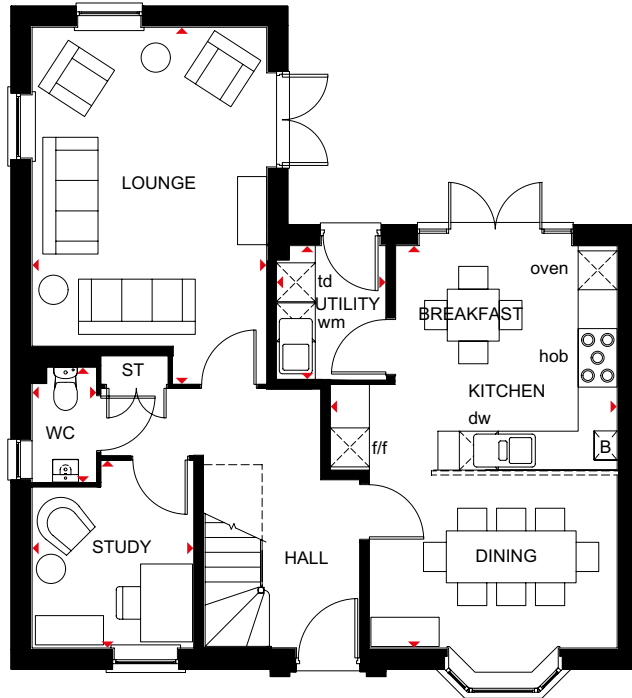
DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME

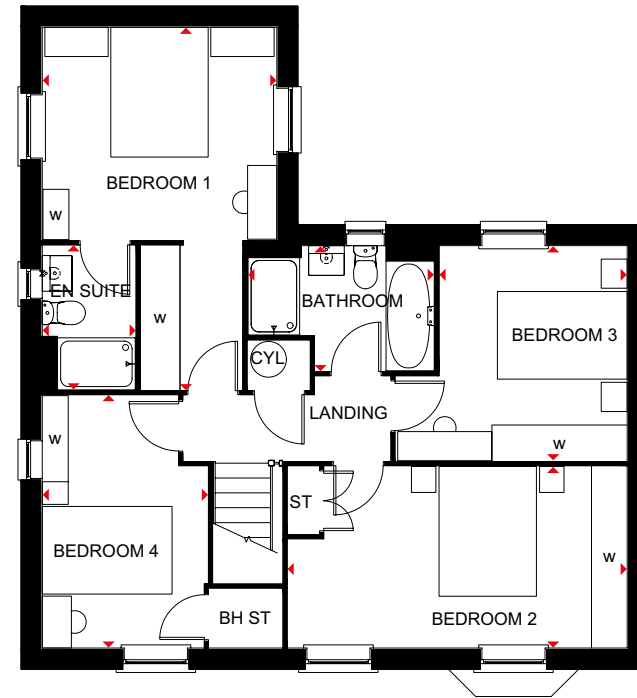
Key

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"

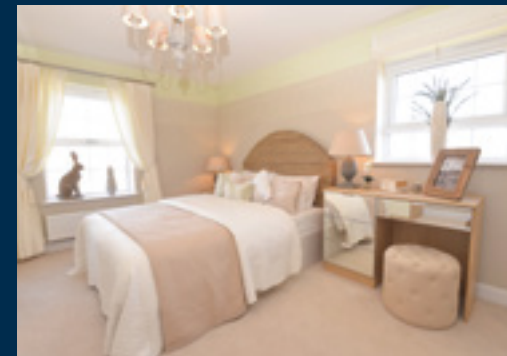
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THE HENLEY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in 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, as well as to a separate dining room and an expansive open-plan

kitchen with breakfast area and family space. Both 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 large main and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.

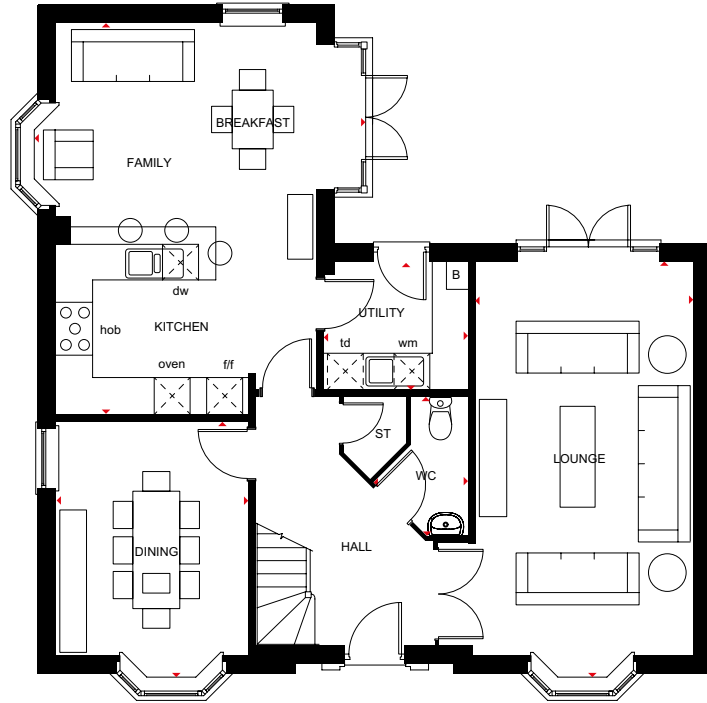
DAVID WILSON HOMES

THE HENLEY

FOUR BEDROOM DETACHED 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 3675 mm	23'1" x 12'1"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	13'0" 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

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bed 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bed 3	3733 x 3112 mm	12'3" x 10'2"
Bed 4	3452 x 3211 mm	11'4" x 10'6"
Bed 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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— 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.



11.96 acres
of public
open space



10+
bat and bird
boxes installed



Biodiversity
area




Bee-friendly
planting



200+
new trees
planted



1,000+
new sapling
hedgerows planted



Play
area for
the community

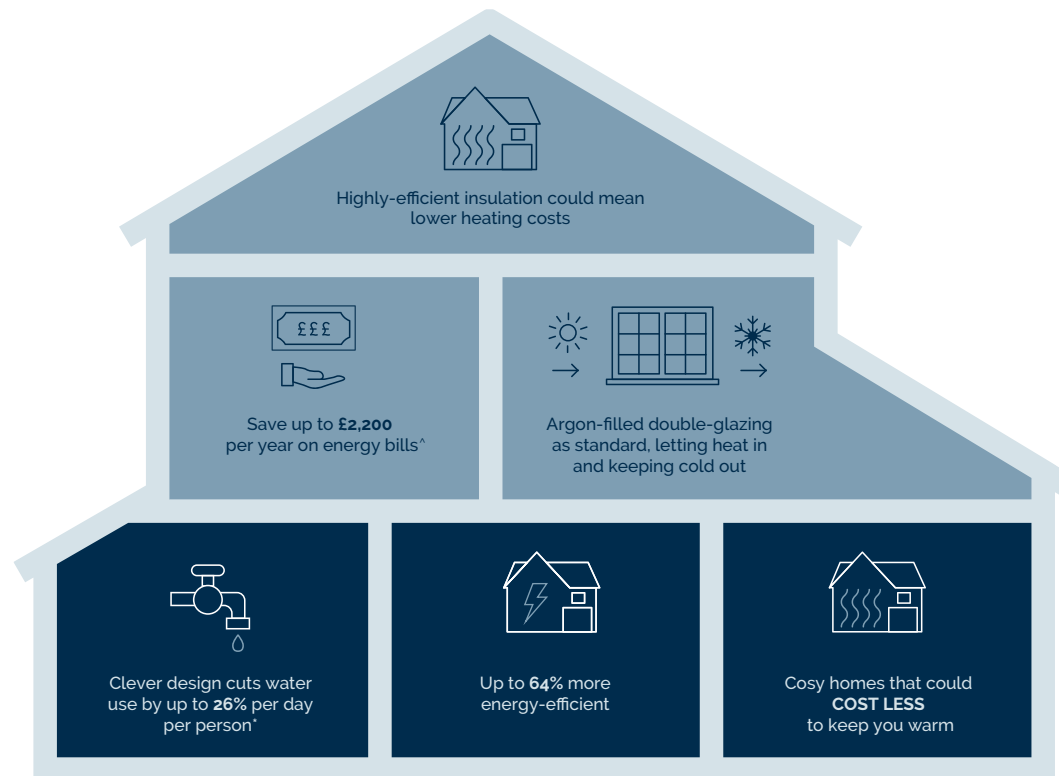


Hedgehog
highways

WE'RE HELPING TO MAKE YOUR HOME MORE

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



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

*Source: [Water UK](#)

YOUR BEAUTIFUL

— NEW HOME COMES WITH PEACE OF MIND —

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners[†] 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. [^]We are the only major national housebuilder to be awarded this key industry award 13 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print.

NEW HOMES

Quality Code



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

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

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

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

What the code covers

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

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



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **03301 735 532**

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