

# Lapwing Meadows

Coombe Hill, Cheltenham





# Lapwing Meadows

Coombe Hill, Cheltenham

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 





# Welcome to Lapwing Meadows

This is our sensational development of new builds located in the idyllic hamlet of Coombe Hill, near Cheltenham.



Designed to offer a relaxing place to call home, our exclusive 2, 3 and 4 bedroom new homes are intended to make the most of the endless skies and ancient landscapes surrounding the River Severn.

Encircled by timeless scenery that's made for exploring, our new homes are perfect for first-time buyers, families and downsizers yearning to settle down near lively Cheltenham.

Boasting stylish open-plan fitted kitchens, glazed doors to the rear of your home and plenty of practical features including ample parking and cloakrooms as standard, family life is easy when you buy with Bovis Homes.

Ideal for families or first-time buyers looking for a tranquil retreat with countryside views, our new homes in Coombe Hill have it all. This delightful hamlet setting is stellar for a chilly autumnal morning walk or warm summer hike at the Coombe Hill Nature Reserve just half a mile away. Our new housing development in Coombe Hill has excellent links to Cheltenham, Gloucester and Tewkesbury too.

Although this quiet hamlet is surrounded by rolling hills and wildlife, a handy farm shop stocks all the essentials and The Swan Inn is there for you to stop off at after a long weekend walk.

Venturing further afield, just four miles away you'll find the regency spa town of Cheltenham. Famous for the legendary Cheltenham Racecourse, this town is popular with everyone

of all ages. Known locally as 'The Festival Town', Cheltenham is a popular shopping destination and is home to a brilliant selection of buzzing bars and enticing eateries for you to sample. If that wasn't enough, Cheltenham is packed with culture and nightlife, making it a popular all-around destination.

For a taste of city life, our new homes for sale are only a stone's throw from Gloucester when you take the A38. Home to fantastic shopping (including a designer outlet at Gloucester Quays), historic docks, and an impressive cathedral.

On top of that, our new houses in Coombe Hill offer easy access to the medieval town of Tewkesbury. Steeped in history, this waterside spot in the Cotswolds is a hub of activity. Either take a stroll down the river Avon or visit the 900-year-old Tewkesbury Abbey and revel in the beauty of its Norman tower, 12th-century ceiling, and mesmerising stained-glass windows.

To top things all off, our new builds near Cheltenham are just a few miles from the M5 junction 10, so you're never too far from Birmingham. For easy access to Bristol, junction 11A is just a few miles away.

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

For children of primary age, Deerhurst and Apperley Church of England Primary School is rated 'outstanding' by Ofsted. The report says the school's staff are "uncompromising in their determination to give pupils the best possible education and to keep them safe".

For senior pupils, Tewkesbury Secondary School is just a few miles away from our new homes for sale in Coombe Hill and is rated as 'Good' by Ofsted. Alternatively, for high achievers, Pate's Grammar School in Cheltenham was crowned the Sunday Times Secondary School of the Year 2020.



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 **£1.4 million** in local schemes to support the community surrounding your new home in Lapwing Meadows.

These schemes include:

Gloucestershire  
Wildlife Trust



Public art



Waste management



Improved public  
transport services



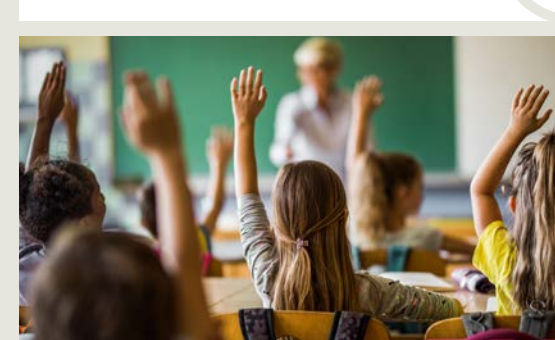
Libraries



Public open space  
improvement



Primary &  
Secondary schools



Pre-schools



“Bovis Homes has invested more than **£1.4 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!

### 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!





# 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.





# Lapwing Meadows

Coombe Hill, Cheltenham

GL19 4BD

01242 312362

## From M5 Junction 9

- Head west on the A438 Ashchurch Road, towards Shannon Way
- Turn left onto the A38
- At the roundabout, take the second exit and continue on the A38
- At the roundabout, take the third exit and stay on the A38
- At the roundabout, take the first exit onto the A38 Gloucester Road
- Continue to follow the A38 for approximately 2.5 miles and Lapwing Meadows will be found at the crossroads with the A4019 on your left.

## From Gloucester

- Heading north, leave Gloucester on Black Dog Way
- At the roundabout continue onto the A38 Tewkesbury Road
- At the next roundabout take the second exit
- Continue on the A38 Tewkesbury Road for approximately one mile
- On entering Twigworth pass St Matthew's Church
- Continue over the roundabout towards Tewkesbury for approximately four miles into Coombe Hill
- Lapwing Meadows will be found at the crossroads with the A4019 on your right.



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Cover photograph of local countryside and 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, Cotswolds region

Cleeve Hall, Cheltenham Road, Bishops Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

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# Lapwing Meadows

Coombe Hill, Cheltenham

Development plan

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**Bovis  
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# Lapwing Meadows

Coombe Hill, Cheltenham

2 bedroom home

The Holly II

3 bedroom home

The Hazel II

The Spruce

The Spruce II

The Cypress II

The Beech

The Beech II

4 bedroom home

The Aspen II

The Orchard

The Orchard II

The Maple

Affordable housing

- v visitor space
- ps pumping station
- cp car port
- ss substation
- pos pubic open space
- leap local equipped area of play
- link for emergency services







# The Holly II

2 bedroom home

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# The Holly II

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 7"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"

### First floor

Bedroom 1	3.59 x 3.20	11' 9" x 10' 5"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

### The Holly II | X204 (IF) 01 WCOOM |

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

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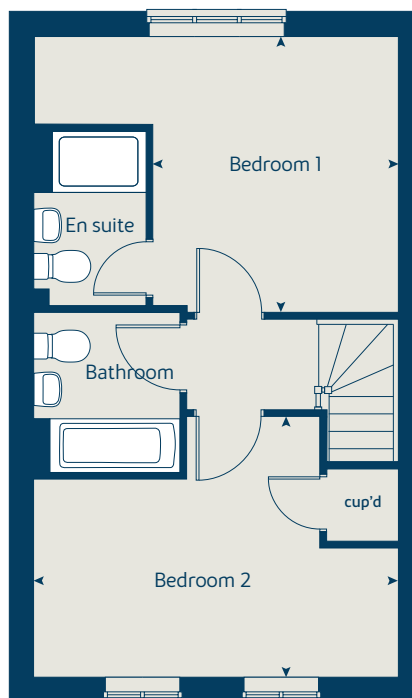
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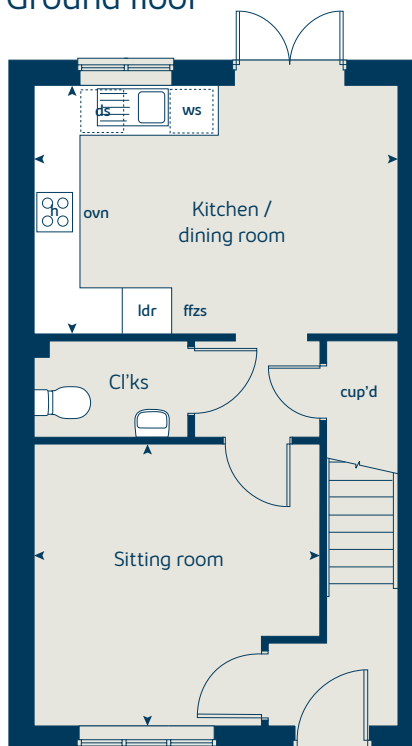
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### First floor



### Ground floor







# The Cypress II

3 bedroom home

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# The Cypress II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.41 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.86	10' 9" x 9' 5"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

### The Cypress II | X308 (IF) 01 WCOOM |

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\* Door 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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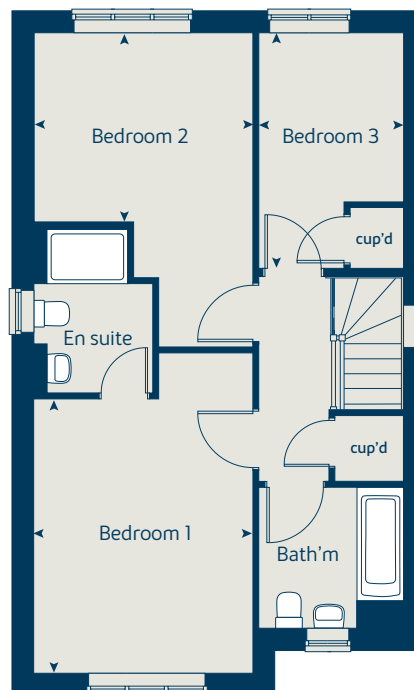
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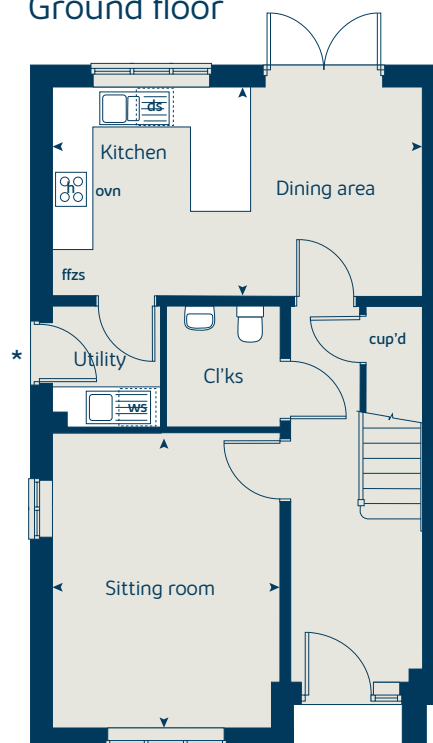
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### First floor



### Ground floor







# The Hazel II

3 bedroom home

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# The Hazel II

## 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 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

### The Hazel II | X305 01 WCOOM |

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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	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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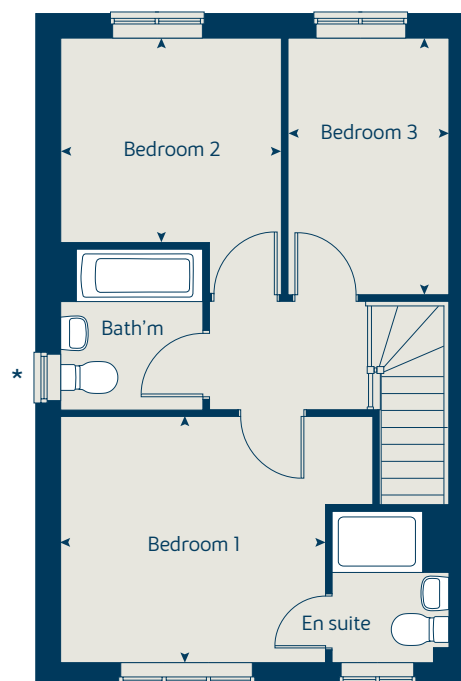
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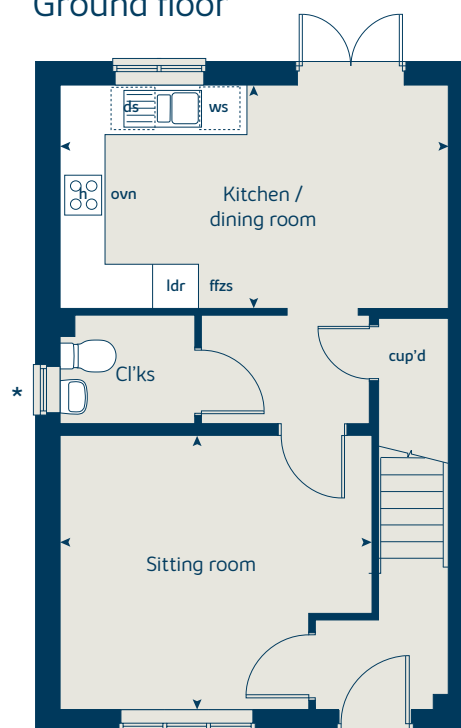
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### First floor



### Ground floor







# The Beech

3 bedroom home

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

### The Beech | X309v2 WCOOM |

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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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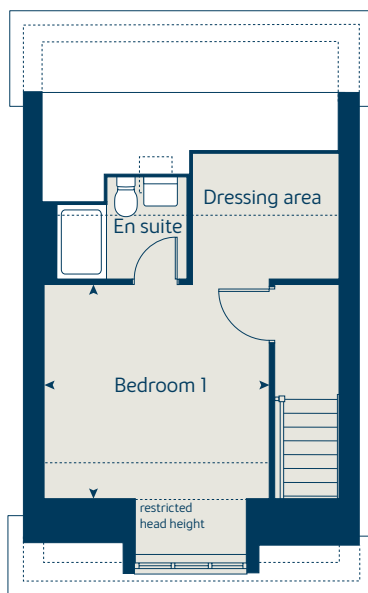
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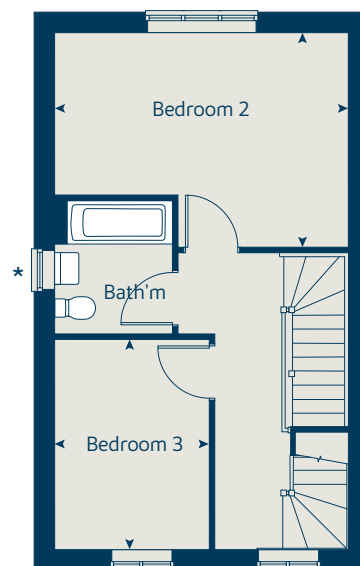
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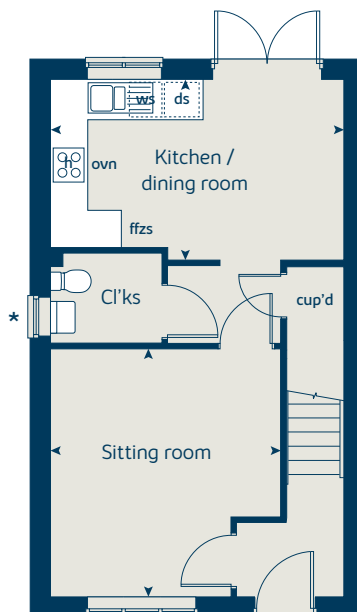
## Second floor



## First floor



## Ground floor







# The Beech II

3 bedroom home

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# The Beech II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.13	15' 7" x 10' 3"

### The Beech II | X309v3 WCOOM |

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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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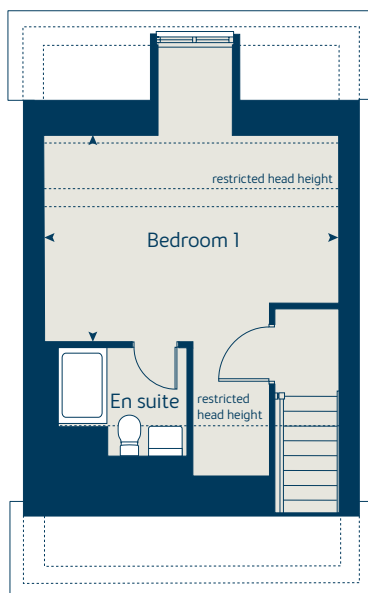
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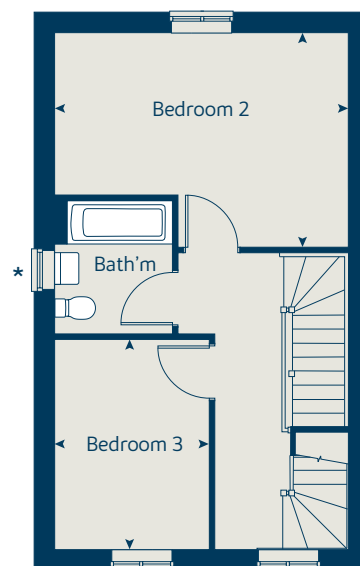
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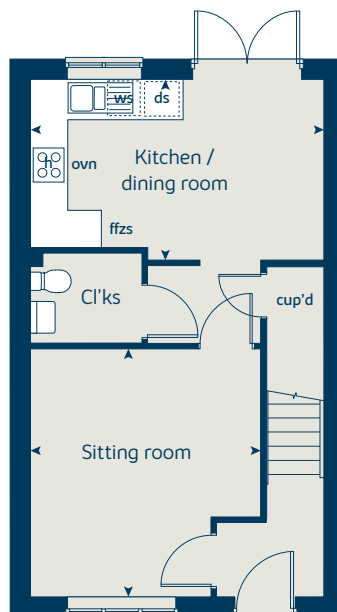
## Second floor



## First floor



## Ground floor







# The Spruce

3 bedroom home

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# 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 (F) 01 WCOOM |

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- ① Alternative 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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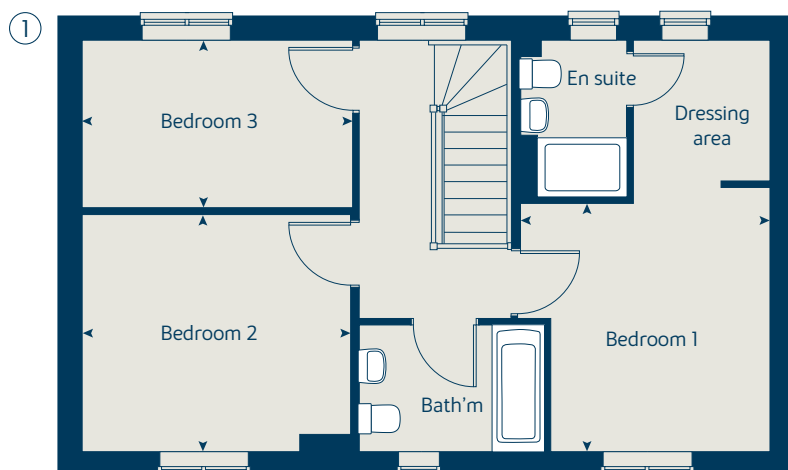
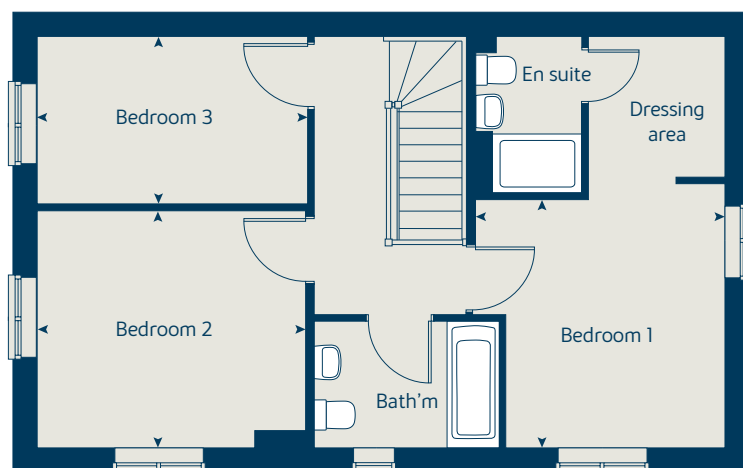
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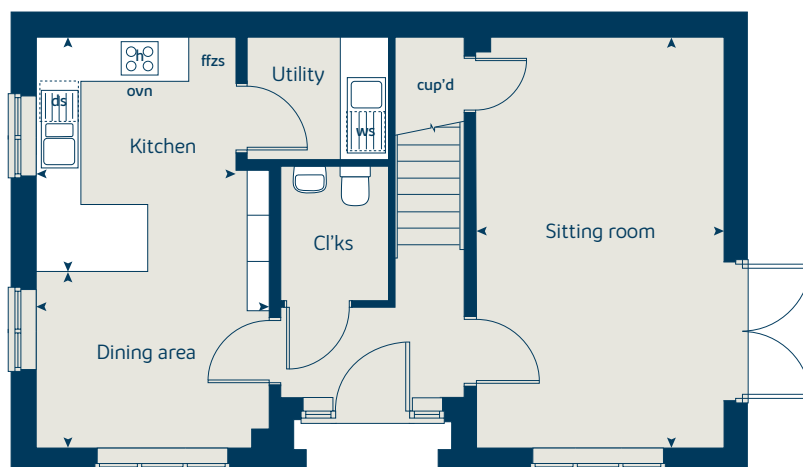
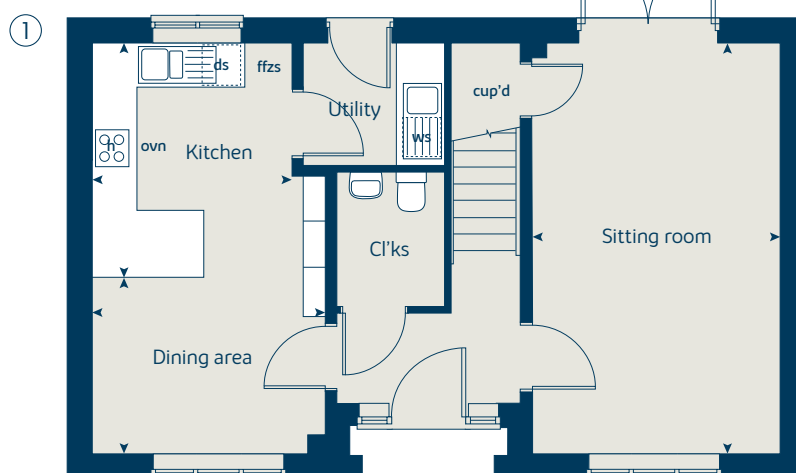
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## First floor



## Ground floor







# The Spruce II

3 bedroom home

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# 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	3.39 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 II | X307 (IF) 01 WCOOM |

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

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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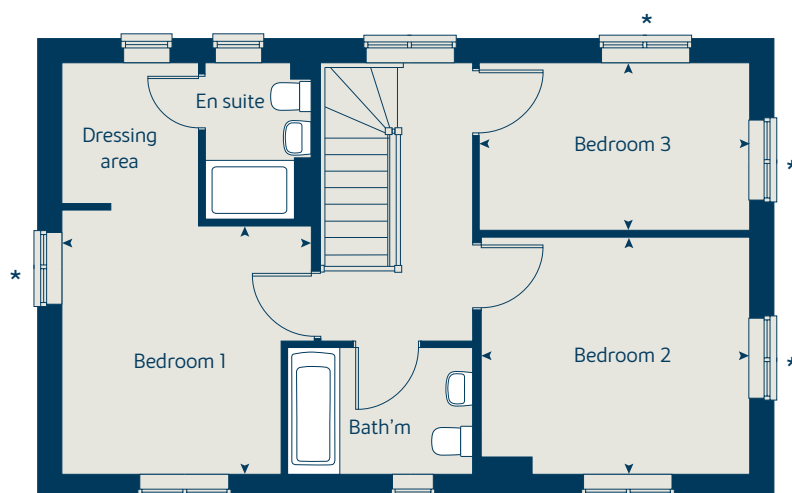
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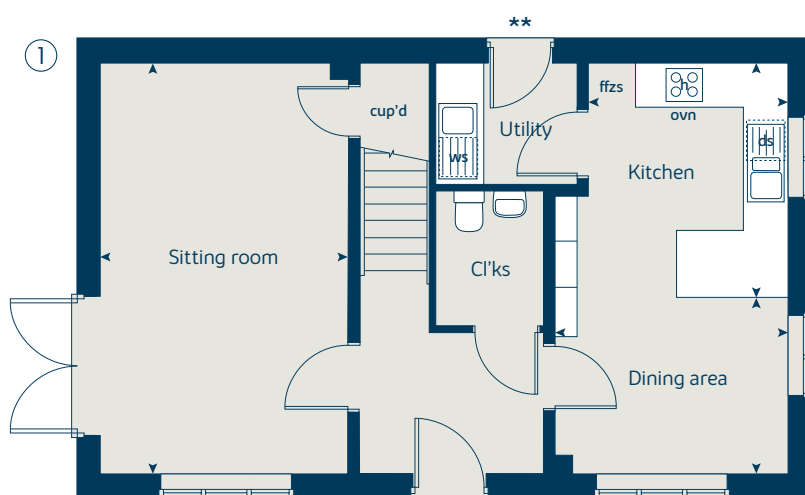
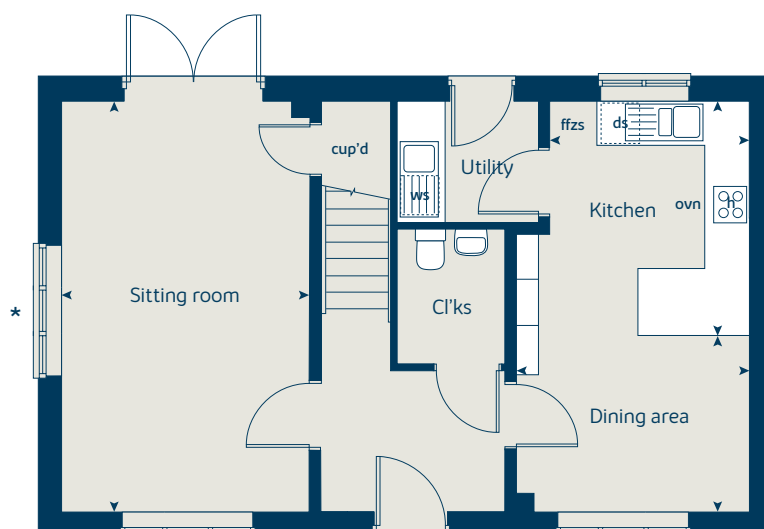
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### First floor



### Ground floor







# The Aspen II

4 bedroom home

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# The Aspen II

## 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 3.82	13' 5" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" 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 II | X414 (IF) 01 WCOOM |

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

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

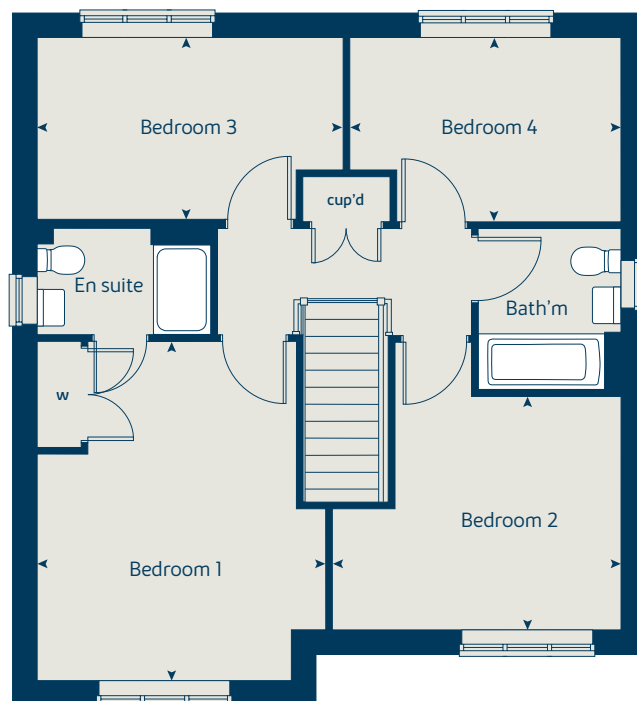
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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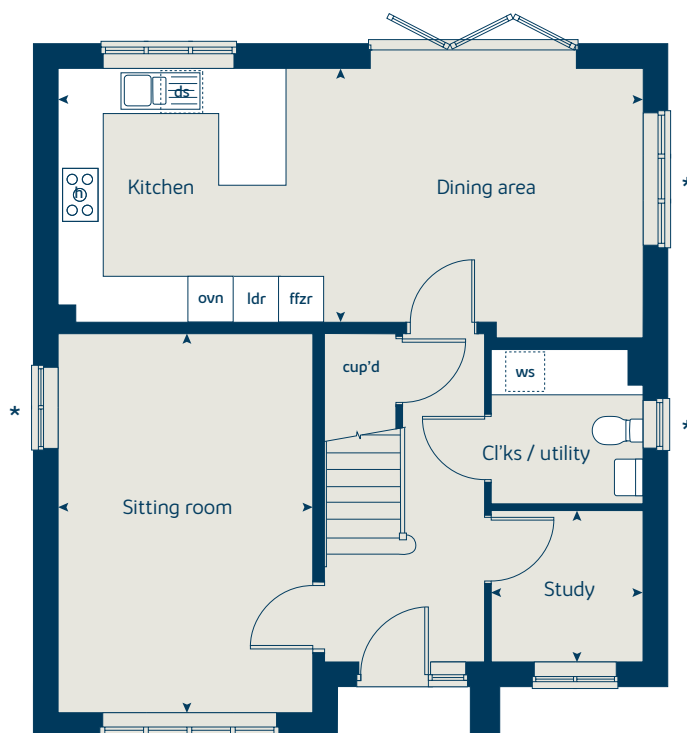
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### First floor



### Ground floor







# The Maple

4 bedroom home

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**Bovis  
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# 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 WCOOM |

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.

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

\*\* This housetype has a vaulted ceiling. Please see sales consultant for further details.

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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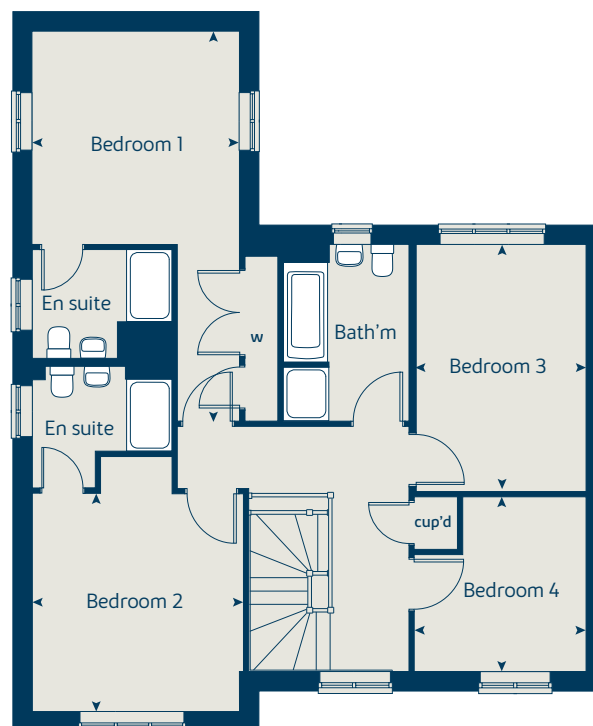
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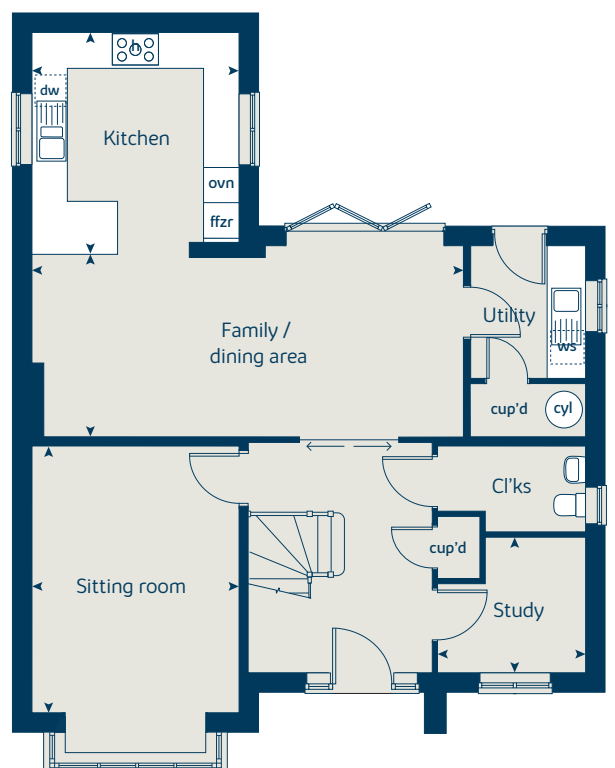
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### First floor\*\*



### Ground floor



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# The Orchard

4 bedroom home

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**Bovis  
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# The Orchard

## 4 bedroom home

### Ground floor

	metres	feet / inches
Kitchen / family / dining area	8.00 x 3.55	26' 3" x 11' 8"
Sitting room	4.32 x 4.29	14' 2" x 14' 1"
Study	2.68 x 1.84	8' 9" x 6' 1"

### First floor

Bedroom 1	4.29 x 3.05	14' 1" x 10' 0"
Bedroom 2	4.71 x 2.93	15' 5" x 9' 7"
Bedroom 3	3.63 x 2.68	11' 11" x 8' 9"
Bedroom 4	3.58 x 3.20	11' 9" x 10' 6"

### The Orchard | W4025 (F) WCOOM |

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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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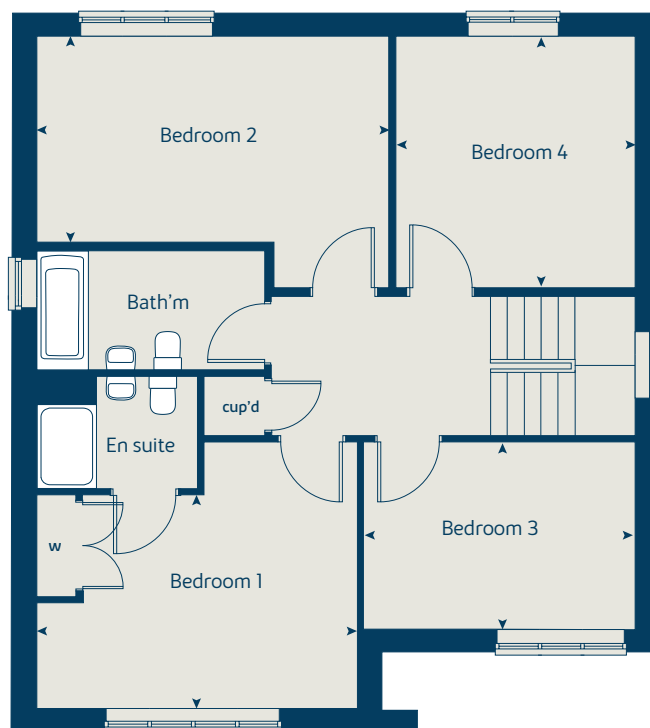
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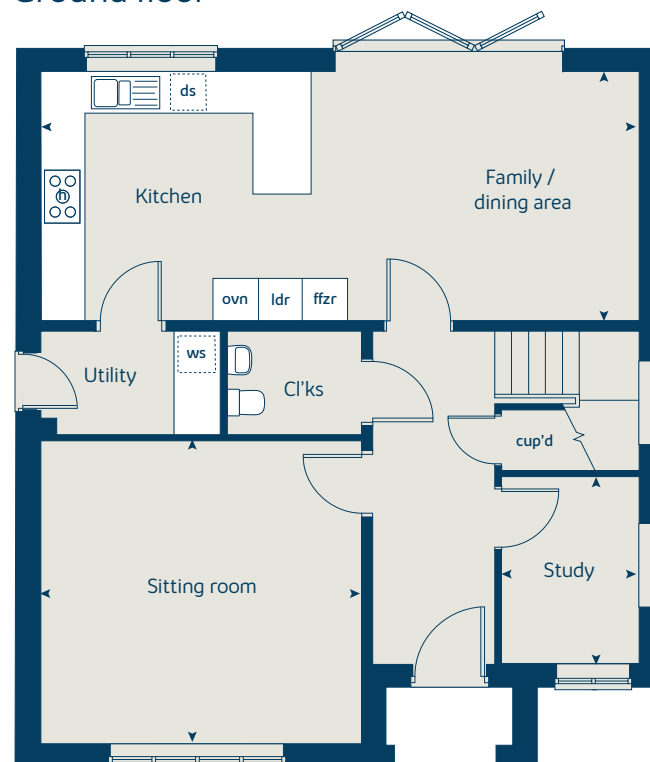
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### First floor



### Ground floor



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# The Orchard II

4 bedroom home

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**Bovis  
Homes** 

# The Orchard II

## 4 bedroom home

### Ground floor

	metres	feet / inches
Kitchen / family / dining area	8.00 x 3.55	26' 3" x 11' 8"
Sitting room	4.32 x 4.29	14' 2" x 14' 1"
Study	2.68 x 1.84	8' 9" x 6' 1"

### First floor

Bedroom 1	4.29 x 3.05	14' 1" x 10' 0"
Bedroom 2	4.71 x 2.93	15' 5" x 9' 7"
Bedroom 3	3.63 x 2.68	11' 11" x 8' 9"
Bedroom 4	3.58 x 3.20	11' 9" x 10' 6"

### The Orchard II | W4025 (IF) WCOOM |

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.

\* Side door applies to selected plots only. Please see sales consultant for further details.

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

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

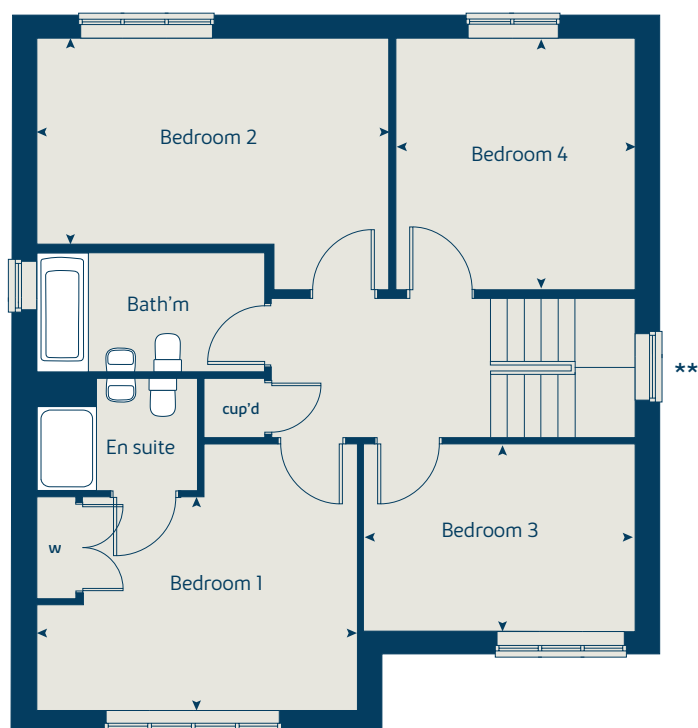
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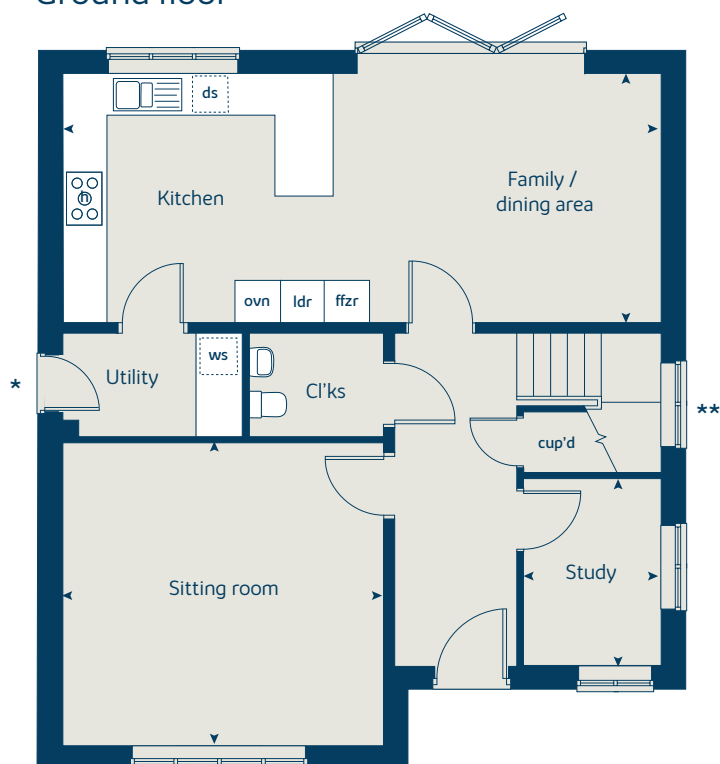
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### First floor



### Ground floor







# Lapwing Meadows

Coombe Hill, Cheltenham

Specification

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**Bovis  
Homes** 

# Lapwing Meadows

## Coombe Hill. Cheltenham

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 Holly II	3 bedroom The Hazel II	The Cypress II	The Spruce	The Spruce II	The Beech	The Beech II	4 bedroom The Aspen II	The Orchard	The Orchard II	The Maple
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■		■	■	■	
Choice of Premium 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 (75 cm) with built-in double high level oven, with glass 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											■	
Downlights in white finish	■	■	■	■	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■	■	■	■	
LED under-unit flexible strip lighting											■	
Fridge / freezer space	■	■	■	■	■	■	■	■				
Integrated (Indesit) 50 / 50 fridge freezer									■	■	■	■
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■	■	■	■	■	■	■	
Integrated (Indesit) dishwasher											■	
Space for washing machine with plumbing and electrics in utility			■	■	■	■			■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■				■	■					
Bathrooms and en suite(s)												
Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■	■	■	■	■	■				
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology									■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■	■	■	■
Walk in shower in en suite to selected bedrooms											■	
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■				
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*									■	■	■	
Shaver socket / toothbrush charger to main en suite											■	
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■	■	■	■	■
White radiator in bathroom / en-suite	■	■	■	■	■	■	■	■				
Chrome towel warmer in bathroom and en suite(s)									■	■	■	■



Bedrooms		2 bedroom The Holly II	3 bedroom The Hazel II	The Cypress II	The Spruce	The Spruce II	The Beech	The Beech II	4 bedroom The Aspen II	The Orchard	The Orchard II	The Maple
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)												
Doors and Windows												
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■				
Powder coated aluminium double glazed bi-fold doors									■	■	■	■
Internal cottage style doors 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 and separate hot water cylinder, 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 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).	■	■	■	■	■	■	■	■	■	■	■	■
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



# 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 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.



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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 consultant.

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