

Partridge Walk

Beaconside





Partridge Walk

Beaconside

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Partridge Walk

Just a few miles from Stafford Town Centre, Partridge Walk has plenty of local amenities including chain restaurants such as Nandos and Pizza Express. There is also the Post House Bar and Grill, Aston Marina and the Seven Stars restaurant that are all popular local eateries.

The M6 is just a short drive away with easy access to the North and South of England. Birmingham airport is around 40 miles away and East Midlands is 45 miles. Our development is in a great location if you commute via rail, there are stations at both Stone and Stafford.

With plenty of going on in and around the town of Stafford, Cannock Chase and the Shugborough Estate are some of the biggest attractions in the area. The walks are great for a rambler's retreat or general sunny day out. At Cannock Chase, there is a Go Ape Adventure park that's great for families, and for history lovers you can enjoy the sights of Stafford Castle. For younger children there is the local Amerton Working Farm and Railway and for those who

love wildlife can experience Trentham's Monkey Forest and the Gentleshaw Wildlife Centre. Nearby towns and villages include Stone, Sandon and Eccleshall.

Stafford is the perfect place for shopping and offers an abundance of popular highstreet stores including Next Home, TK Maxx, Outfit and River Island to name but a few. There's a great choice of supermarkets, too including Aldi, Sainsbury's and Tesco. The town of Stone is also home to its own highstreet with a number of independent shops and an M&S Foodhall.

So if you're looking for a quality new home in this sought after location your search ends here!



The perfect position

Education for everyone

There are many schools located around the area, as well as day nurseries for the toddlers. The local primary schools are Parkside Primary and Burton Manor and are regarded as the most outstanding schools in the area. For senior

pupils, there is Walton High School, Stafford Grammar School and Yarlet Independent School, all with good Ofsted reports. Stafford College is just 3 miles away and the Staffordshire University Stafford campus is 6 miles.



Stafford Castle
14 mins drive | 1 hr 13 mins walk





Cannock Chase
21 mins drive | 1 hr 18 mins walk



Go Ape
23 mins drive | 1 hr 11 mins walk



Victoria Park
7 mins drive | 28 mins walk





Shugborough Hall
18 mins drive | 39 mins cycle



Gladstone Pottery Museum
24 mins drive | 1 hr 17 mins cycle



Hanley Park
25 mins drive | 1 hr 22 mins cycle



Lichfield Cathedral
37 mins drive | 1 hr 55 mins cycle



Partridge Walk

Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£4.8 million** in local schemes to support the community surrounding your new home at Partridge Walk.

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



“Bovis Homes has invested more than **£4.8 million** towards community schemes”

Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are 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, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

Help to Buy



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home – and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

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. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. 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 housing 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 within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



Partridge Walk

Stafford, Staffordshire
ST16 1WG

From Stoke on Trent

- Get on the Stone Road (A34)
- If you come to the Hanford Interchange, take the 4th exit and stay on A34 / Stone Road
- At the roundabout, take the 2nd exit and stay on A34 / Stone Road for 1.2 miles
- At the roundabout, take the 2nd exit and stay on A34 / Stone Road for 4.1 miles
- At Stafford Roundabout, take the 2nd exit onto A34 / The Fillybrooks and continue to follow A34
- After 0.9 miles at the Aston Roundabout, take the 2nd exit and stay on A34
- At the traffic lights, turn left onto the development and approach the customer parking bays.

From Stafford (south)

- Get on M6 in Penkridge from Church Lane and A5 / Watling Street
- Follow M6 to A34 in Stafford and take exit 14 from M6
- Continue on A34 and drive to Winnow Avenue
- At Creswell Interchange, take the 3rd exit onto A34
- Take the second exit at the next roundabout
- Take the first exit at the next roundabout continuing along the A34
- At the traffic lights turn right onto the development and approach the customer parking bays. At the traffic lights, turn left onto the development and approach the customer parking bays.



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Cover photograph of Peak District. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Mercia region
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412

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NBEAC DS01666 / 04.22





Partridge Walk

Beaconside

Development plan

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**Bovis
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Partridge Walk

Beaconside



This plan 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.

Partridge Walk

Stafford, Staffordshire
ST16 1WG

From Stoke on Trent

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So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



Partridge Walk Beaconside

Please ask your sales consultants for more information on your specification when purchasing a shared ownership or scheme property as this may differ from a traditional home. The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Specification

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Partridge Walk

Beaconside

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

		2 bedroom The Rose The Hawthorn					3 bedroom The Magnolia The Hazel The Cypress The Spruce The Walnut					4 bedroom The Juniper The Chestnut The Aspen The Alder				5 bedroom The Birch	
Kitchen																	
Choice of Standard fitted kitchen (doors & worktops)		■	■														
Choice of Premium fitted kitchen (doors & worktops)																	
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■														
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap																	
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility																	
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood		■	■														
Hotpoint hob (75 cm) with built-in double oven (high level or under), with stainless splashback and curved glass chimney hood																	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood																	
Pendant light fitting		■	■														
LED under-unit flexible strip lighting																	
Integrated (Indesit) 50 / 50 fridge freezer																	
Fridge freezer space		■	■														
Space for integrated dishwasher		■	■														
Integrated (Indesit) dishwasher																	
Space for washing machine with plumbing and electrics in kitchen		■	■														
Space for washing machine with plumbing and electrics in utility																	
Bathrooms and en suite(s)																	
Ideal Standard contemporary white Concept Air sanitaryware in white		■	■														
Ideal Standard close coupled WC to cloakroom		■	■														
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite																	
Handheld hair wash attachment		■															
Walk in shower in en suite to selected bedrooms																	
Porcelenosa wall tiling with splashback (half height over bath and full height to shower cubicle)		■	■														
Chrome Bezel head LED lighting to bathroom, en suite and cloakroom		■	■														
Chrome towel warmer in bathroom and en suite																	
Doors and Windows																	
Front door with multi-point security locking system and security chain		■	■														
PVCu double glazing to windows		■	■														



	2 bedroom The Rose The Hawthorn	3 bedroom The Magnolia The Hazel The Cypress The Spruce The Walnut	4 bedroom The Juniper The Chestnut The Aspen The Alder	5 bedroom The Birch
Chrome front door numbers				
Double glazed PVCu French doors	■	■		
Powder coated aluminium double glazed bi-fold doors			■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■
General				
White painted walls and smooth white ceilings	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■
Multi-media point in living room	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	
Gas central heating with wall mounted boiler, programme selector and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains operated doorbell (push), satin chrome finish				■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

- Fitted as standard - included in the property
- * Subject to stage of construction

Please note that plots 9, 19-23, 31-36 and 129 do not follow the standard specification seen here, please consult with our sales consultants on site to be given the alternative document and have your home's specification confirmed.



The Rose

2 bedroom home

bovishomes.co.uk

**Bovis
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The Rose

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.52 x 2.48	14' 10" x 8' 2"
Sitting room	3.73 x 3.50	12' 3" x 11' 6"

First floor

Bedroom 1	4.52 x 2.79	14' 10" x 9' 2"
Bedroom 2	4.52 x 2.60	14' 10" x 8' 7"

The Rose | M205 01 NBEAC |

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

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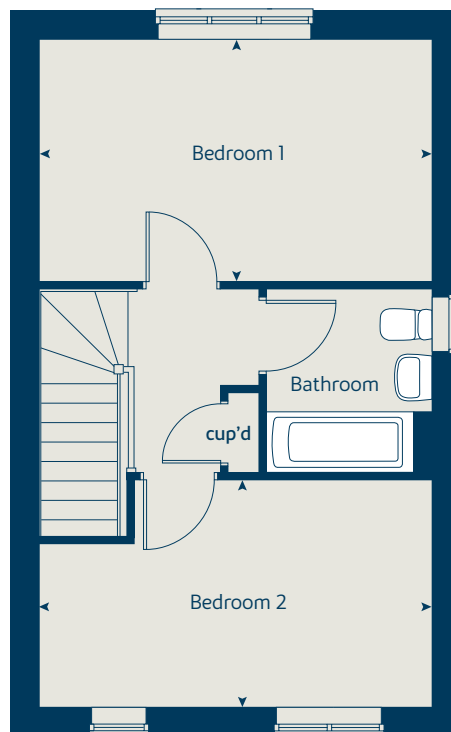
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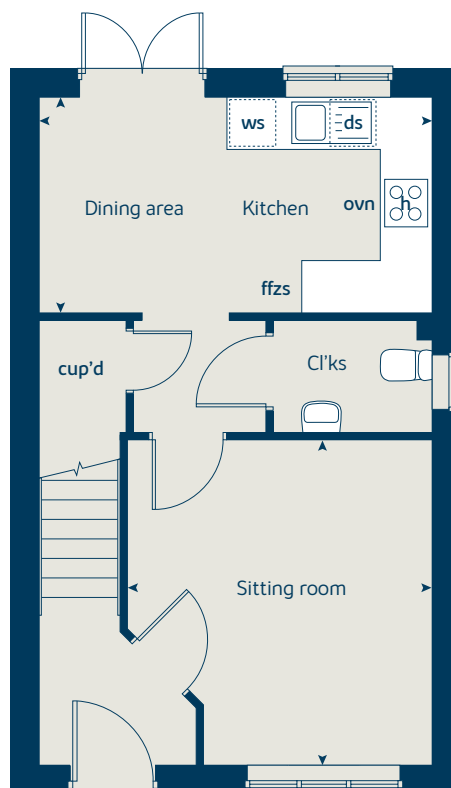
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First floor



Ground floor





The Hawthorn

2 bedroom home

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**Bovis
Homes** 

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 01 NBEAC |

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* Windows apply to selected plots only.
Please see sales consultant for further details.

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

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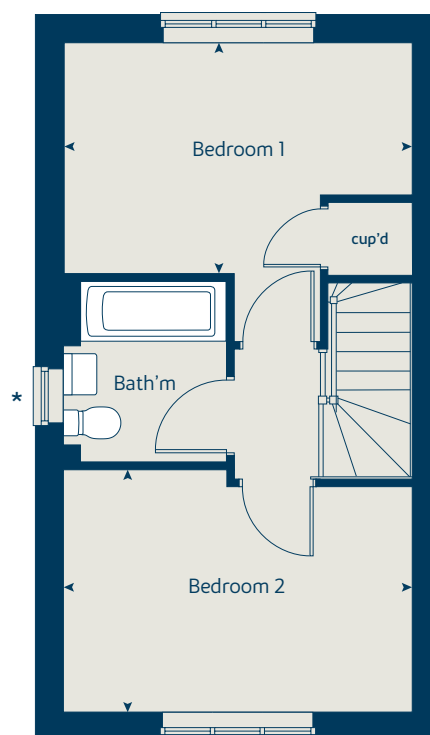
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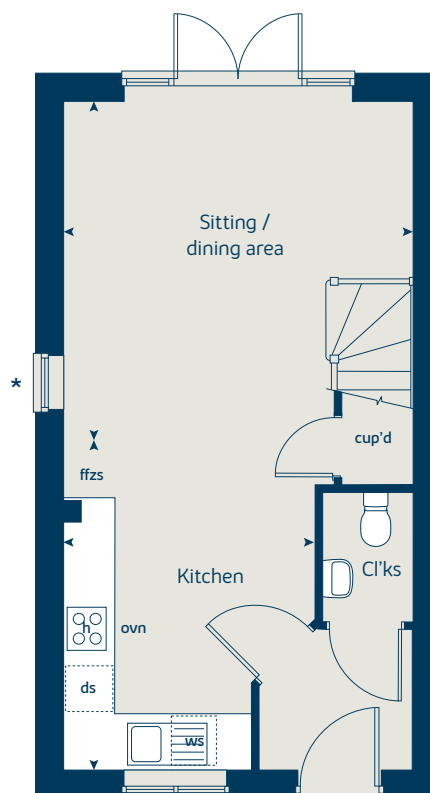
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First floor



Ground floor





The Hazel

3 bedroom home

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**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.73	9' 8" x 9' 0"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 01 NBEAC |

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

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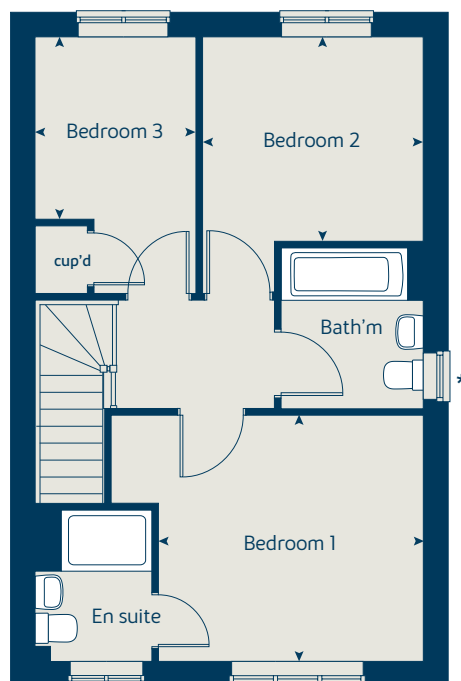
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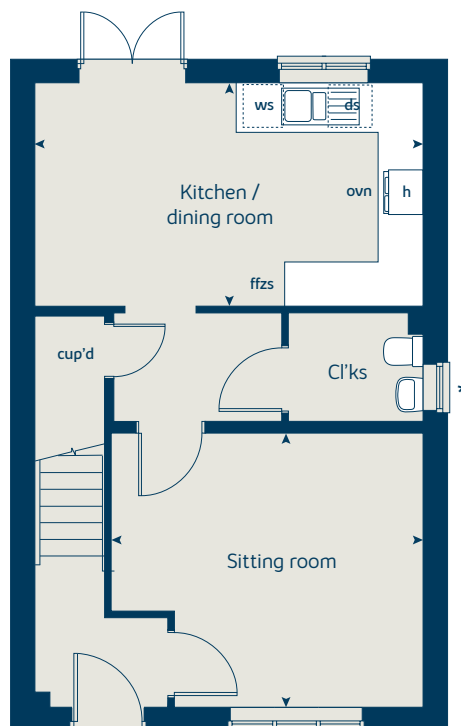
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First floor



Ground floor





The Walnut

3 bedroom home

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**Bovis
Homes** 

The Walnut

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.03 x 3.36	16' 6" x 11' 0"
Sitting room	3.77 x 2.96	12' 4" x 9' 9"

First floor

Bedroom 1	3.83 x 2.81	12' 7" x 9' 2"
Bedroom 2	3.36 x 2.83	11' 0" x 9' 3"
Bedroom 3	3.36 x 2.11	11' 0" x 6' 11"

The Walnut | M304 NBEAC |

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ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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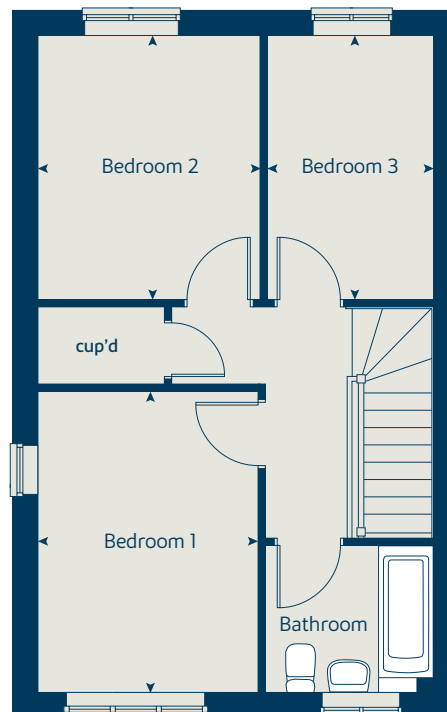
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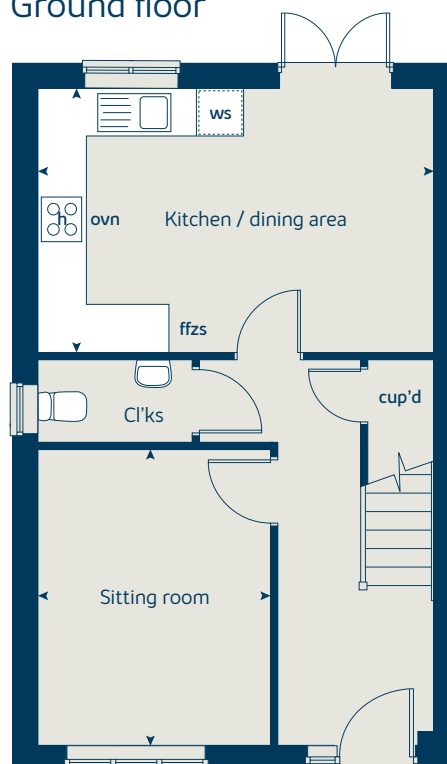
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First floor



Ground floor





The Spruce

3 bedroom home

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**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 (IF) 01 vt NBEAC |

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- ① Alternative ground floor layout applies to selected plots only. Please see sales consultant for further details.

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

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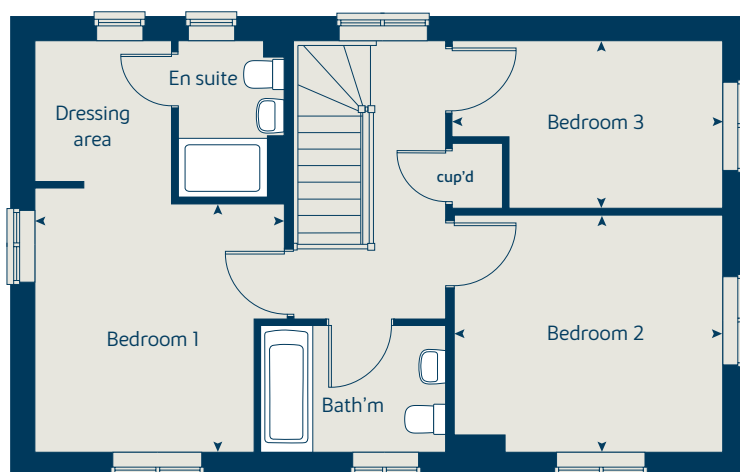
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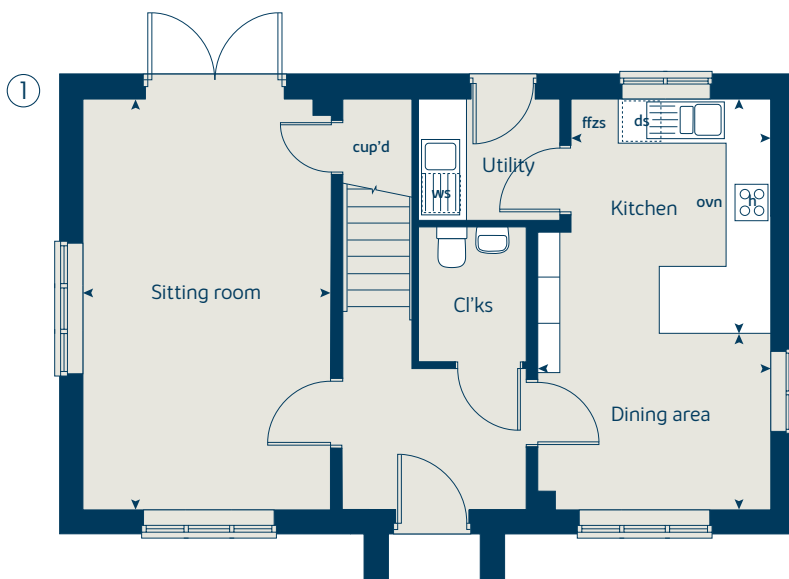
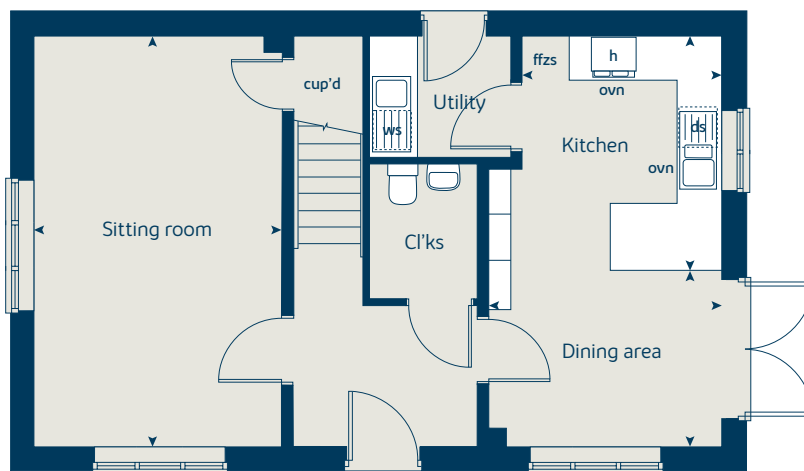
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First floor



Ground floor





The Magnolia

3 bedroom home

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**Bovis
Homes** 

The Magnolia

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

The Magnolia | X327 01 NBEAC |

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ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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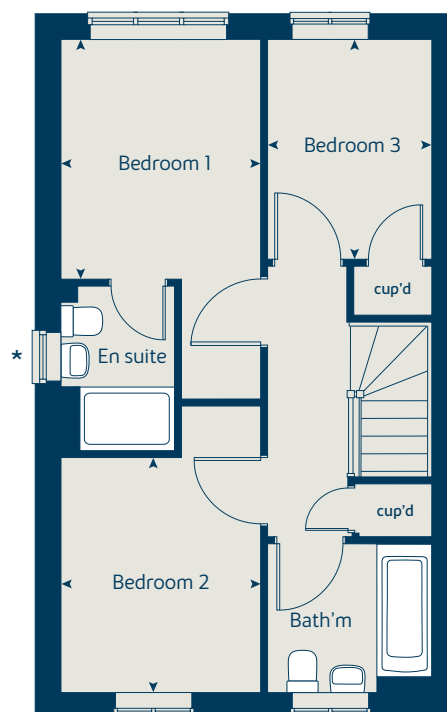
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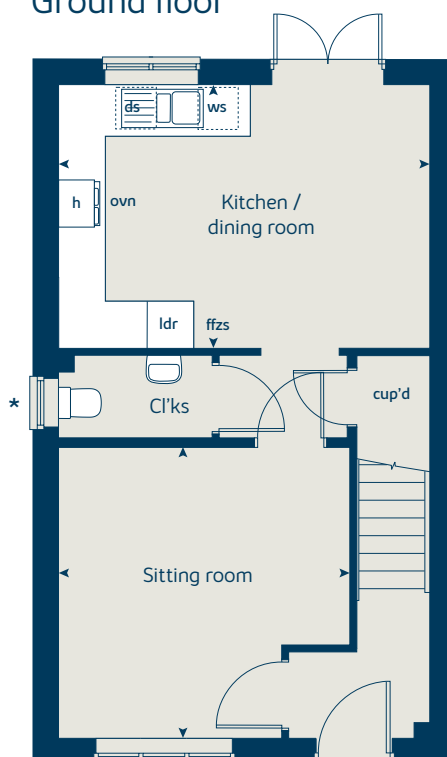
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NBEAC DS01666 / 04.22

First floor



Ground floor





The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.77	10' 9" x 9' 1"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 NBEAC |

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* Windows apply to selected plots only.
Please see sales consultant for further details.

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

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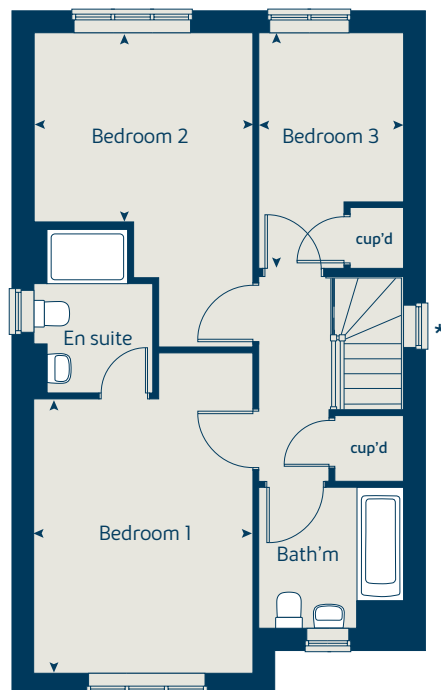
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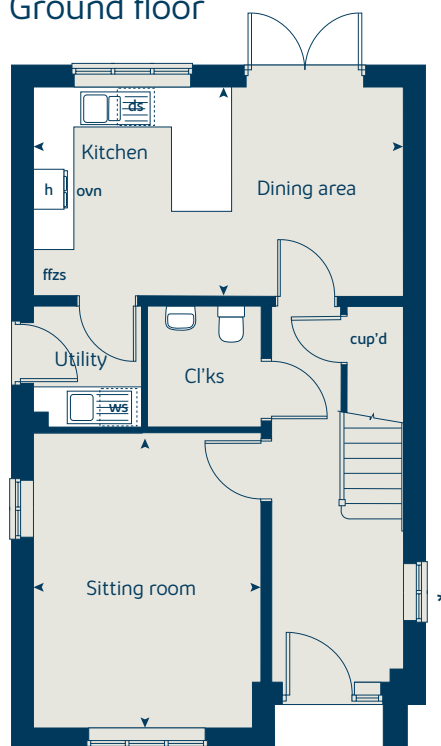
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NBEAC DS01666 / 04.22

First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

The Juniper | X412 01 NBEAC |

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* Windows apply to selected plots only.
Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

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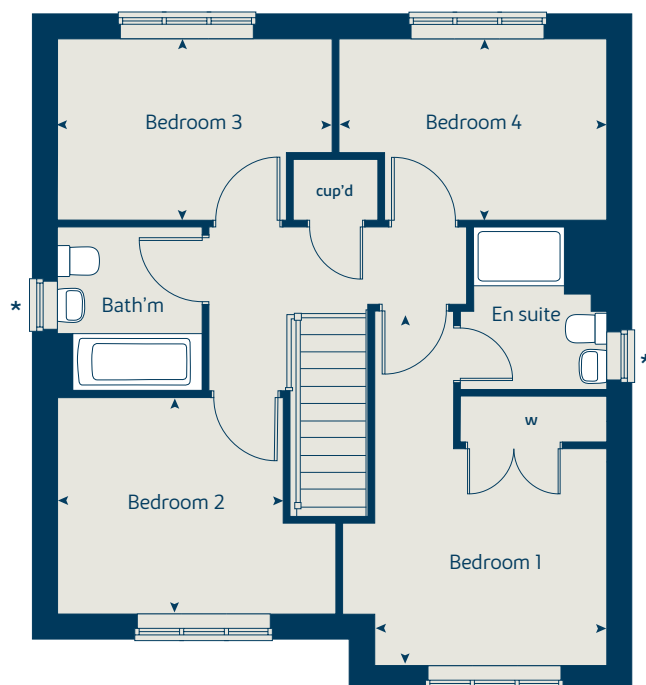
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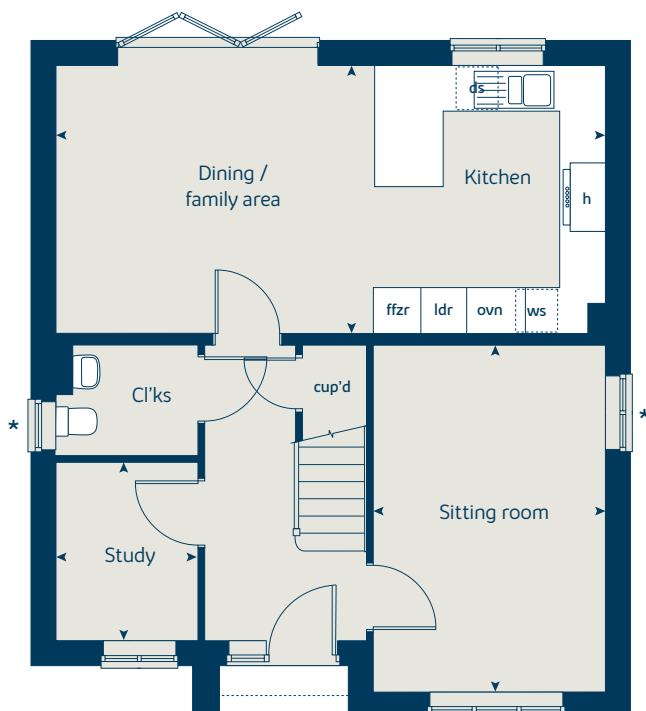
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NBEAC DS01666 / 04.22

First floor



Ground floor





The Chestnut

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | M413 01 NBEAC |

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- ① Alternative ground floor layout applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

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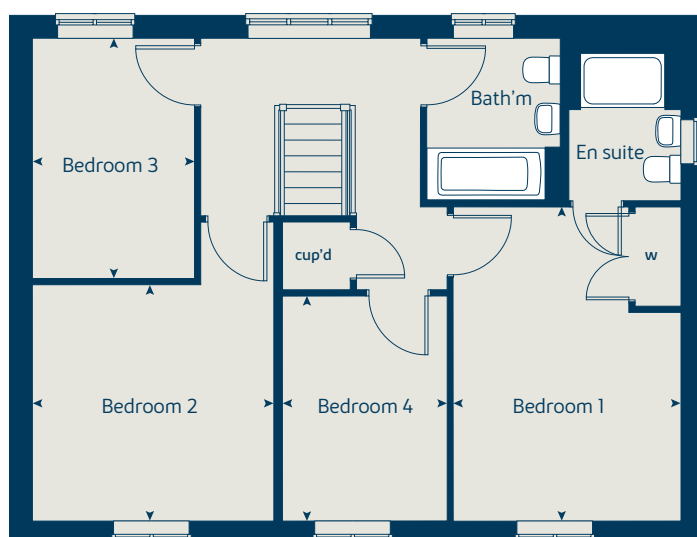
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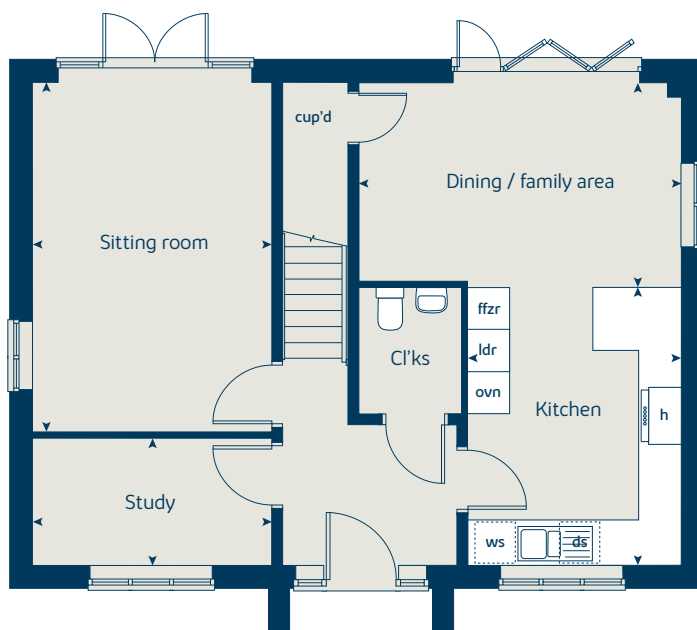
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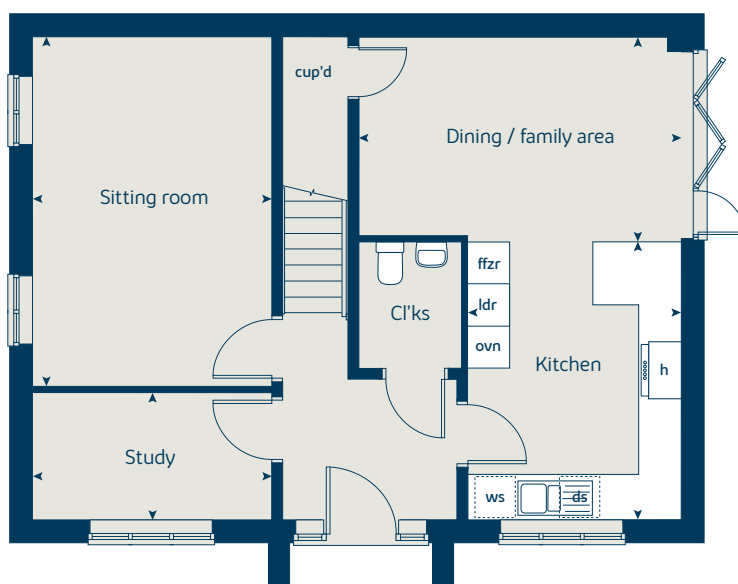
First floor



Ground floor



①





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	4.52 x 3.94	14' 10" x 13' 0"
Bedroom 2	3.60 x 3.11	11' 10" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

The Aspen | X414 (IF) 01 NBEAC |

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ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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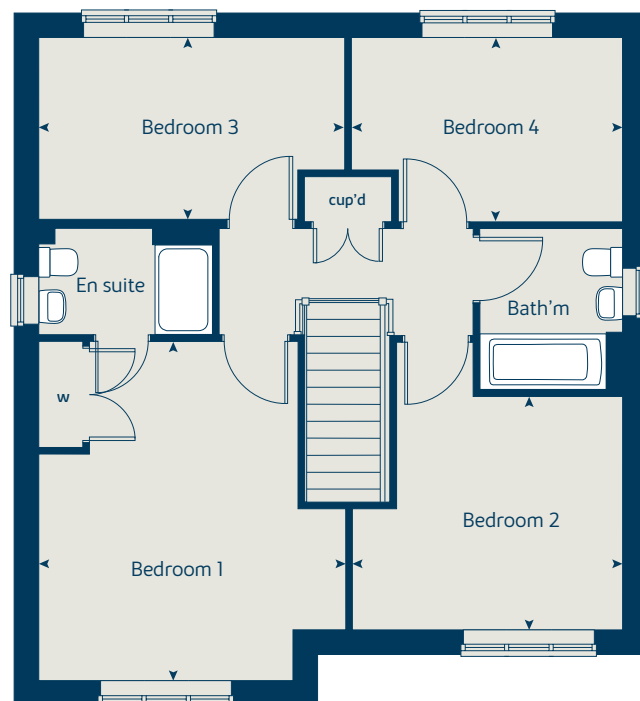
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NBEAC DS01666 / 04.22

First floor



Ground floor





The Alder

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 6"
Dining / family area	5.35 x 3.24	17' 6" x 10' 6"
Sitting room	4.13 x 3.38	13' 6" x 11' 1"

First floor

Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.44 x 3.03	14' 7" x 9' 11"
Bedroom 3	3.66 x 3.03	12' 0" x 9' 11"
Bedroom 4	3.35 x 3.13	10' 11" x 10' 3"

The Alder | X415 01 NBEAC |

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ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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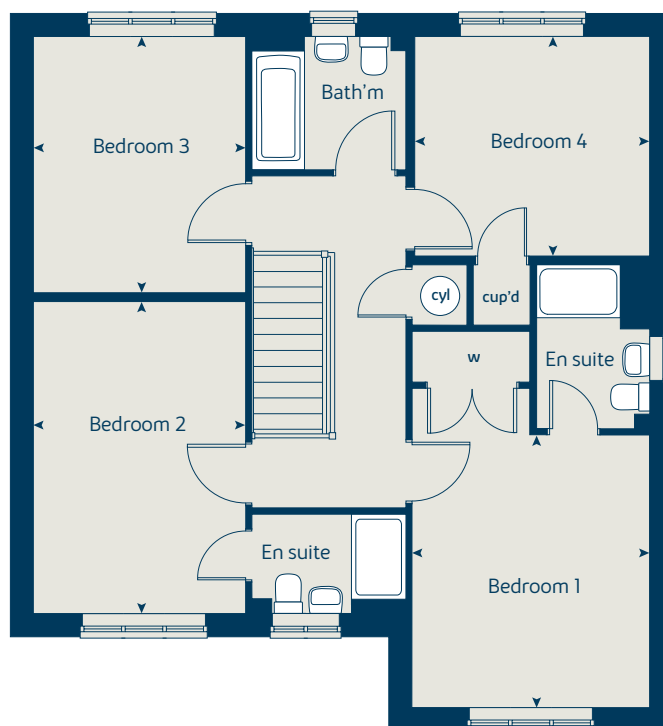
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NBEAC DS03087 / 08.22

First floor



Ground floor

