KILNERS GRANGE

TONGHAM

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

KILNERS GRANGE

TONGHAM

●	Wilford	2 bedroom home
●	Hadley	3 bedroom home
●	Hadley Special	3 bedroom home
●	Ashurst	3 bedroom home
●	Archford	3 bedroom home
●	Holden	4 bedroom home
●	Shenton	4 bedroom home
●	Bayswater	4 bedroom home
●	Avondale	4 bedroom home
●	Manning	5 bedroom home
R	Affordable Housing Rented	
50	Affordable Housing Shared Ownership	
V	Visitor Parking Space	
BCP	Bin Collection Point	
S/S	Substation	
C/S	Cycle Store	
B/S	Bin Store	



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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, social/affordable housing 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. Kilners Grange is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

SP433884

THE WILFORD

TWO BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

Light streams into The Wilford through French doors and sash style windows, making this home a bright and pleasant place to live. The stylish fitted kitchen and the flexibility of the spacious, open-plan lounge with dining area are perfect for modern living. Two good-sized double bedrooms and the bathroom are on the first floor.

DAVID WILSON HOMES

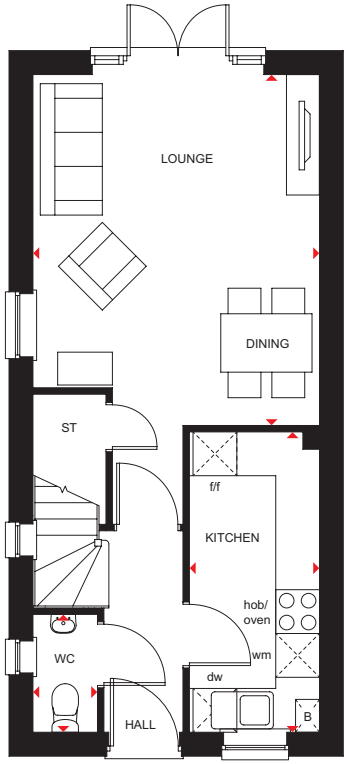
WHERE QUALITY LIVES

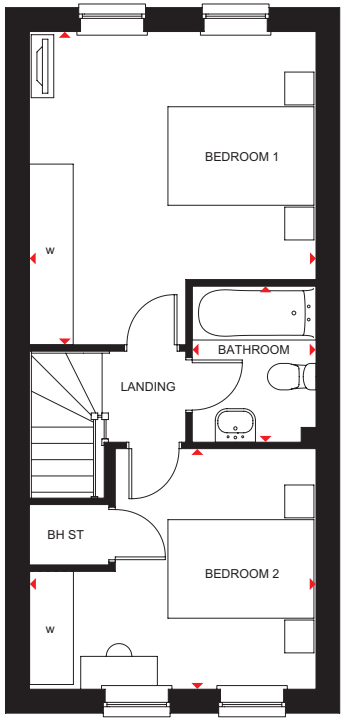
THE WILFORD

TWO BEDROOM HOME

Key

B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	wm	Washing machine space	◂▸	Dimension location
BH ST	Bulkhead Store	dw	Dishwasher space		





Ground Floor

Kitchen	1884 x 4152 mm	6'2" x 13'7"
Lounge/Dining	3976 x 4845 mm	13'0" x 15'10"
WC	950 x 1652 mm	3'1" x 5'5"

First Floor

Bedroom 1	3976 x 4329 mm	13'0" x 14'2"
Bedroom 2	3976 x 3333 mm	13'0" x 10'11"
Bathroom	1733 x 2165 mm	5'8" x 7'1"

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.

DAVID WILSON HOMES

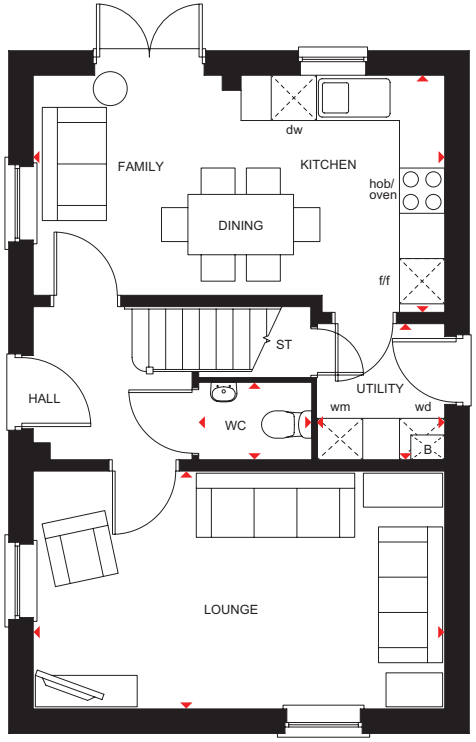
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

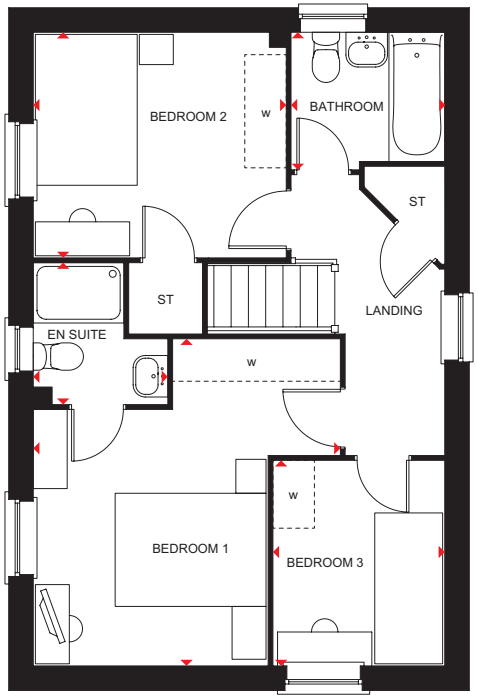
Key

B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	dw	Dishwasher space	◂▸	Dimension location
f/f	Fridge/freezer space	wd	Washer dryer space		



Ground Floor

Kitchen/Family/Dining	5455 x 3143 mm	17'10" x 10'3"
Lounge	5455 x 3153 mm	17'10" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'3"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite 1	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	10'11" x 9'9"
Bedroom 3	2713 x 2265 mm	8'10" x 7'5"
Bathroom	2025 x 1811 mm	6'7" x 5'11"

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SP434129

THE HADLEY SPECIAL

THREE BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.

DAVID WILSON HOMES

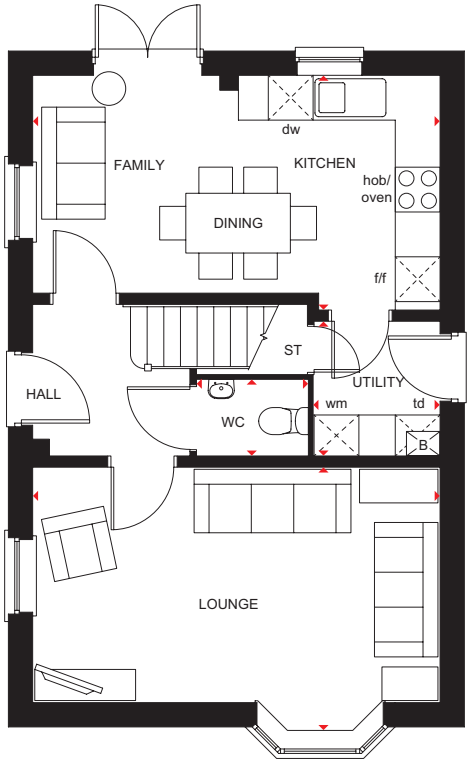
WHERE QUALITY LIVES

THE HADLEY SPECIAL

THREE BEDROOM HOME

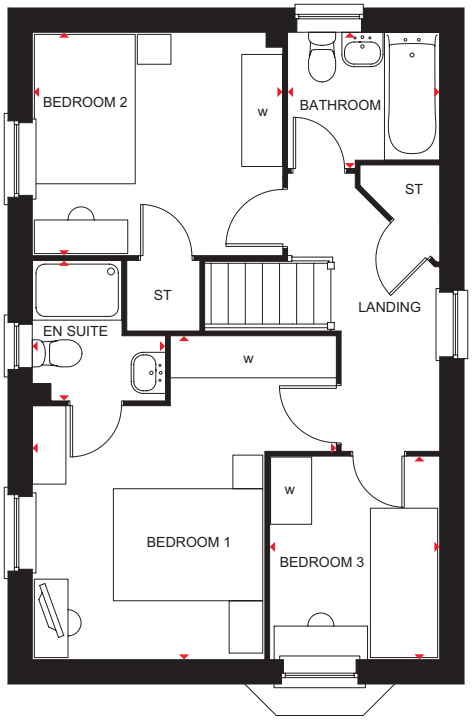
Key

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



Ground Floor

Kitchen/Family/Dining	5455 x 3143 mm	17'10" x 10'3"
Lounge	5455 x 3153 mm	17'10" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'3"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite 1	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	10'11" x 9'9"
Bedroom 3	2713 x 2265 mm	8'10" x 7'5"
Bathroom	2025 x 1811 mm	6'7" x 5'11"

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SP433584

THE ASHURST

THREE BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

The Ashurst is all about convenience. Its large, open-plan, dual-aspect kitchen, with stylish units and space for all the essential appliances, incorporates the dining area. French doors in the separate lounge lead into the rear garden, providing a natural flow of extended living space during good weather. Upstairs are two double bedrooms, the large main bedroom with en suite, as well as a single bedroom and family bathroom.

DAVID WILSON HOMES

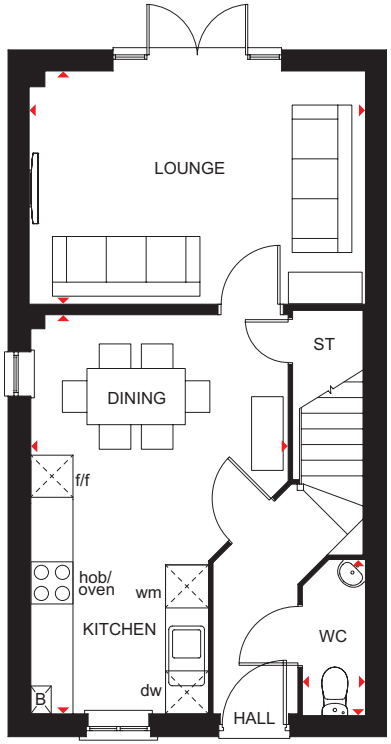
WHERE QUALITY LIVES

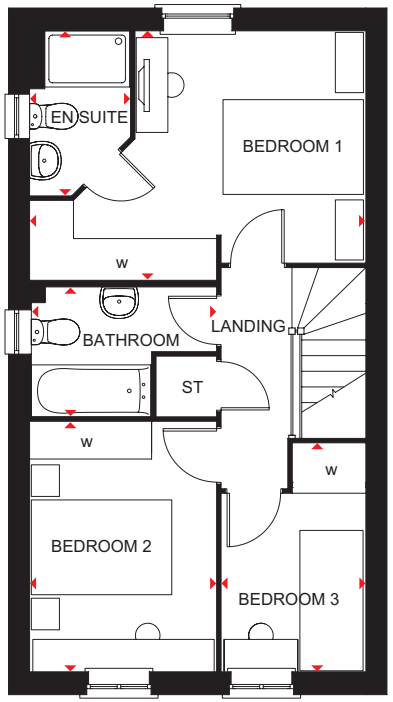
THE ASHURST

THREE BEDROOM HOME

Key

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





Ground Floor

Kitchen/Dining	5684 x 3651 mm	18'7" x 11'11"
Lounge	4740 x 3296 mm	15'6" x 10'9"
WC	2185 x 861 mm	7'2" x 2'9"

First Floor

Bedroom 1	4740 x 3540 mm	15'6" x 11'7"
En Suite	2339 x 1400 mm	7'8" x 4'7"
Bedroom 2	3562 x 2626mm	11'8" x 8'7"
Bedroom 3	2531 x 2025 mm	8'3" x 6'7"
Bathroom	2626 x 1825 mm	8'7" x 5'11"

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SP431869

THE ARCHFORD

THREE BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the kitchen and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive semi-detached home is completed by a further double bedroom, a single bedroom and a family bathroom.

DAVID WILSON HOMES

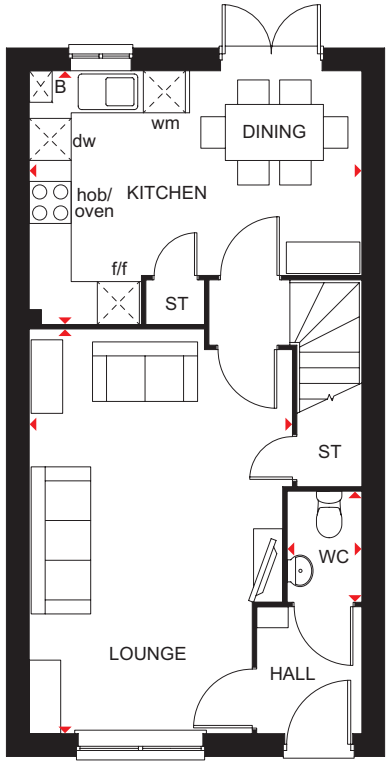
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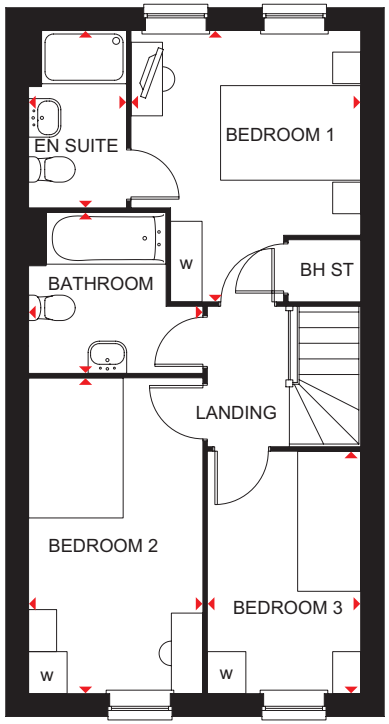
THE ARCHFORD

THREE BEDROOM HOME

Key

B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	wm	Washing machine space	◂▸	Dimension location
BH ST	Bulkhead store	dw	Dishwasher space		





Ground Floor

Kitchen/Dining	4800 x 3648 mm	15'8" x 11'11"
Lounge	3784 x 5804 mm	12'4" x 19'0"
WC	1092 x 1587 mm	3'6" x 5'2"

First Floor

Bedroom 1	3314 x 3835 mm	10'10" x 12'6"
En Suite 1	1423 x 2557 mm	4'8" x 8'4"
Bedroom 2	2513 x 4533 mm	8'2" x 14'10"
Bedroom 3	2224 x 3486 mm	7'3" x 11'5"
Bathroom	1988 x 2299 mm	6'6" x 7'6"

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DAVID WILSON HOMES
WHERE QUALITY LIVES

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 four double bedrooms, the main bedroom with en suite and a separate family bathroom.

DAVID WILSON HOMES

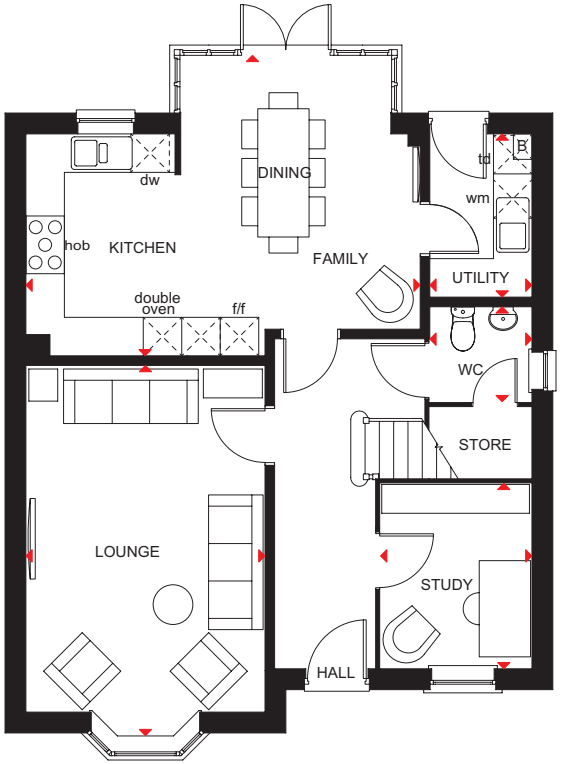
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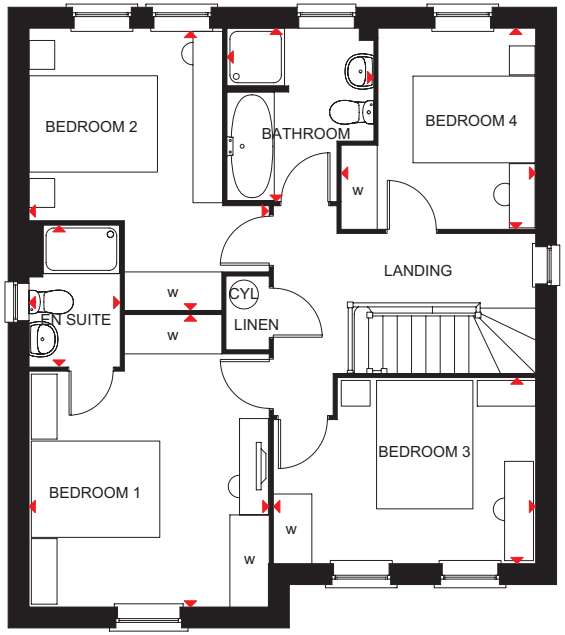
THE HOLDEN

FOUR BEDROOM DETACHED HOME

Key

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





Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'2"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'5" x 7'8"
Utility	2545 x 1593 mm	8'4" x 5'2"
WC	1506 x 1593 mm	4'11" x 5'2"

First Floor

Bedroom 1	4543 x 3728 mm	14'10 x 12'2"
En Suite	2190 x 1390 mm	7'2" x 4'6"
Bedroom 2	4384 x 3728 mm	14'4" x 12'2"
Bedroom 3	4073 x2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'2" x 9'11"
Bathroom	2689 x 2266 mm	8'9 x 7'5"

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DWH 2017 H469--X7DS00 / SP425715

THE SHENTON

FOUR BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

The Shenton is a stylish, bay-fronted, detached home providing plenty of flexible living space. The generous open-plan kitchen with adjacent utility room incorporates dining and family areas leading to the garden via French doors. The good-sized lounge is light and airy thanks to the walk-in bay window. Upstairs are three double bedrooms, the main with en suite, a single bedroom and the family bathroom.

DAVID WILSON HOMES

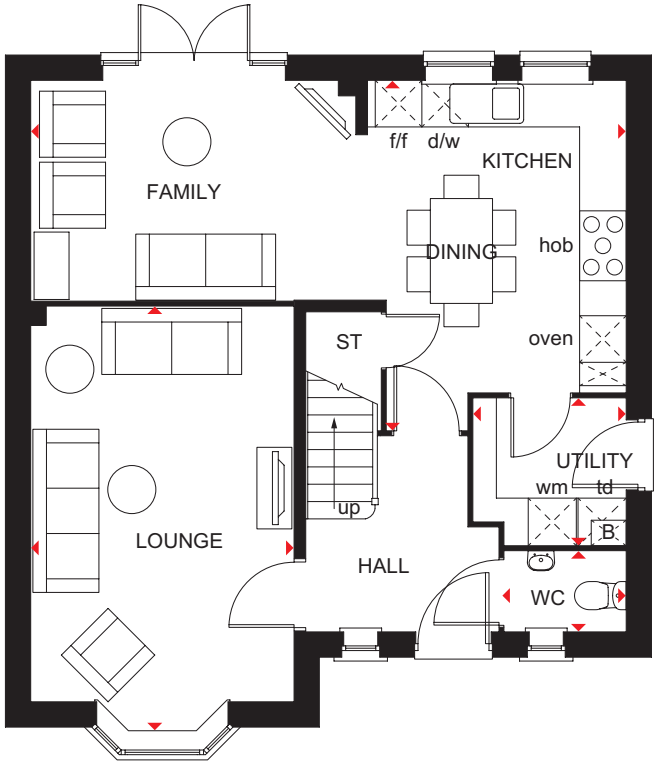
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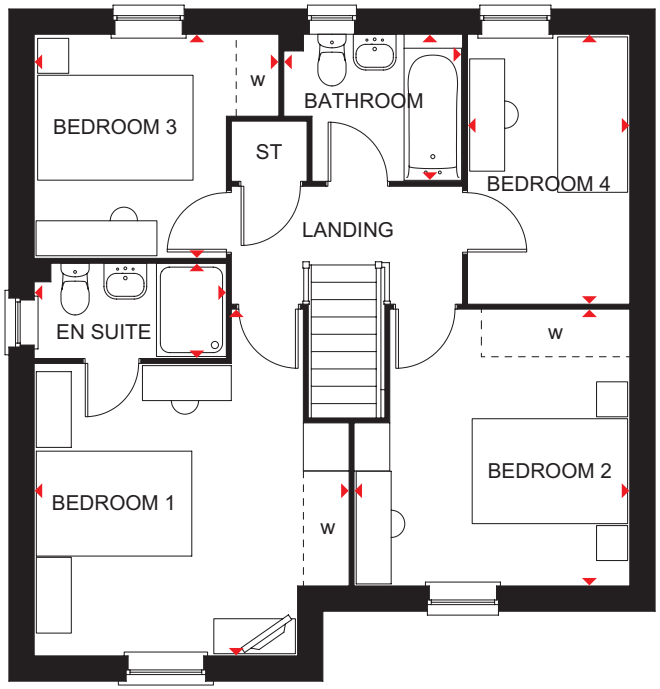
THE SHENTON

FOUR BEDROOM HOME

Key

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





Ground Floor

Kitchen/Family/ Dining	7665 x 4499 mm	25'1" x 14'9"
Lounge	5478 x 3390 mm	17'11" x 11'1"
Utility	1961 x 1878 mm	6'5" x 6'1"
WC	1561 x 1033 mm	5'1" x 3'4"

First Floor

Bedroom 1	4451 x 4040 mm	14'7" x 13'3"
En Suite	2461 x 1200 mm	8'0" x 3'11"
Bedroom 2	3551 x 3536 mm	11'7" x 11'7"
Bedroom 3	3137 x 2871 mm	10'3" x 9'5"
Bedroom 4	3461 x 2076 mm	11'4" x 6'9"
Bathroom	2275 x 1880 mm	7'5" x 6'2"

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BAYSWATER

FOUR BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive bay window, is perfect for all the family to relax in. On the first floor are two double bedrooms, a twin bedroom and the family bathroom. The spacious main bedroom, with en suite and dressing area, takes up the entire second floor.

DAVID WILSON HOMES

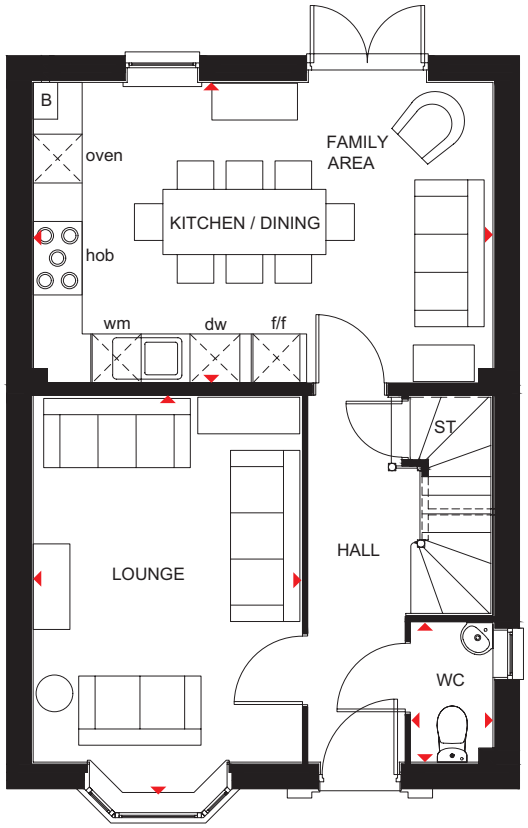
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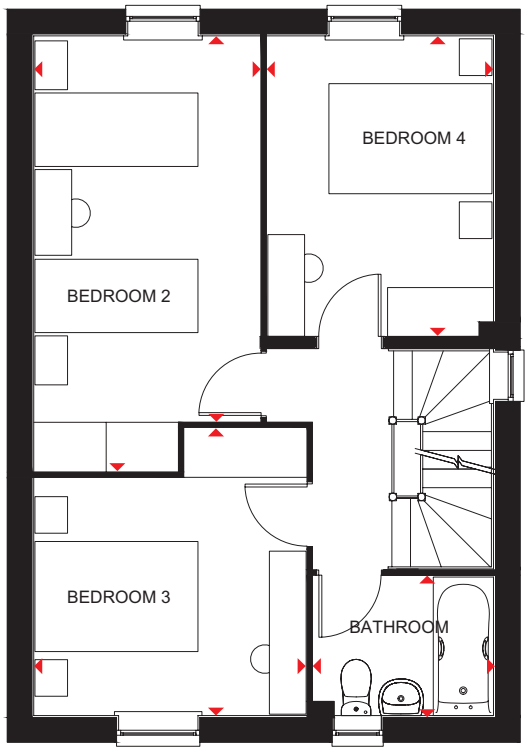
THE BAYSWATER

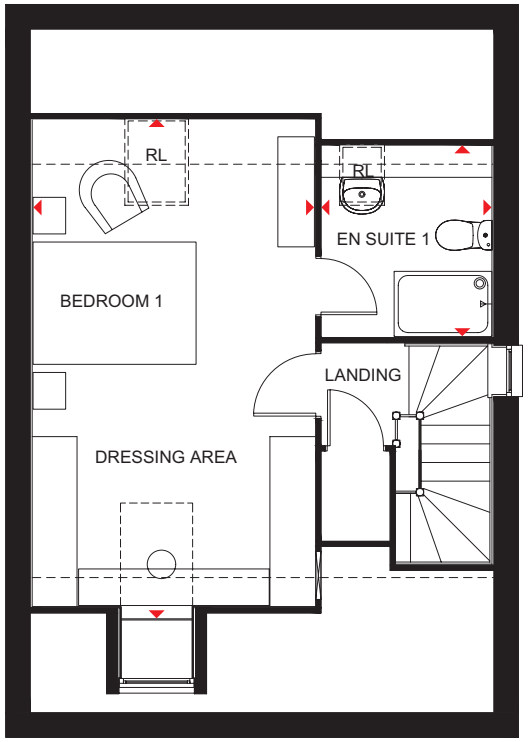
FOUR BEDROOM DETACHED HOME

Key

B	Boiler	wm	Washing machine space	◂▸	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	RL	Roof light		







Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"

First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"

Second Floor

Bedroom 1/Dressing Area	6120* x 3463 mm	20'1"* x 11'4"
En suite	2085 x 1954* mm	6'10" x 6'5"*

*Overall floor dimension includes lowered ceiling areas

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H406---7 DS02/SP394962

THE AVONDALE

FOUR BEDROOM HOME







Individual plots may vary, please speak to the Sales Adviser

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

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

DAVID WILSON HOMES

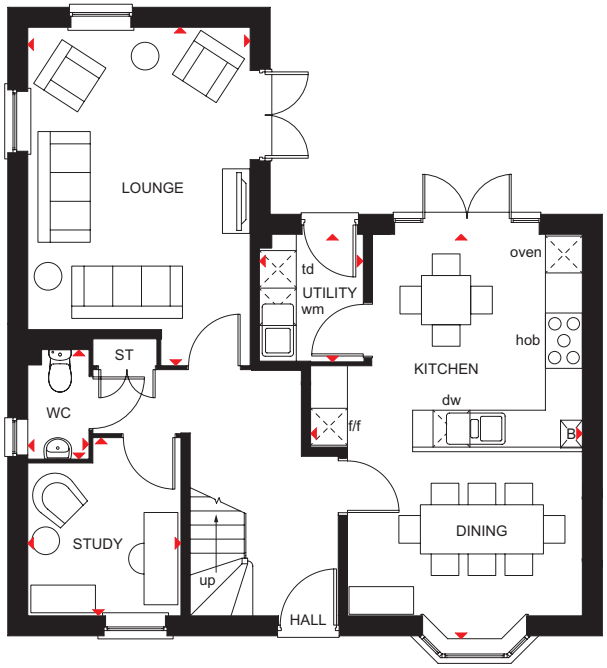
WHERE QUALITY LIVES

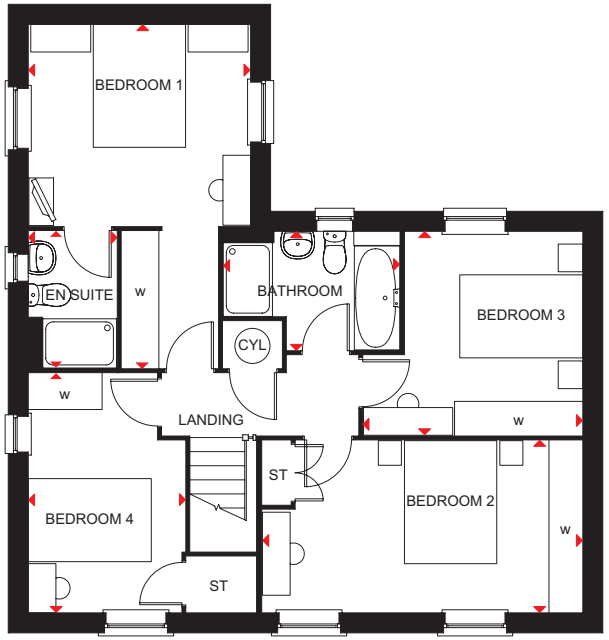
THE AVONDALE

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	W	Wardrobe space		





Ground Floor

Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'5"
Lounge	5490 x 3615 mm	18'0 x 11'10"
Study	2885 x 2490 mm	9'5" x 8'2"
Utility	2062 x 1688 mm	6'9" x 5'6"
WC	1768 x 983 mm	5'9" x 3'2"

First Floor

Bedroom 1	5587 x 3615 mm	18'3" 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 6'3"

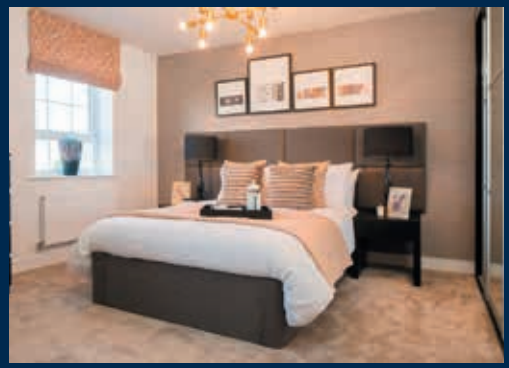
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SP427107

THE MANNING

FIVE BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

The large elegant hall of The Manning will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the main bedroom and second bedroom with en suite, a single bedroom and family bathroom with shower.

DAVID WILSON HOMES

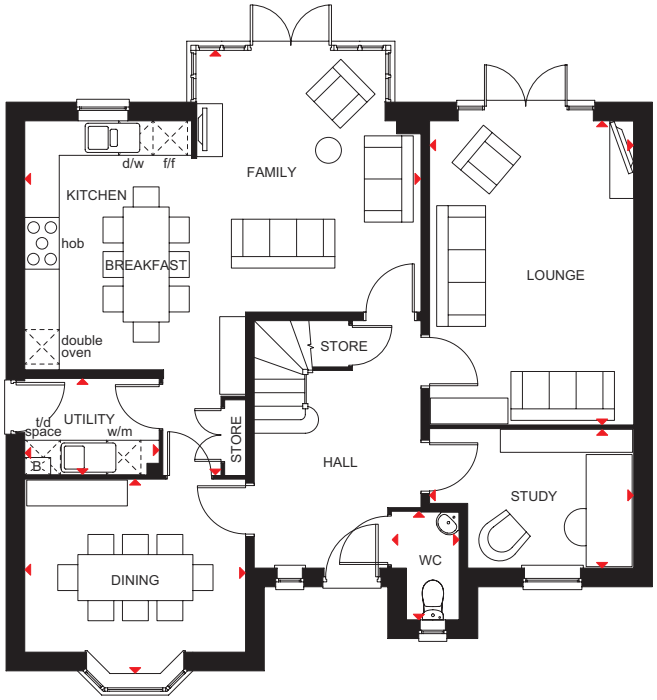
WHERE QUALITY LIVES

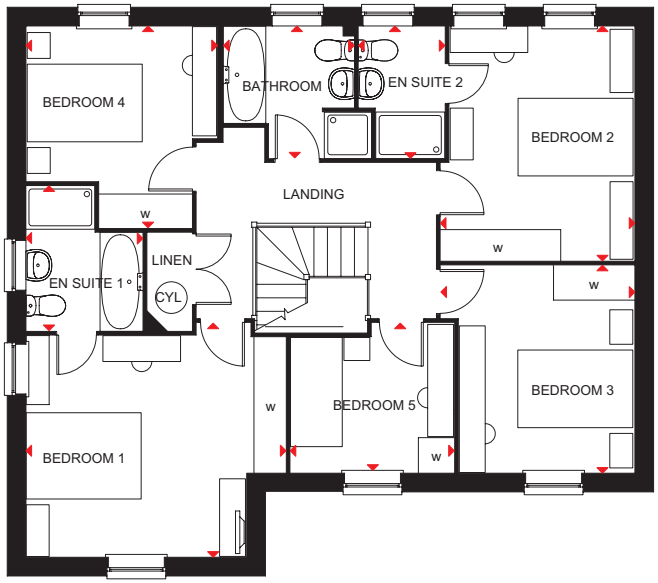
THE MANNING

FIVE BEDROOM DETACHED HOME

Key

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





Ground Floor

Lounge	3550 x 5276 mm	11'7" x 17'3"
Kitchen/Breakfast/Family	7380 x 6890 mm	24'2" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'7"
Utility	2325 x 1687 mm	7'7" x 5'6"
WC	1875 x 1165 mm	6'1" x 3'9"

First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'9"
En Suite 1	2027 x 2514 mm	6'7" x 8'2"
Bedroom 2	3375 x 4079 mm	11'0" x 13'4"
En Suite 2	1496 x 2297 mm	4'10" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'0"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'3" x 8'6"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

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DWH 2017 H577---7DS00 / SP423010

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 excellences 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
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- 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 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.

THE CONSUMER CODE

FOR HOME BUILDERS







The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit http://www.consumercode.co.uk

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

DAVID WILSON HOMES

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