



**SAWBRIDGE PARK**

SAWBRIDGEWORTH

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes, we have been building quality homes across the UK for over 60 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 beautiful homes offer a range of spacious bedroom designs, and are 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 Sawbridge Park, Sawbridgeworth, very soon.



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

# WELCOME

— TO SAWBRIDGE PARK —



With a location in the sought-after historic town of Sawbridgeworth in Hertfordshire, living here you will be within walking distance of everyday amenities in the town centre yet surrounded by idyllic countryside.

Some 40% of Sawbridge Park is allocated to open space, which means that homes here are set amongst recreation areas, allotments and a children's play area – there are endless opportunities to enjoy the great outdoors.

You'll find OFSTED-rated 'Good' and 'Outstanding' schools close by, as well as excellent transport links. And you'll be able to reach neighbouring towns such as Bishop's Stortford in just 15 minutes and London in less than 45 minutes by train.

— CREATING 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.



# BUILT

— FOR HEALTHY LIVING —



Sawbridge Park is recognised as a 'Built for healthy living' development, which means that important design elements have been included and checked through planning. It is a sign of a good place to live with new, well-designed homes and neighbourhoods.

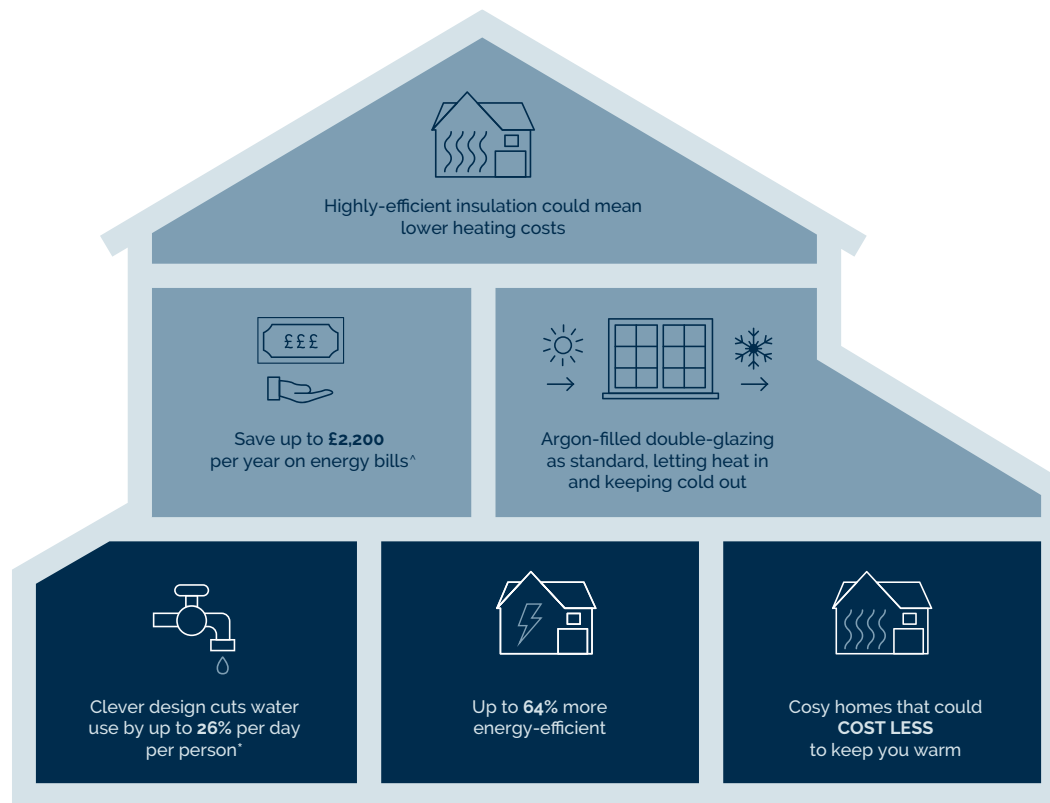
Built for healthy living approval is designed to give you, the home buyer, confidence that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.

For further futureproofing, all homes at Sawbridge Park will have electric vehicle charging points installed.

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.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published July 2023.

<sup>\*</sup>Source: [Water UK](#)

A SENSE OF PEACE

# QUALITY

— AND SPACE —



Our homes at Sawbridge Park provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms – easy to use in a way that suits you and your family.

Entrance halls are large enough for a warm welcome and kitchens or dining rooms open onto your garden, creating the perfect outside living space on warm summer days. Everything is finished to the highest standards with plenty of storage for all of your things, ensuring you have a home that is comfortable throughout.

Entertaining will be effortless with plenty of room for your guests as open-plan kitchen or living/dining areas allow you space to enjoy quality time together. You won't have to wait for that morning shower either with most of our homes including two or more bathrooms and most main bedrooms enjoying the luxury of en suite bathrooms.

# THIRTY MINUTES

FROM YOUR NEW HOME



**Sawbridgeworth Train Station**  
4 minutes by car



**Bishops Stortford**  
15 minutes by car



**Hatfield Forest – National Park**  
20 minutes by car



**Princess Alexandra Hospital NHS**  
13 minutes by car



**Stansted Airport**  
22 minutes by car



# SAWBRIDGE PARK

— A LOCATION LIKE NO OTHER —



Sawbridgeworth is steeped in history and offers the best of both town and country living. You'll be able to wander amongst the heritage of the town and admire the buildings that date back to Tudor times, with many still used now as independent antique shops and restaurants. There are many seasonal attractions including local river cruises in the summer, an annual fair in May and Christmas festivities.



You will have endless opportunities to continue with or begin new interests thanks to a range of leisure facilities in Sawbridgeworth, including a number of sporting and social clubs to join.

For those who love to explore the great outdoors there are a number of short walkways along the River Stort, which runs east through the town. Within a 20-minute



drive you can visit Hatfield Forest Nature Reserve, the ideal place for children to run off their energy or a quiet place to relax and unwind.

IDEALLY LOCATED FOR

# YOUR FAMILY



Set down roots in a location that ensures you are close to the things that really matter when looking for a first home or next home.

- Close to Ofsted rated 'Outstanding' and 'Good' Primary and Secondary schools
- 40% of the development dedicated to open space – plenty to enjoy and explore
- Play park within the development
- Within walking distance to a range of independent restaurants, shops and antique shops
- Sawbridgeworth Train Station is just a 4 minute drive away where you can reach Liverpool Street in under 45 minutes
- New M11 junction 7A close by

- Wilford 2 bedroom home
- Hadley 3 bedroom home
- Hadley Wide 3 bedroom home
- Fairway 3 bedroom home
- Kennett 3 bedroom home
- Greenwood 3 bedroom home
- Abbeydale 3 bedroom home
- Shenton 4 bedroom home
- Cornell 4 bedroom home
- Hertford 4 bedroom home
- Holden 4 bedroom home
- Bayswater 4 bedroom home
- Layton 4 bedroom home
- Winstone 4 bedroom home
- R Affordable Housing Rented
- SO Affordable Housing Shared Ownership
- S/S Substation
- V Visitor Parking



# THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The 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

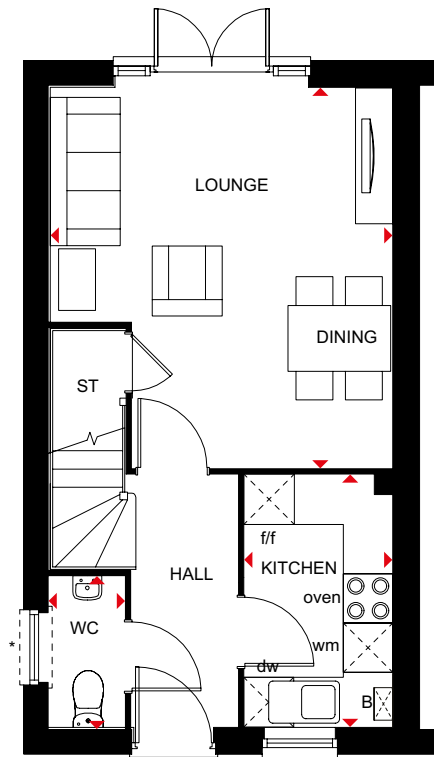
WHERE QUALITY LIVES

# THE WILFORD

TWO BEDROOM HOME

## Key

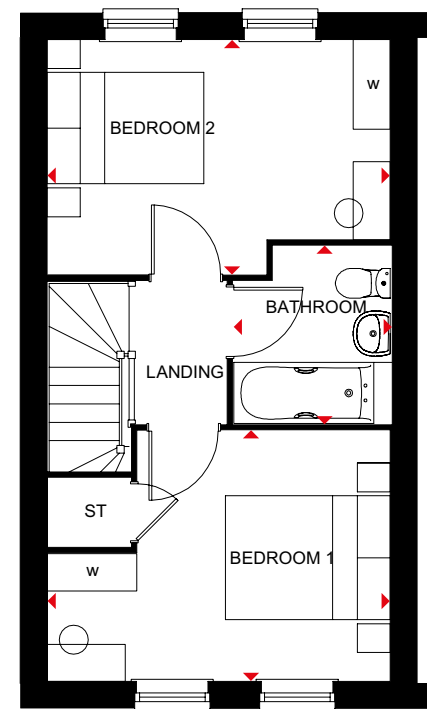
B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	w	Wardrobe space		



### Ground Floor

Lounge/Dining	4163 x 4624 mm	13'8" x 15'2"
Kitchen	1798 x 3068 mm	5'11" x 10'1"
WC	900 x 1830 mm	2'11" x 6'0"

\*Window to Plots 123, 188 & 193 only



### First Floor

Bedroom 1	4163 x 3035 mm	13'8" x 9'11"
Bedroom 2	4163 x 2844 mm	13'8" x 9'4"
Bathroom	1900 x 2150 mm	6'3" x 7'0"

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# THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley is designed very much for modern living, with its open-plan kitchen, dining and family areas providing flexible space. French doors access the rear garden and make the whole room bright and

airy. The spacious lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms — the large main with en suite — a single bedroom and the family bathroom.



DAVID WILSON HOMES

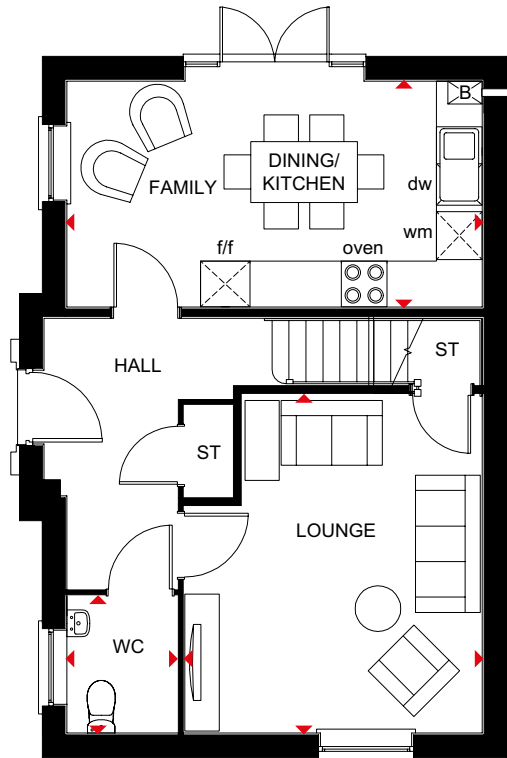
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM HOME

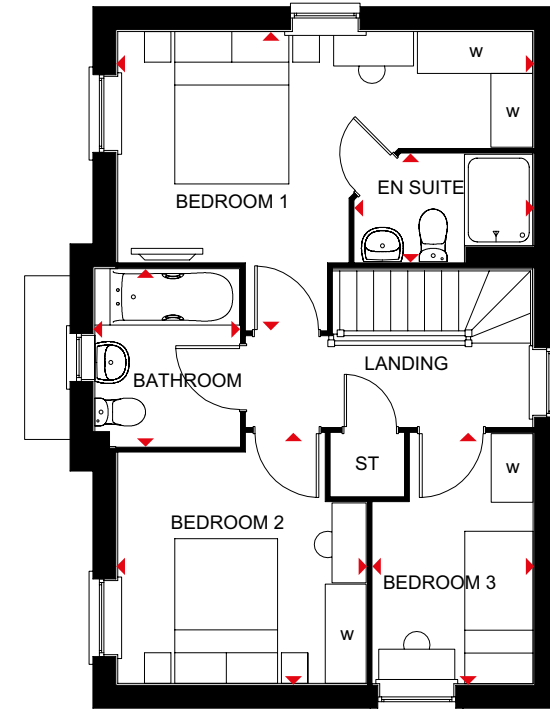
## Key

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



### Ground Floor

Lounge	3912 x 4435 mm	12'10" x 14'7"
Kitchen/ Dining/Family	5455 x 2965 mm	17'11" x 9'9"
WC	1440 x 1800 mm	4'9" x 5'11"



### First Floor

Bedroom 1	5454 x 3916 mm	17'11" x 12'10"
En Suite	2337 x 1410 mm	7'8" x 4'7"
Bedroom 2	3261 x 3280 mm	10'8" x 10'9"
Bedroom 3	2101 x 3280 mm	6'11" x 10'9"
Bathroom	1900 x 2332 mm	6'3" x 7'8"

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# THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look, 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 window 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 three double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

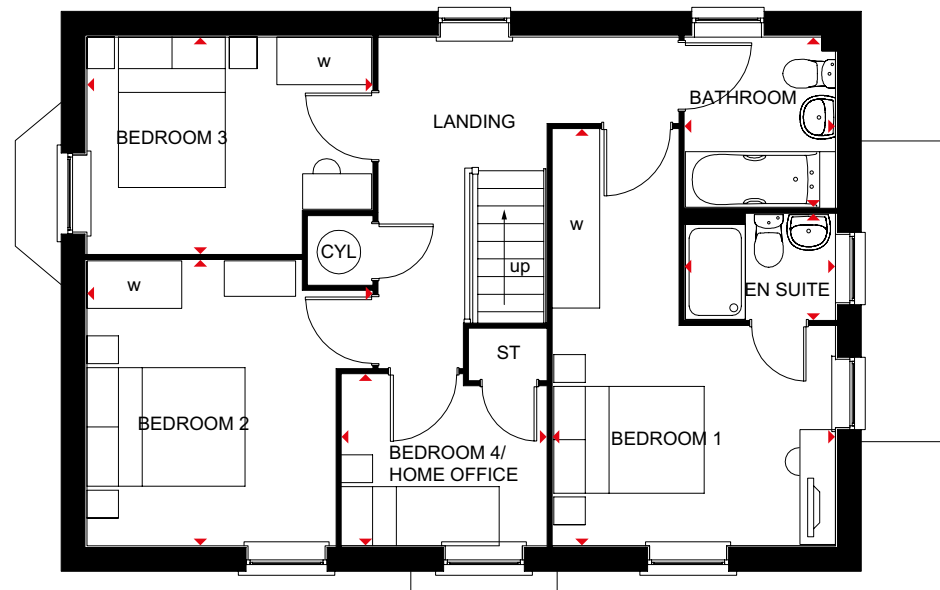
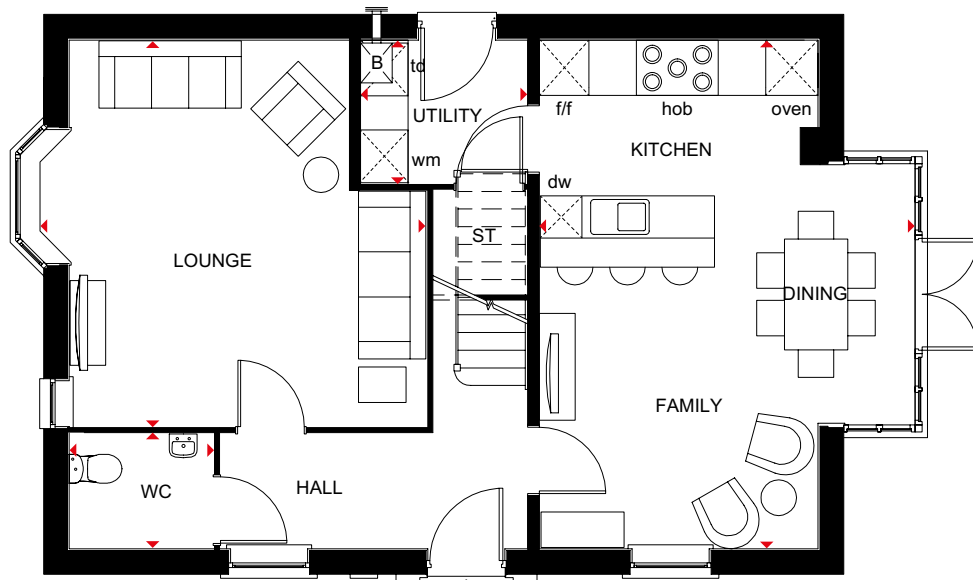


# THE CORNELL

FOUR BEDROOM HOME

## Key

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



### Ground Floor

Lounge	4913 x 4884 mm	16'1" x 16'0"
Kitchen/Dining	4747 x 6427 mm	15'7" x 21'1"
Family		
Utility	2110 x 1808 mm	6'11" x 5'11"
WC	1820 x 1450 mm	6'0" x 4'9"

\*Front entry piers not applicable to Plots 93, 109, 119 & 183

### First Floor

Bedroom 1	3571 x 5257 mm	11'8" x 17'3"
En Suite	1900 x 1325 mm	6'3" x 4'4"
Bedroom 2	3602 x 3600 mm	11'10" x 11'10"
Bedroom 3	3602 x 2734 mm	11'10" x 9'0"
Bedroom 4/ Home Office	2577 x 2160 mm	8'5" x 7'1"
Bathroom	1900 x 2150 mm	6'3" x 7'1"

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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

spacious lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious main bedroom 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.



DAVID WILSON HOMES

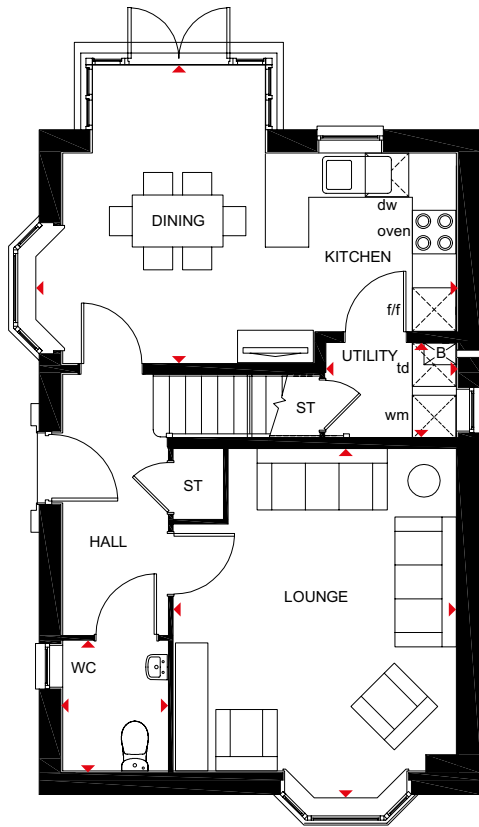
WHERE QUALITY LIVES

# THE HERTFORD

FOUR BEDROOM HOME

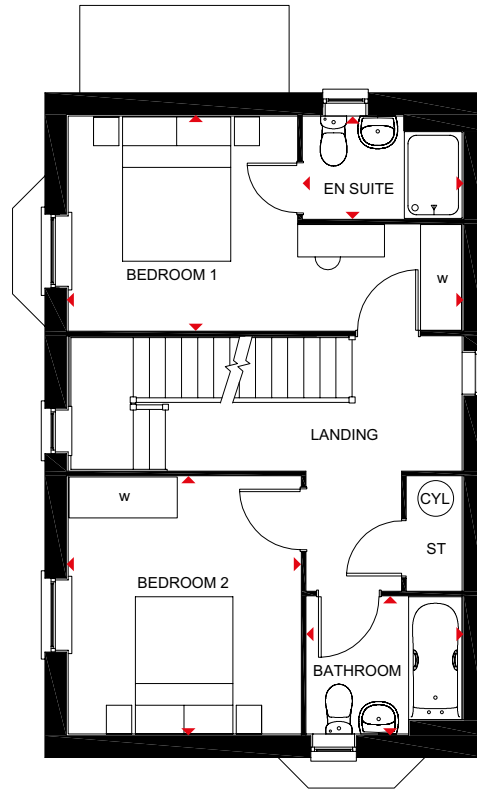
## Key

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



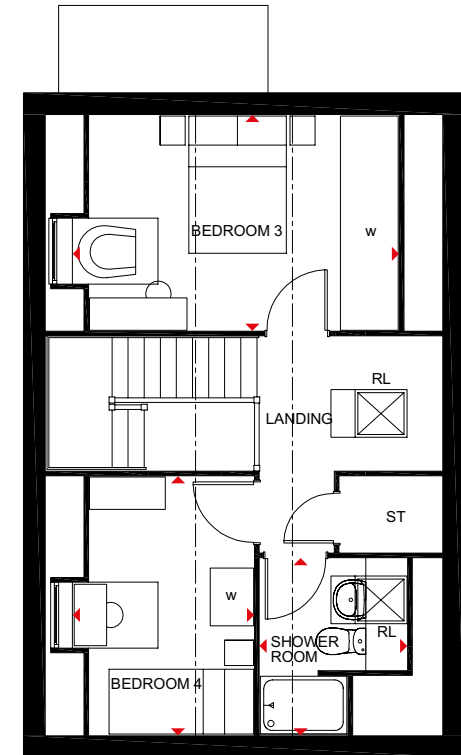
### Ground Floor

Kitchen/Dining	5842 x 4137 mm	19'2" x 13'7"
Lounge	3912 x 4867 mm	12'10" x 16'0"
Utility	1810 x 1317 mm	5'11" x 4'4"
WC	1450 x 1800 mm	4'9" x 5'11"



### First Floor

Bedroom 1	5455 x 2964 mm	17'11" x 9'9"
En Suite	2198 x 1415 mm	7'3" x 4'8"
Bedroom 2	3212 x 3562 mm	10'6" x 11'8"
Bathroom	2150 x 1900 mm	7'1" x 6'3"



### Second Floor

Bedroom 3*	4515 x 2964 mm	14'10" x 9'9"
Bedroom 4*	2512 x 3562 mm	8'3" x 11'8"
Shower Room*	2029 x 2445 mm	6'8" x 8'0"

\* Overall floor dimension includes lowered ceiling areas

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# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



DAVID WILSON HOMES

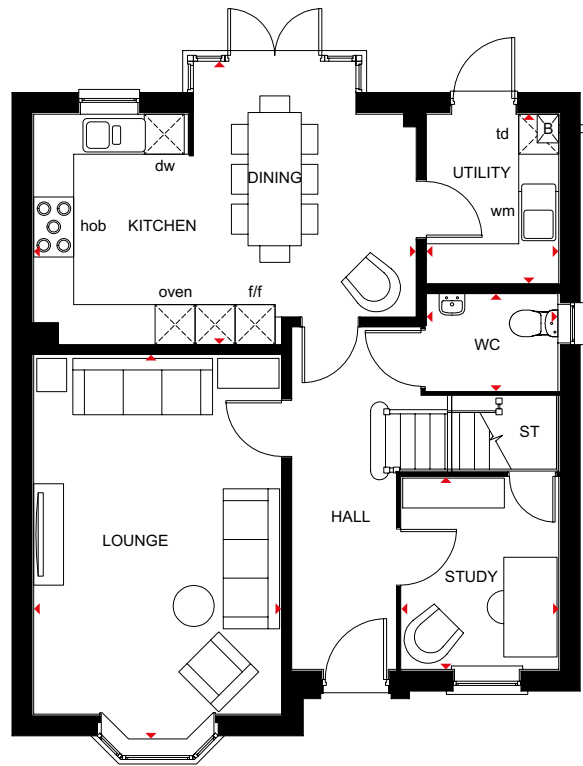
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

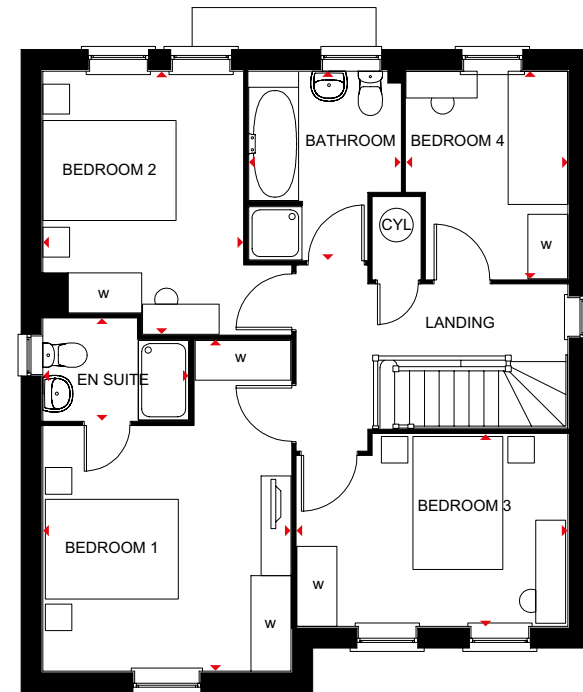
## Key

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



### Ground Floor

Lounge	3728 x 5405 mm	12'3" x 17'9"
Kitchen/Dining	5750 x 4290 mm	18'10" x 14'1"
Study	2359 x 2884 mm	7'9" x 9'6"
Utility	1990 x 2545 mm	6'6" x 8'4"
WC	1980 x 1450 mm	6'6" x 4'9"



### First Floor

Bedroom 1	3728 x 4972 mm	12'3" x 16'4"
En Suite	2195 x 1520 mm	7'2" x 5'0"
Bedroom 2	3001 x 3950 mm	9'10" x 13'0"
Bedroom 3	4072 x 2884 mm	13'4" x 9'6"
Bedroom 4	2426 x 3118 mm	8'0" x 10'3"
Bathroom	2279 x 2833 mm	7'6" x 9'4"

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# THE BAYSWATER

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater is an ideal family home, beautifully designed over three floors and applying an intelligent use of space. The expansive, open-plan kitchen with dining area and family space has French doors leading to the rear garden. The lounge

at the front of the home is perfect for all the family to relax in. On the first floor are three double bedrooms, one with its own en suite, and a family bathroom. The main bedroom, with en suite and dressing area, takes up the whole of the second floor.



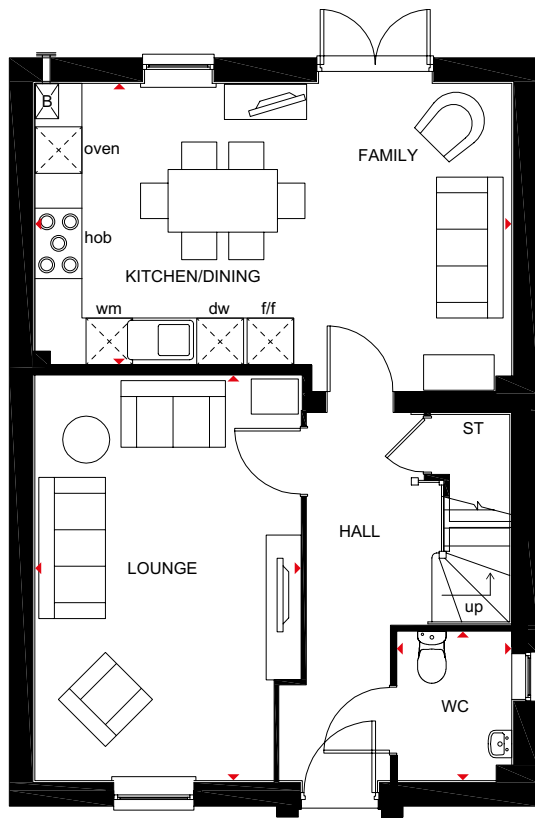
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE BAYSWATER

FOUR BEDROOM HOME

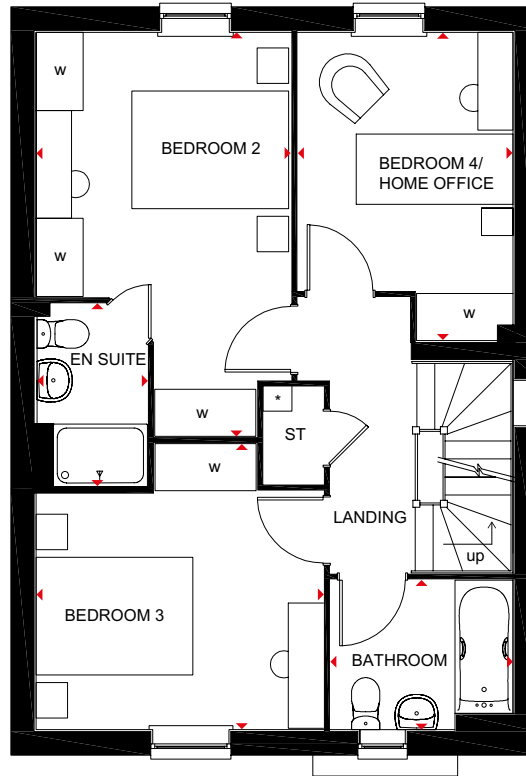
## Key

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



### Ground Floor

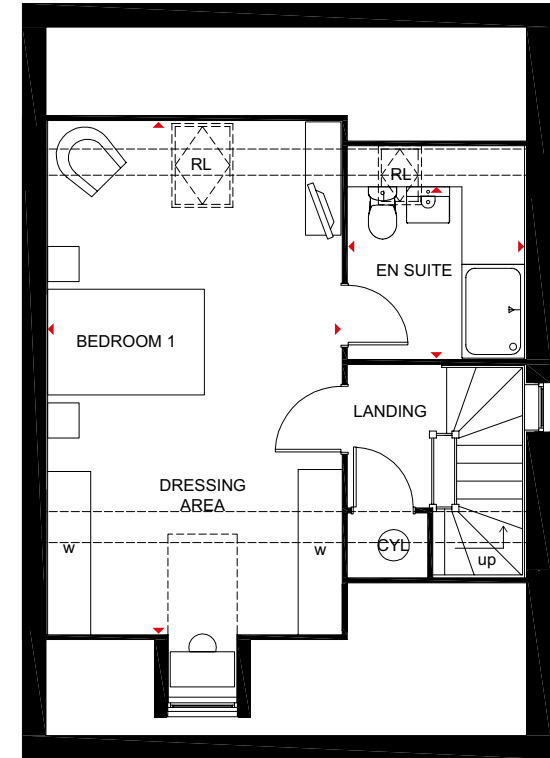
Kitchen/Family/ Dining	6090 x 3598 mm	20'0" x 11'10"
Lounge	3389 x 5157 mm	11'1" x 16'11"
WC	1470 x 1910 mm	4'10" x 6'3"



### First Floor

Bedroom 2	3250 x 5160 mm	10'8" x 16'11"
En Suite	1400 x 2317 mm	4'7" x 7'7"
Bedroom 3	3665 x 3652 mm	12'0" x 12'0"
Bedroom 4/ Home Office	2747 x 3935 mm	9'0" x 12'11"
Bathroom	2332 x 1910 mm	7'8" x 6'3"

\*MVHR boxing applicable to plots 2 & 3



### Second Floor

Bedroom 1*	3745 x 6535 mm	12'3" x 21'5"
En Suite*	2252 x 2188 mm	7'5" x 7'2"

\*Overall floor dimension includes lower ceiling areas.

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# THE LAYTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive family home designed for modern, flexible living where light and space rule. The generosity of the open-plan kitchen, with a walk-in bay and French doors leading to the garden, includes a breakfast area as well as a dedicated dining

space with bay window. A separate study and a spacious lounge with further French doors leading to the garden, provide room for work and play. The first floor accommodates four double bedrooms, the main with en suite, and a family bathroom.



DAVID WILSON HOMES  
WHERE QUALITY LIVES

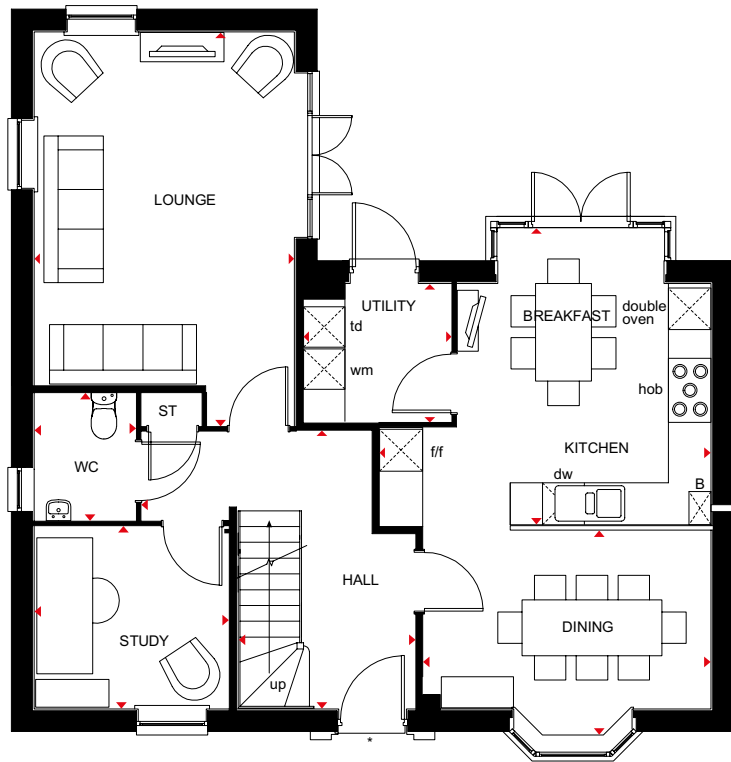


# THE LAYTON

FOUR BEDROOM HOME

## Key

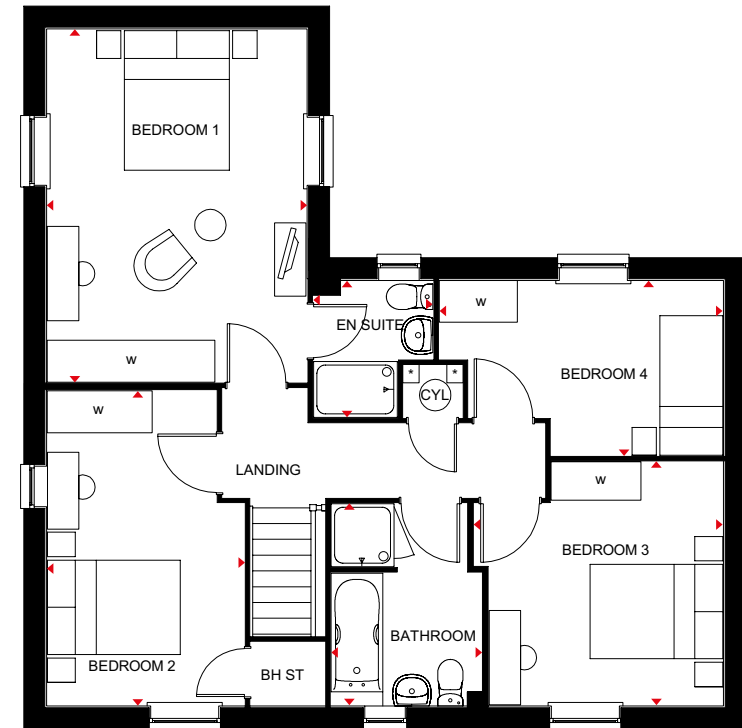
B Boiler	CYL Cylinder	dw Dishwasher space	◀▶ Dimension Location
ST Store	f/f Fridge/freezer space	td Tumble dryer space	
BH ST Bulkhead store	wm Washing machine space	w Wardrobe space	



### Ground Floor

Lounge	3727 x 5634 mm	12'3" x 18'6"
Kitchen/Breakfast	4725 x 4253 mm	15'6" x 13'11"
Dining	4090 x 2916 mm	13'5" x 9'7"
Study	2772 x 2607 mm	9'1" x 8'7"
Utility	2090 x 1968 mm	6'10" x 6'5"
WC	1450 x 1800 mm	4'9" x 5'11"

The piers each side of the front entry door not applicable to Plots 1 & 84\*



### First Floor

Bedroom 1	3727 x 5056 mm	12'3" x 16'7"
En Suite	1709 x 1962 mm	5'7" x 6'5"
Bedroom 2	2831 x 4510 mm	9'3" x 14'10"
Bedroom 3	3556 x 3493 mm	11'8" x 11'6"
Bedroom 4	4068 x 2504 mm	13'4" x 8'3"
Bathroom	2150 x 2893 mm	7'1" x 9'6"

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# THE HADLEY - WIDE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley is designed very much for modern living, with its open-plan kitchen, dining and family areas providing flexible space. The spacious lounge meanwhile provides the perfect place to relax with

French doors opening out onto the rear garden. Upstairs are two double bedrooms — the large main with en suite — a single bedroom and the family bathroom.



DAVID WILSON HOMES

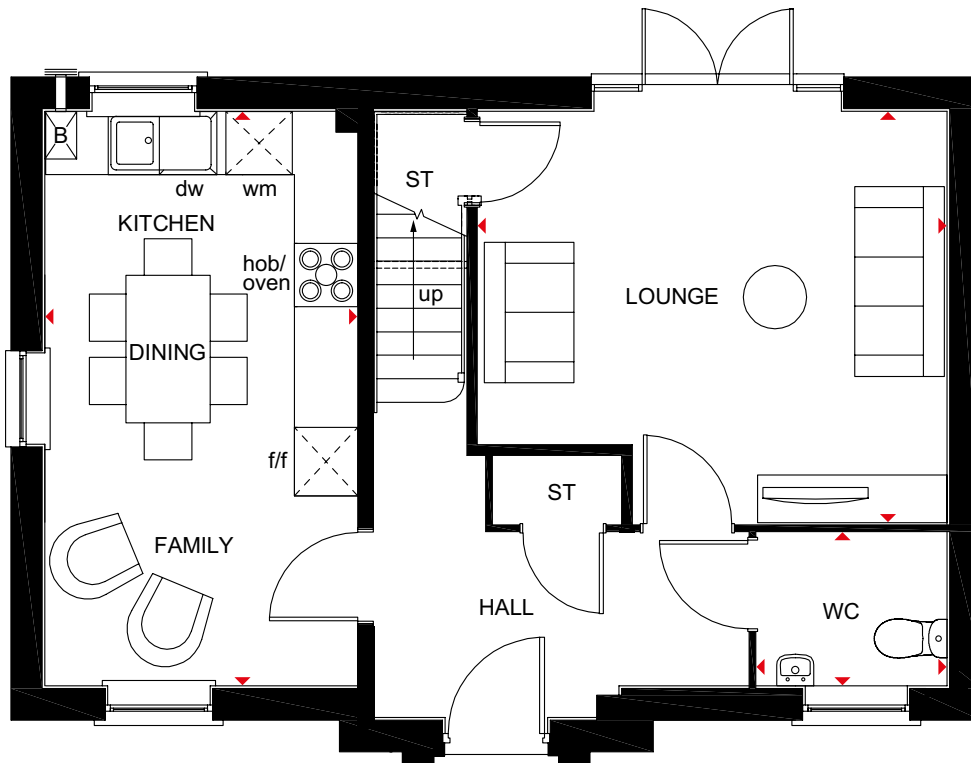
WHERE QUALITY LIVES

# THE HADLEY - WIDE

THREE BEDROOM HOME

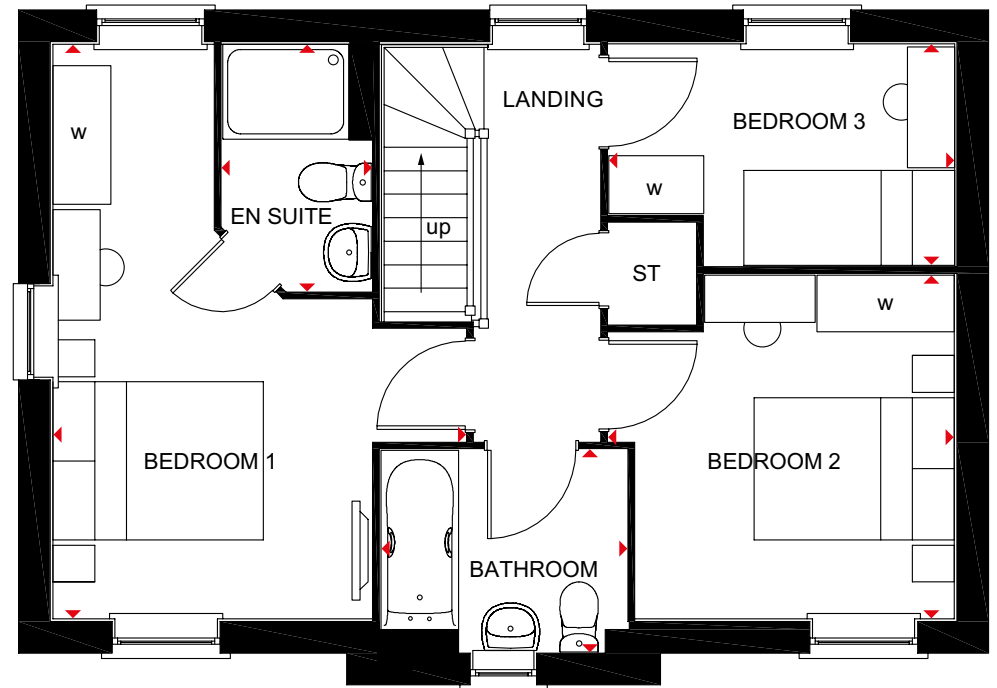
## Key

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



### Ground Floor

Lounge	3912 x 2970 mm	12'10" x 9'9"
Kitchen/Dining/ Family	5455 x 2970 mm	17'11" x 9'9"
WC	1440 x 1800 mm	4'9" x 5'11"



### First Floor

Bedroom 1	5454 x 3921 mm	17'11" x 12'10"
En Suite	2337 x 1410 mm	7'8" x 4'8"
Bedroom 2	3261 x 3280 mm	10'8" x 10'9"
Bedroom 3	2101 x 3280 mm	6'11" x 10'9"
Bathroom	1900 x 2330 mm	6'3" x 7'8"

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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

# HEAR FROM

— OUR CUSTOMERS —



“We were originally looking at other developers but after speaking with the Sales Adviser, we knew that David Wilson Homes were of a higher standard.

“We chose a new-build property because we could move in with our new baby and all we had to do really was hang curtains, everything else was done for us and to a great standard.”

Jessica and Rick



“We saw the Show Home and instantly fell in love. We knew that was the home type for us, we loved the layout and now we’re settled in and everything is decorated, we’re pleased we made the right choice.

“The neighbours are lovely, the builders are lovely, the Sales Advisers are lovely.”

Jade and Gemma

# 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<sup>^^</sup> 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<sup>\*\*</sup> 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



<sup>\*\*\*</sup>"We" and "us" refer to the Barratt Developments PLC Group brands. <sup>^</sup>Based on HBF star rating scheme from 2010 to 2020 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/#tab-downloads>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. <sup>^^</sup>We are the only major national housebuilder to be awarded this key industry award 11 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. <sup>\*\*</sup>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. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. This calculator is provided for guidance only; Barratt Homes does not offer mortgage advice. Subject to full affordability checks, you may qualify for a higher equity loan amount from the government. You should take advice from a suitably qualified adviser before agreeing to a mortgage. Help to Buy is not available on part buy, part rent homes for sale under the Home Reach scheme. [Click here to view Part Exchange Terms & Conditions](#) [Click here to view Movermaker Terms & Conditions](#). All information in this document is correct to the best of our knowledge at the time of going to print. 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.

# 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

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WHERE QUALITY LIVES

[dwh.co.uk](http://dwh.co.uk) or call **0333 3558 501**