



THE
HAWTHORNS



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 The Hawthorns.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

* "We" refers to the Barratt Developments PLC Group brands. ABased on HBF star rating scheme from 2010 to 2022 derived from the NHBC notional 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

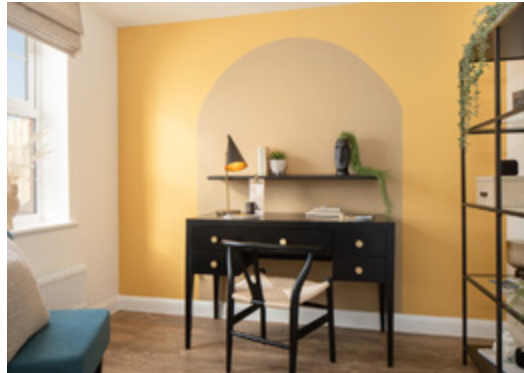
THE HAWTHORNS



The Hawthorns will offer a range of quality 2 – 5 bedroom homes in the ideally placed market town of Sutton in Ashfield. Whether you're searching for your first or next home, you'll enjoy green open space, tree-lined boulevards and quiet cul-de-sacs at this exciting new community. You'll find plenty of shops, cafés and restaurants

are within walking distance, whilst families have great schooling options nearby. As a resident, you'll benefit from great transport links direct to Mansfield, whilst the M1 motorway connects you further afield to Nottingham and Sheffield.

A SENSE OF PEACE
QUALITY
— AND SPACE —



Our homes at The Hawthorns 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 starting from the Acorns Day Nursery for the little ones. Then there's St Andrew's Primary School, which is only a

5-minute* drive away. For secondary schools, Skegby Junior Academy is just a 7-minute* walk away.

*Based on the average drive time from the development

EXCELLENT

— CONNECTIONS —



This development features great road links with the A38 close by, connecting you straight to Mansfield. There's also great commuter links to Nottingham and Sheffield via the M1. Sutton Parkway train

station is less than a 10-minute drive, with direct trains to Mansfield, Nottingham and Worksop. East Midlands Airport can be reached within 45 minutes too.

*Based on average drive time from the development. ^Based on fastest train time from Sutton Parkway train station.

PLENTY

— TO SEE AND DO —



Located minutes away from Sutton in Ashfield town centre, you won't be far from a host of amenities including a Co-op, doctors and dentist surgeries, a Post Office plus local family pubs and restaurants all within walking distance. For your bigger shops, there's a Morrison's and Sainsbury's supermarket within a 10 minutes' drive.



For families, there are a number of local attractions to keep your little ones entertained including nearby skate and trampoline parks plus plenty of opportunities' to enjoy the great outdoors at Mill Waters, offering walking, running and cycling over 70 hectares incorporating the reservoir, lakes and ponds. Brierley Forest Park is also just a few minutes' drive away and is the perfect place for leisurely walk in nature.



Alternatively, there are plenty of things to keep everyone entertained at the Mansfield Leisure Park. With a whole host of entertainment and restaurant options making this the perfect place to spend the evening with family or friends. For your shopping needs, East Midlands Designer Outlet houses a range of retail stores - so you'll never be short of places to shop nearby.

10 MINUTES OR LESS

AWAY FROM YOUR NEW HOME



Fox and Crown Pub
3 minutes by car



Kings Mill Hospital
5 minutes by car



St Andrews Primary School
5 minutes by car



Morrisons
6 minutes by car



Acorns Day Nursery
6 minutes by car



Mills Water
6 minutes by car



Asylum Skatepark
7 minutes by car



Sutton in Ashfield Town Centre
7 minutes by car



Sutton Lawn
8 minutes by car

30 MINUTES OR LESS

AWAY FROM YOUR NEW HOME



Sherwood Observatory
9 minutes by car



Sutton Parkway
10 minutes by car



Mansfield town centre
11 minutes by car



Freestyle Trampoline Park
12 minutes by car



Brierley Forest Park
13 minutes by car



Mansfield Leisure Park
13 minutes by car



Hardwick Hall
17 minutes by car



East Midlands Designer Outlet
17 minutes by car



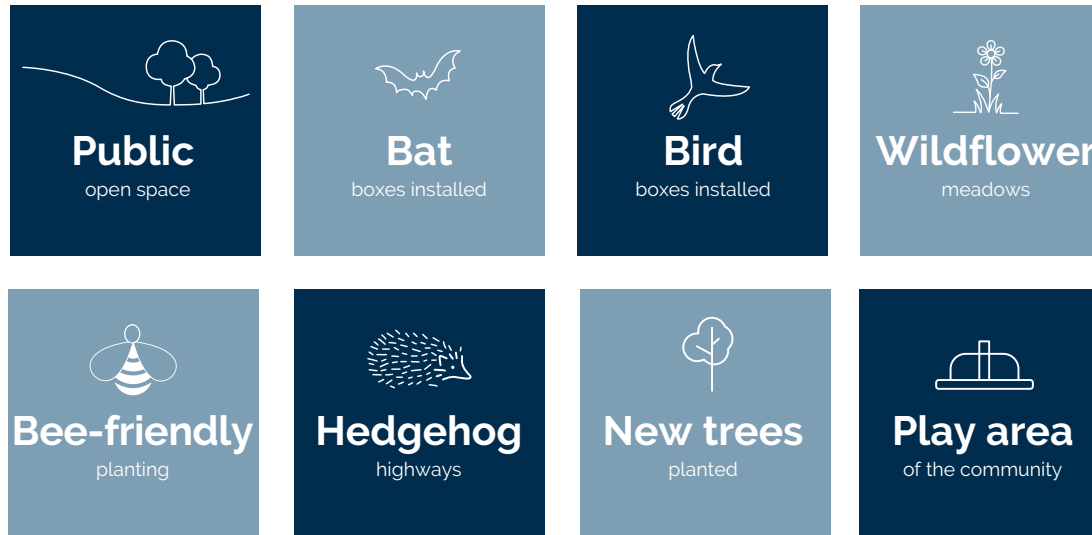
Centre Parcs
30 minutes by car

— 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 sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.



THE HAWTHORNS



SITE PLAN

Beck Lane, Sutton in Ashfield, Nottinghamshire, NG17 3AH

2, 3, 4 and 5 bedroom homes

- **Br** **The Burleigh**
2 bedroom home
- **Ki** **The Kennett**
3 bedroom home
- **Bl** **The Blyford**
3 bedroom home
- **F** **The Fairway**
3 bedroom home
- **Ha** **The Hadley**
3 bedroom home
- **I** **The Ingleby**
4 bedroom home
- **K** **The Kirkdale**
4 bedroom home
- **Bg** **The Bradgate**
4 bedroom home
- **W** **The Winstone**
4 bedroom home
- **M** **The Meriden**
4 bedroom home
- **A** **The Avondale**
4 bedroom home
- **Ho** **The Holden**
4 bedroom home
- **Hd** **The Herford**
4 bedroom home
- **Ch** **The Chelworth**
4 bedroom home
- **He** **The Henley**
5 bedroom home
- SO **Affordable Housing Shared Ownership**
- SH **Show Home**
- MS **Marketing Suite**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- S/S **Substation**



- | | | | | | | | |
|--|--|---|--|--|---|--|--|
|  Grassland |  Swale |  Trees |  Mature Tree Lines |  Wildflower Meadow |  Bat Box Enclosed Bat Box |  Hedgehog Highway |  Wooden Hedgehog House |
|  Paths |  New Tree Lines |  Parkland Space |  Balancing Pond |  Swift Nesting Brick Sparrow Terrace |  Play Area |  Bird Nest Box Starling Nest Box | |

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

See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Hawthorns is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

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.

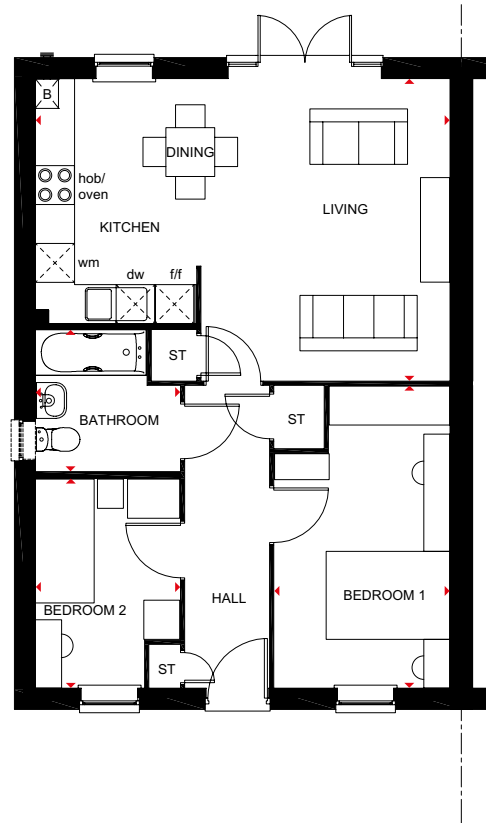
DAVID WILSON HOMES

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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THE KENNETT

3 BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good sized end-terraced family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby

separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.

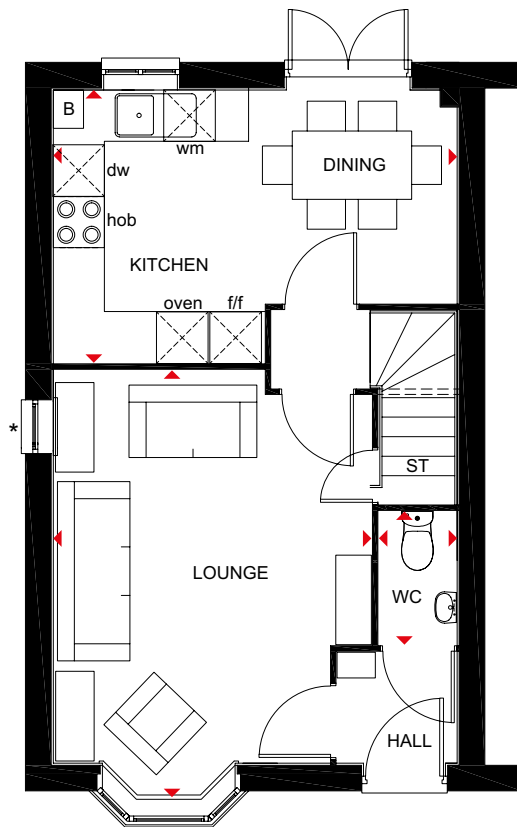
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THE KENNET

3 BEDROOM END-TERRACED HOME

Key

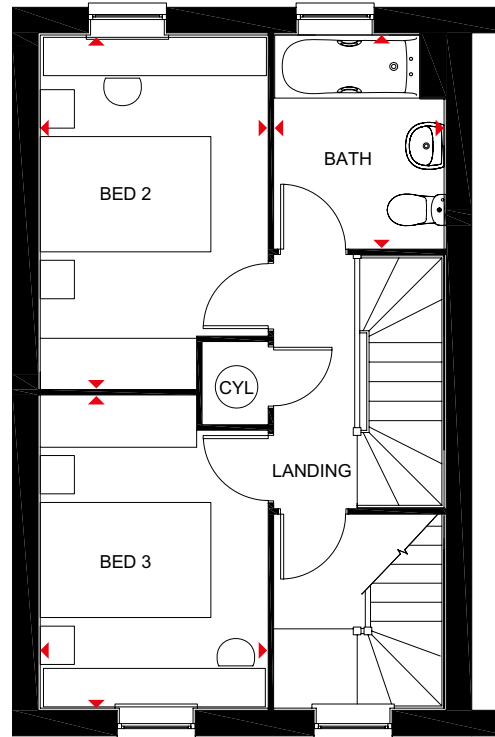
B	Boiler	f/f	Fridge/freezer space	RL	Roof light
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

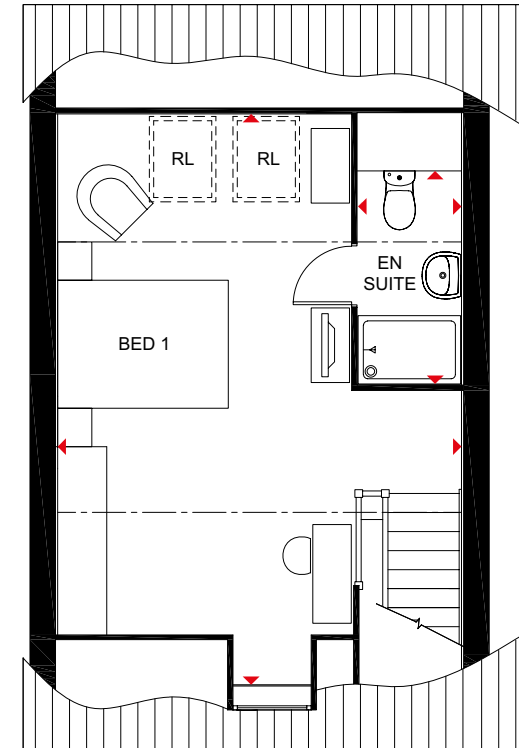
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"

*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	6690 x 4733** mm	21'11" x 15'6"***
En suite	1210 x 2497** mm	3'11" x 8'2"***

**Overall floor dimension includes lowered ceiling areas.

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THE BLYFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The impressive façade of The Blyford is a strong hint to what lies behind. A spacious lounge leads to a bright open-plan kitchen and dining area, with access to a utility room and the rear garden. An integral garage on the ground floor provides upstairs with space

generous enough for three double bedrooms, a study and a large family bathroom with separate shower. The main bedroom also enjoys the luxury of its own dressing area as well as an en suite.

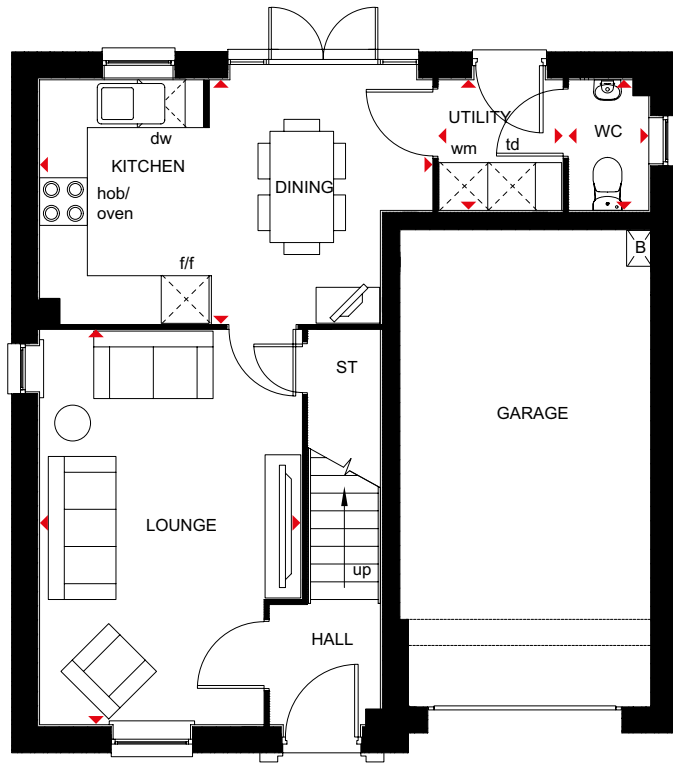
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THE BLYFORD

THREE BEDROOM HOME

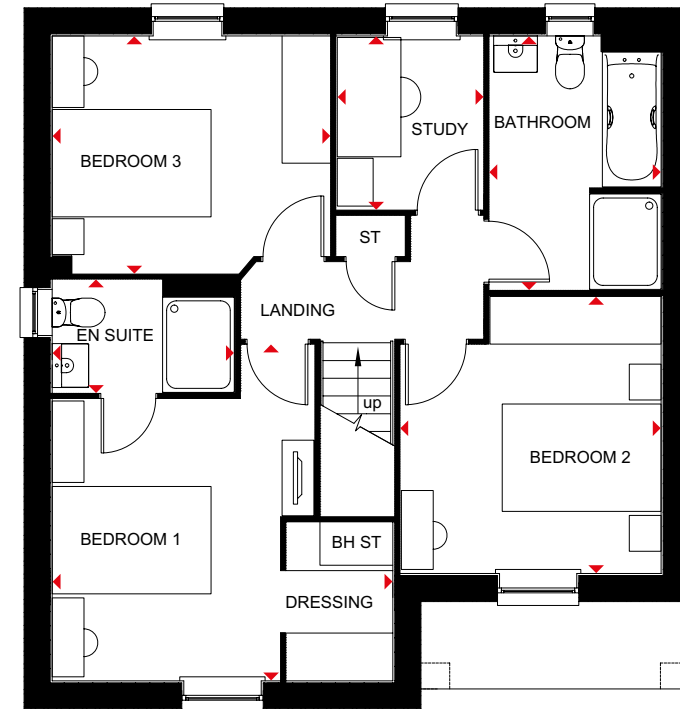
Key

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



Ground Floor

Lounge	3292 x 4960 mm	10'9" x 16'3"
Kitchen/Dining	4933 x 3064 mm	16'2" x 10'1"
WC	1000 x 1666 mm	3'3" x 5'6"
Utility	1551 x 1666 mm	5'1" x 5'6"



First Floor

Bedroom 1	4298 x 4221 mm	14'1" x 13'10"
En Suite	2290 x 1400 mm	7'6" x 4'7"
Bedroom 2	3275 x 3483 mm	10'9" x 11'5"
Bedroom 3	3492 x 2995 mm	11'5" x 9'10"
Bathroom	2155 x 3188 mm	7'1" x 10'6"
Study	1837 x 2180 mm	6'0" x 7'2"

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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.

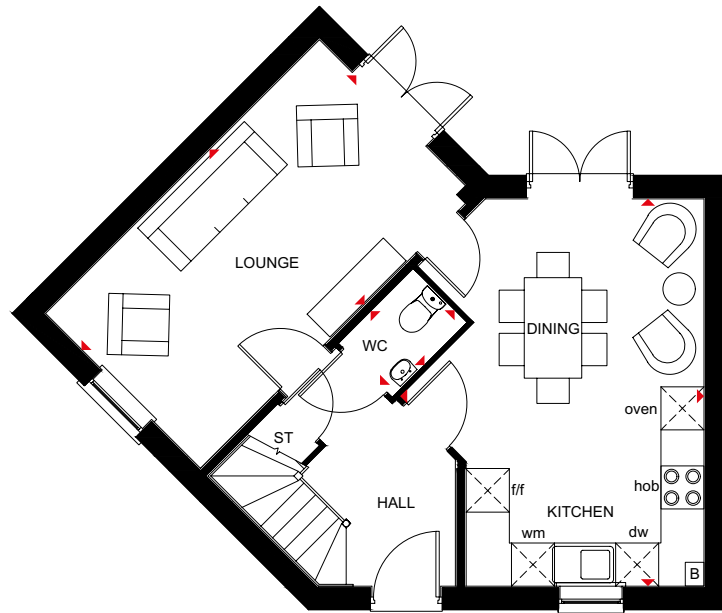
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THE FAIRWAY

THREE BEDROOM HOME

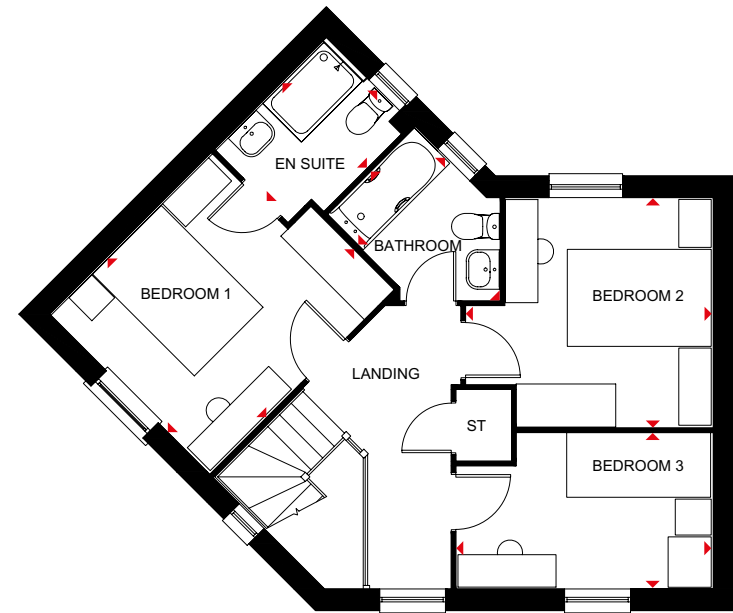
Key

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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BDW003119/MAY23

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.

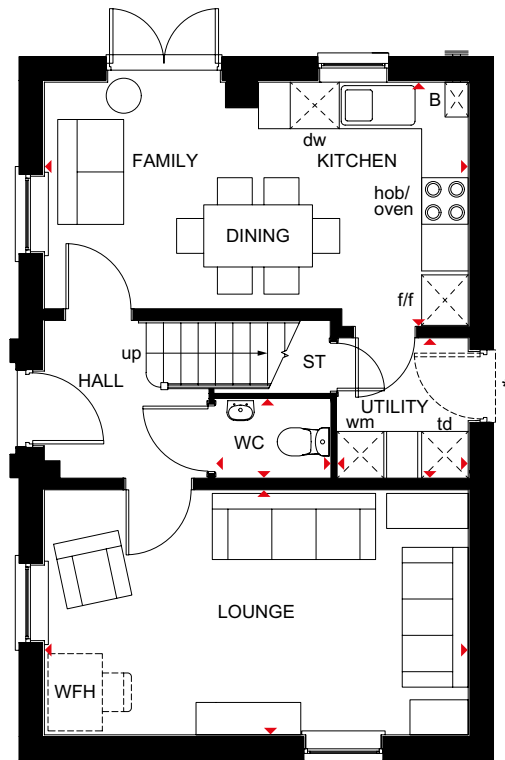
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THE HADLEY

THREE BEDROOM HOME

Key

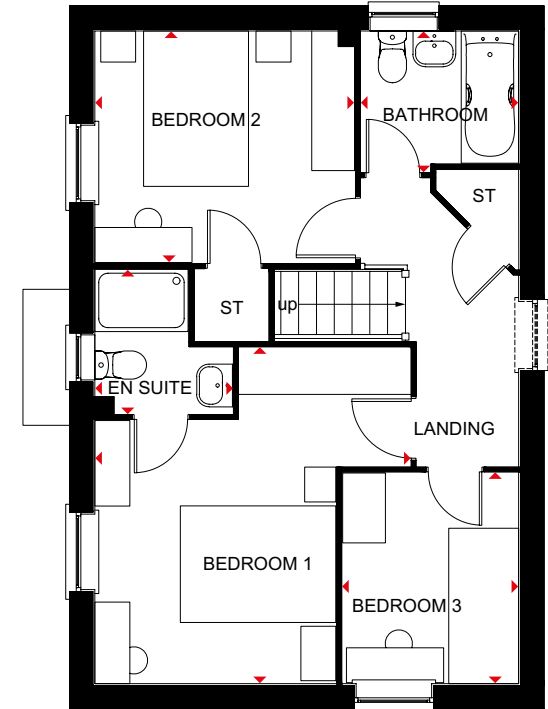
B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



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"

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BDW003119/MAY23

THE INGLEBY

THREE 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 has been designed for modern living. Essential utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the rear garden. The

separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite and a further single bedroom. A home study/fourth bedroom and a family bathroom, complete this lovely home.

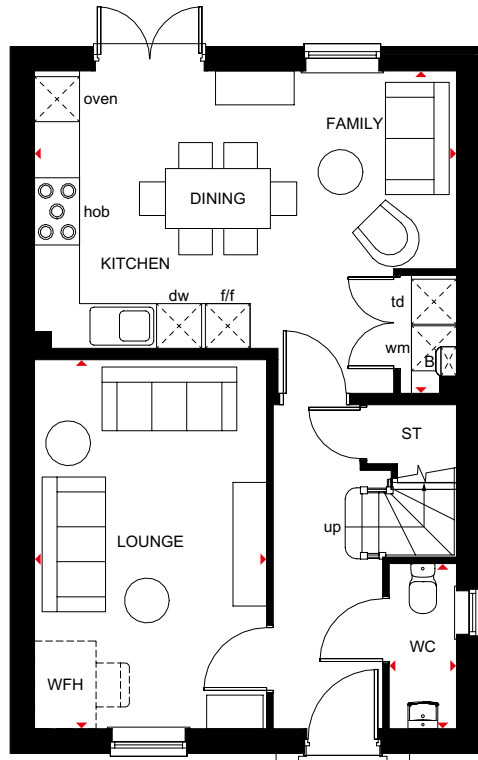
DAVID WILSON HOMES

THE INGLEBY

THREE BEDROOM HOME

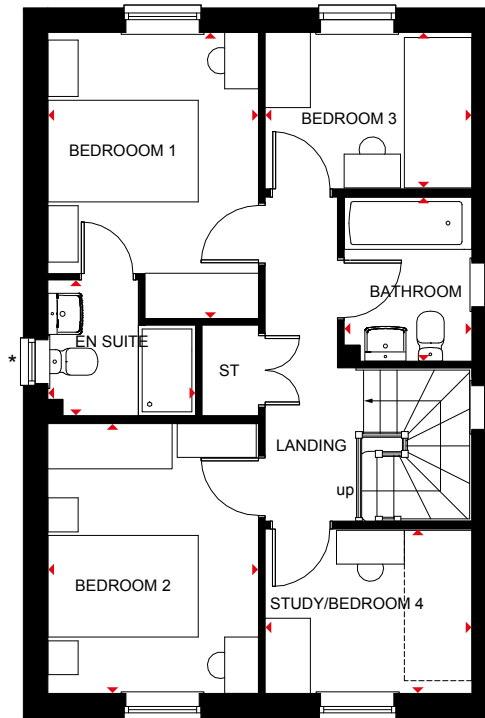
Key

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	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"
Study/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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BDW003119/MAY23

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.

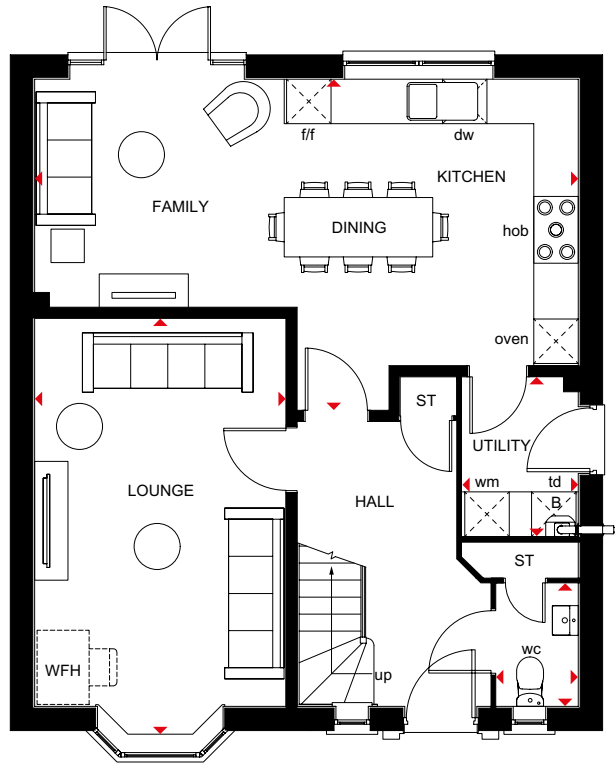
DAVID WILSON HOMES

THE KIRKDALE

FOUR BEDROOM HOME

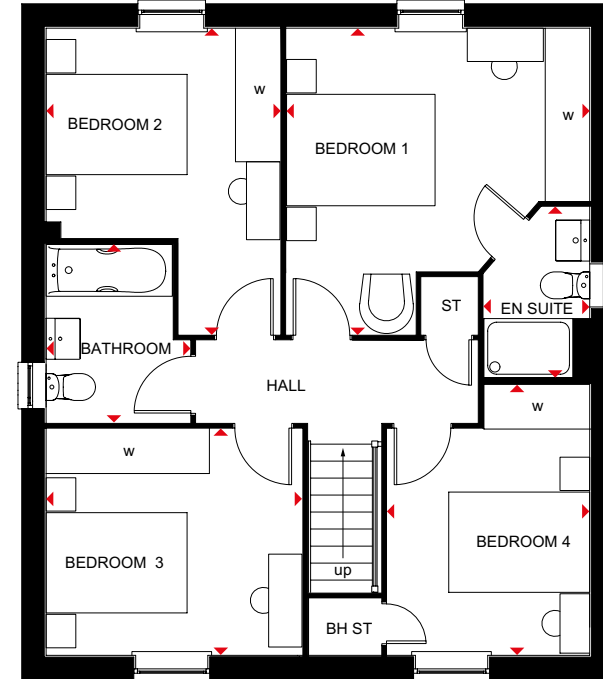
Key

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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THE BRADGATE

FOUR BEDROOM HOME



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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.

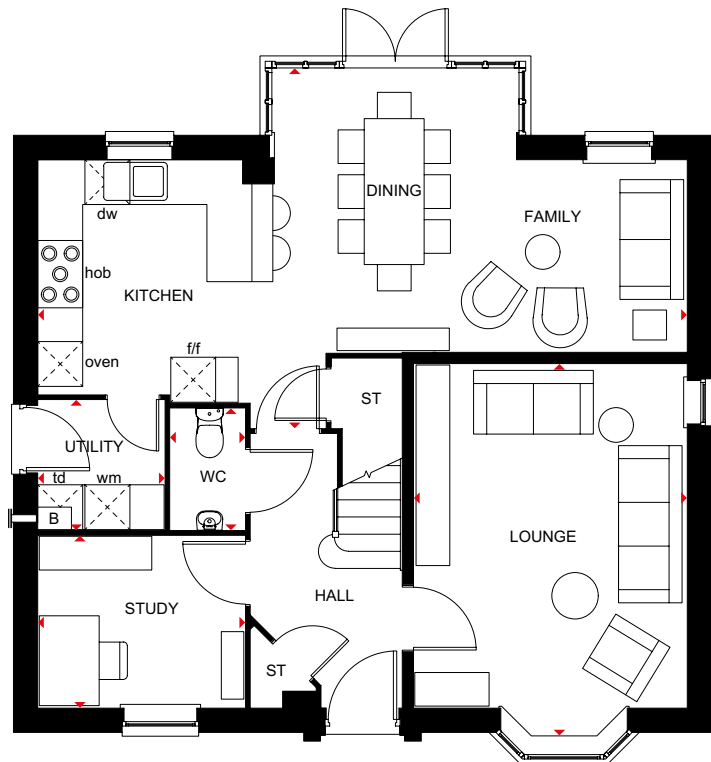
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THE BRADGATE

FOUR BEDROOM HOME

Key

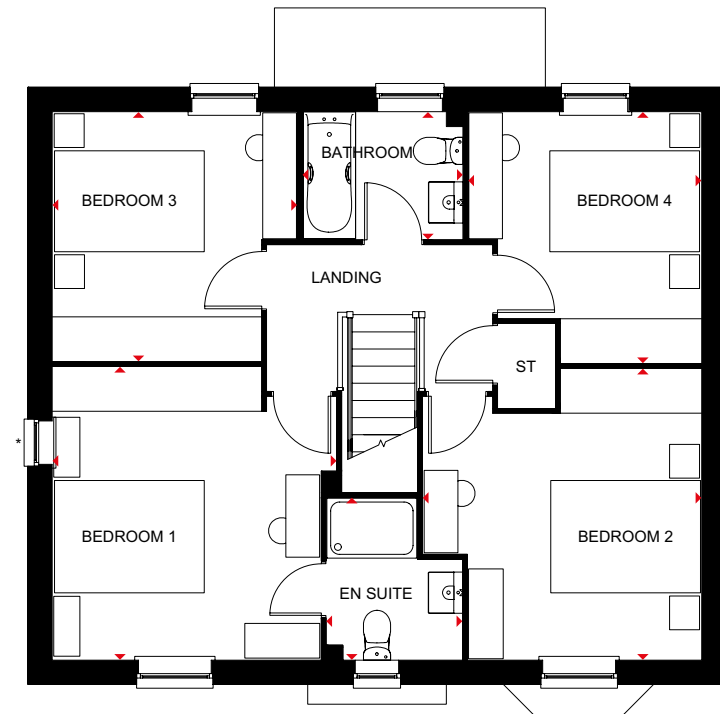
B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



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.

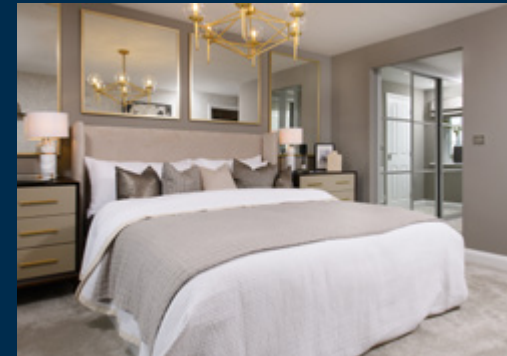
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THE WINSTONE

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.

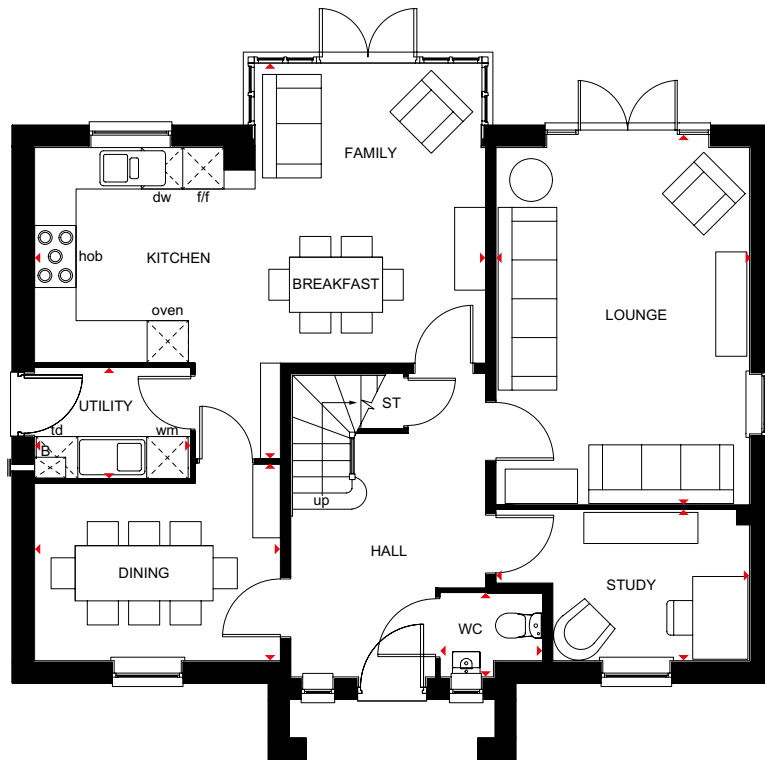
DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM HOME

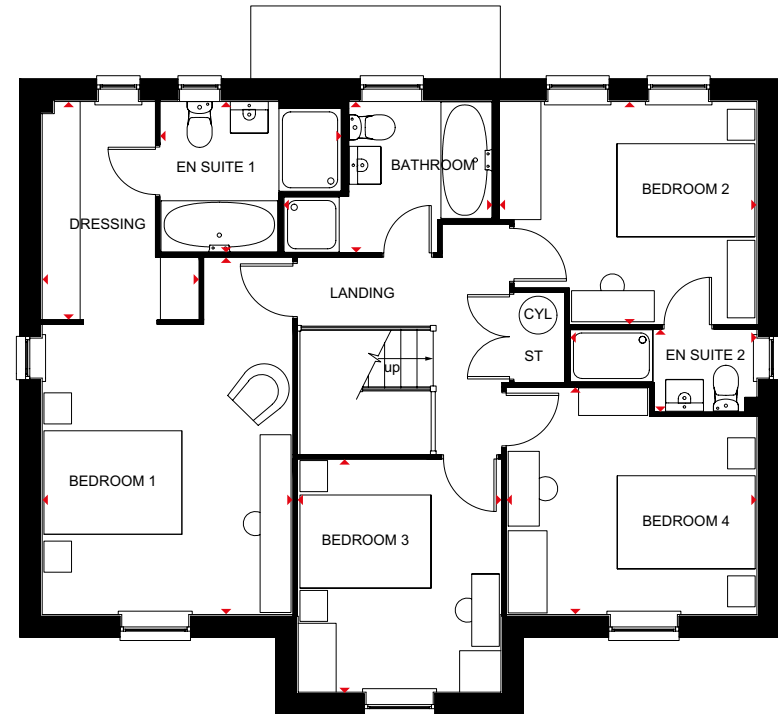
Key

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 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.

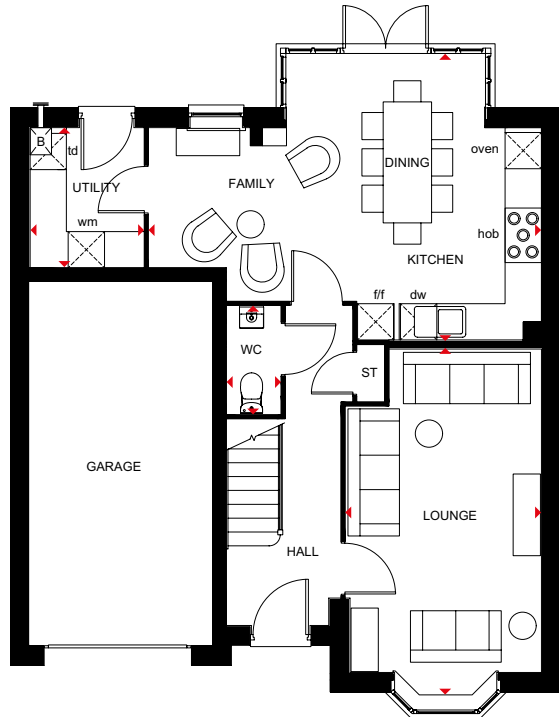
DAVID WILSON HOMES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

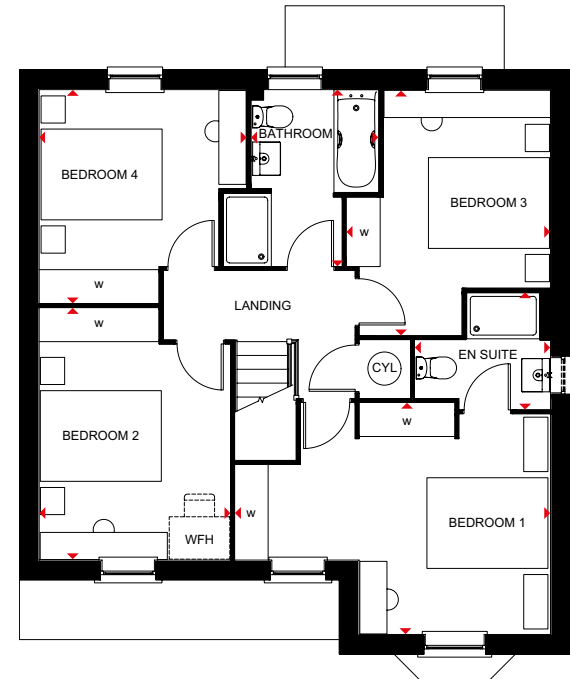
Key

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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BDW003119/MAY23

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.

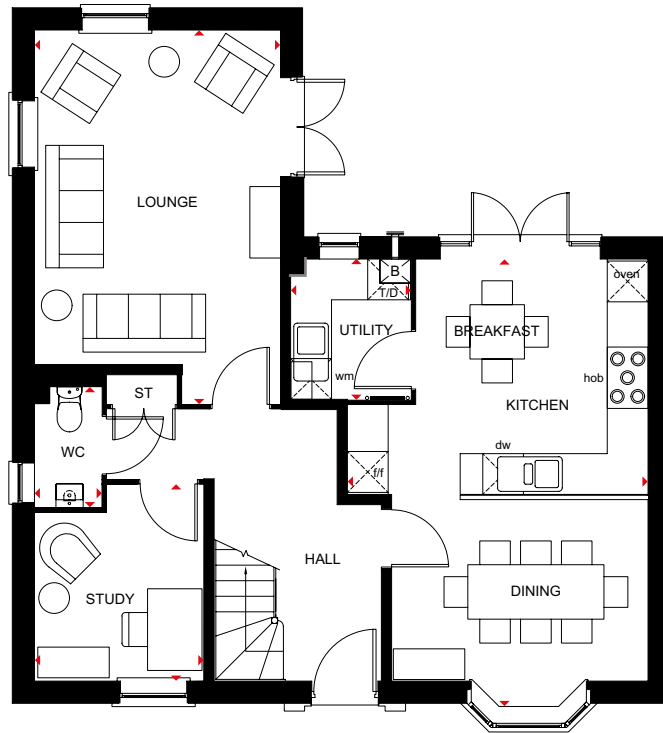
DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/B'fast/	6600 x 4418 mm	21'7" x 14'6"
Dining		
Utility	2062 x 1760 mm	6'9" x 5'9"
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"

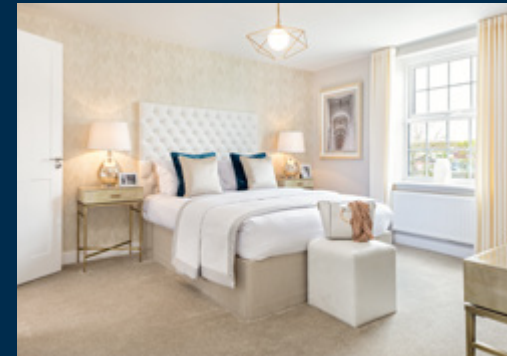
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THE HOLDEN

FOUR 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 three double bedrooms, the main with en suite, a single bedroom and a family bathroom.

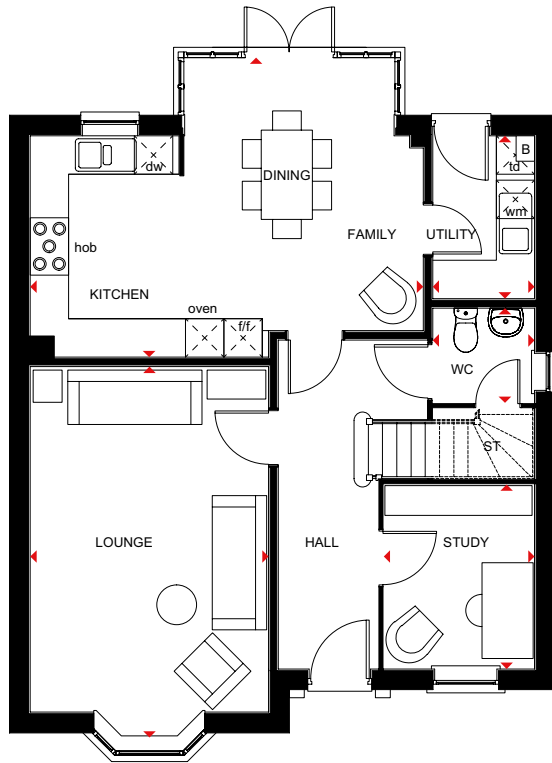
DAVID WILSON HOMES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

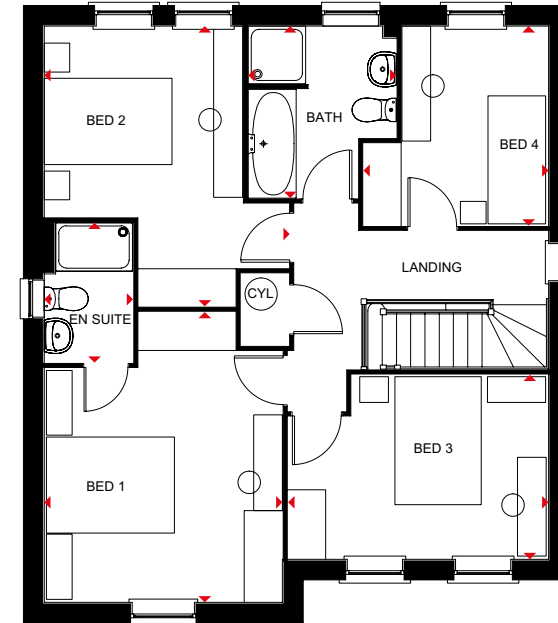
Key

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	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	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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THE HERTFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious main with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.

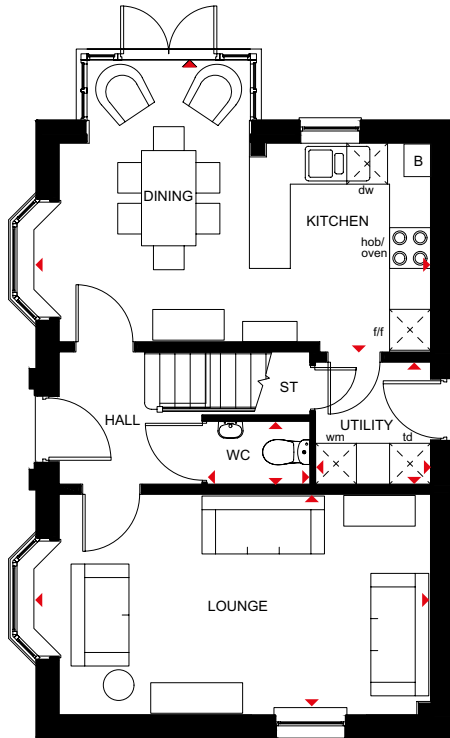
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THE HERTFORD

FOUR BEDROOM HOME

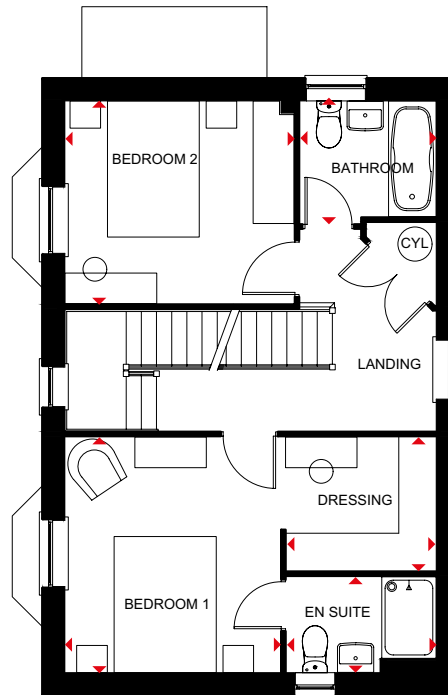
Key

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



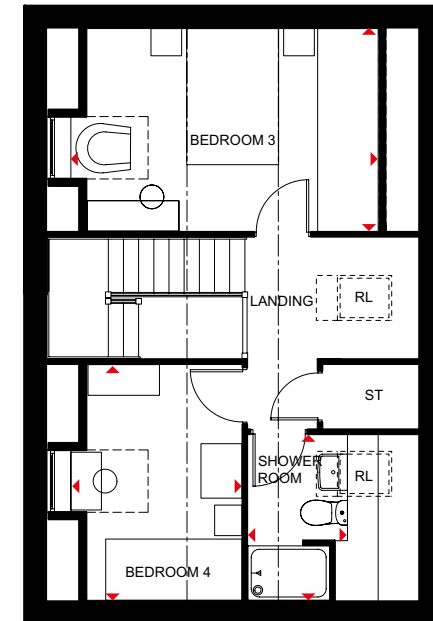
Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"



Second Floor

Bedroom 3	4540* x 2978 mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537* mm	11'4" x 8'3"*
Shower	2432 x 1464* mm	7'11" x 4'9"*

*Overall floor dimensions include lowered ceiling areas

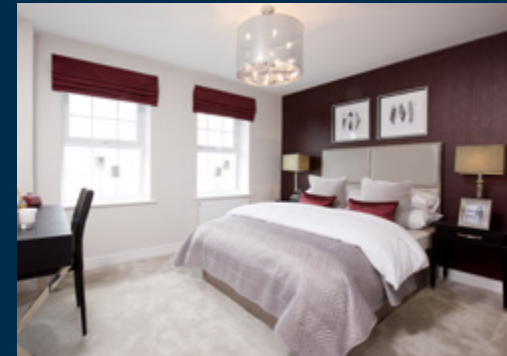
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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The

attractive lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious master with full en suite, and a family bathroom complete with separate shower.

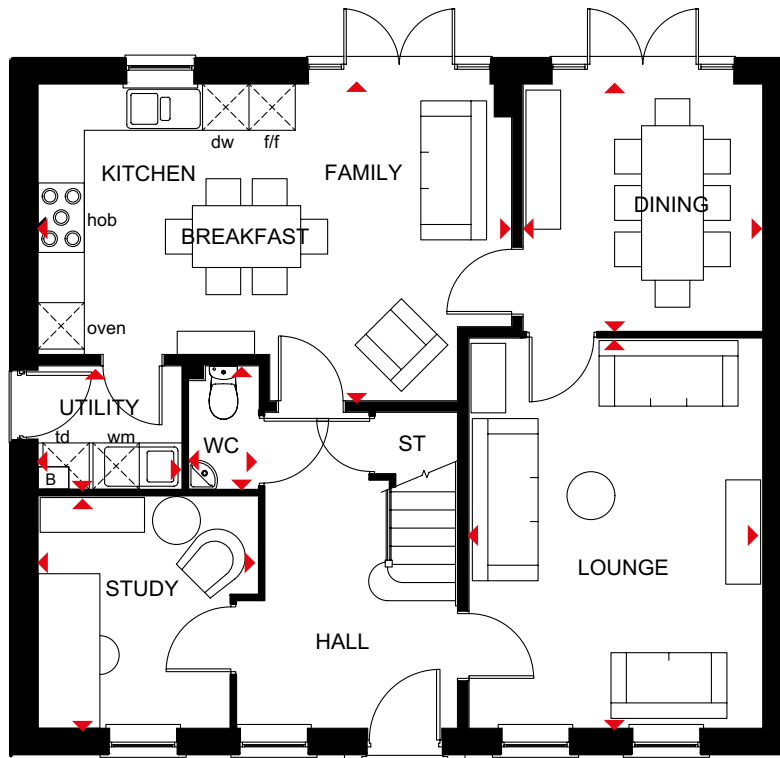
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THE CHELWORTH

FOUR BEDROOM DETACHED HOME

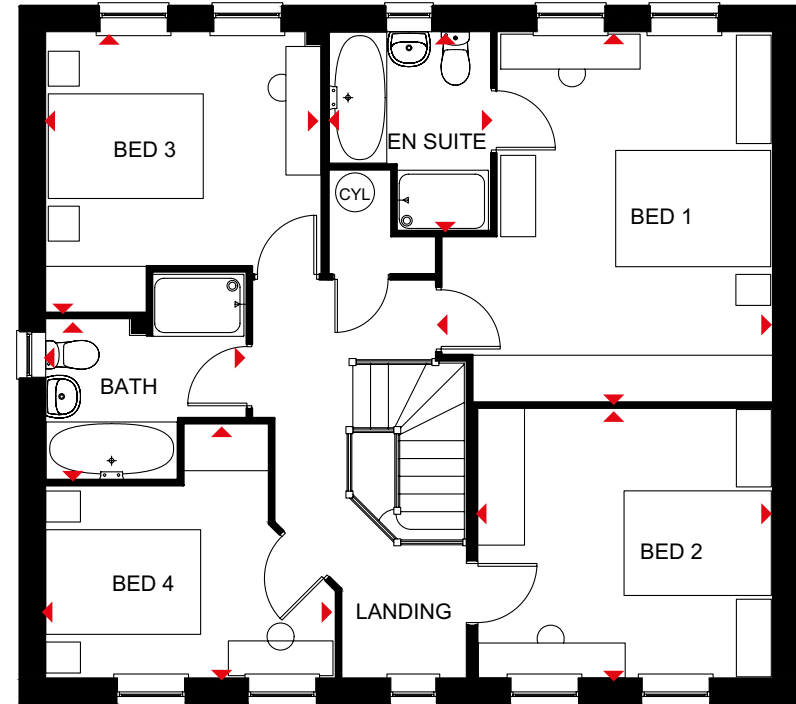
Key

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

Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Lounge	3800 x 5050 mm	12'6" x 16'7"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bedroom 1	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"

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THE HENLEY

FOUR BEDROOM DETACHED HOME



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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.

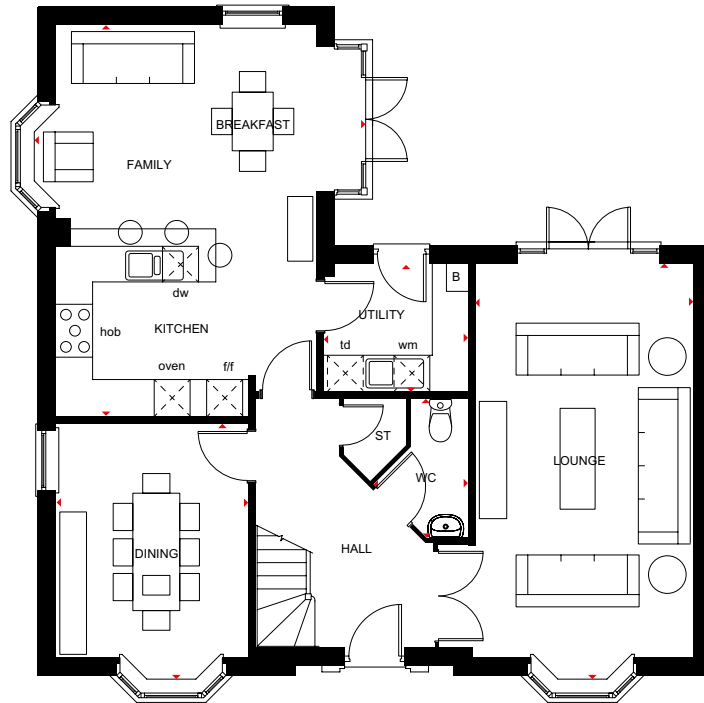
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THE HENLEY

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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