Broadnook Garden Village

Leicester

Estd 1885

Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

Welcome to Broadnook Garden Village

Our prestigious development of brand new homes is located to the south of Rothley in Leicester.

Broadnook Garden Village offers a collection of luxury 2, 3, 4 & 5 bedroom homes.

A taste of local life

Enjoying a vista across Bradgate Park, Bovis Homes at Broadnook Garden Village is named after the ancient Broadnook Spinney running adjacent to the development.

Location

Broadnook joins the ranks of the picturesque Charnwood villages - some of the most sought-after areas in Leicestershire. Nestled next to Rothley and close to Mountsorrel and Quorn, each of these villages has their own local centres offering independent shops, delicatessens, cafes, restaurants and pubs. There is also an ample provision of local Co-op Food stores along with a Waitrose supermarket nearby.

Getting around

Broadnook has impeccable transport links to both Leicester and surrounding areas, being just six miles from Leicester City Centre and seven miles from Loughborough. Positioned just off the A6 and A46, a few minutes drive will put you in the heart of Leicester and all the communities, services and retailers you know and love. The development also boasts easy access to the M1 north and south. Leicester is a key stop on the Midlands Mainline to London, delivering you to the Capital in 75 minutes, while East Midlands Airport is a 25-minute drive up the M1.

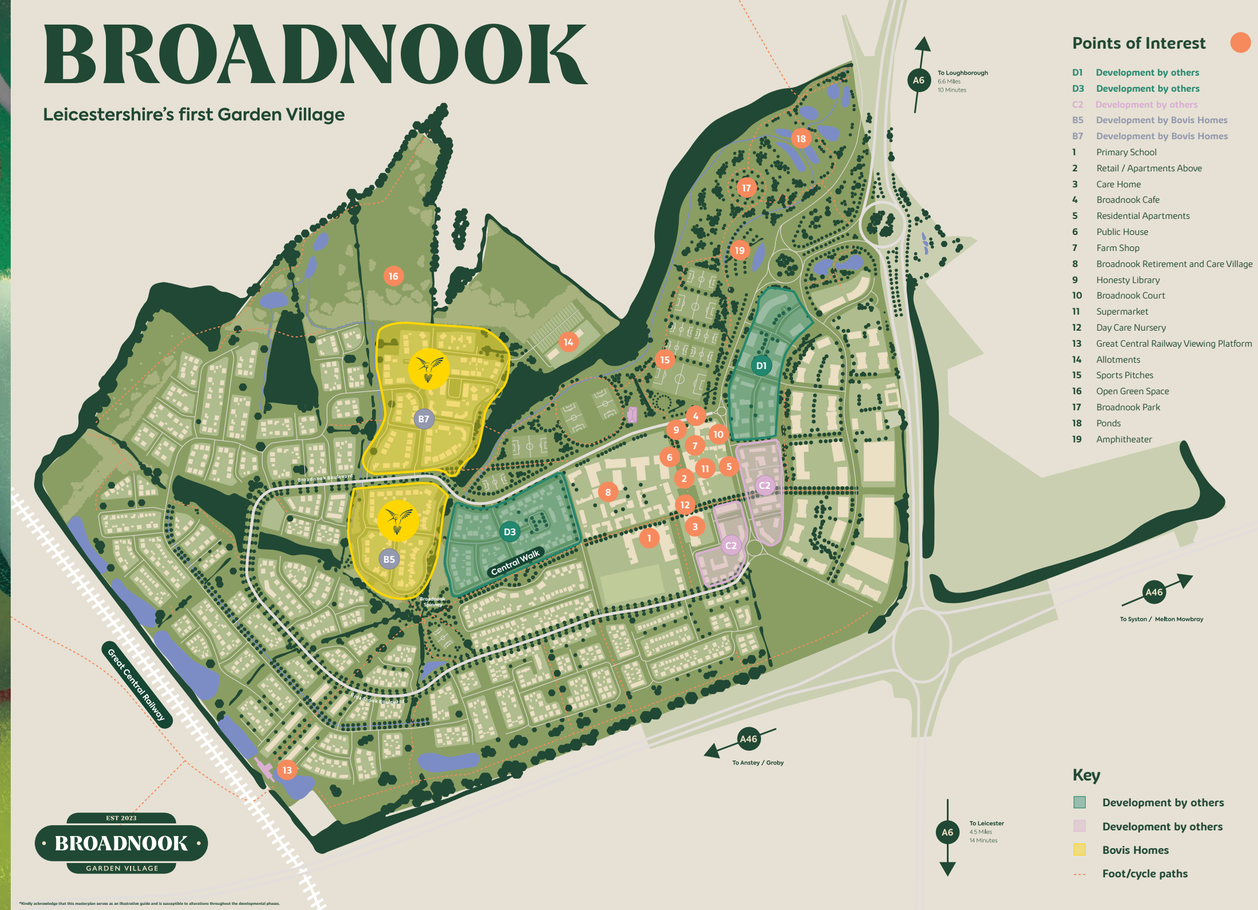
The vision

Broadnook's vision is to deliver modern community living. Through leafy, tree-lined avenues, a pristine park, nature-friendly cycling trails and allotments, Broadnook has been designed keep the community in touch with nature. Furthermore, located on the doorstep of protected nature corridors and The National Forest, Broadnook aims to truly embody the spirit of a Garden Village. The design code for Broadnook is anchored in tradition, taking cues from the local villages in the area, in particular the Edwardian designs featured in the village of Rothley.

Broadnook aims to provide everything a thriving community needs right on the doorstep. With exceptional connectivity at its heart, whether escaping to the country, raising a family, or seeking to be part of a thriving community, discover Broadnook and find your perfect home. From nurseries, schools and a local care home, to shops, brand new sports facilities and cafes there will be something at Broadnook for everyone.

BROADNOOK

Leicestershire's first Garden Village



Points of Interest

- D1 Development by others
- D3 Development by others
- C2 Development by others
- B5 Development by Bovis Homes
- B7 Development by Bovis Homes
- 1 Primary School
- 2 Retail / Apartments Above
- 3 Care Home
- 4 Broadnook Cafe
- 5 Residential Apartments
- 6 Public House
- 7 Farm Shop
- 8 Broadnook Retirement and Care Village
- 9 Honesty Library
- 10 Broadnook Court
- 11 Supermarket
- 12 Day Care Nursery
- 13 Great Central Railway Viewing Platform
- 14 Allotments
- 15 Sports Pitches
- 16 Open Green Space
- 17 Broadnook Park
- 18 Ponds
- 19 Amphitheater

Key

- Development by others
- Development by others
- Bovis Homes
- Foot/cycle paths

EST 2023
BROADNOOK
GARDEN VILLAGE

*Kindly acknowledge that this masterplan serves as an illustrative guide and is susceptible to alterations throughout the developmental phases.

Development layout

Broadnook Garden Village boasts a stunning range of two to five bedroom homes each with unique views and aspects. Discover your dream home in Rothley today.

The Pinewood
5 bedroom homes

The Oak
5 bedroom homes

The Limewood
5 bedroom homes

The Cedarwood
5 bedroom homes

The Redwood
5 bedroom homes

The Fern
5 bedroom homes

The Maple
4 bedroom homes

The Aspen
4 bedroom homes

The Larch
4 bedroom homes

The Mayfield
4 bedroom homes

The Rosewood
4 bedroom homes

The Spruce
3 bedroom homes

The Rowan
3 bedroom homes

The Turnwood
3 bedroom homes

The Iris
2 bedroom homes

The Hawthorn
2 bedroom homes

The Hawthorn SE
2 bedroom homes

Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

The siteplan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

The Pinewood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining	8.36 x 4.50	27' 4" x 14' 9"
Sitting room	7.20 x 4.06	23' 7" x 13' 4"
Dining room	4.06 x 3.75	13' 4" x 12' 3"
Study	4.06 x 2.52	13' 4" x 8' 3"
Snug	3.83 x 2.79	12' 7" x 9' 2"

First floor		
Bedroom 1	4.06 x 4.04	13' 4" x 13' 3"
Bedroom 2	3.85 x 3.40	12' 7" x 11' 2"
Bedroom 3	3.89 x 3.52	12' 9" x 11' 7"
Bedroom 4	4.54 x 2.81	14' 11" x 9' 3"
Bedroom 5	3.22 x 2.71	10' 7" x 8' 11"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Pinewood | R5311 CROTH |

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First floor

Ground floor

Floor area: 258 sq.m | 2,783 sq.ft

The Oak

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining	8.29 x 4.50	27' 2" x 14' 9"
Sitting room	7.20 x 4.06	23' 7" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.50 x 2.39	14' 9" x 7' 10"

First floor		
Bedroom 1	4.06 x 3.80	13' 4" x 12' 6"
Bedroom 2	4.37 x 3.40	14' 4" x 11' 2"
Bedroom 3	4.13 x 3.15	13' 6" x 10' 4"
Bedroom 4	3.96 x 3.19	13' 0" x 10' 6"
Bedroom 5	3.23 x 3.23	10' 7" x 10' 7"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Oak | R5310 CROTH |

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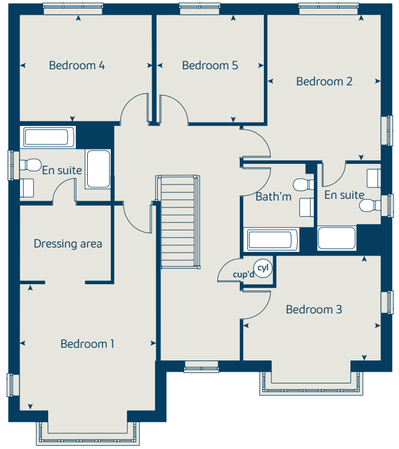
First floor



Ground floor

The Limewood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family	10.36 x 3.58	34' 0" x 11' 9"
Dining room	3.81 x 3.05	12' 8" x 10' 0"
Sitting room	5.62 x 3.83	18' 5" x 12' 7"
Study	3.86 x 2.24	12' 8" x 7' 4"

First floor		
Bedroom 1	4.81 x 3.83	15' 9" x 12' 9"
Bedroom 2	4.05 x 4.00	13' 3" x 13' 1"
Bedroom 3	3.26 x 3.23	10' 5" x 10' 7"
Bedroom 4	3.54 x 2.82	11' 8" x 9' 3"
Bedroom 5	2.86 x 2.69	9' 5" x 8' 9"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Lime | R5200 CROTH |

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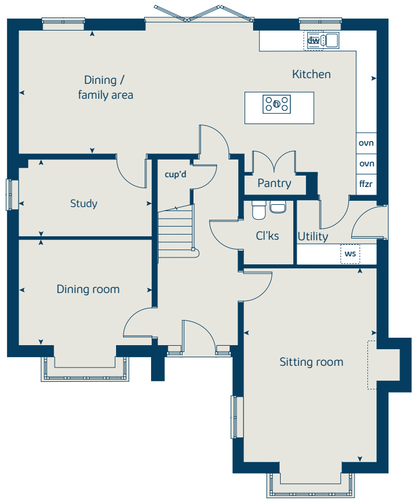
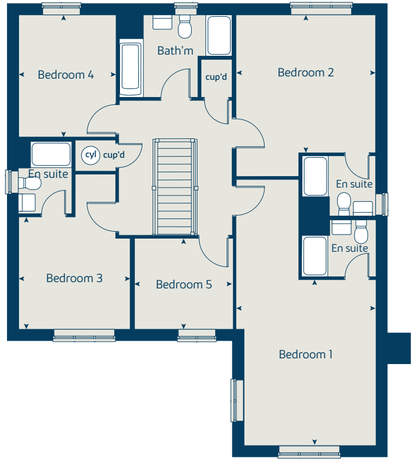
Ground floor



First floor



Floor area: 217 sq.m | 2,339 sq.ft

The Cedarwood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family area	8.11 x 3.46	26' 6" x 11' 4"
Dining area	5.25 x 3.58	17' 3" x 11' 9"
Sitting room	5.44 x 3.46	17' 10" x 11' 4"
Study	3.80 x 1.77	12' 5" x 5' 10"

First floor		
Bedroom 1	5.47 x 4.68	17' 11" x 15' 4"
Bedroom 2	4.93 x 3.34	16' 2" x 10' 11"
Bedroom 3	4.48 x 3.44	14' 8" x 11' 4"
Bedroom 4	4.66 x 3.46	15' 4" x 11' 4"
Bedroom 5	2.92 x 2.57	9' 7" x 8' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Cedarwood | R506 02 CROTH |

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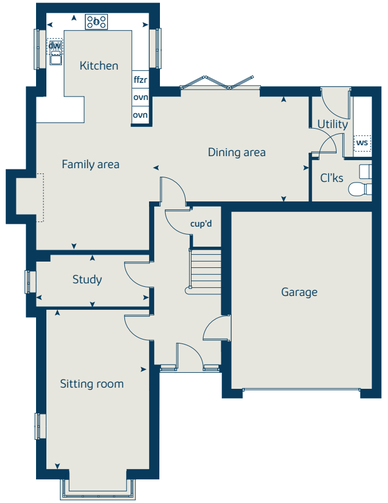
First floor

Ground floor



The Redwood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining / family area	9.26 x 3.24	30' 3" x 10' 8"
Sitting room	5.55 x 3.39	18' 3" x 11' 1"

First floor		
Bedroom 1	6.52 x 3.39	21' 4" x 11' 1"
Bedroom 2	5.31 x 2.91	17' 5" x 9' 11"
Bedroom 3	3.28 x 3.17	10' 9" x 10' 5"
Bedroom 4	3.03 x 2.94	9' 11" x 9' 8"
Bedroom 5	2.94 x 2.27	9' 8" x 7' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Redwood | XS415 CROTH |

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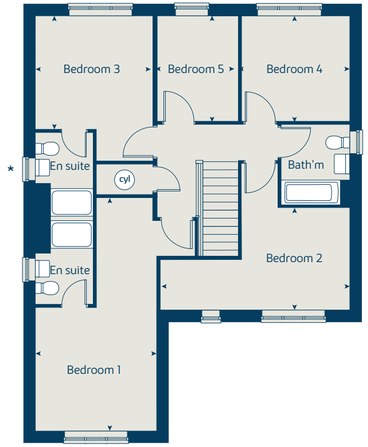
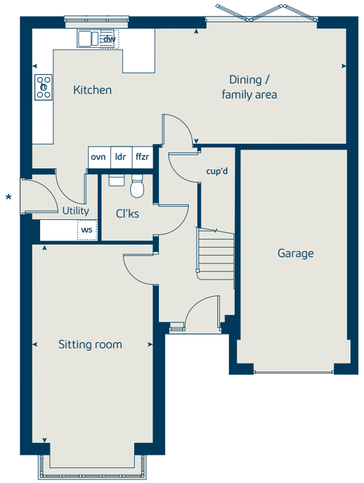
* Window and door apply to selected plots only. Please see sales consultant for further details.

First floor



Ground floor



The Fern

5 bedroom home

Ground floor	metres	feet / inches
Kitchen /family / dining area	8.57 x 3.03	28' 1" x 9' 11"
Sitting room	5.80 x 3.80	19' 0" x 12' 5"
Study	2.53 x 2.11	8' 4" x 6' 11"

First floor		
Bedroom 1	3.80 x 3.62	12' 5" x 11' 11"
Bedroom 2	4.11 x 3.07	13' 6" x 10' 1"
Bedroom 3	3.62 x 2.26	11' 11" x 8' 8"
Bedroom 4	3.05 x 2.99	10' 0" x 9' 9"
Bedroom 5	3.05 x 2.16	10' 0" x 7' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◄ ►	measuring points

The Fern | WM508 CROTH |

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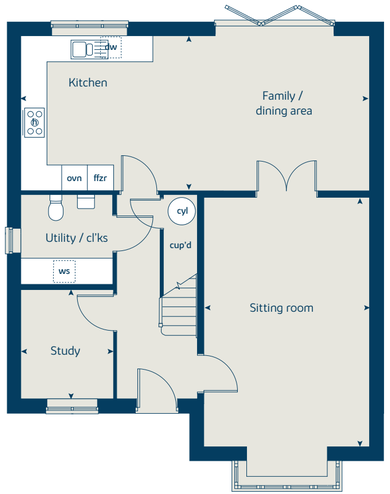
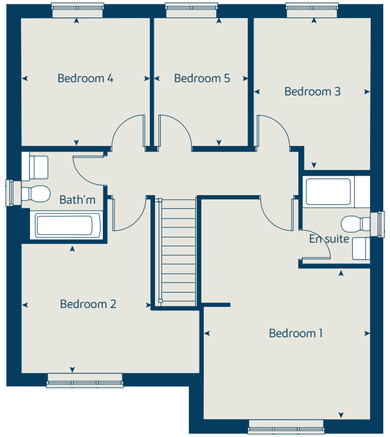
Ground floor



First floor



The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.74 x 3.50	12' 3" x 11' 6"
Family / dining area	7.28 x 3.08	23' 11" x 10' 1"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor		
Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.69 x 3.57	12' 1" x 11' 6"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Maple | X416 02 CROTH |

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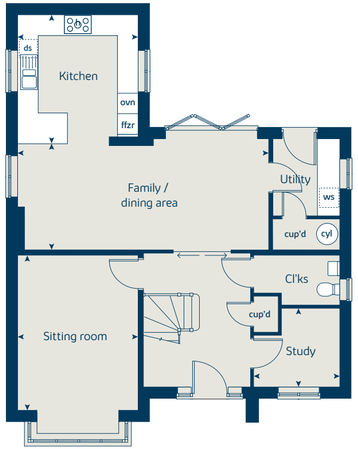
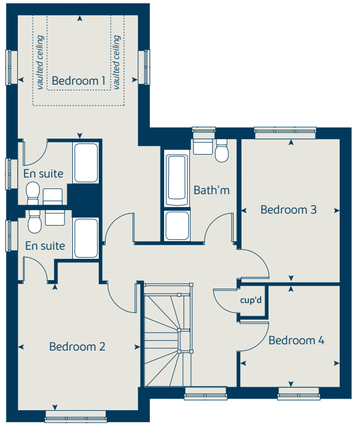
Ground floor



First floor



The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.06 x 3.39	16' 7" x 11' 1"
Study	2.02 x 2.01	6' 7" x 6' 7"

First floor		
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.42	11' 10" x 7' 11"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Aspen | X414 (IF) 02 vt CROTH |
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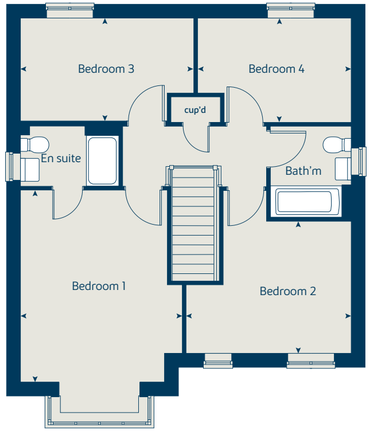
* Window omitted to plots 189 and 237 only. Please see sales consultant for further details.

First floor



Ground floor

The Larch

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.52 x 3.56	18' 1" x 11' 8"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

First floor		
Bedroom 1	5.52 x 3.56	18' 1" x 11' 8"
Bedroom 2	3.33 x 2.94	10' 11" x 9' 8"
Bedroom 3	3.59 x 3.26	11' 9" x 10' 9"
Bedroom 4	3.62 x 2.17	11' 11" x 7' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◄ ►	measuring points

The Larch | R4307 CROTH |

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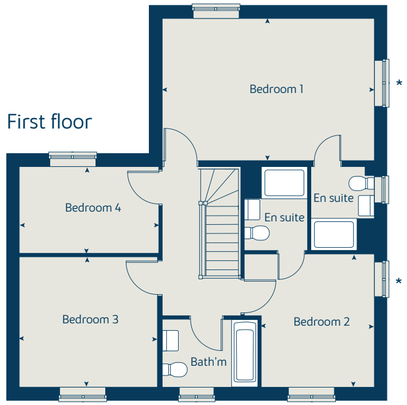
First floor



Ground floor

The Mayfield

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.47 x 3.11	21' 2" x 10' 3"
Sitting room	5.05 x 3.20	16' 7" x 10' 6"

First floor		
Bedroom 1	4.39 x 4.21	14' 5" x 13' 10"
Bedroom 2	5.19 x 2.51	17' 0" x 8' 3"
Bedroom 3	3.82 x 2.56	12' 6" x 8' 5"
Bedroom 4	3.01 x 2.15	9' 11" x 7' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Mayfield | R4007 CROTH |

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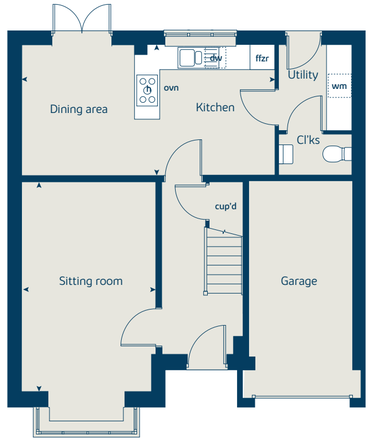
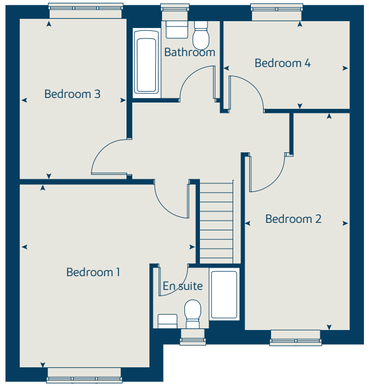
Ground floor



First floor



The Rosewood

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.50	18' 1" x 11' 6"
Sitting room	4.40 x 3.27	14' 5" x 10' 9"

First floor		
Bedroom 1	3.59 x 3.27	11' 9" x 10' 9"
Bedroom 2	3.27 x 2.62	10' 9" x 8' 7"
Bedroom 3	2.43 x 2.16	8' 0" x 7' 1"
Bedroom 4	2.55 x 2.16	8' 5" x 7' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Rosewood | X430B (IF) 02 vt CROTH |

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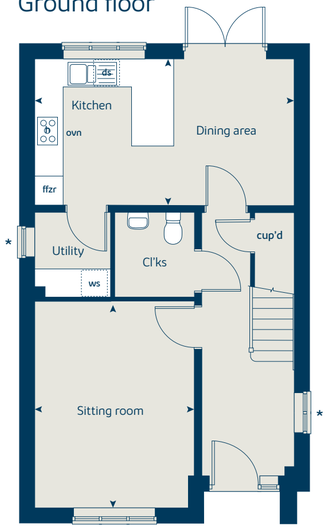
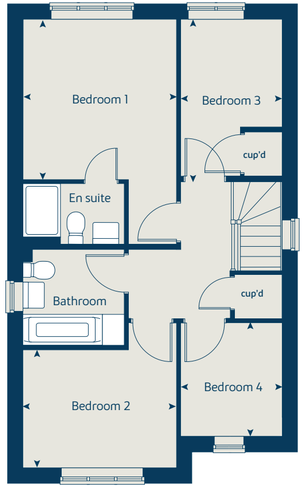
* Window applies to selected plots only. Please see sales consultant for further details.

Ground floor



First floor



The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.30 x 2.69	20' 6" x 8' 10"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

First floor		
Bedroom 1	5.53 x 2.94	18' 2" x 9' 8"
Bedroom 2	3.59 x 3.26	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.18	11' 11" x 7' 2"

ovn	oven	ws	washing machine space
h	hob	ffzs	fridge freezer space
ds	dishwasher space	◄ ►	measuring points

The Spruce | X307 (IF) 02 vt CROTH |

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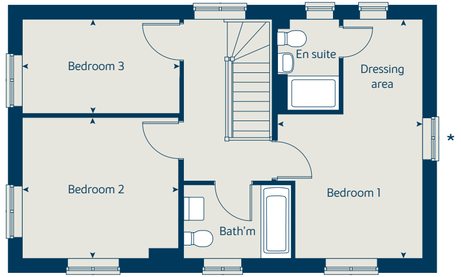
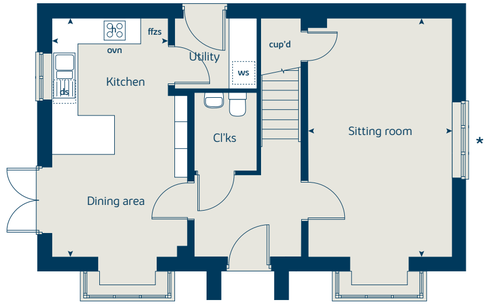
First floor



Ground floor



The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining room	8.34 x 5.19	27' 3" x 17' 0"

First floor		
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.12	11' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Rowan | X306 02 CROTH |

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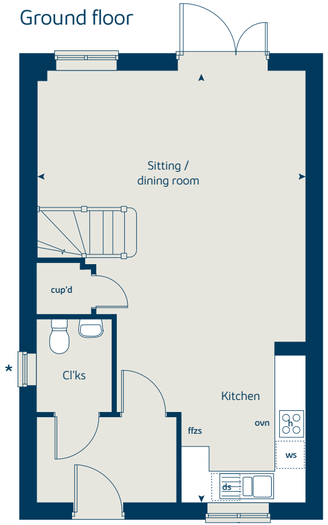
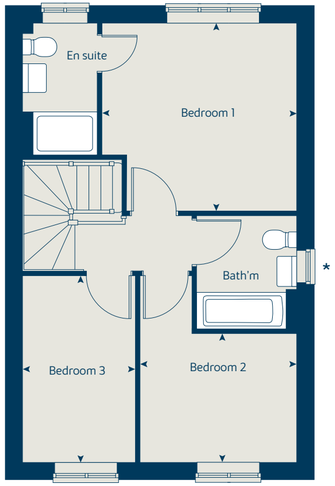
Ground floor



First floor



The Turnwood

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.72 x 2.50	18' 7" x 8' 2"
Sitting room	4.80 x 3.22	15' 9" x 10' 7"

First floor		
Bedroom 1	3.31 x 3.25	10' 10" x 10' 8"
Bedroom 2	4.50 x 2.46	14' 9 x 8' 1"
Bedroom 3	3.19 x 2.25	10' 5" x 7' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Turnwood | CROTH |

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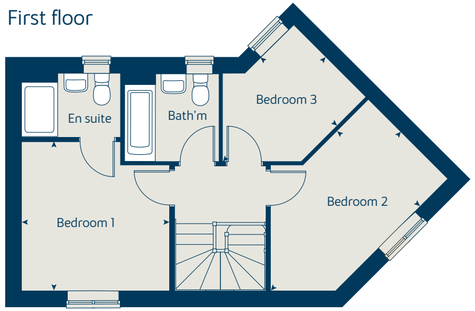
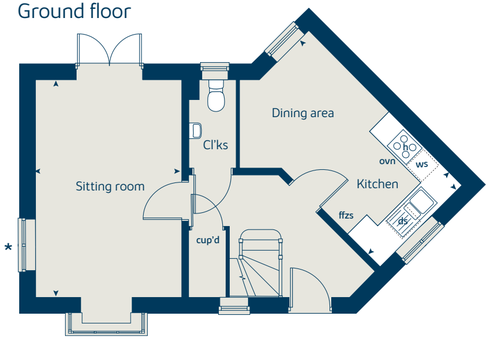
First floor



Ground floor

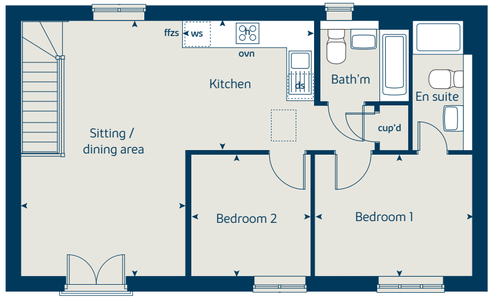


Floor area: 81 sq.m | 880 sq.ft

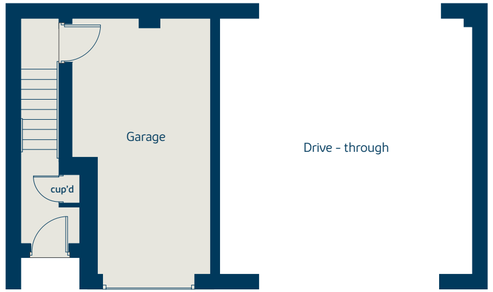
The Iris

2 bedroom coach house

First floor



Ground floor



First floor	metres	feet / inches
Kitchen	3.65 x 3.06	12' 0" x 10' 1"
Sitting / dining area	6.04 x 3.85	19' 10" x 12' 8"
Bedroom 1	3.73 x 2.88	12' 3" x 9' 5"
Bedroom 2	2.88 x 2.84	9' 5" x 9' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Iris | Ashbee vt CROTH |

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Floor area: 69 sq.m | 751 sq.ft

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining	7.77 x 4.06	25' 4" x 13' 4"

First floor		
Bedroom 1	4.06 x 2.68	13' 4" x 8' 10"
Bedroom 2	4.06 x 2.81	13' 4" x 9' 3"

ovn	oven	**ffzs**	fridge freezer space
h	hob	**cup'd**	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Hawthorn | X203 02 CROTH |

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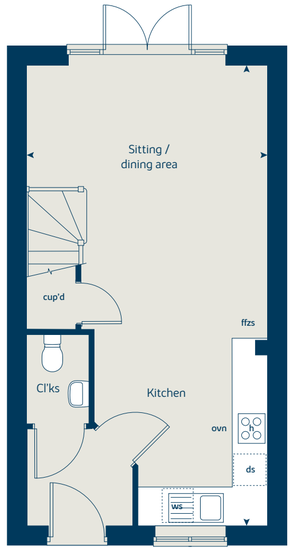
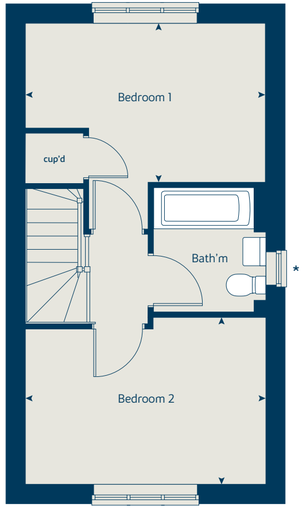
Ground floor



First floor



Floor area: 63 sq.m | 680 sq.ft

The Hawthorn SE

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining	8.22 x 4.06	26' 9" x 13' 4"

First floor		
Bedroom 1	4.06 x 2.68	13' 4" x 8' 10"
Bedroom 2	4.06 x 3.26	13' 4" x 10' 8"

ovn	oven	**ffzs**	fridge freezer space
h	hob	**cup'd**	cupboard
ds	dishwasher space	**◄ ►**	measuring points
ws	washing machine space		

The Hawthorn | X203VT CROTH |

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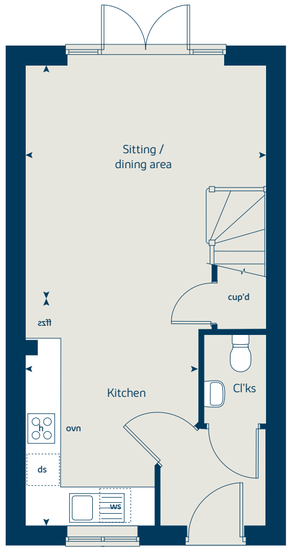
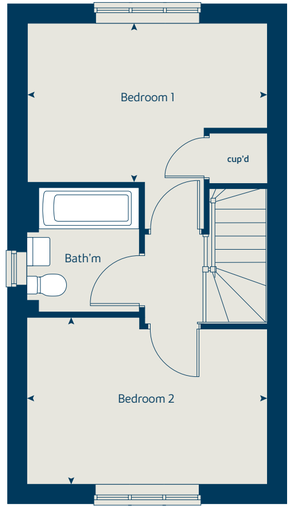
Ground floor



First floor



Floor area: 66 sq.m | 720 sq.ft

Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Broadnook Garden Village, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Select range there re various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, ceramics and vinyl.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide guidance.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in Symphony wardrobes**
- **Upgraded tiling in main bathroom and en suite**

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A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

NEW HOMES QUALITY CODE

Vistry South Central Midlands region
Bromwich Court,
Highway Point,
Gorsey Lane,
Coleshill,
Warwickshire
B46 1JU

Scan me for directions

Broadnook Garden Village

Leicester LE7 4PN
01162 984 995

Bovis Homes

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Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Produced by the Vistry Group Design Studio. CROTH DS10755 / 11.24