

David Wraight Cottages — Kitset Villas

Classic villa charm, reimagined for today

“Floorplan Collection”



Bringing timeless villas to life, your way

“At David Wraight Cottages, we’ve taken inspiration from New Zealand’s original villas and crafted them into generous, transportable kitsets designed for modern living. With soaring 2.7m studs, detailed finishing, and flexible layouts of 200m² and up, our Kitset Villas offer the charm of yesterday with the practicality of today. Each plan is based on our own villa builds and supplied with detailed drawings, structural materials, and a builder’s manual to guide your team from framing to finish.”



“Designed in Marlborough, delivered across New Zealand.”

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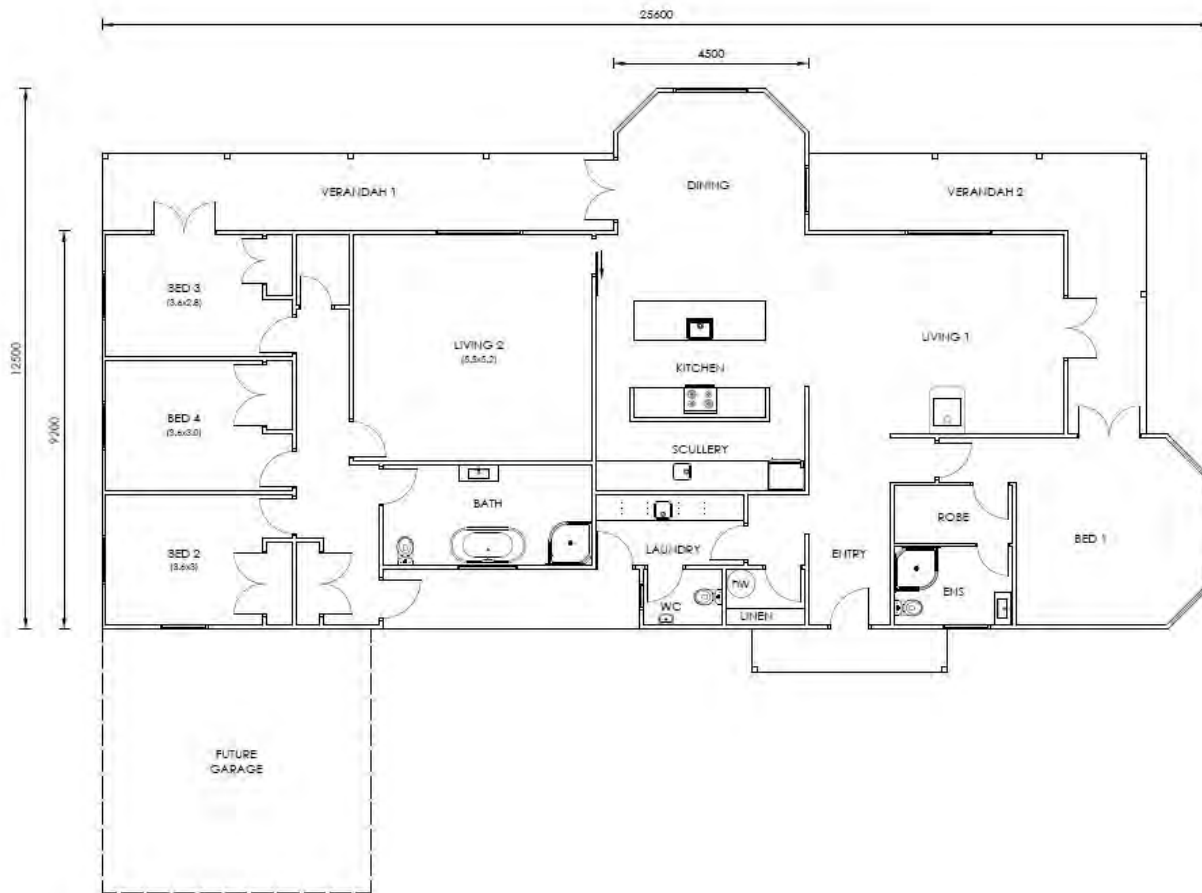
Floorplan 1 - 225 sq

- 3 spacious bedrooms
- Open-plan kitchen, dining & living
- Additional separate living room
- 2 bathrooms (including ensuite)
- Ample Storage throughout



“With three bedrooms, two bathrooms, and a choice of open-plan or separate living, this villa offers the perfect balance of family comfort and entertaining space. Generous storage and timeless villa character make it as practical as it is charming.”

Floorplan 2 - 225 sq

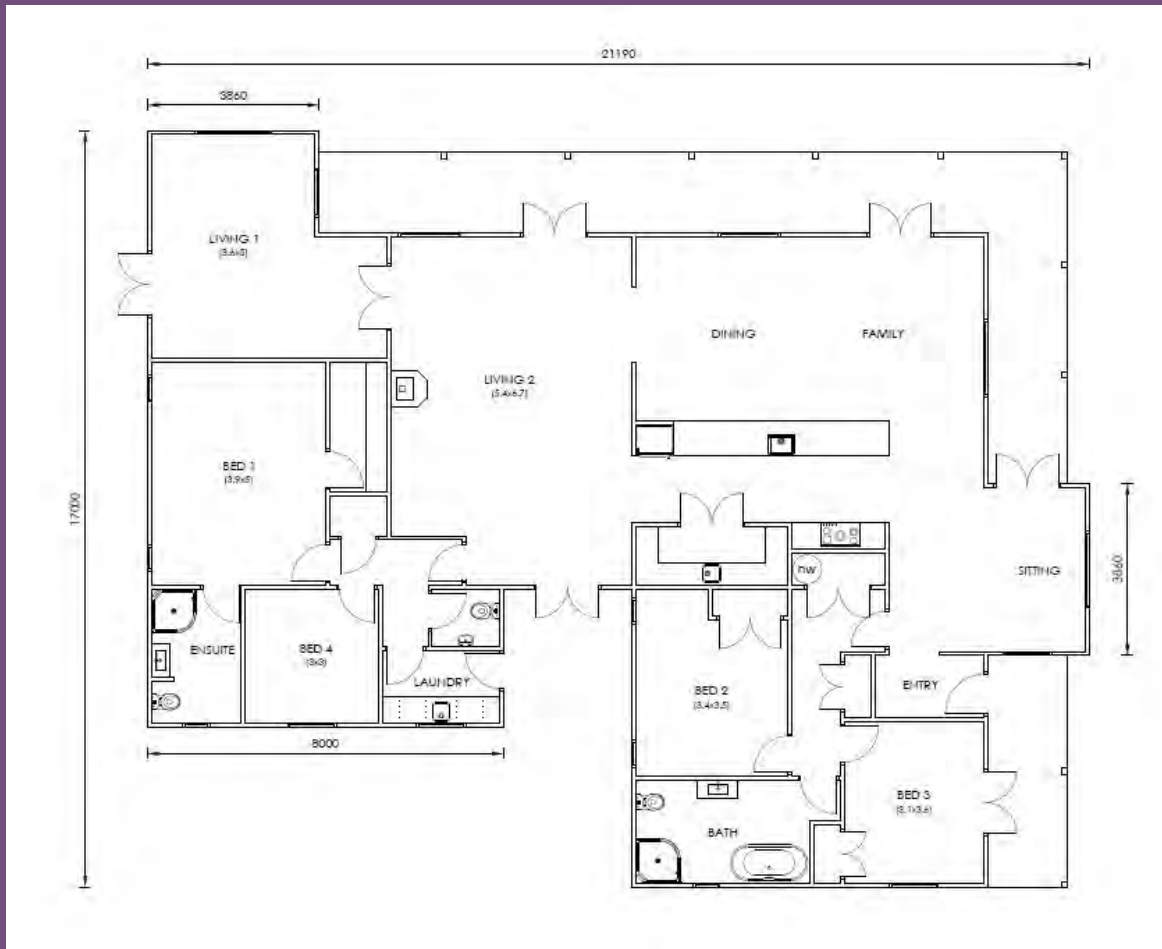


- 4 bedrooms
- Dual living spaces
- 2 full bathrooms + separate toilet
- Centrepiece kitchen with large scullery
- Flexible design for family living



“Generous in scale and style, this villa combines four bedrooms and dual living with a stunning kitchen at its heart — ideal for modern family life and entertaining alike.”

Floorplan 3 - 247 sq

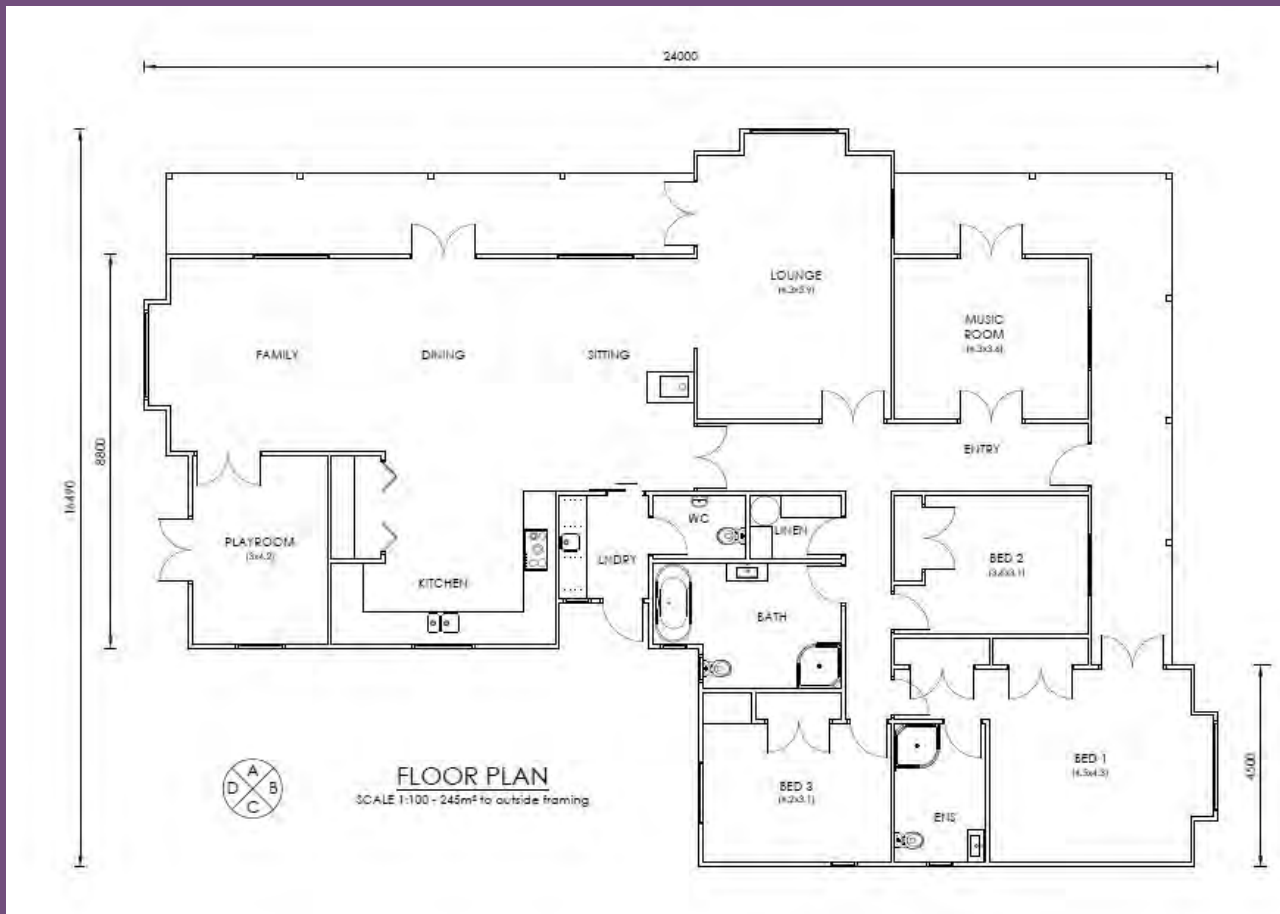


- 4 bedrooms
- Triple living areas
- 2 full bathrooms + separate toilet
- Abundant French doors to verandas
- Spacious light filled design



“At 247m², this villa is made for connection and flow — with triple living spaces and French doors opening to wide verandas, it brings the outdoors in while offering plenty of room for family and guests.”

Floorplan 4 - 245 sq

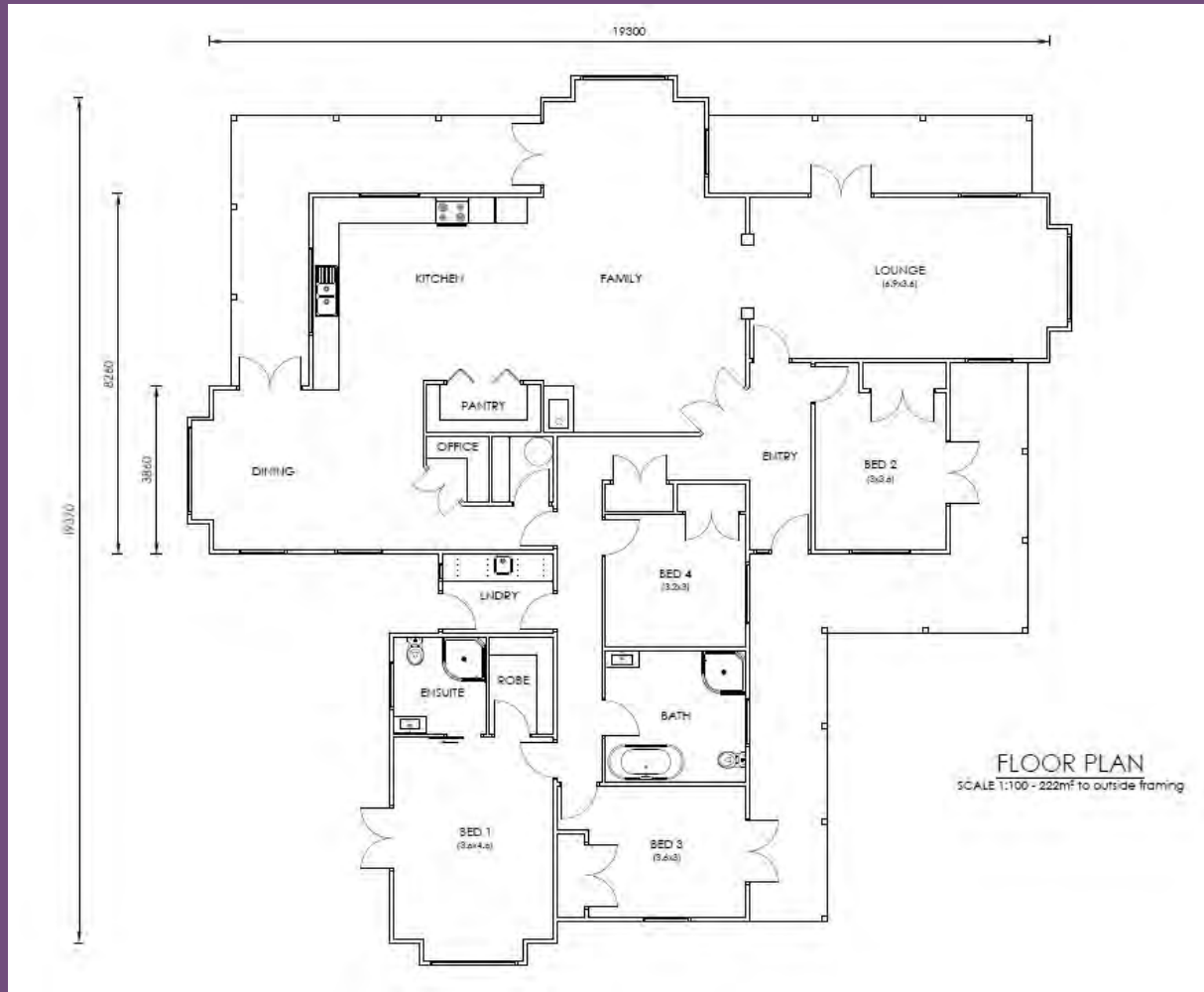


- 3 bedrooms (plus option for a 4th/office)
- 2+ bathrooms
- Open-plan living with dining & kitchen
- Separate lounge
- Extra playroom or second living space
- Versatile design with multiple flexible rooms



“At 242m², this villa is full of possibilities — with multiple living areas, a dedicated lounge, and flexible rooms for work, play, or guests, it adapts effortlessly to changing family needs.”

Floorplan 5 - 222 sq

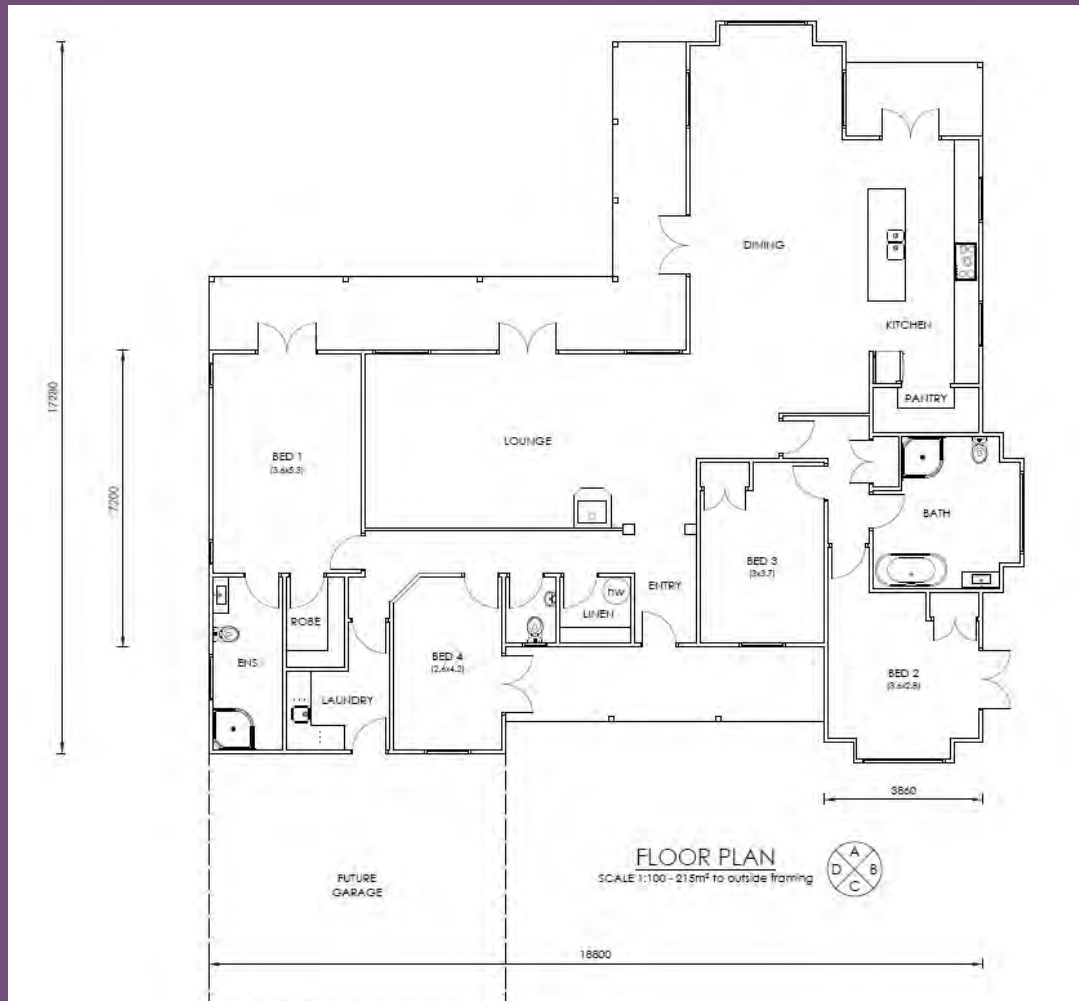


- 4 bedrooms
- 2 bathrooms
- Striking design with 4 gables
- Large country-style kitchen & family area
- Separate dining room
- Separate lounge
- Ideal for country or town settings



“With its four gables, this 222m² villa has true presence. A generous country kitchen, separate dining, and formal lounge make it equally at home on a farm block or nestled into town living.”

Floorplan 6 - 215 sq

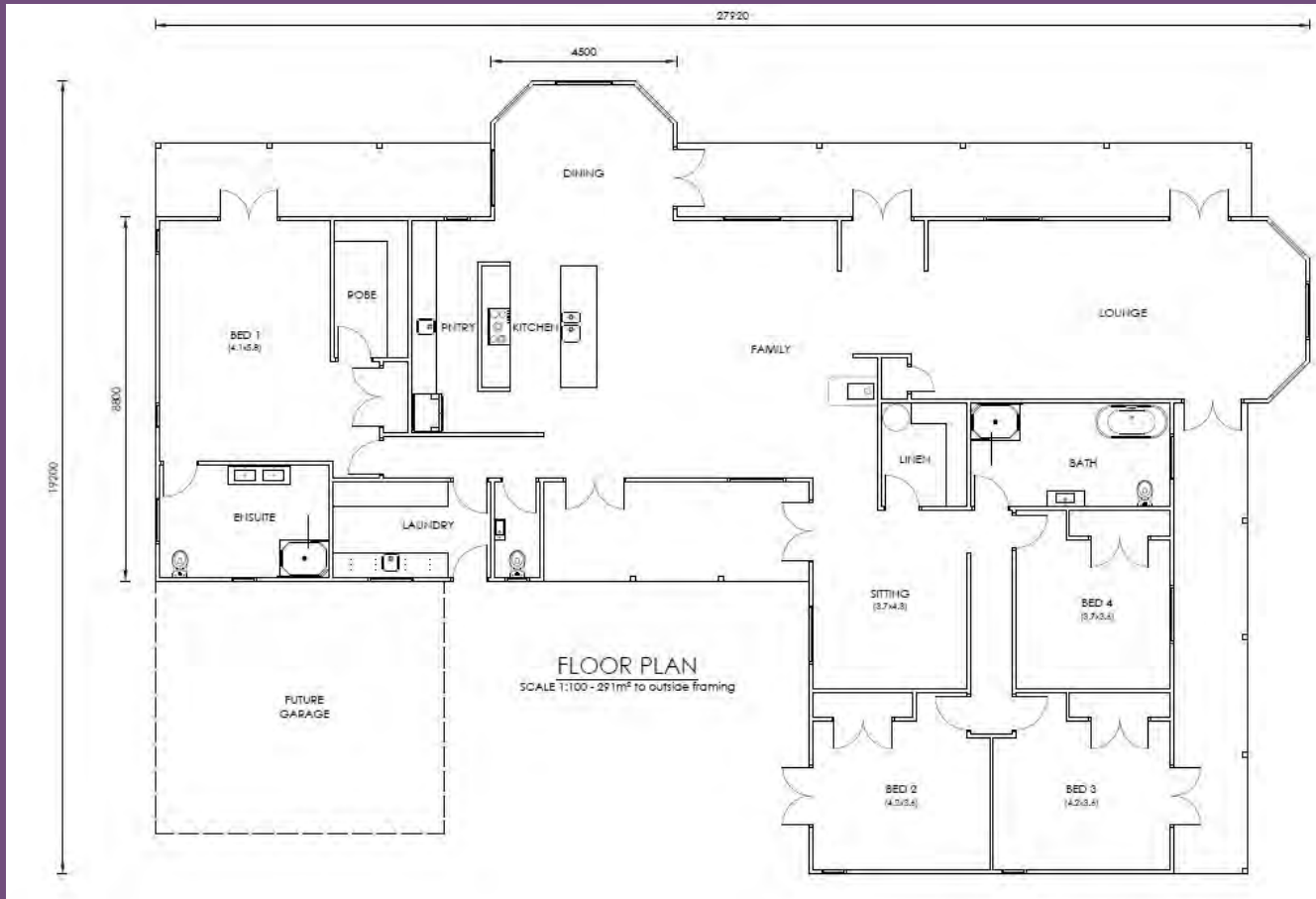


- 4 bedrooms
- 2 bathrooms
- Fabulous central kitchen
- Large, light-filled open-plan dining & living
- Seamless flow to verandas
- Bright, welcoming design



“At 215m², this villa is designed for easy living and entertaining. A central kitchen anchors the home, while open-plan spaces spill out to wide verandas, filling the house with light and connection.”

Floorplan 7 - 291 sq

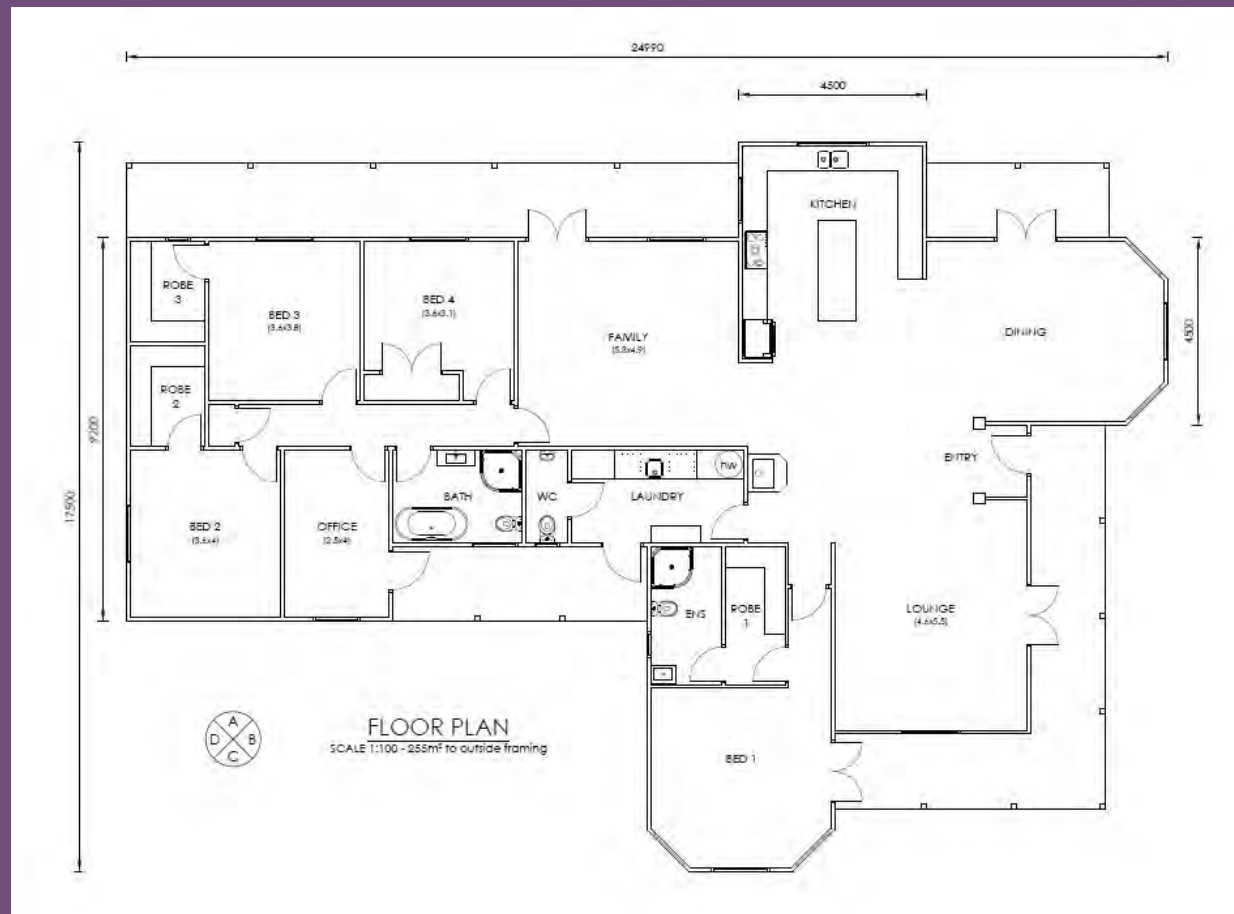


- 4 bedrooms
- 2 bathrooms + third toilet
- Triple living areas
- Entertainer's kitchen
- 2 striking bay windows
- expansive verandas offer indoor - outdoor flow



“The largest of our Kitset Villas at 291m², this home makes a statement in scale and design. Triple living areas, striking bay windows, and a generous entertainer’s kitchen flow onto expansive verandas, creating the ultimate villa for modern family life.”

Floorplan 8 - 251 sq

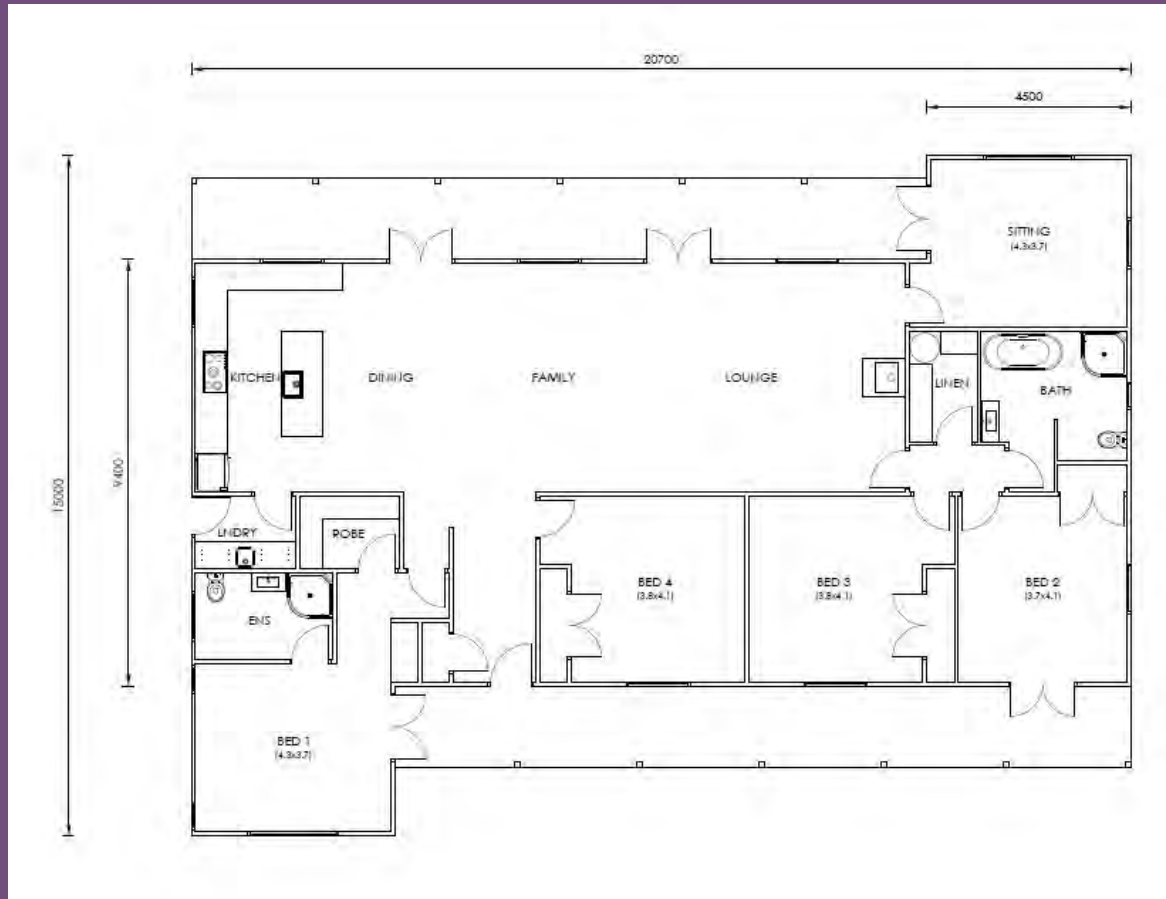


- 4 bedrooms + separate office
- Office opens directly to veranda
- 2+ bathrooms
- Open-plan kitchen & dining with lounge
- Additional separate living space
- Ideal for modern family living & work from home



"At 251m², this villa offers the best of both worlds — generous family living with multiple lounges, plus a private office opening to the veranda, perfect for working from home in comfort and style."

Floorplan 9 - 220 sq

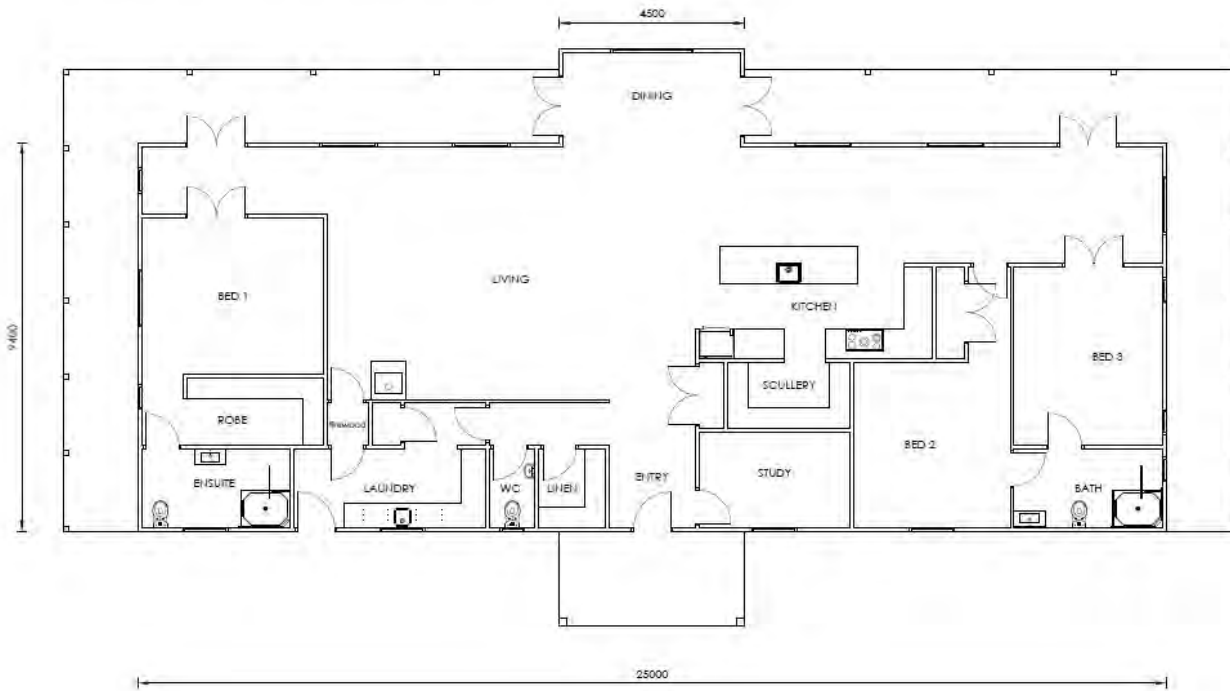


- 4 bedrooms
- 2 bathrooms
- Large open-plan kitchen, dining & living
- Additional sunny sitting space
- Light-filled practical design



“This 220m² villa combines open-plan living with a sunny sitting area — the perfect spot to relax, read, or enjoy the warmth of the afternoon sun.”

Floorplan 10 - 245 sq



- 3 bedrooms + large study by entrance
- 2+ bathrooms
- Fabulous breezeways connecting spaces
- Expansive verandas for outdoor living
- Chef's kitchen with walk-in scullery
- Functional yet character-filled design

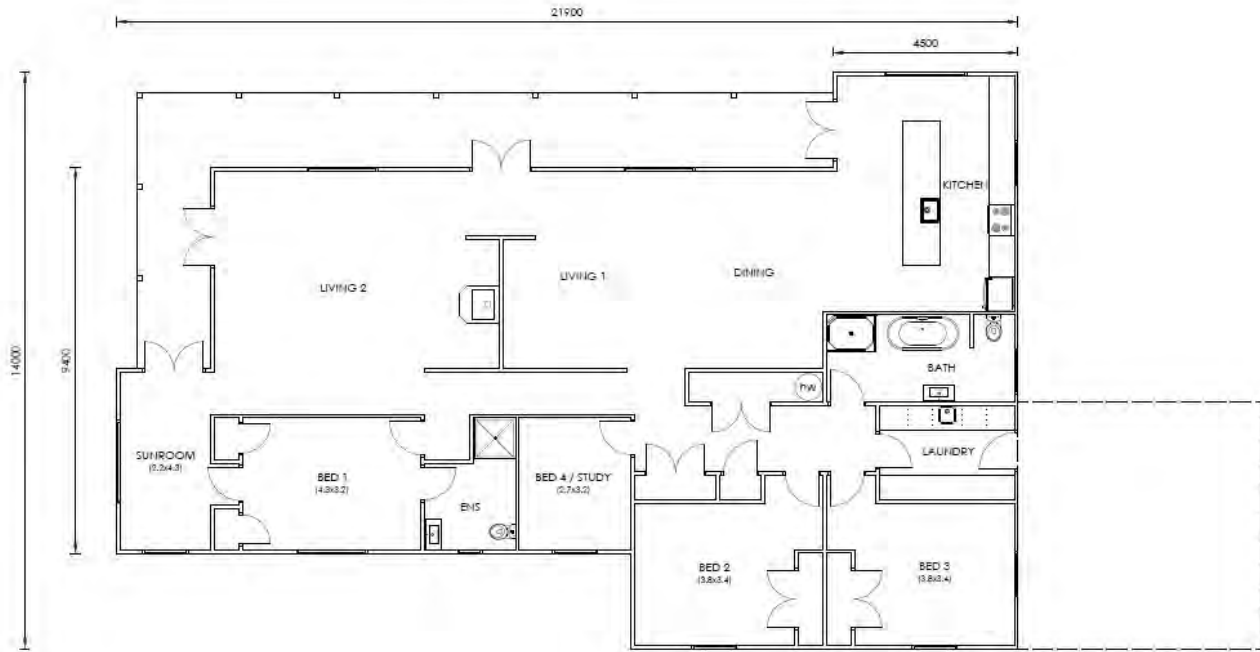


“At 245m², this villa is both stylish and practical – breezeways open to sweeping verandas, while a chef's kitchen with walk-in scullery makes it a delight for cooking and entertaining.”



Floorplan 11 - 226 sq

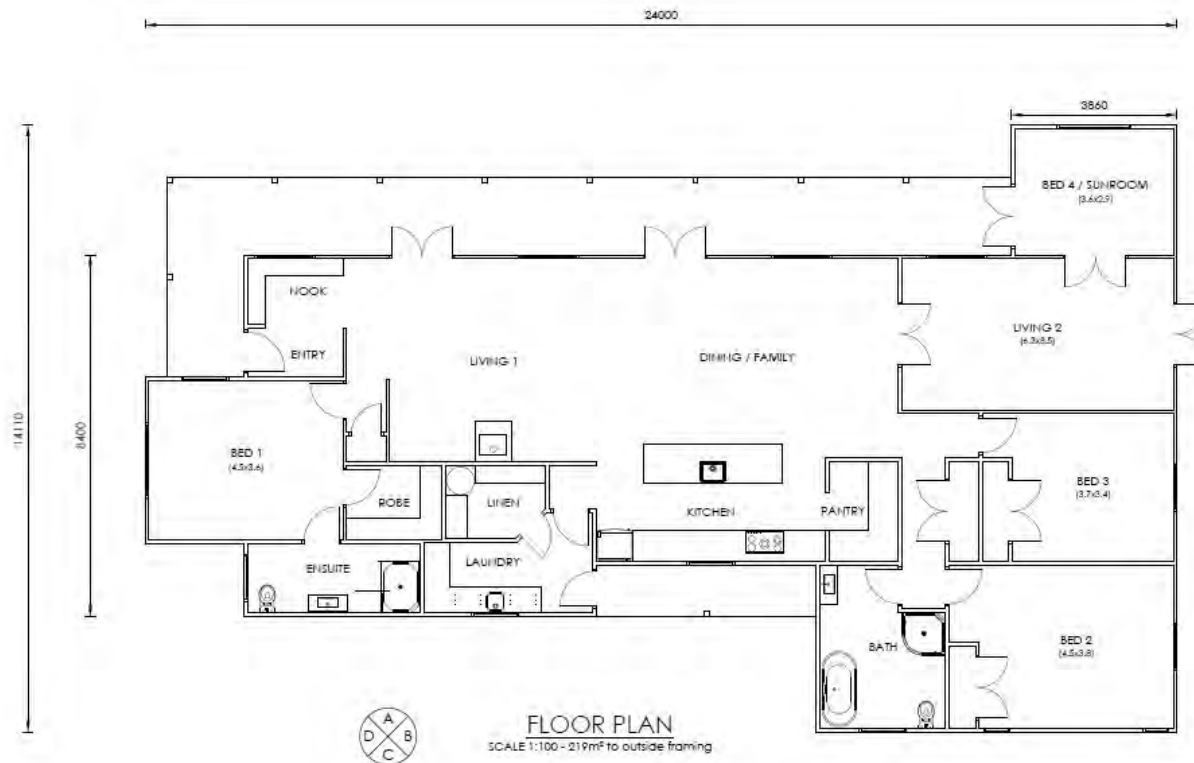
- 3 bedrooms + flexible 4th bedroom/study
- 2 bathrooms
- Light, bright kitchen
- Dual living areas
- Additional separate sunroom
- Sunny, versatile layout



“At 226m², this villa makes the most of natural light with a bright kitchen and sunny separate sunroom. Dual living areas and a flexible fourth bedroom or study add to its versatility.”



Floorplan 12 - 219 sq



- 3 bedrooms + sunroom/4th bedroom
- 2 bathrooms
- Spacious open-plan living with dining & kitchen
- Separate lounge for quiet retreat
- Centrepiece kitchen with ample storage
- Smart layout with plenty of storage

“Designed at 219m², this villa offers relaxed living with wide verandas and spaces made for both family life and quiet retreat. With flexible bedrooms, generous storage, and a central kitchen, it’s as practical as it is welcoming.”



Floorplan 13 - 200 sq

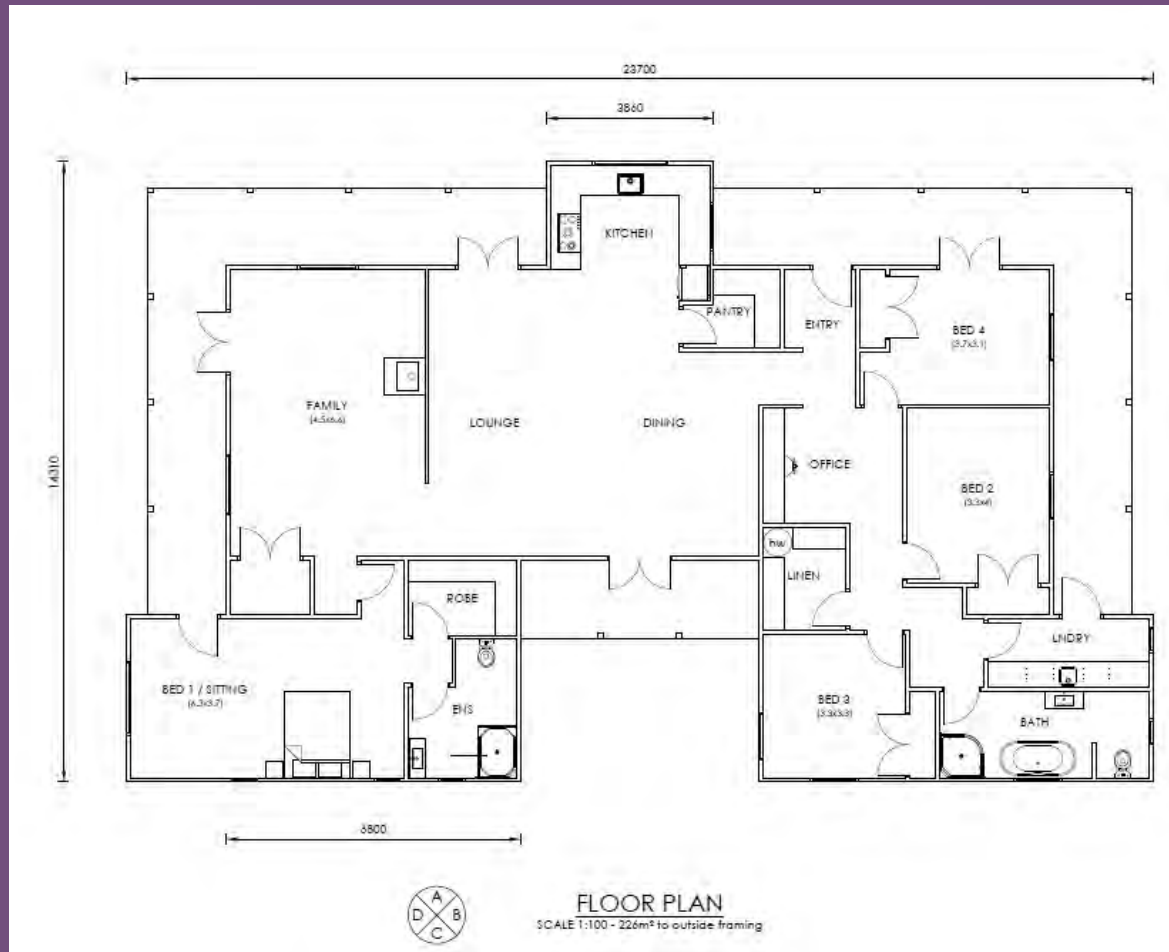


- 3 bedrooms
- 2 bathrooms
- Large open-plan kitchen & dining
- Lounge with striking bay window
- Separate family/media room
- Designed for easy family living



“At 200m², this villa brings together open-plan living and a sun-filled bay window lounge, with a separate media room adding extra space for family time or quiet retreat.”

Floorplan 14 - 226 sq

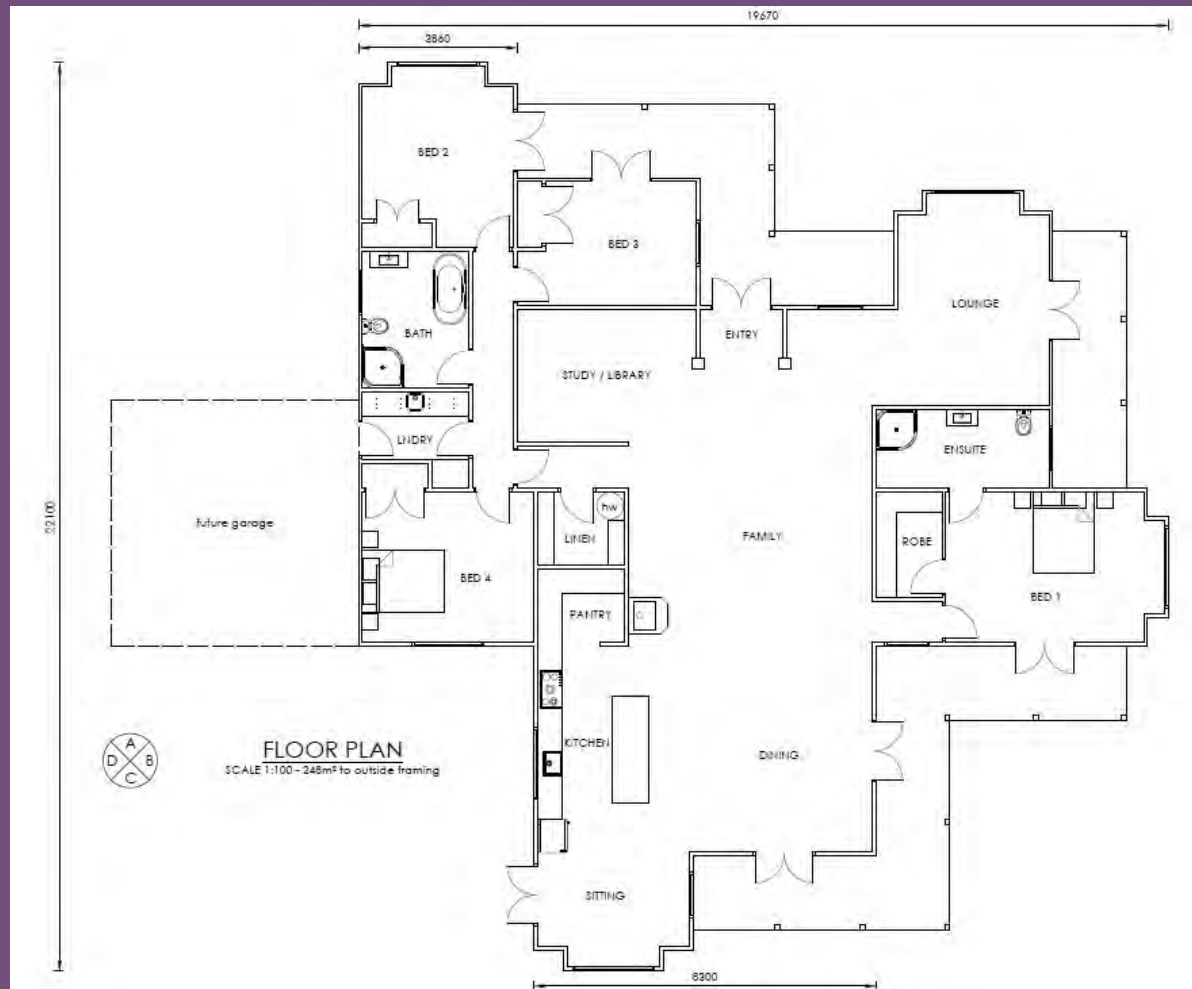


- 4 bedrooms
- 2 bathrooms
- Dedicated home office space
- Kitchen set in a gable — light & bright
- Walk-in pantry with room for a substantial island
- Open-plan dining & lounge with separate family room
- Large master bedroom with additional sitting space



“This 226m² villa is designed with character and flexibility in mind. A light-filled gable kitchen with walk-in pantry anchors the home, while open living, a family room, and a spacious master suite with its own sitting area create a home full of charm and comfort.”

Floorplan 15 - 248 sq



- 4 bedrooms
- 2 bathrooms
- Additional study/library space
- Open-plan entertainer's kitchen
- Super-sized living area + separate lounge
- Striking 4-gable design
- Light-filled with extensive verandas



"At 248m², this villa is an entertainer's dream — with a super-sized living space, separate lounge, and a kitchen made for gatherings. Having been lived in and loved, it's a design that blends everyday family comfort with timeless villa character."

Floorplan 16 - 191 sq

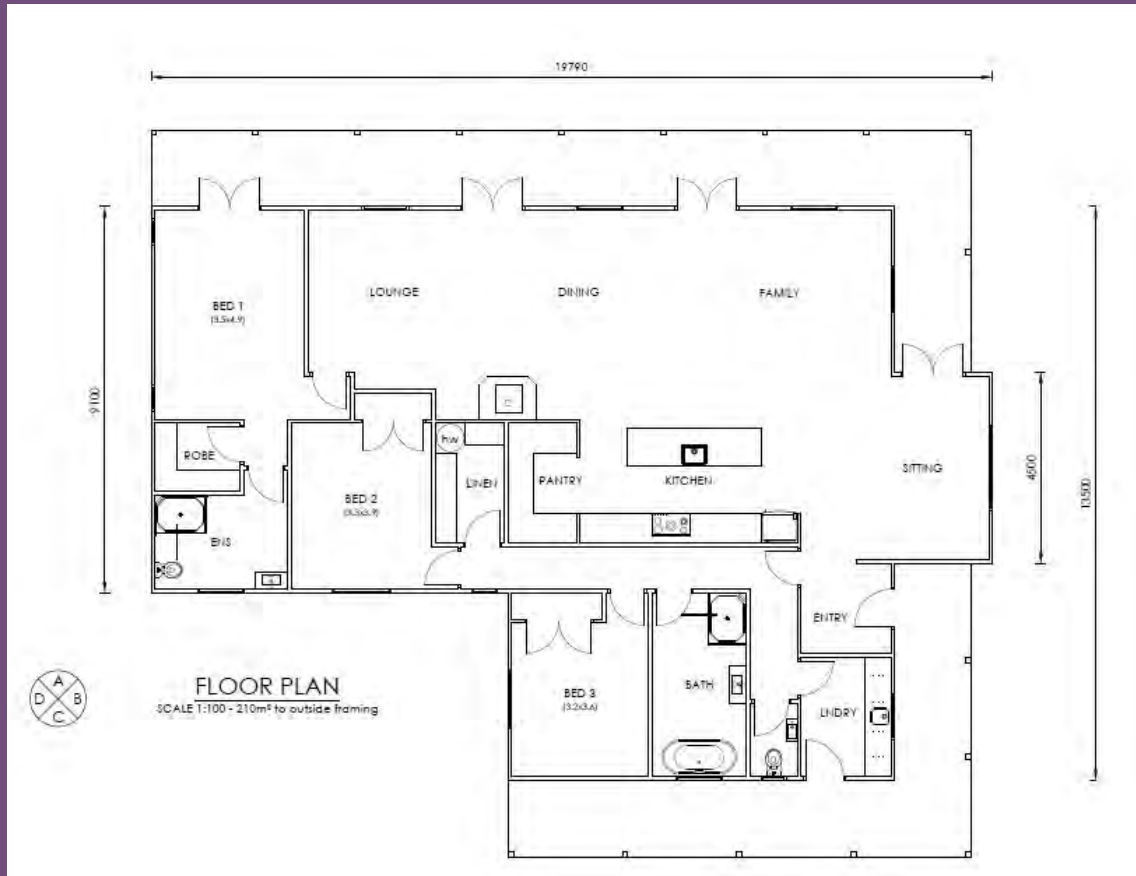


- 3 bedrooms
- 2 bathrooms
- Separate study
- Open-plan kitchen, dining & family area
- Additional lounge opening into character sunroom
- 2 bay windows
- Verandas connecting indoor-outdoor living

“At 191m², this villa is full of character — from its bay windows to a classic sunroom that extends the lounge. Verandas wrap the living spaces, giving the home timeless villa charm with modern family practicality.”



Floorplan 17 - 210 sq

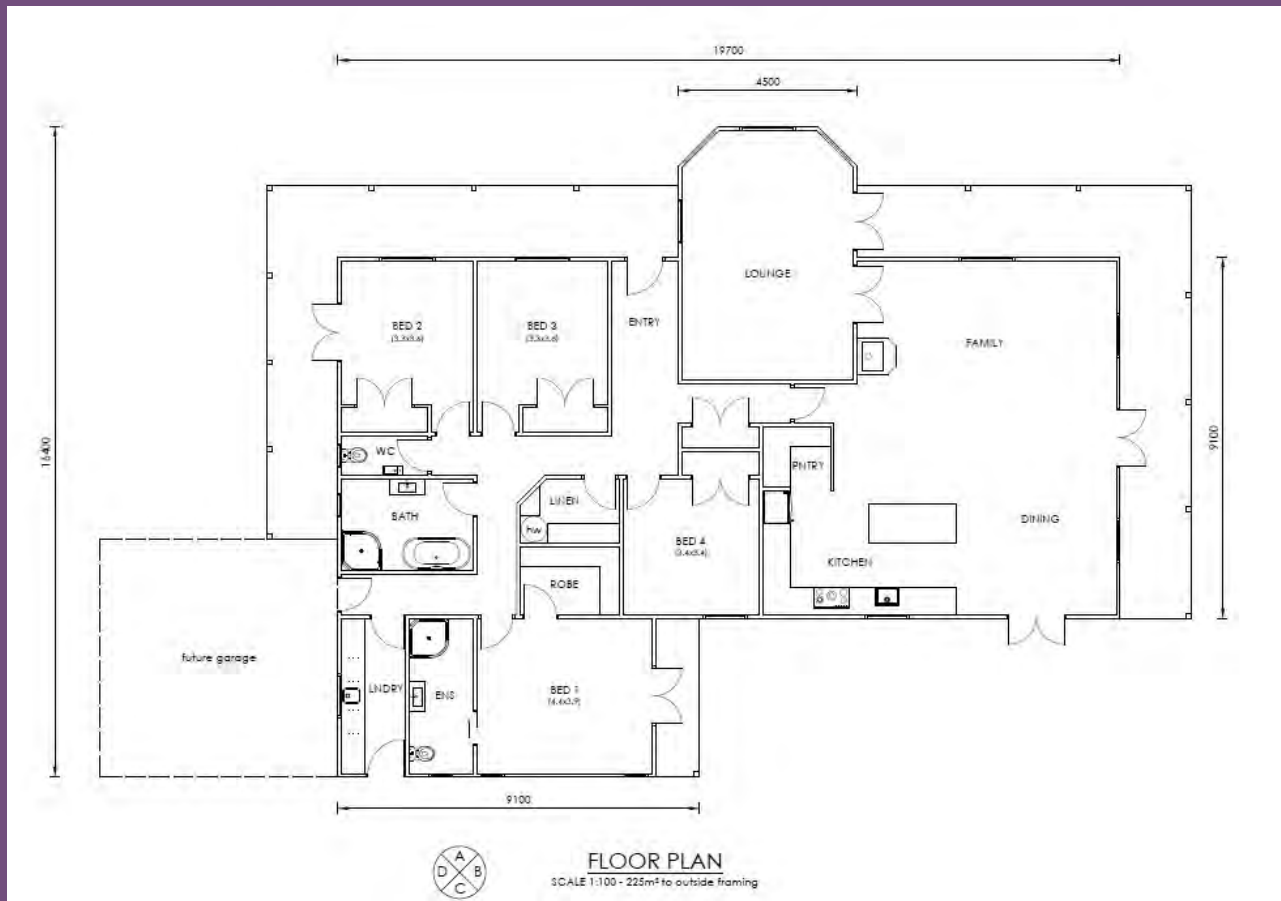


- 3 bedrooms
- 2 bathrooms
- Open-plan living designed to capture views
- Centrepiece kitchen with walk-in pantry
- Light-filled and spacious layout
- Perfect balance of practicality and charm

“At 210m², this villa is designed to make the most of its setting — with open-plan living oriented to capture the views and a central kitchen with walk-in pantry that anchors the home.”



Floorplan 18 - 225 sq

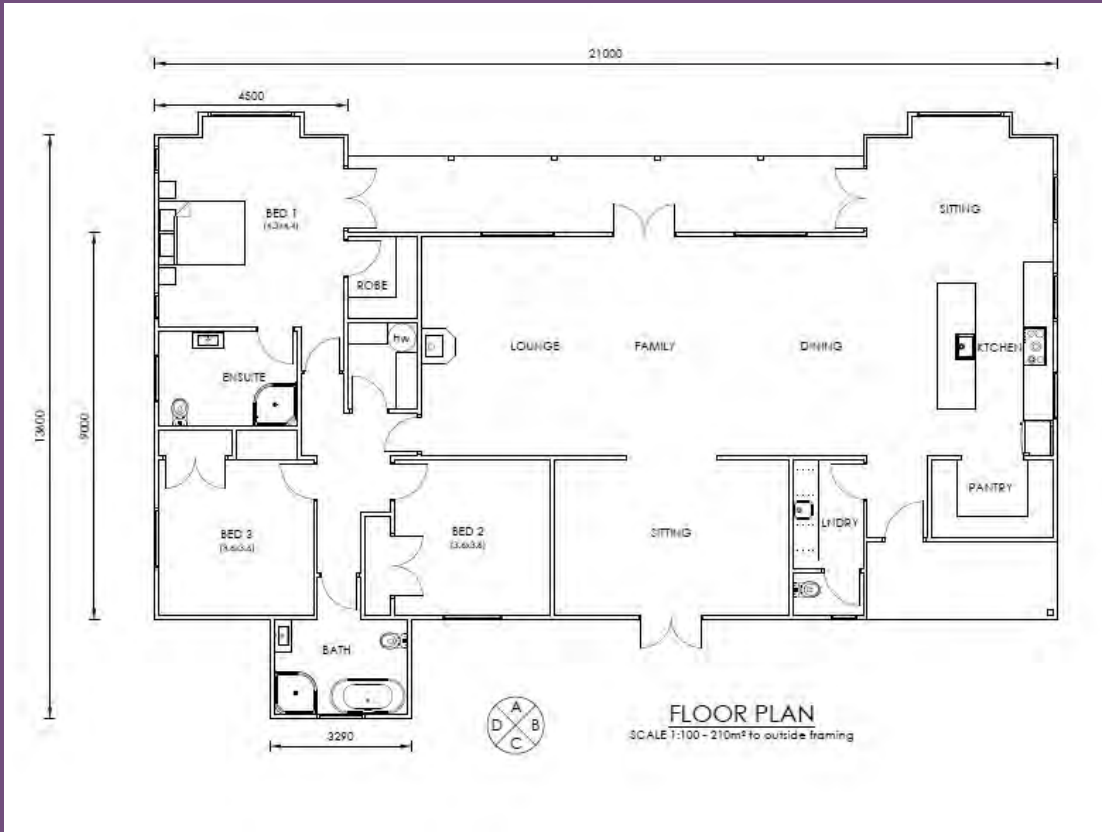


- 4 bedrooms
- 2 bathrooms
- Huge laundry with excellent storage
- Fabulous kitchen with open-plan dining & living
- Large separate lounge with bay window
- Expansive verandas for outdoor living



“At 225m², this villa blends practicality and charm — with a spacious laundry and generous storage, plus a bay window lounge and verandas that extend the living outdoors.”

Floorplan 19 - 212 sq



- 3 bedrooms
- 2 bathrooms + third toilet by back door
- Generous kitchen with open-plan living
- Two additional separate living areas
- Dual gables at the front, connected by a veranda
- Flexible spaces for entertaining or retreat



“At 212m², this villa is a personal favourite — welcoming from the moment you see its twin gables and veranda. Inside, a light-filled kitchen anchors the home, flowing to open-plan living, two extra lounges, and the practicality of a third toilet by the back door.”

Floorplan 20 - 198 sq

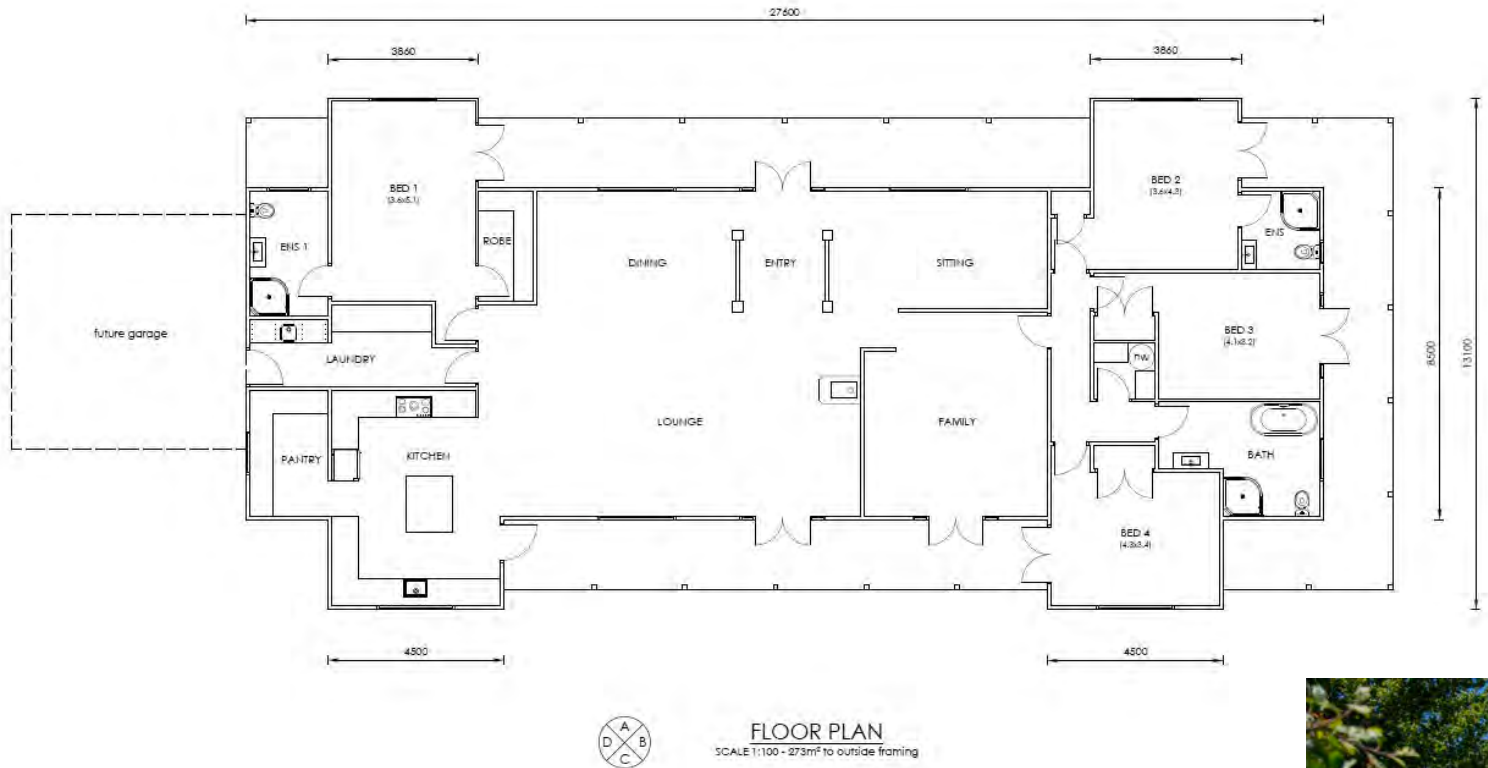


- 3 bedrooms
- 2 bathrooms
- Spacious kitchen, dining & lounge
- Separate family/media room
- Well-balanced layout for modern living



“At 198m², this villa is designed for modern living — with a spacious open-plan hub for everyday life, plus a separate media room that adapts easily to family needs, work, or entertainment.”

Floorplan 21 - 274 sq



- 4 bedrooms, including 2 with ensuite bathrooms
- Large third bathroom
- Fabulous open-plan kitchen with expansive living
- Walk-in butler's pantry
- Separate lounge + additional sitting space
- Great laundry with generous storage
- Spacious and practical design for modern family life

“At 274m², this villa is a true family haven — with multiple living areas, two ensuites plus a full bathroom, and a kitchen with walk-in butler’s pantry at the heart of the home. Designed and lived in by us, it’s a showcase of everything we love in a modern villa.”



Plan 21 cont.



Thank you for exploring our Villa floorplan collection

“We hope this booklet has given you inspiration for your own dream villa. Each plan is a starting point — designed with character, light, and comfort in mind. Whether your site is in town, in the country, or overlooking the coast, we’d love to help you bring your villa to life in a way that feels truly yours.”

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