



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

DOXFORD GREEN

A LOCATION LIKE NO OTHER



Doxford Green is a luxury new development, surrounded by beautiful open fields. Situated in the heart of Ryhope, you will discover a collection of 4 and 5 detached bedroom homes. You and your family can enjoy country walks and fantastic local amenities on your doorstep - with Sunderland city centre 4 miles away. Doxford Green is within close proximity to supermarkets and local shops.

You'll also discover Seaham beach just 5 miles from your doorstep.

The A19 is just minutes away connecting you to all major road links.

The development is perfectly situated to enjoy all of the exciting amenities that the area has to offer as well as being 1 mile from Doxford International Business Park.

— CREATING A SUSTAINABLE —

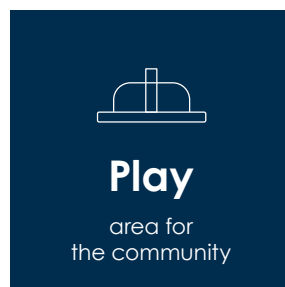
COMMUNITY

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.



- Manning**
5 bedroom detached home
- Winstone**
4 bedroom detached home
- Chelworth**
4 bedroom detached home
- Drummond**
4 bedroom detached home
- Holden**
4 bedroom detached home
- Avondale**
4 bedroom detached home
- Millford**
4 bedroom detached home
- Kirkdale**
4 bedroom detached home
- Herford**
4 bedroom detached home
- Hollinwood**
4 bedroom detached home



ENERGY SAVINGS*

*Features may vary by plot.
Please speak to your Sales Adviser
for further information.

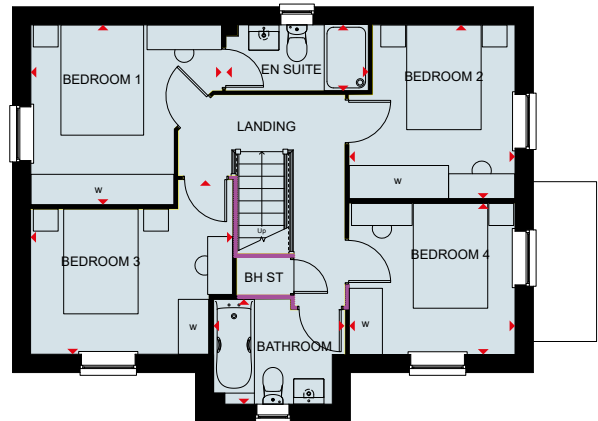
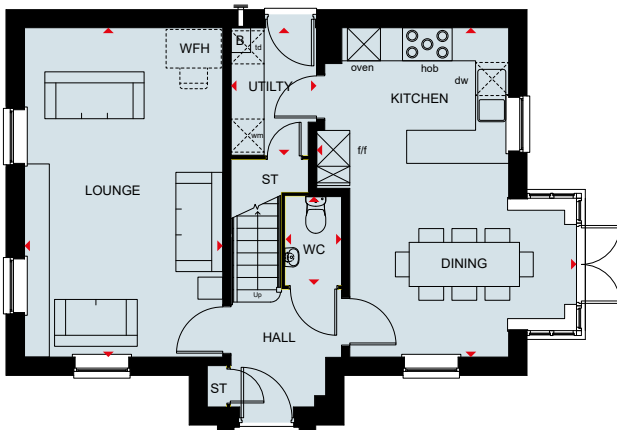
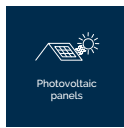


- Species rich grassland
- Grassland with native wildflowers
- Path
- Informal gravel path
- SUDs Basin
- Hedge
- Shrubs
- Woodland
- Bird box
- Bat box



HOLLINWOOD

FOUR BEDROOM HOME



Ground Floor

Lounge	3595 x 5973 mm	11'10" x 19'7"
Kitchen/Dining	5973 x 4706 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"

First Floor

Bedroom 1	3457 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3005 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3154 mm	12'0" x 10'4"
Bedroom 4	3005 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

Key

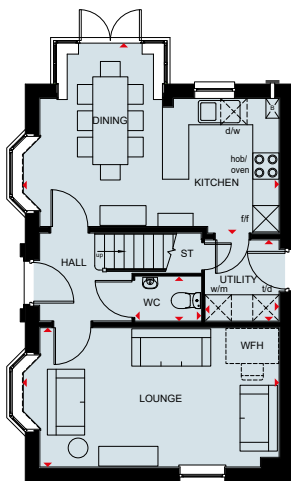
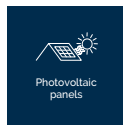
B Boiler	BH ST Bulkhead Store	dw Dishwasher space	ld Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location



DAVID WILSON HOMES

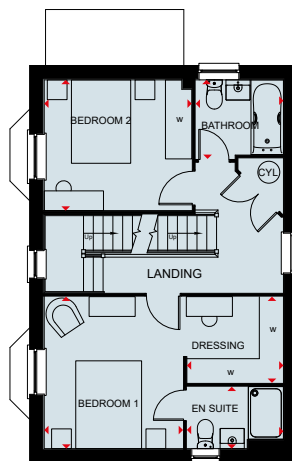
HERTFORD

FOUR BEDROOM HOME



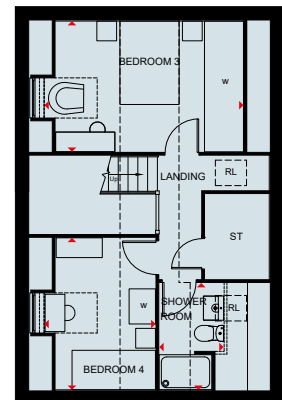
Ground Floor

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



First Floor

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



Second Floor

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

* Overall floor dimension includes lowered ceiling areas

Key

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



DAVID WILSON HOMES

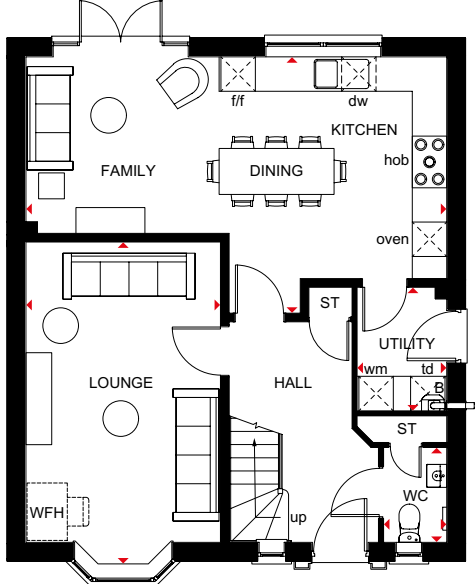
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

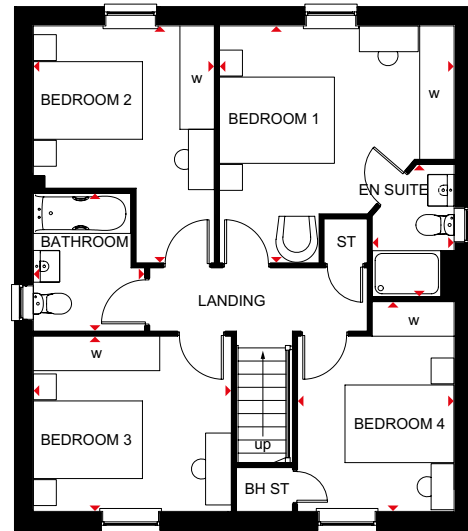


This family home has a delightfully traditional look from the outside, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant, full-glazed walk-in bay with French doors gives access to the garden and there's also a separate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



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

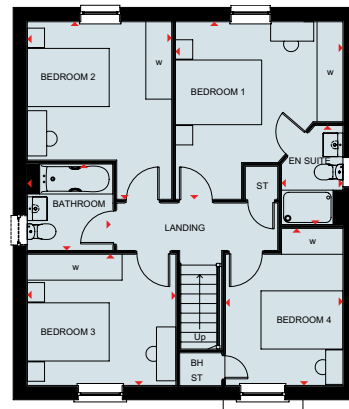
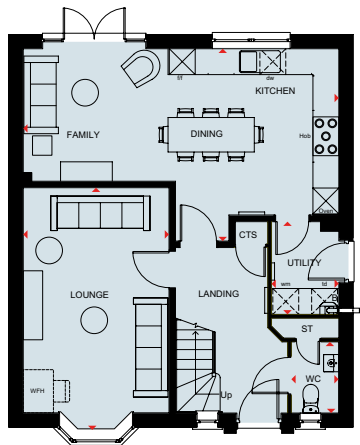
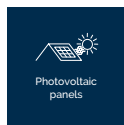
Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

Key

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

KIRKDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"

First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

Key

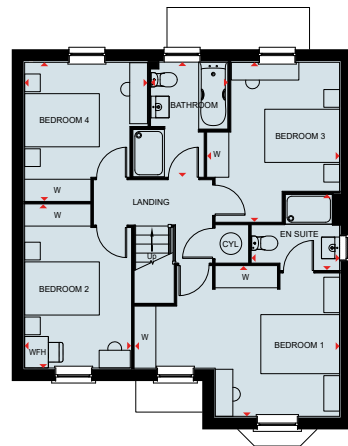
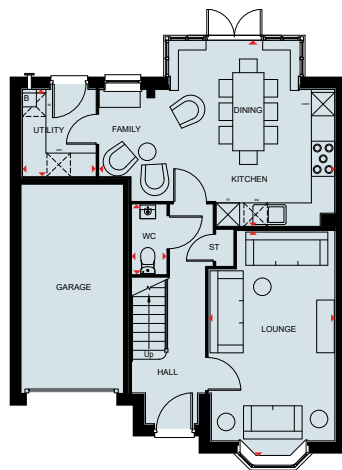
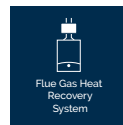
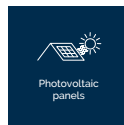
B Boiler	BH ST Bulkhead Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location



DAVID WILSON HOMES

MILLFORD

FOUR BEDROOM HOME



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"

First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

Key

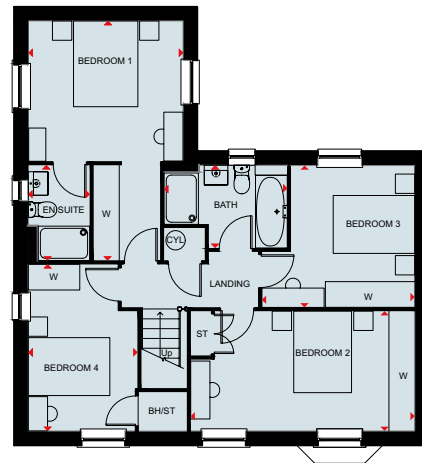
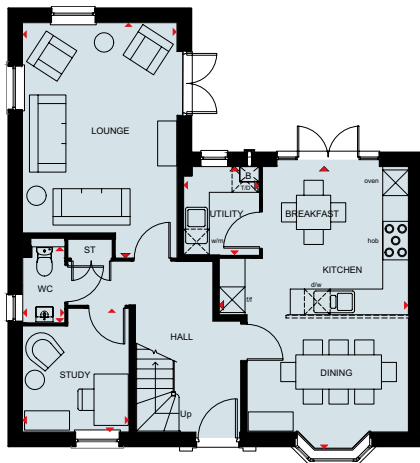
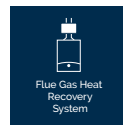
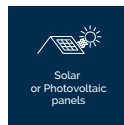
B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location



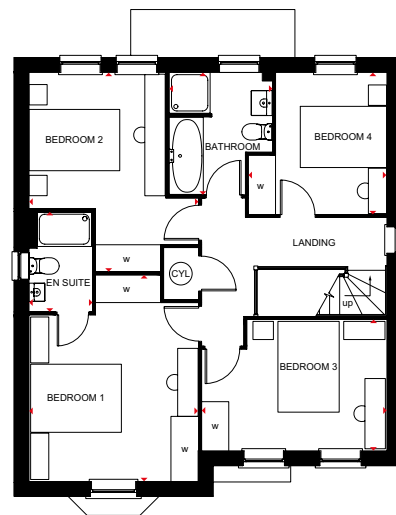
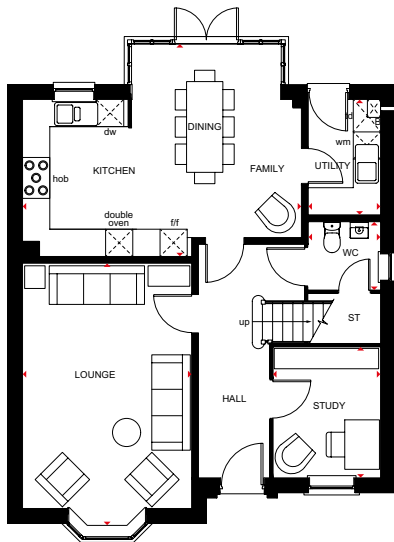
DAVID WILSON HOMES

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"

First Floor

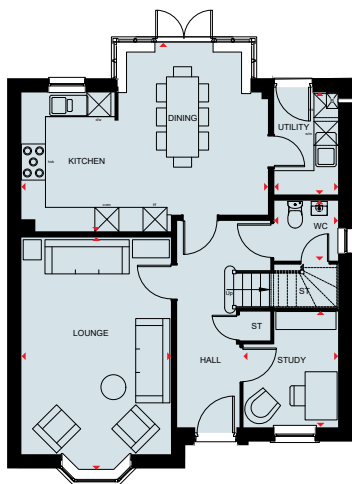
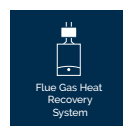
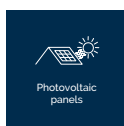
Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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	

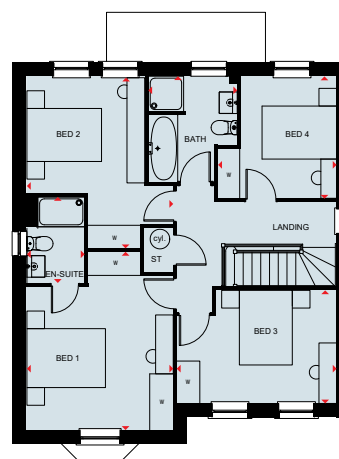
HOLDEN

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

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



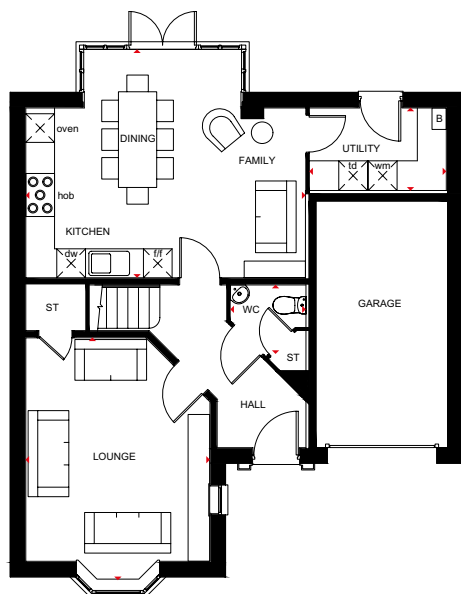
DAVID WILSON HOMES

DRUMMOND

FOUR BEDROOM DETACHED HOME

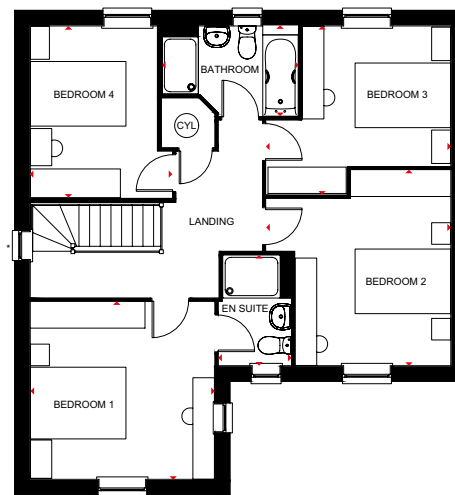


A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden. The spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious master with en suite, and a family bathroom with shower.



Ground Floor

Lounge	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2856 x 1725 mm	9'4" x 5'7"
WC	1570 x 1428 mm	5'2" x 4'8"



First Floor

Bedroom 1	3850 x 3711 mm	12'7" x 12'2"
En suite	2315 x 1511 mm	7'7" x 4'11"
Bedroom 2	4088 x 3858 mm	13'5" x 12'8"
Bedroom 3	3858 x 3525 mm	12'8" x 11'7"
Bedroom 4	3591 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1886 mm	9'4" x 6'2"

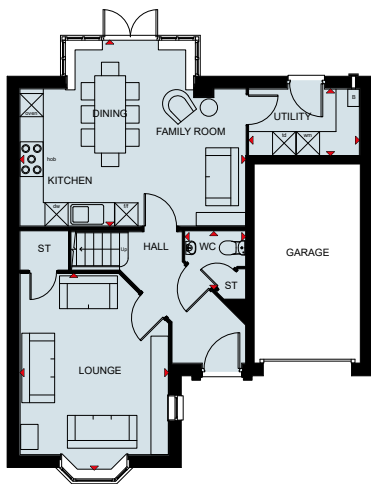
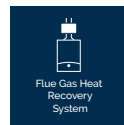
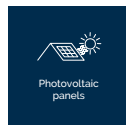
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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

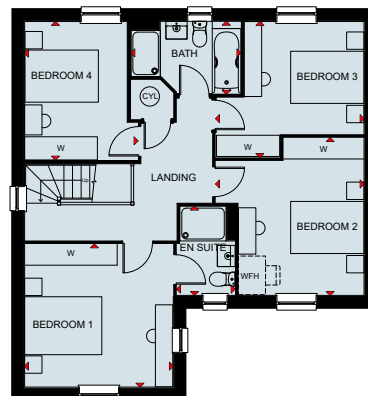
DRUMMOND

FOUR BEDROOM HOME



Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/ Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"



First Floor

Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4 / Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

Key

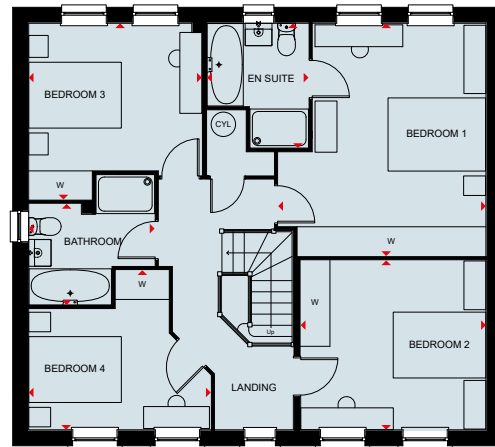
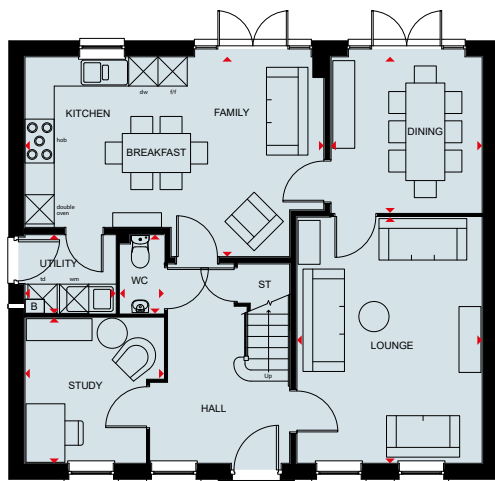
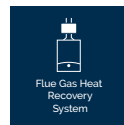
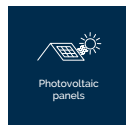
B Boiler	ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
CYL Cylinder	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location



DAVID WILSON HOMES

CHELWORTH

FOUR BEDROOM HOME



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1614 x 900 mm	5'4" x 2'11"

First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

Key

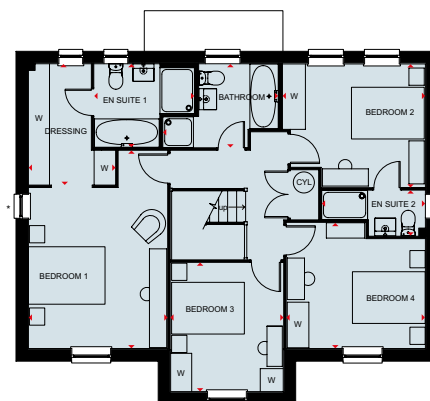
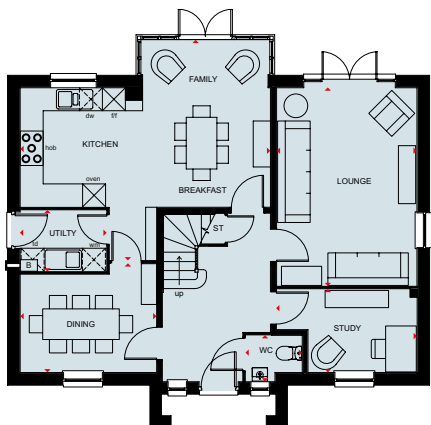
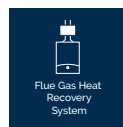
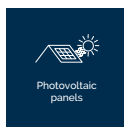
B Boiler	CYL Cylinder	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	BH Bulkhead	◀▶ Dimension location



DAVID WILSON HOMES

WINSTONE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

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

First Floor

Bedroom 1	5164 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 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 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 plans.

Key

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

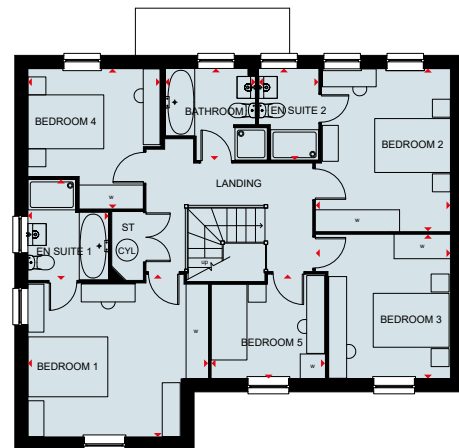
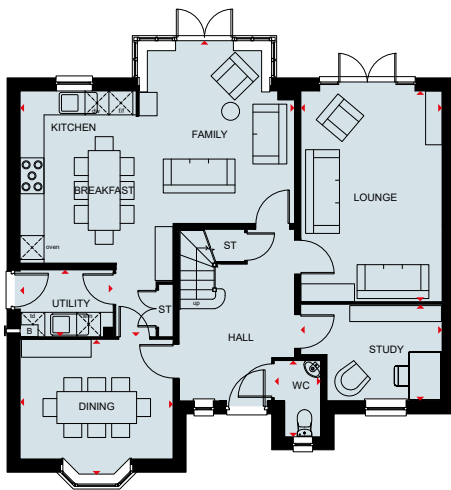
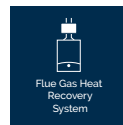
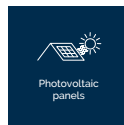


DAVID WILSON HOMES

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THE MANNING

FIVE BEDROOM HOME



Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7413 x 6883 mm	24'4" x 22'7"
Dining	3840 x 3388 mm	12'7" x 11'1"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	6'3" x 3'10"

First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3503 mm	10'10" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

Key

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



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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



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

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8471**

Calls to 03 numbers are charged at the same rate as dialling 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.