



Wootton Park

Wootton

Development plan

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Bovis
Homes 

Wootton Park

Wootton

3 bedroom home

- The Rowan
- The Cypress
- The Spruce

4 bedroom home

- The Juniper
- The Wimborne
- The Aspen
- The Canterbury
- The Maple
- The Chestnut

5 bedroom home

- The Birch
- The Yew
- The Yew III
- The Lime
- The Ascot
- The Florentina
- The Stratford

☐ Affordable housing

Contact BPHA housing for further details

☒ Sold homes (as of September 2019)

ss substation
gg gas governor
v visitor space
bcp bin collection point

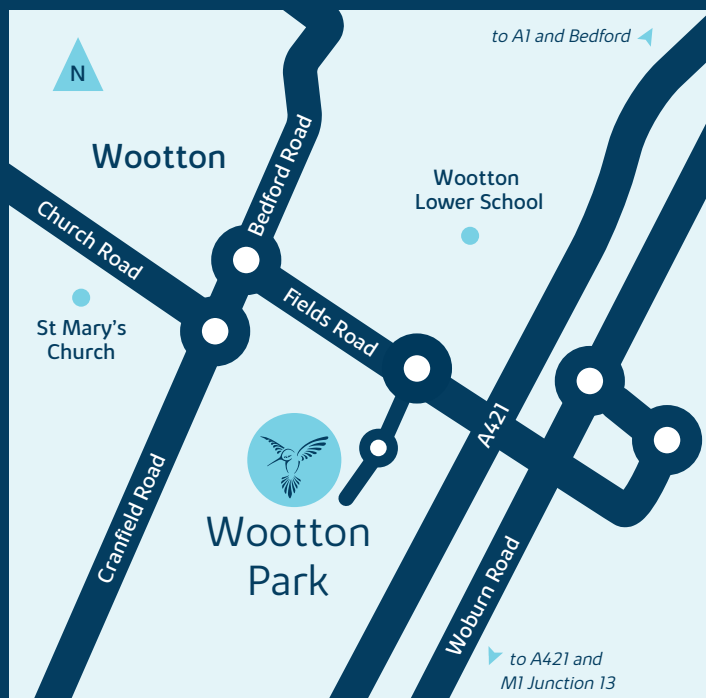


Wootton Park

Wootton, Bedfordshire
MK43 9JH

From M1 Junction 13

- At the roundabout take the first exit to Bedford, then get in the right lane
- Take the right turn in 300 yards onto the A421 to Bedford
- In 3 miles take the exit to Cranfield / Marston Moretaine
- At the next three roundabouts take the fourth, then the first and the first exit again to Kempson / Stewartby
- Continue straight for approximately 2.5 miles
- At the roundabout take the second exit to Wootton
- Continue around the next roundabout towards Wootton
- After the bridge take the first exit at the roundabout
- Wootton park can be found a short distance on the right hand side



From Bedford

- Take the A6 Ampthill Road to the A421 Milton Keynes, continuing straight through the two sets of traffic lights
- At the roundabout take the fourth exit to A421 Milton Keynes
- Take the exit towards A428 Northampton
- After approximately 1.5 miles, at the roundabout take the first exit to Wootton
- At the roundabout take the first exit to Wootton
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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.

Bovis Homes Limited, Northern Home Counties region
St Annes House, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01675 437 000

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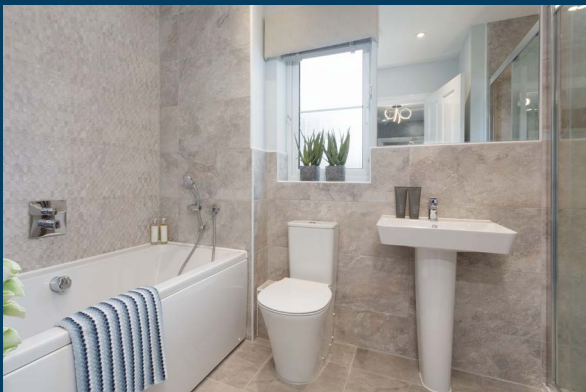
So much choice...

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 advisors will be happy to provide guidance.



Wootton Park Wootton



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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 advisor.

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Specification

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Wootton Park

Wootton



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

Kitchen

Choice of fitted kitchen*
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
Hob (60cm) with built-in single oven (high level or under), with splashback and chimney hood
Hob (75cm) with built-in double oven (high level or under), with splashback and chimney hood
Bosch (75cm) hob with built-in double oven at high level, with splashback and stainless steel pyramid chimney hood
Bosch (75cm) hob with built-in single ovens at high level, with splashback and stainless steel pyramid chimney hood
Pre-wired for under unit lighting option
LED under unit lighting
Integrated 50 / 50 fridge freezer
Integrated dishwasher
Space for washing machine with plumbing and electrics in utility
Integrated washing machine
White recessed downlighting

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite
Thermostatic shower with shower tray and glass enclosure
Thermostatic shower over the bath with glazed screen
Handheld hair wash attachment to bath
Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*
Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, full-height tiling over bath and shower cubicle)*
Shaver socket / toothbrush charger to bathroom or en suite(s)
White recessed downlighting
White towel warmer in bathroom or en suite (where applicable)
Chrome towel warmer in bathroom and en suite(s) (where applicable)

[illegible]

Bedrooms

[illegible]

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White painted internal doors with chrome lever handles	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Glazed casement doors between sitting / dining room (where applicable)					■									
Double glazed PVCu French doors	■	■	■	■	■									
Powder coated aluminium double glazed bi-fold doors						■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■

General

[illegible]

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



The Maple

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.52 x 3.38	11' 7" x 11' 1"
Family / dining area	7.31 x 3.25	24' 0" x 10' 8"
Sitting room	3.82 x 3.50	12' 6" x 11' 5"
Study	2.54 x 2.29	8' 4" x 7' 6"

First floor

Bedroom 1	6.58 x 3.39	21' 6" x 11' 1"
Bedroom 2	3.62 x 3.56	11' 10" x 11' 8"
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 P5 vt MWOOT |

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 advisor.

* Fixed window applies to selected plots only. Please see sales advisor for further details.

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

Please refer to the sales advisor 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 and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

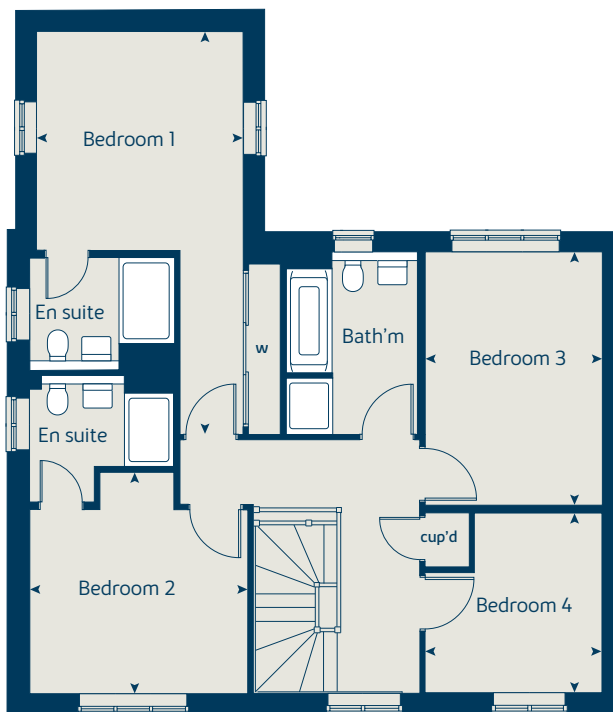
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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First floor



Ground floor





Wootton Park

Wootton

A taste of local life

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Welcome to Wootton Park

Wootton Park is an attractive development in the pretty Bedfordshire village of Wootton, less than 6 miles from the county town of Bedford and within easy reach of busy Milton Keynes. The vibrant village has a wide range of activities, sports and clubs for all ages, and boasts a 14th century church, post office, pharmacy, two convenience stores, pubs, a health centre, a library and local schools.

Wootton Park offers a wide choice of brand new homes, each carefully designed to meet the needs of today's lifestyles.

So if you're looking for a stunning new home within a traditional village environment your search ends here!

Getting around

Wootton Park is ideally located just off the A421 which links to the M1 motorway. Bedford, the county town is only five miles away and junction 13 of the M1 about seven miles. London is 53 miles south on the M1, or head north for the East Midlands and M6. Milton Keynes is only 15 miles away via the M1. For rail travel Kempston Hardwick station is one and a half miles away and runs services to Bedford. Bedford main station links to London's St Pancras, Brighton and Nottingham. For air travel London Luton Airport is 25 miles away.

A trip to the shops

Within Wootton Village there are two convenience stores, a post office and a pharmacy. In Kempston, less than six miles away, there's a Sainsbury's supermarket. A six mile trip to Bedford gives you three shopping centres including The Harpur Centre with more than 35 stores. The Arcade offers independent retailers selling bespoke fashion, food, home and retro ware and there's the revamped Church Arcade. Less than 20 miles away in Milton Keynes thecentre:mk offers more than 240 stores including leading brands and high street names as well as restaurants and cafés.

Taking time out

Wootton is a hive of activity with sports and clubs for all ages. There's football, badminton and tennis, or dance classes, dog training, youth clubs and quilting! The village also has two pubs; The Legstraps and Cock Inn. The Forest Centre and Millennium Country Park, in the heart of the Forest of Marston Vale, is only four miles away and offers wildlife and lakes, while Kempston Pool has swimming, a gym and a sauna. For film buffs Bedford has a Cineworld, but if you want live entertainment The Corn Exchange hosts music, comedy and theatre productions. Take a boat trip up the River Great Ouse or visit Bedford Park, the relaxing Victorian era urban park, with traditional English features.

Education

There are two pre-schools in Wootton and the Lower School is for primary age children. Holywell Church of England Middle School is in Cranfield and Marston Vale Middle School in Stewartby. Wootton Upper School, an academy, is one of the top performing schools in the county for senior pupils and Kimberley College in Stewartby is for pupils aged 16 to 18, specialising in Science, Technology, Engineering and Mathematics. The four independent Harpur Trust schools, Pilgrims School, Bedford School, Bedford Girls' School and Bedford Modern School offer education for pupils aged 3 months to 18 years.



Wootton Park

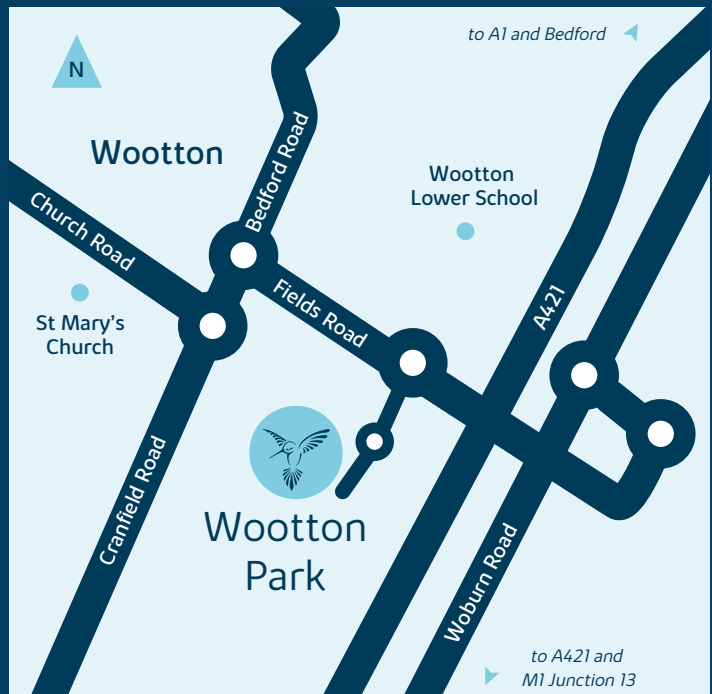
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Cover photograph of Millennium Country Park. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales advisor.

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