

Lakeside

Westbury

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Bovis
Homes 

Lakeside

Westbury, Wiltshire

2 bedroom home

- The Buckthorn
- The Hawthorn

3 bedroom home

- The Beech
- The Cypress
- The Hazel
- The Spruce
- The Rowan

4 bedroom home

- The Aspen
- The Chestnut
- Affordable Housing



This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.



The Hawthorn

2 bedroom home

bovishomes.co.uk

**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 3.99	13' 4" x 12' 5"

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 02 BJ0014 |

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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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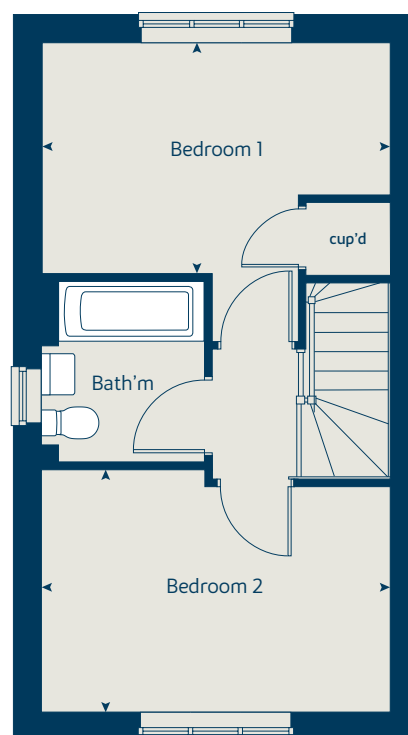
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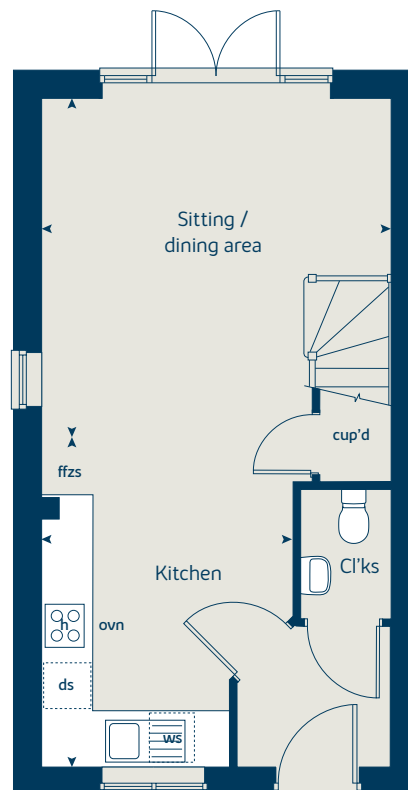
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BJ0014 GD59070 / 04.21

First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

**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 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 01 BJ0014 |

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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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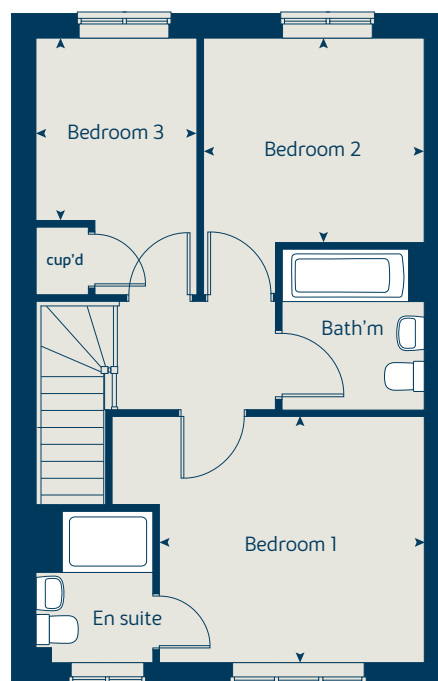
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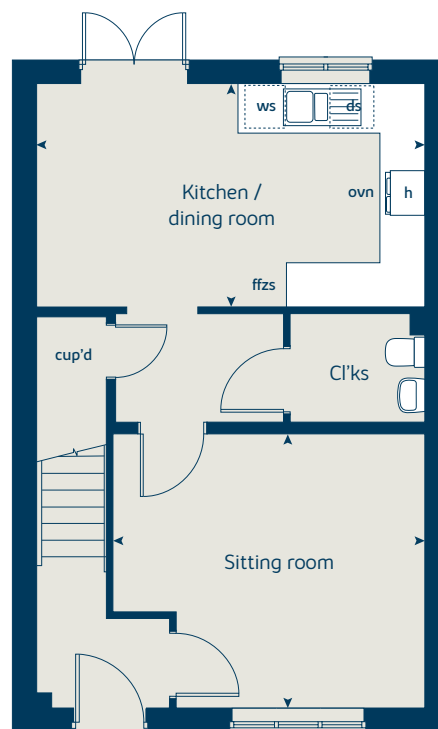
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First floor



Ground floor





The Rowan

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" 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' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

The Rowan | X306 01 BJ0014 |

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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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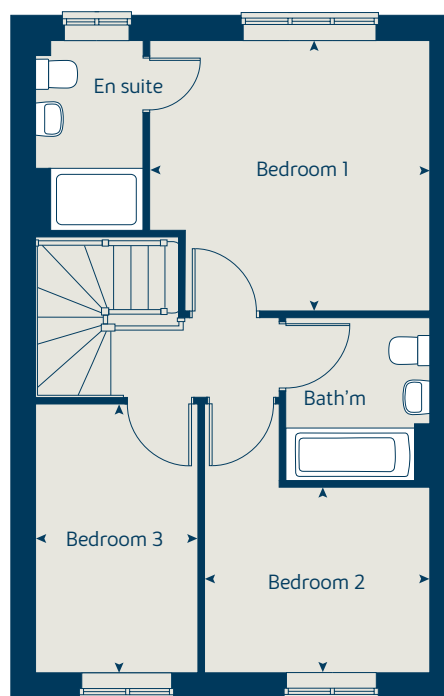
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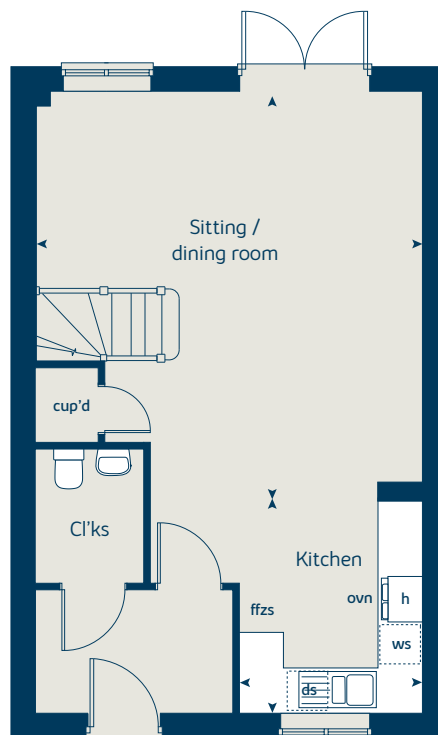
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First floor



Ground floor



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The Spruce

3 bedroom home

bovishomes.co.uk

**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 BJ0014 |

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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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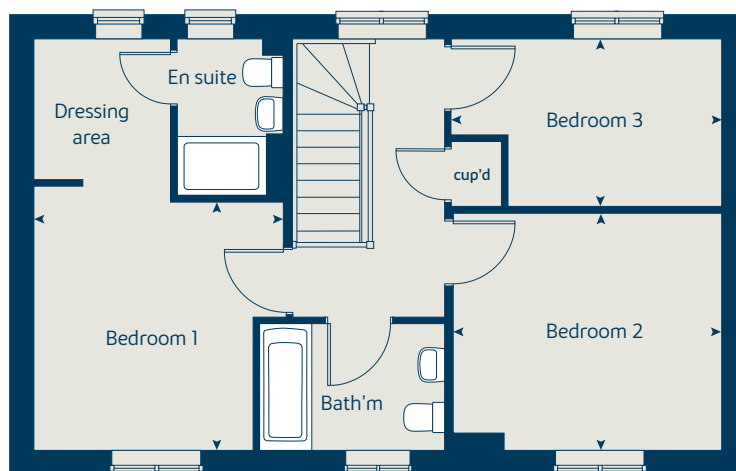
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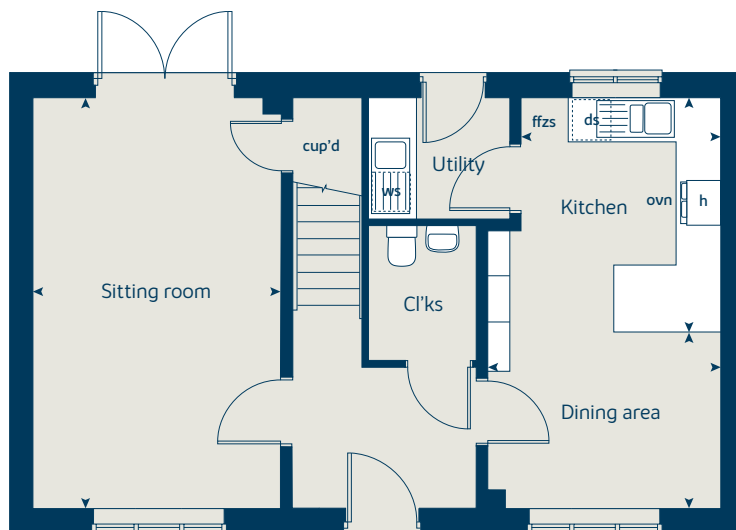
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First floor



Ground floor



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The Spruce II

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce II

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	3.55 x 3.33	11' 7" x 10' 11"
Bedroom 2	3.59 x 3.18	11' 9" x 10' 5"
Bedroom 3	3.63 x 2.25	11' 10" x 7' 4"

The Spruce II | M307 BJ0014 |

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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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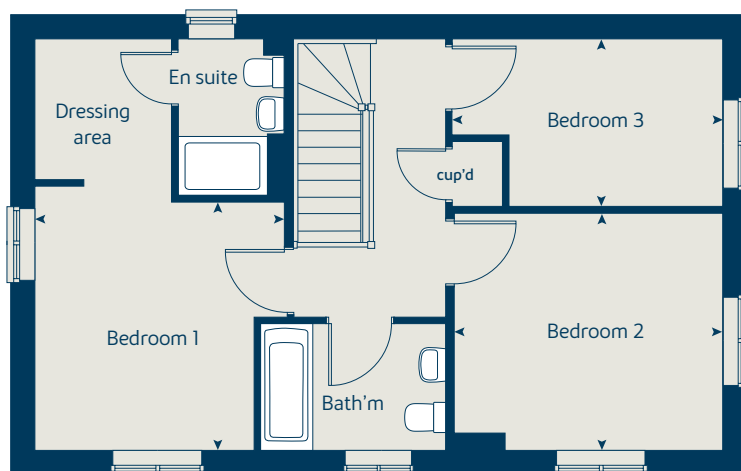
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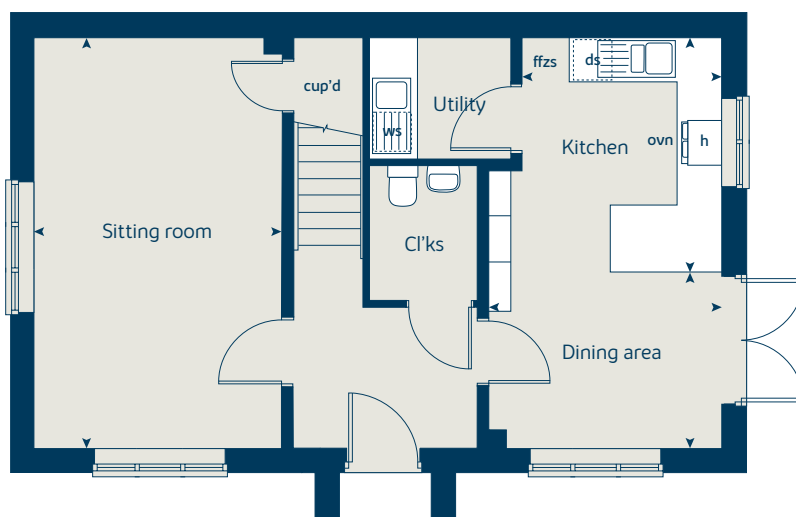
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First floor



Ground floor



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The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
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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 BJ0014 |

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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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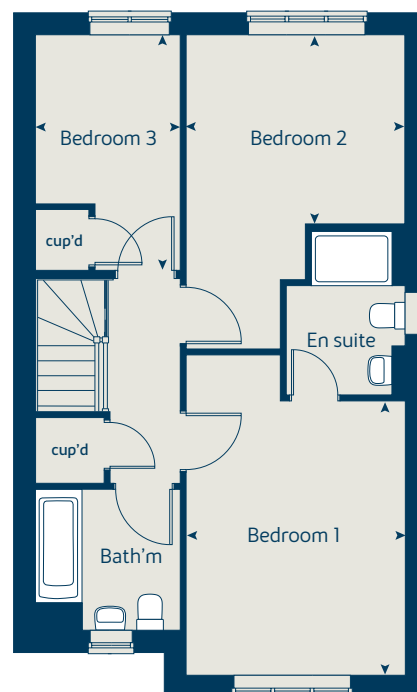
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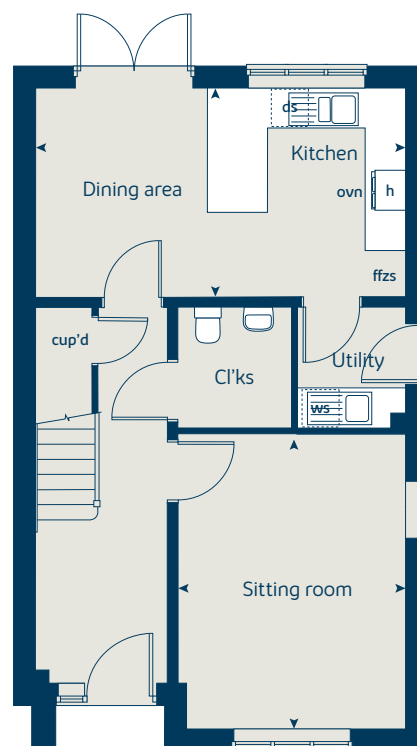
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First floor



Ground floor





The Chestnut

4 bedroom home

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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 | X413 01 BJ0014 |

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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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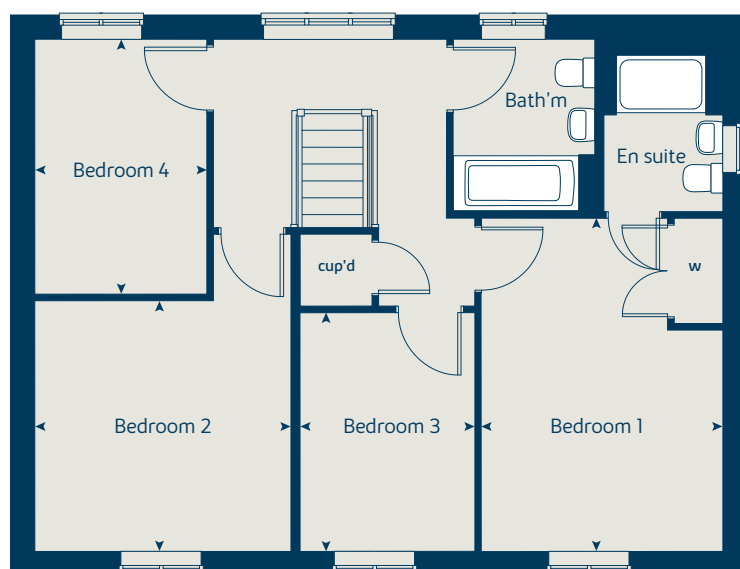
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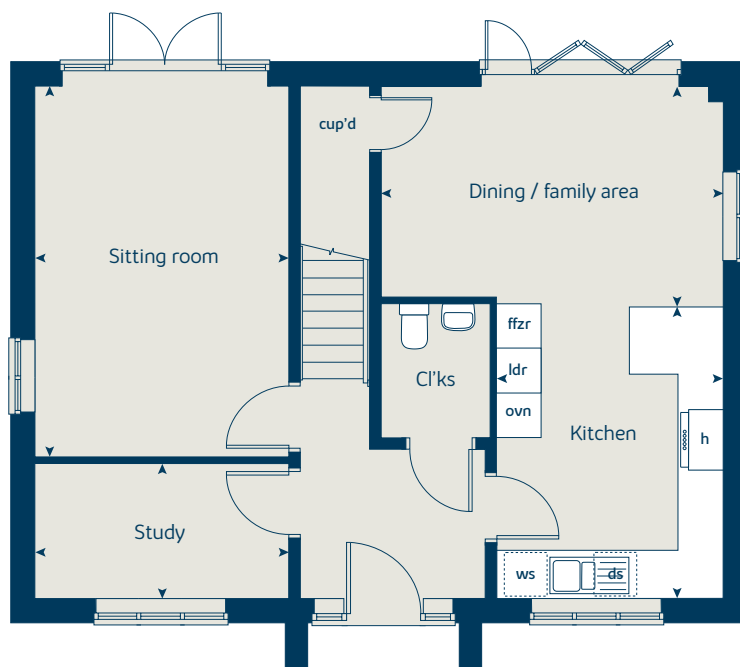
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First floor



Ground floor





The Chestnut II

4 bedroom home

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**Bovis
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The Chestnut II

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.04 x 3.09	13' 3" x 10' 2"
Dining / family area	4.64 x 2.83	15' 2" x 9' 3"
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	3.27 x 3.01	10' 8" x 9' 10"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 8"

The Chestnut II | M413 BJ0014 |

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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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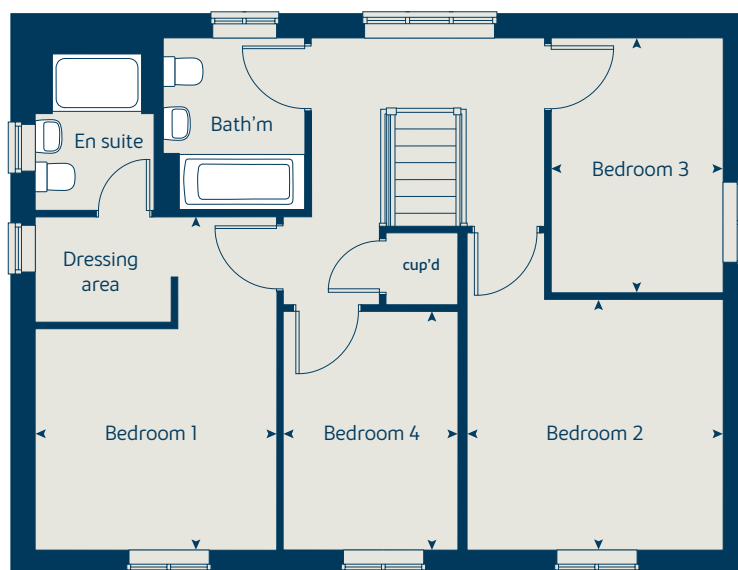
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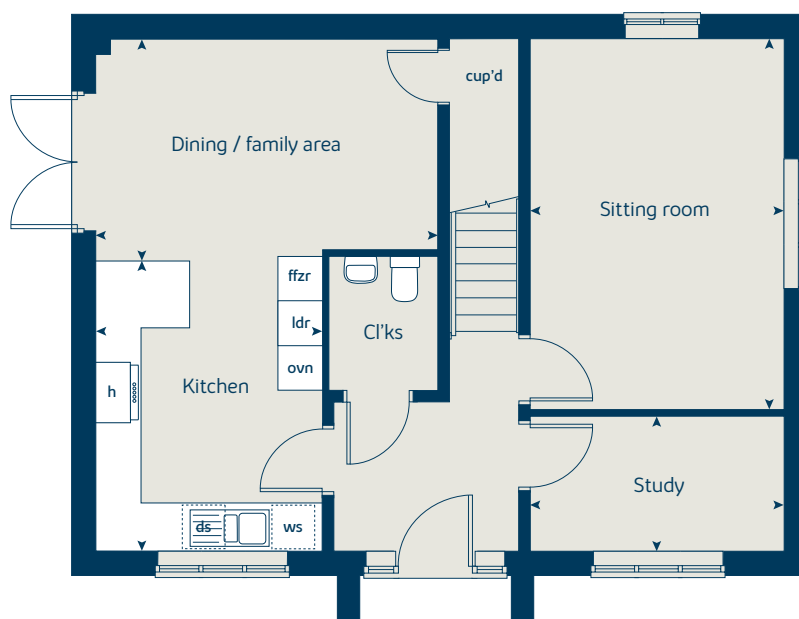
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First floor



Ground floor





The Aspen

4 bedroom home

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**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	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
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 BJ0014 |

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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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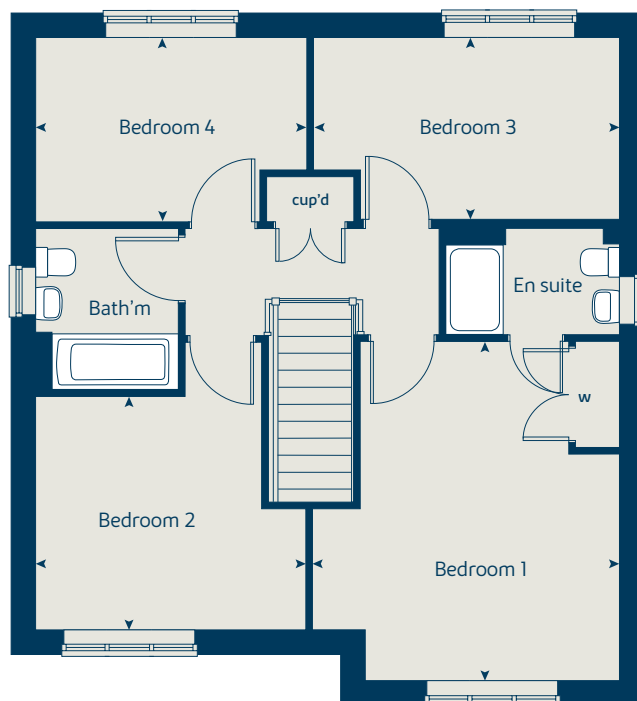
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First floor



Ground floor





The Alder

4 bedroom home

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**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 BJ0014 |

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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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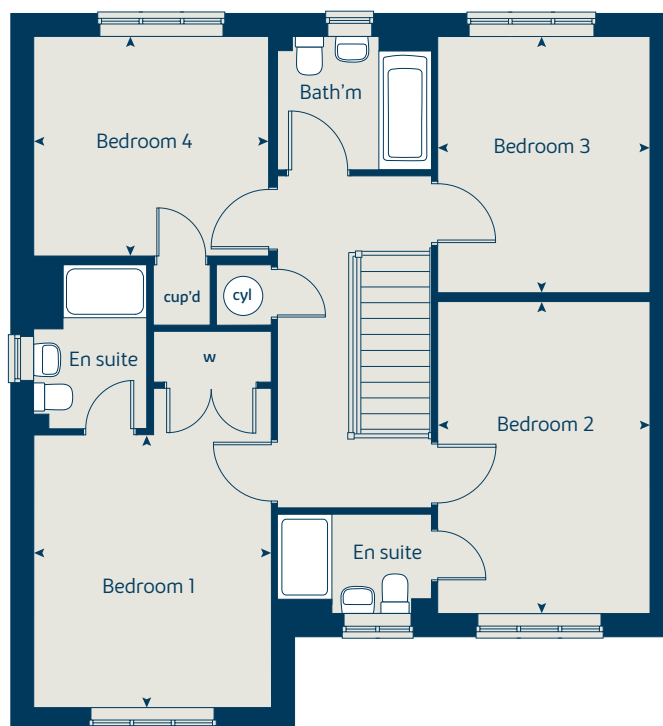
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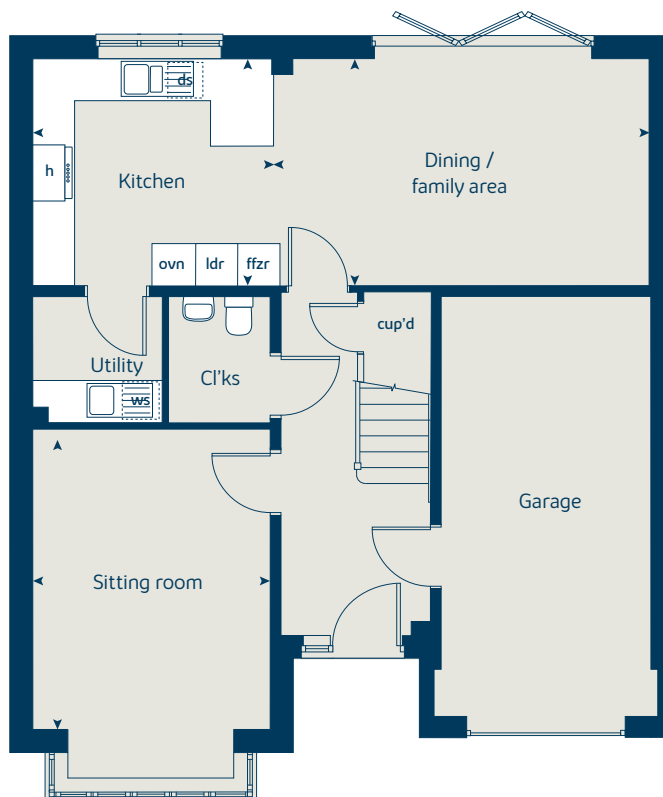
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First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.55 x 3.50	11' 6" x 11' 5"
Family / dining area	7.29 x 3.29	23' 9" x 10' 8"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor

Bedroom 1	6.58 x 3.50	21' 6" x 11' 5"
Bedroom 2	3.68 x 3.57	12' 0" x 11' 5"
Bedroom 3	4.13 x 2.89	13' 7" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

The Maple | X416 01 BJ0014 |

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ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

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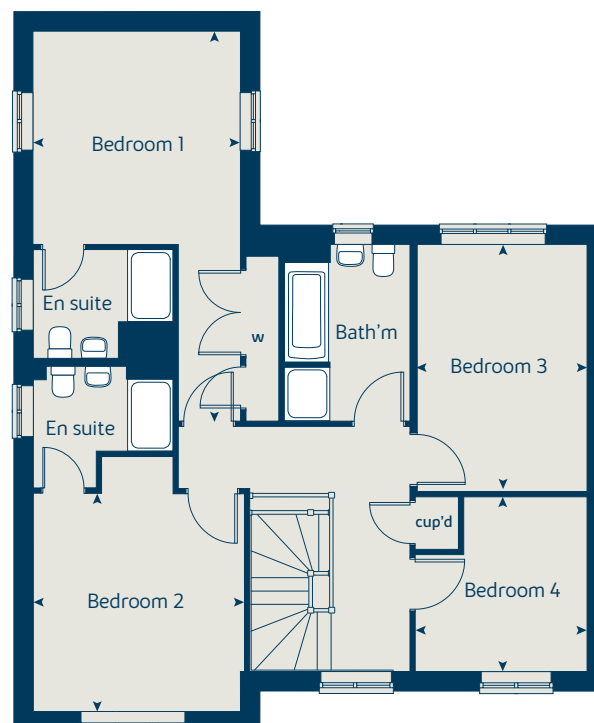
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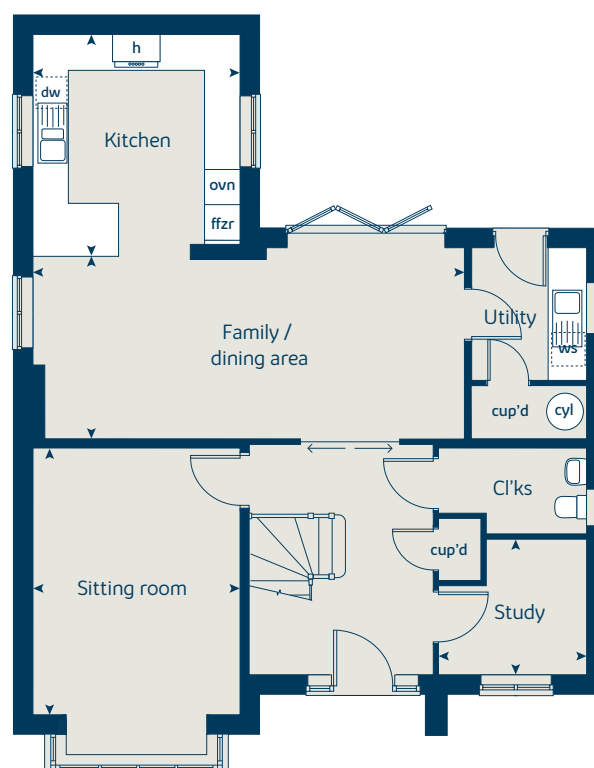
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First floor



Ground floor



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The Beech

3 bedroom home

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**Bovis
Homes** 

The Beech

3 bedroom home

Plot 252, 253†, 254, 255†, 305, 306†

Ground floor	metres	feet / inches
Kitchen/Dining	4.79 x 2.95	15' 9" x 9' 8"
Sitting Room	3.76 x 4.03	12' 4" x 13' 3"

First floor	metres	feet / inches
Bedroom 2	4.79 x 2.66	15' 9" x 8' 9"
Bedroom 3	2.53 x 3.43	8' 4" x 11' 3"

Second floor	metres	feet / inches
Bedroom 1	3.66 x 3.47	12' 0" x 11' 5"
Dressing Area	2.39 x 2.05	7' 10" x 6' 9"

The Beech
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† This is a handed plot (reflected as viewed here)
 * Window to plot 306 only

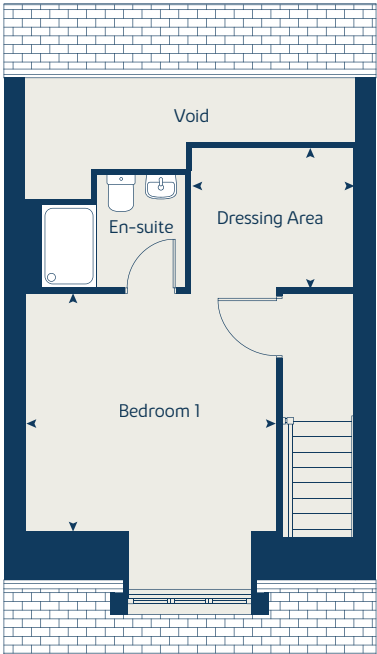
ovn	oven	ffz	fridge freezer
h	hob	ffzs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	◀ ▶	measuring points
fzr	freezer		

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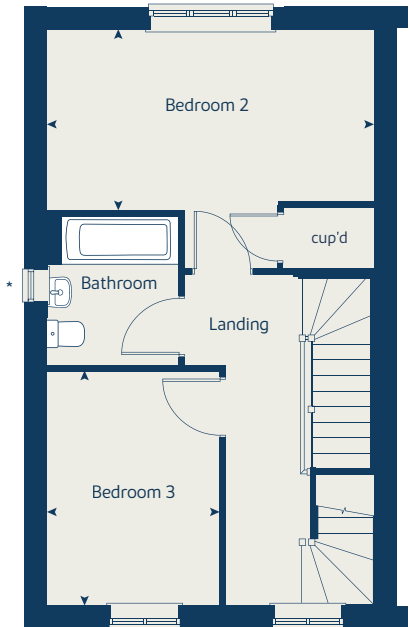
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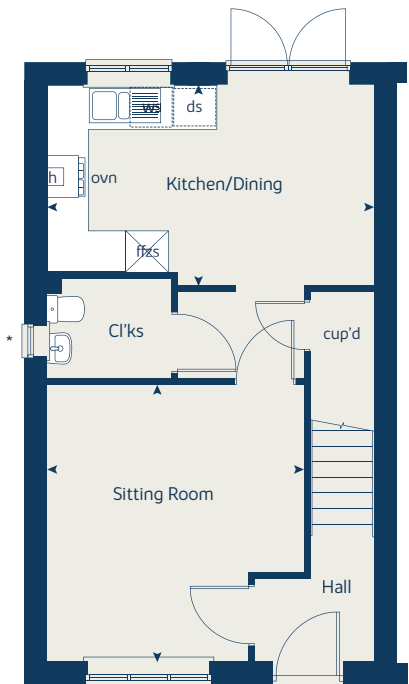
Second floor



First floor



Ground floor





The Buckthorn

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

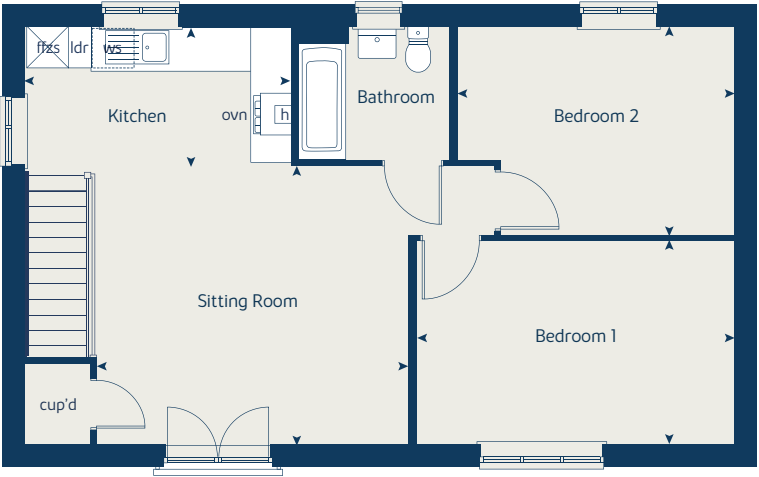
The Buckthorn

2 bedroom home

Plot 304

First floor	metres	feet / inches
Kitchen	3.94 x 1.98	12' 11" x 6' 6"
Sitting Room	4.58 x 4.08	15' 0" x 13' 5"
Bedroom 1	4.69 x 3.00	15' 5" x 9' 10"
Bedroom 2	4.10 x 3.08	13' 5" x 10' 1"

First floor



The Buckthorn

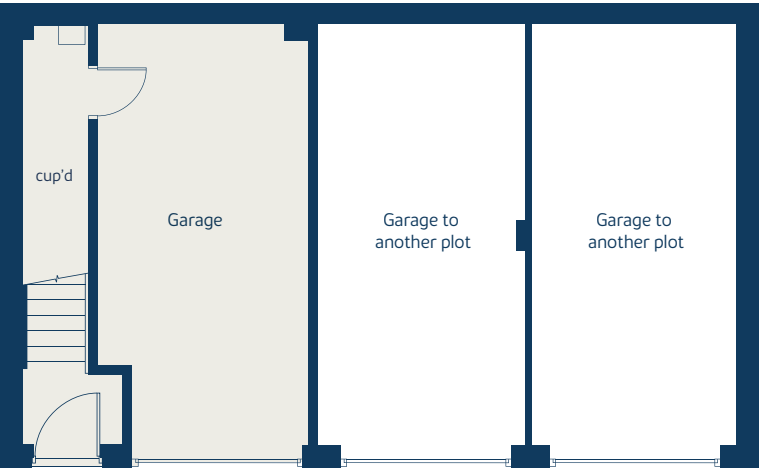
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffz	fridge freezer
h	hob	ffzs	fridge freezer space
ds	dishwasher space	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ldr	larder	w	wardrobe
f	fridge	◀ ▶	measuring points
fzr	freezer		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Ground floor



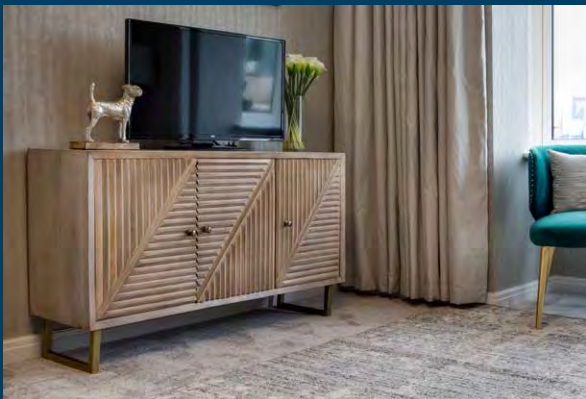
So much choice...

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.



Lakeside Westbury

When you have finished with this leaflet please recycle it.

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 houstypes 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.

Produced by the Vistry Group Design Studio.

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Specification

bovishomes.co.uk



Lakeside

Westbury

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.



Kitchen

	2 bedroom The Buckthorn The Hawthorn	3 bedroom The Hazel The Rowan The Spruce The Cypress The Beech	4 bedroom The Chestnut The Aspen
Choice of standard fitted kitchen (doors and 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 underoven, with stainless steel splashback and curved glass chimney hood	■	■	
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■
Pendant light fitting	■	■	■
Pre-wired for under-unit lighting option	■	■	■
Fridge / freezer space	■	■	
Indesit Integrated 50/50 fridge-freezer			■
Space for integrated dishwasher with plumbing and electrics	■	■	■
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	■	■
Ideal Standard close coupled WC to cloakroom	■	■
Handheld hair wash attachment		
Shower over the bath (full height tiling to length and side of bath)	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 ensuite		
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■
Chrome towel warmer in bathroom and en suite(s)		

Doors and Windows

	2 bedroom The Buckthorn The Hawthorn	3 bedroom The Hazel The Rowan The Spruce The Cypress The Beech	4 bedroom The Chestnut The Aspen
Front door with multi-point security locking system and security chain	■	■	
Chrome plated front door numerals	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors			■
Powder coated aluminium double glazed bi-fold doors			■
Internal Cottage style pre-primed doors with Brass Satin finish handles	■	■	■
Paving outside French/bifold 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 to lounge and study where applicable	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■
Fitted external tap	■	■
External light fitted to front porch and wiring for external light to rear door	■	■
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).	■	■
Landscaped front gardens	■	■
NHBC Buildmark cover	■	■
First two years' customer service support from Bovis Homes	■	■

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