Northstowe

Cambridge

NEW HOMES QUALITY CODE

Bovis Homes

Northstowe

Cambridge

A taste of local life

bovishomes.co.uk

Bovis Homes

Welcome to
Northstowe

The impressive new development boasts some of the first homes in the exciting new town of Northstowe, five miles from Cambridge and within easy reach of the Cambridgeshire Guided Busway.

With shops, local services, health, education and leisure facilities, Northstowe will be a complete community with a network of cycling and walking routes, plus a new link road connecting the town centre to the A14.

Northstowe is ideally placed for Longstanton Park and Ride and the Cambridgeshire Guided Busway that links Northstowe with Huntingdon, St Ives and Cambridge. Buses run regulary between Northstowe and Cambridge.

A new access road connects the town to the A14, which joins the A1(M), the M11 and goes east to Ipswich. Train services run from Cambridge to London's Kings Cross and Liverpool Street stations in just over an hour. For air travel Stansted Airport is just 36 miles away, or Luton Airport - 47 miles from the development.

Northstowe will have a buzzing town centre with a range of retail outlets all designed around an attractive, open-plan square. The nearby villages of Longstanton and Willingham have local shops, a post office and convenience stores and there's a 24 hour Tesco Extra four miles away at Bar Hill.

For city shopping it's a short trip by The Busway or car to Cambridge with its colourful, daily markets, independent retailers and three shopping centres. The Grand Arcade with its flagship John Lewis has 60 famous name stores and the nearby Lion Yard Shopping and The Grafton provide more choice. If you fancy some retail therapy in Oxford Street, London is just over an hour by train.

Northstowe is being designed so that leisure and sports facilities are never far away. There will be civic spaces, sports facilities, play parks for all ages, cycle paths and walkways which are key features within the town. Currently you'll find many sports and leisure activities in nearby villages, from tennis and bowls to martial arts and ballroom dancing.

There's a community sports centre at Swavesey Village College, while Impington Sports Centre has fitness classes, a gym, sports and a swimming pool. In Cambridge you'll find something for everyone with cultural tours, history, music, festivals, restaurants, cosy pubs, theatre and cinema. Go Punting on the River Cam, listen to the choir at King's College, or visit one of the city's museums or art galleries.

Our homes in Northstowe include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors, higher ceilings and spacious master bedrooms with en suites.

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

The Pathfinder Church of England Primary School at Northstowe caters for 4 to 11-year-olds and has a pre-school and an out-of-school club. For senior students Northstowe Secondary College, takes pupils from 11 years and has a Sixth Form College. There's also Hatton Park Primary School at Longstanton and for senior pupils aged 11 to 16 years there is Swavesey Village College, about 3 miles away. There are further sixth form colleges in Cambridge and Cambridge Regional College offers academic, professional and apprenticeship courses.

Longstanton Park and Ride
0.3 miles | 6 mins walk

6 mins

Co-op Food Store
0.6 miles | 12 mins walk

12 mins

River Ouse
4.9 miles | 12 mins drive

12 mins

Tesco Extra (24hr and petrol station)
3.6 miles | 9 mins drive

9 mins

Northstowe

Grand Arcade
24 mins bus | 20 mins drive

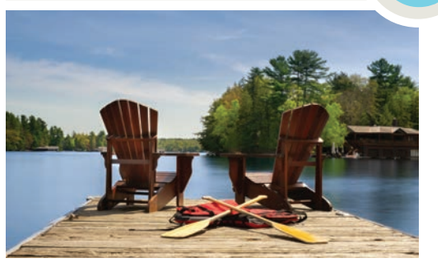
20 mins

Science Park Cambridge
9.8 miles | 16 mins drive / bus

16 mins

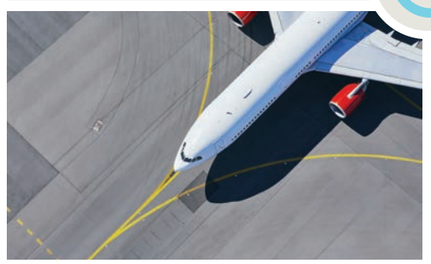
Center Parcs Elveden Forest
38 miles | 45 mins drive

45 mins



Stansted Airport
35 miles | 37 mins drive

37 mins



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

Travelling around Northstowe

Whether you want to walk, cycle, run, hop on a bus, take a train or drive, getting around to and from Northstowe is simple and easy.

The town is designed to promote healthy living through its network of safe and pleasant, traffic-free walking and cycling routes. Byways, bridleways, footways and cycle paths link key destinations around the town giving you choice and freedom.

Popular locations such as schools, the Post Office, the supermarket and the recreation ground are easily reached on foot, by bike or bus. If you're unable to walk or cycle there's car parking in the town centre too.

Northstowe itself is well-connected to the surrounding area. The Cambridgeshire Guided Busway (CGB), stops at Longstanton Park and Ride and offers regular services to the market towns of St Ives, 11 miles and Huntingdon 13 miles and to the historic and popular city of Cambridge, 11 miles. Its adjoining cycleway also connects the town directly to Cambridge.

The new Cambridge North Railway Station can also be reached by the CGB, a journey of just 14 minutes. From there regular train services run to London King's Cross, taking about an hour to London Liverpool Street.

It's only 3 miles from Northstowe via the B1050 to Junction 25 of the A14, giving access to the M1 in the east and the A11 and M11 to the south east for London.

Two major UK airports are also within easy reach. Stanstead airport is only 36 miles and Luton Airport is 46 miles.

Places you might walk to...

Co-op	Longstanton Recreation Ground	Guided Bus Stop	Pathfinder Primary School	Post Office
12 mins	16 mins	18 mins	19 mins	20 mins

Places you might cycle to...

Co-op	Longstanton Recreation Ground	Guided Bus Stop	Pathfinder Primary School	Post Office
4 mins	5 mins	5 mins	5 mins	6 mins

Places you might catch the bus to...

Huntingdon	St Ives	Science Park	Cambridge Central Railway Station	Addenbrooke's Hospital
50 mins	15 mins	15 mins	28 mins	50 mins

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, we have a variety of great purchase assistant schemes to get you moving. If you're a first time buyer please get in contact with our sales consultants to see how we can get you on the property ladder today!

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!

Armed Forces

TRINITY

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

Deposit Unlock

DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

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 mean 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.

Northstowe

Cambridge, Cambridgeshire
CB24 1DE
01223 979005

From M11

- After junction 14 merge onto the A14, Huntingdon Road
- At junction 29 of the A14 take the B1050 exit to Bar Hill / Earith
- At the roundabout take the 4th exit for the B1050
- Continue on the B1050 for nearly 3 miles
- Straight over the first roundabout
- Take the second right at the next roundabout
- At the traffic lights turn right and follow the signs to Bovis Homes.

Cover photograph of River Ouse. 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 our sales consultant.

Bovis Homes Limited, East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396600

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Bovis Homes

Northstowe

Cambridge

2 bedroom home

- The Primrose
- The Lotus
- The Neem

3 bedroom home

- The Cypress
- The Winchcombe II
- The Spruce

4 bedroom home

- The Aspen
- The Maple
- The Willow
- The Winchcombe

5 bedroom home

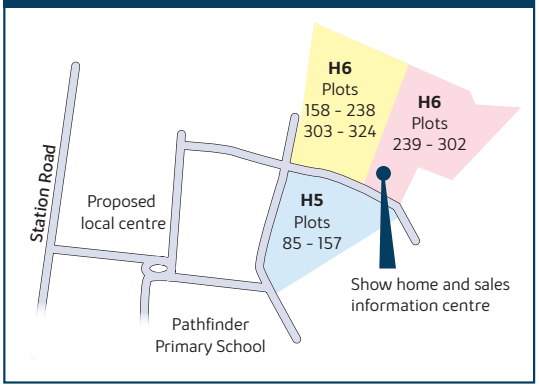
- The Mulberry
- The Yew
- The Birch

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

bcp	bin collection point
v	visitor space
cs	cycle store
bs	bin store
cp	car port

Masterplan



The site plan which can be found on this page, 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.

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PNOST H5 DS10128 / 04.24

Bovis Homes

The Winchcombe II

3 bedroom home

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Bovis Homes

The Winchcombe II

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.30 x 3.45	14' 1" x 11' 3"
Family room / dining area	5.23 x 3.04	17' 2" x 9' 9"

First floor		
Sitting room	5.23 x 3.71	17' 2" x 12' 2"
Study	2.97 x 2.06	9' 9" x 6' 9"

Second floor		
Bedroom 1	4.26 x 2.39	13' 10" x 7' 8
Bedroom 2	2.91 x 2.91	9' 5" x 9' 5"
Bedroom 3	2.71 x 2.25	8' 11" x 7' 5"

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

The Winchcombe II | P308vt1 H5 PNOST | |

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* Windows omitted to plots 98 and 99 only. Please see sales consultant for further details.

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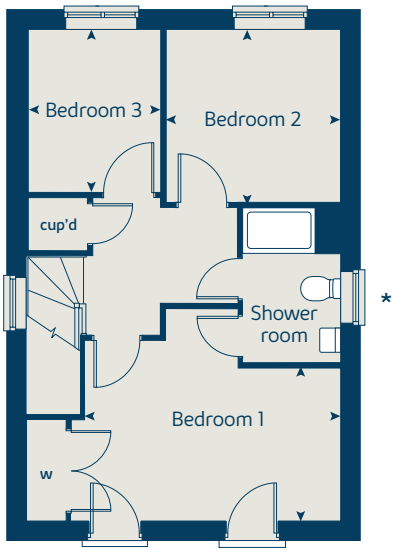
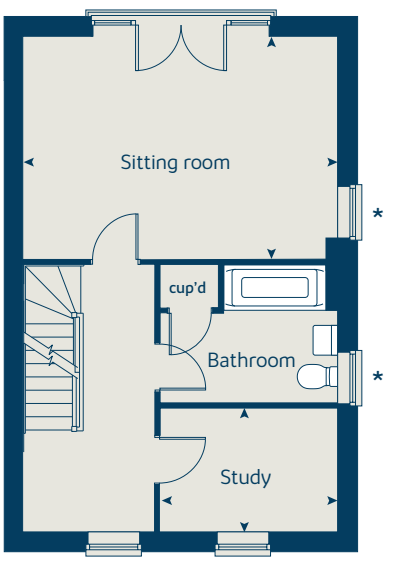
Bovis Homes

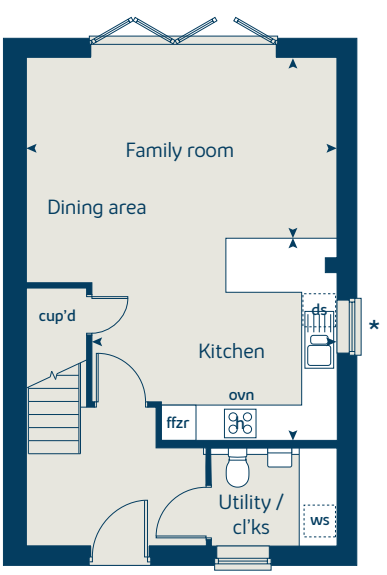
Second floor



First floor



Ground floor



The Winchcombe

4 bedroom home

bovishomes.co.uk

Bovis Homes

The Winchcombe

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.30 x 3.45	14' 1" x 11' 3"
Family room / dining area	5.23 x 3.04	17' 2" x 9' 9"

First floor		
Sitting room	5.23 x 3.71	17' 2" x 12' 2"
Study	2.97 x 2.06	9' 9" x 6' 9"
Bedroom 4	3.98 x 2.97	13' 0" x 9' 7"

Second floor		
Bedroom 1	4.26 x 2.39	13' 10" x 7' 8"
Bedroom 2	2.91 x 2.91	9' 6" x 9' 6"
Bedroom 3	2.71 x 2.25	8' 11" x 7' 5"

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

The Winchcombe | P308vt1 H5 PNOST |

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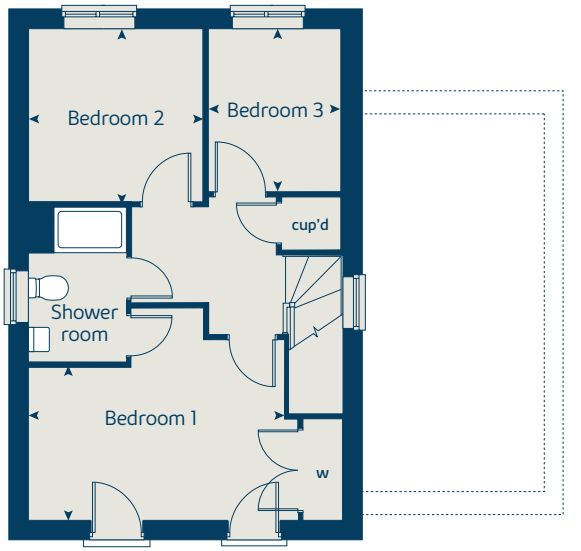
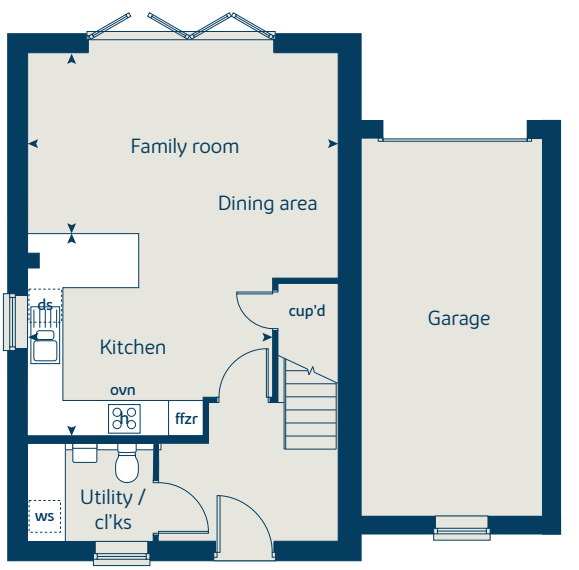
Bovis Homes

Second floor



First floor

Ground floor



The Spruce

3 bedroom home

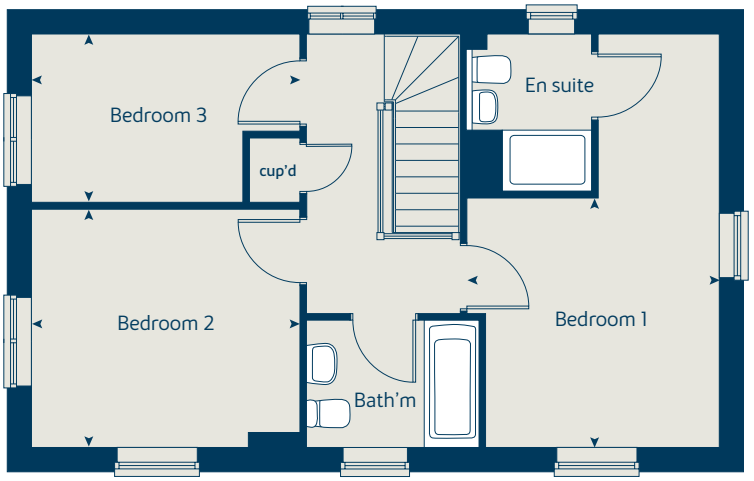
bovishomes.co.uk

Bovis Homes

The Spruce

3 bedroom home

First floor

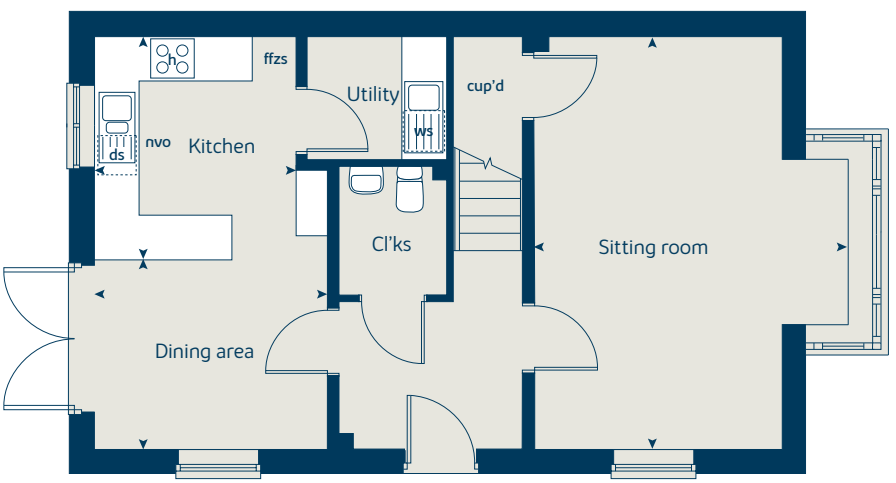


Ground floor	metres	feet / inches
Kitchen	3.00 x 2.73	9' 8" x 8' 11"
Dining area	3.14 x 2.52	10' 3" x 8' 3"
Sitting room	5.52 x 4.44	18' 1" x 14' 7"

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' 5"

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

Ground floor



The Spruce | X307 (IF) 01 H5 PNOST |

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Bovis Homes

The Cypress

3 bedroom home

bovishomes.co.uk

Bovis Homes

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.50	18' 1" x 11' 5"
Sitting room	4.29 x 3.40	14' 0" x 11' 1"

First floor		
Bedroom 1	5.51 x 3.25	18' 0" x 10' 6"
Bedroom 2	3.97 x 3.29	13' 0" x 10' 8"
Bedroom 3	3.52 x 2.17	11' 5" x 7' 1"

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

The Cypress | X308 (IF) 01 vt PNOST |

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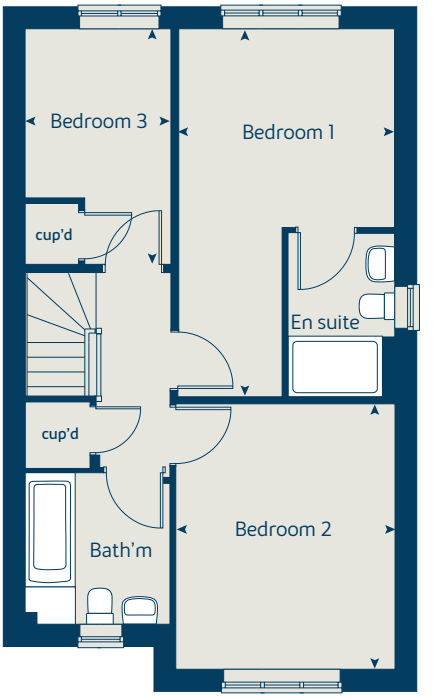
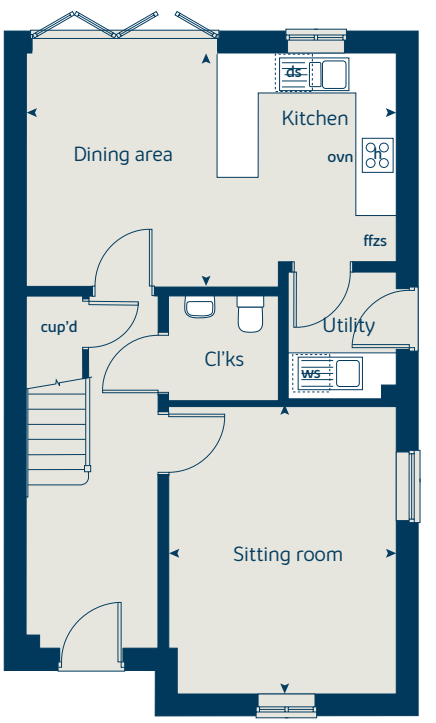
Bovis Homes

First floor



Ground floor



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	4.48 x 4.05	14' 6" x 13' 2"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
Bedroom 3	3.61 x 2.45	11' 10" x 8' 0"
Bedroom 4	4.07 x 2.45	13' 4" x 8' 0"

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

The Aspen | X414 (IF) 01 PNOST |

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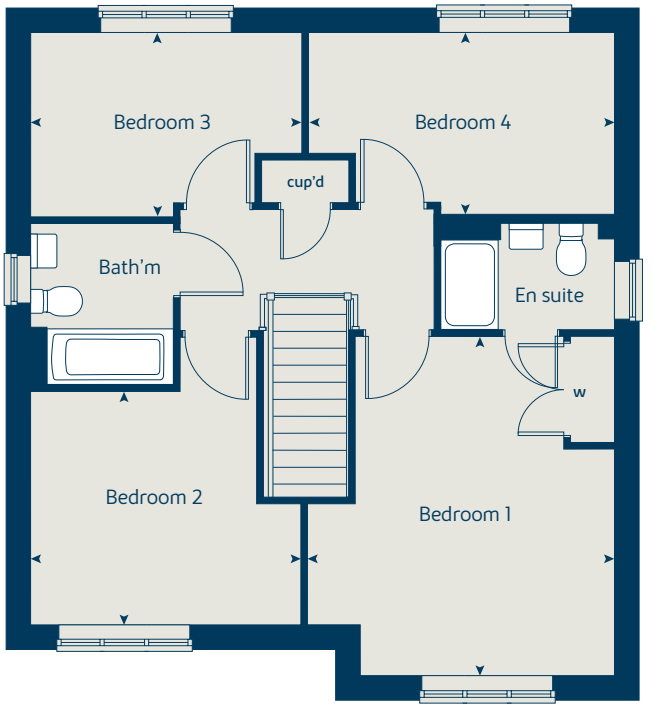
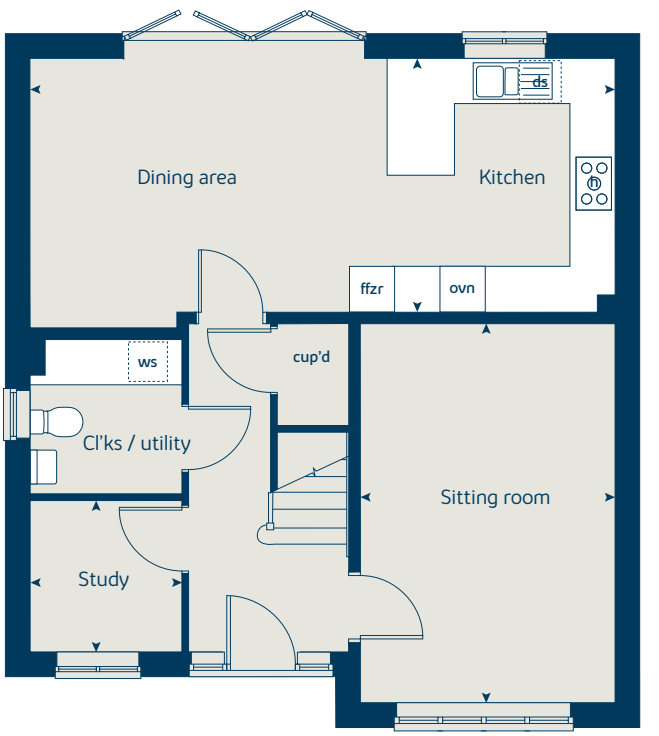
Bovis Homes

First floor



Ground floor



The Willow

4 bedroom home

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Bovis Homes

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.45 x 4.06	14' 7" x 13' 4"
Sitting room	5.23 x 3.84	17' 2" x 12' 7"

First floor		
Bedroom 2	3.73 x 3.34	12' 2" x 10' 11"
Bedroom 3	3.73 x 2.69	12' 3" x 8' 10"
Bedroom 4	4.12 x 2.15	13' 6" x 7' 1"

Second floor		
Bedroom 1	4.85 x 3.90	15' 11" x 12' 7"

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

The Willow | X411 P4 H5 PNOST |

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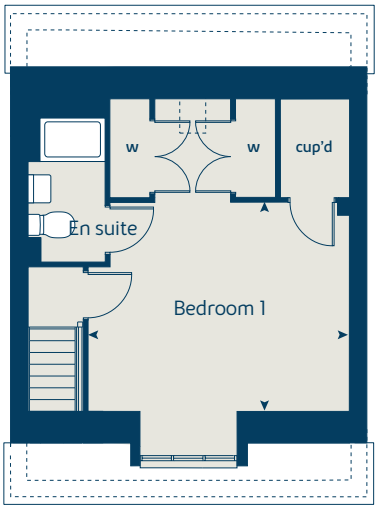
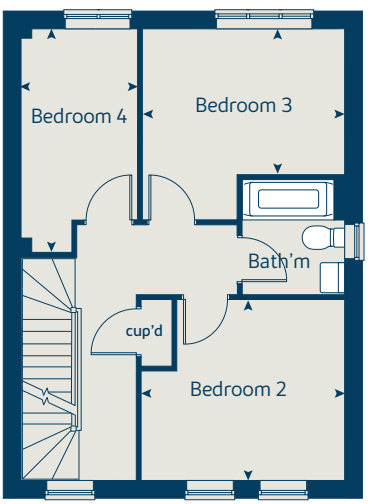
Bovis Homes

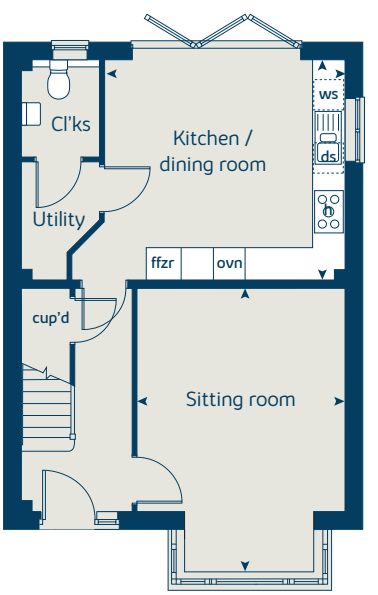
Second floor



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 3.39	11' 6" x 11' 1"
Family / dining area	7.29 x 3.29	23' 9" x 10' 8"
Sitting room	4.13 x 3.50	13' 5" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor		
Bedroom 1	6.58 x 3.39	21' 6" x 11' 1"
Bedroom 2	3.30 x 3.57	10' 8" 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"

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

The Maple | X416 01 vt PNOST |

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

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PNOST XX0066 / 01.24

Bovis Homes

First floor

Ground floor

The Birch

5 bedroom home

bovishomes.co.uk

Bovis Homes

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.93 x 3.60	16' 2" x 11' 8"
Family / dining area	5.53 x 3.37	18' 1" x 11' 0"
Sitting room	4.41 x 3.62	14' 4" x 11' 8"
Study / dining room	3.58 x 3.06	11' 7" x 10' 0"

First floor		
Bedroom 1	3.62 x 3.65	11' 8" x 11' 9"
Bedroom 2	3.86 x 2.89	12' 6" x 9' 4"
Bedroom 3	3.06 x 2.98	10' 0" x 9' 7"
Bedroom 4	3.03 x 2.79	9' 9" x 9' 2"
Bedroom 5	3.00 x 2.79	9' 8" x 9' 2"

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

The Birch | X518VT (IF) 01 H5 PNOST |

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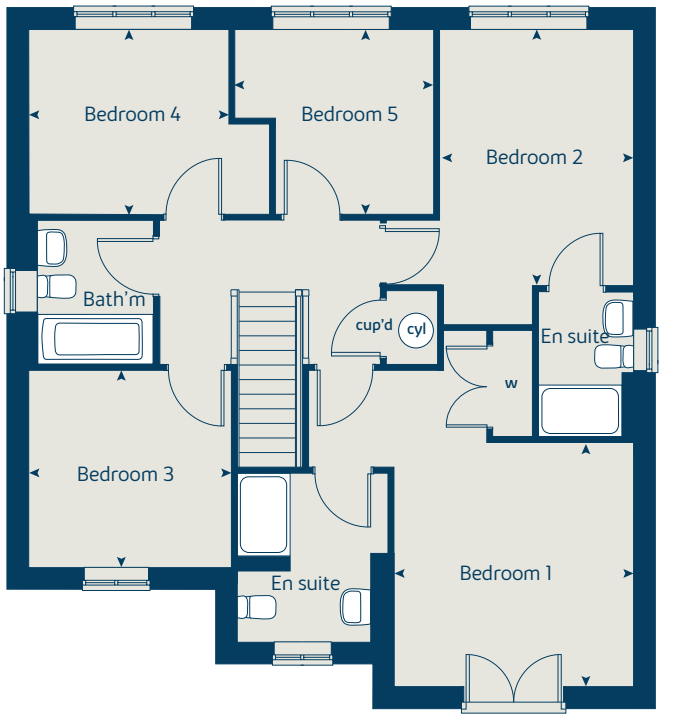
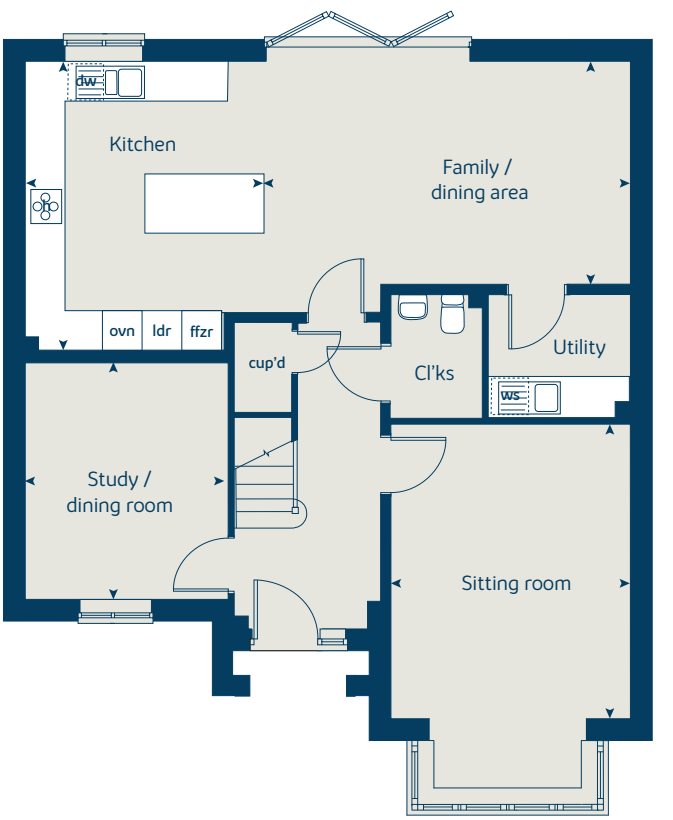
PNOST XX0066 / 01.24

Bovis Homes

First floor



Ground floor



The Mulberry

5 bedroom home

bovishomes.co.uk

Bovis Homes

The Mulberry

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.63 x 3.55	15' 2" x 11' 6"
Dining area	3.06 x 2.97	10' 0" x 9' 8"
Sitting room	6.54 x 3.16	21' 5" x 10' 4"

First floor		
Bedroom 1	4.39 x 3.73	14' 5" x 12' 3"
Bedroom 2	3.49 x 3.23	11' 5" x 10' 7"
Bedroom 3 / study	2.96 x 2.06	9' 8" x 6' 9"

Second floor		
Bedroom 4	4.90 x 3.22	16' 1" x 10' 7"
Bedroom 5	3.72 x 2.68	12' 2" x 8' 9"

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

The Mulberry | X519vt (IF) H5 PNOST |

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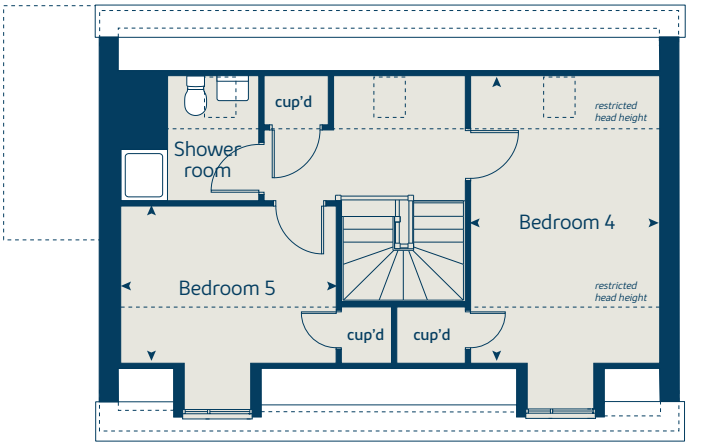
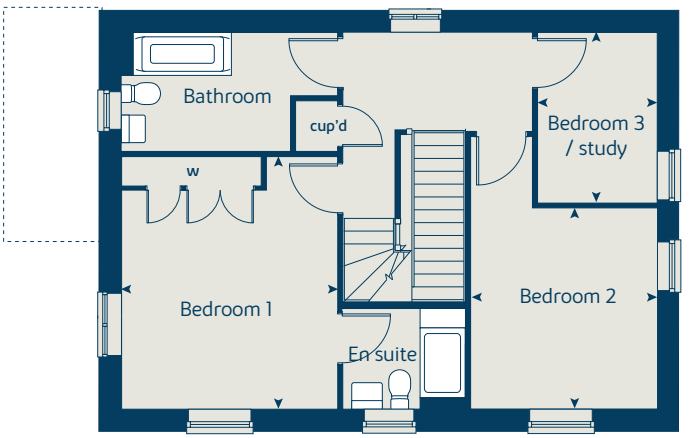
Bovis Homes

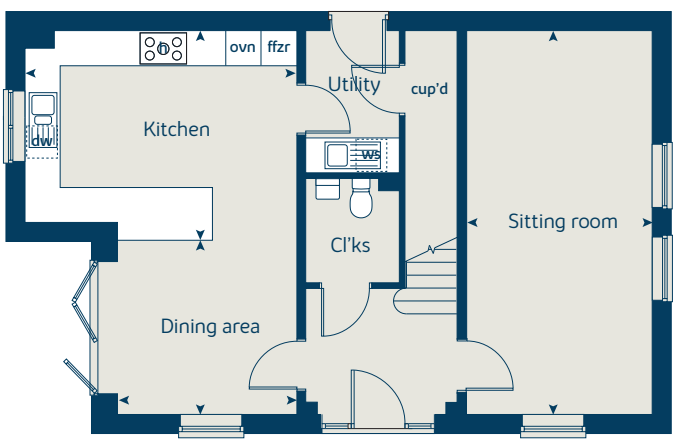
Second floor



First floor



Ground floor



The Yew

5 bedroom home

bovishomes.co.uk

Bovis Homes

The Yew

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 4"
Family / dining area	4.74 x 3.17	15' 6" x 10' 4"
Sitting room	4.69 x 3.17	15' 4" x 10' 4"
Study	3.17 x 1.76	10' 4" x 5' 9"

First floor		
Bedroom 1	4.18 x 3.73	13' 8" x 12' 2"
Bedroom 3	4.20 x 3.23	13' 8" x 10' 7"
Bedroom 5	2.92 x 2.27	9' 6" x 7' 5"

Second floor		
Bedroom 2	5.04 x 3.23	16' 5" x 10' 7"
Bedroom 4	3.73 x 2.86	12' 2" x 9' 3"

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

The Yew | X519 01 H5 PNOST |

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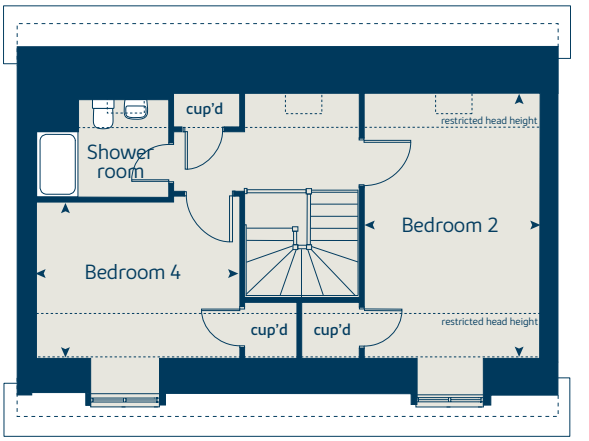
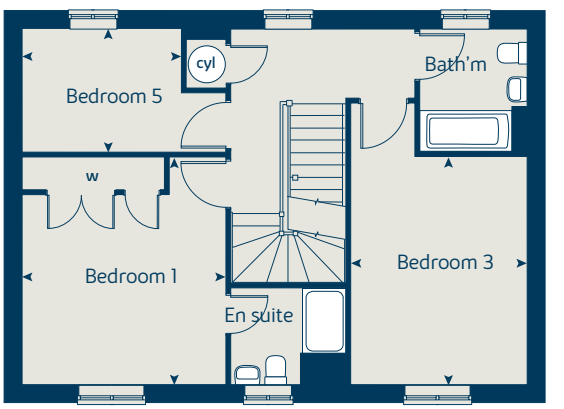
Bovis Homes

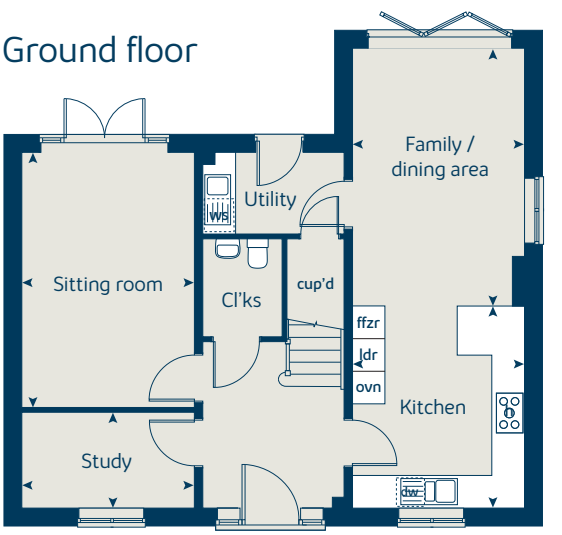
Second floor



First floor



Ground floor



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

- Choice of Standard fitted kitchen (doors and worktops)*
- Integrated oven, hob and hood

Bathroom

- Ideal standard contemporary white Studio Echo sanitaryware suite
- Shower over bath
- Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*
- Shaver socket / toothbrush charger to main en suite

Doors and Windows

- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- Chrome front door numbers

General

- White painted walls and smooth white ceilings
- Combined usb / double sockets in kitchen and bedroom 1
- Multi-media point in sitting room
- TV point to bedroom 1 and family room (where applicable)
- Master telephone socket
- 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)
- Mains wired smoke detectors with battery back-up
- NHBC Buildmark cover
- First two years' customer service support from Bovis Homes

* Subject to stage of construction

The Lotus

Northstowe

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Produced by the Vistry Group Design Studio.

PNOST XX0066 / 01.24

Bovis Homes

2 bedroom apartments

bovishomes.co.uk

Bovis Homes

The Lotus

2 bedroom apartments

Apartments 115 and 117

	metres	feet / inches
Kitchen / sitting / dining area	5.65 x 4.32	18' 5" x 14' 1"
Bedroom 1	4.64 x 2.61	15' 2" x 8' 5"
Bedroom 2	4.16 x 2.61	13' 6" x 9' 6"

Apartments 114 and 116

	metres	feet / inches
Kitchen / sitting / dining area	5.65 x 4.05	18' 5" x 13' 2"
Bedroom 1	4.64 x 2.61	15' 2" x 8' 5"
Bedroom 2	4.16 x 2.61	13' 6" x 9' 6"

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

The Lotus | CMA100-2B4P A&AD PNOST |

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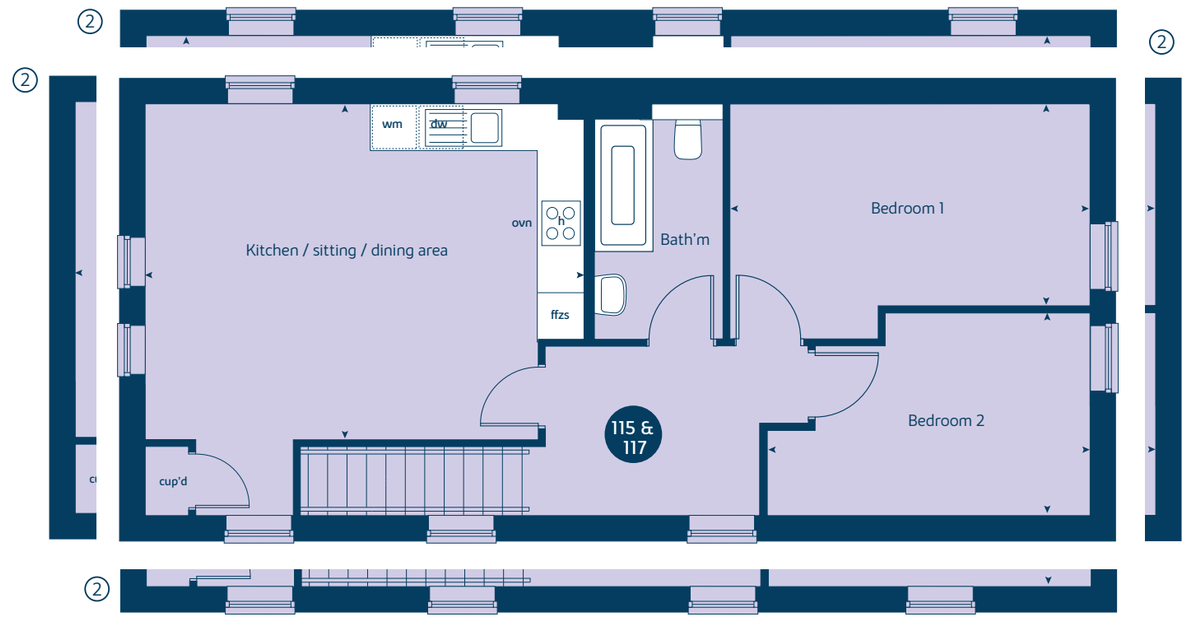
① Alternative layout applies to plot 116 only. Please see sales consultant for further details.

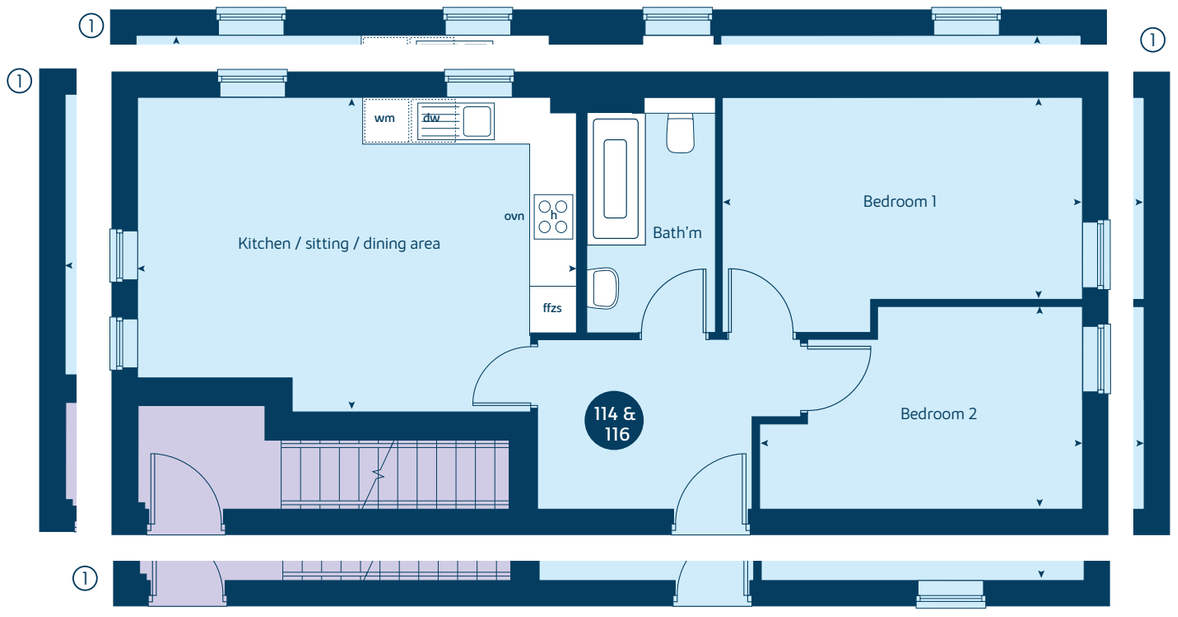
② Windows apply to plot 117 only. Please see sales consultant for further details.

Siteplan

First floor



Ground floor



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

- Choice of Standard fitted kitchen (doors and worktops)*
- Integrated oven, hob and hood

Bathroom

- Ideal standard contemporary white Studio Echo sanitaryware suite
- Shower over bath
- Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*
- Shaver socket / toothbrush charger to main en suite

Doors and Windows

- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- Chrome front door numbers

General

- White painted walls and smooth white ceilings
- Combined usb / double sockets in kitchen and bedroom 1
- Multi-media point in sitting room
- TV point to bedroom 1 and family room (where applicable)
- Master telephone socket
- 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)
- Mains wired smoke detectors with battery back-up
- NHBC Buildmark cover
- First two years' customer service support from Bovis Homes

* Subject to stage of construction

The Primrose

Northstowe

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Produced by the Vistry Group Design Studio.

PNOST XX0066 / 01.24

Bovis Homes

2 bedroom apartments

bovishomes.co.uk

Bovis Homes

The Primrose

2 bedroom apartments

Apartments 111, 113 and 135

	metres	feet / inches
Kitchen / sitting / dining area	5.65 x 4.32	18' 5" x 14' 1"
Bedroom 1	3.38 x 3.03	11' 0" x 9' 9"
Bedroom 2	3.03 x 2.93	9' 9" x 9' 6"

Apartments 110, 112 and 134

	metres	feet / inches
Kitchen / sitting / dining area	5.65 x 3.61	18' 5" x 11' 8"
Bedroom 1	3.42 x 3.03	11' 2" x 9' 9"
Bedroom 2	3.03 x 2.89	9' 9" x 9' 4"

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

The Primrose | CMA100-2B4P A&AD PNOST |

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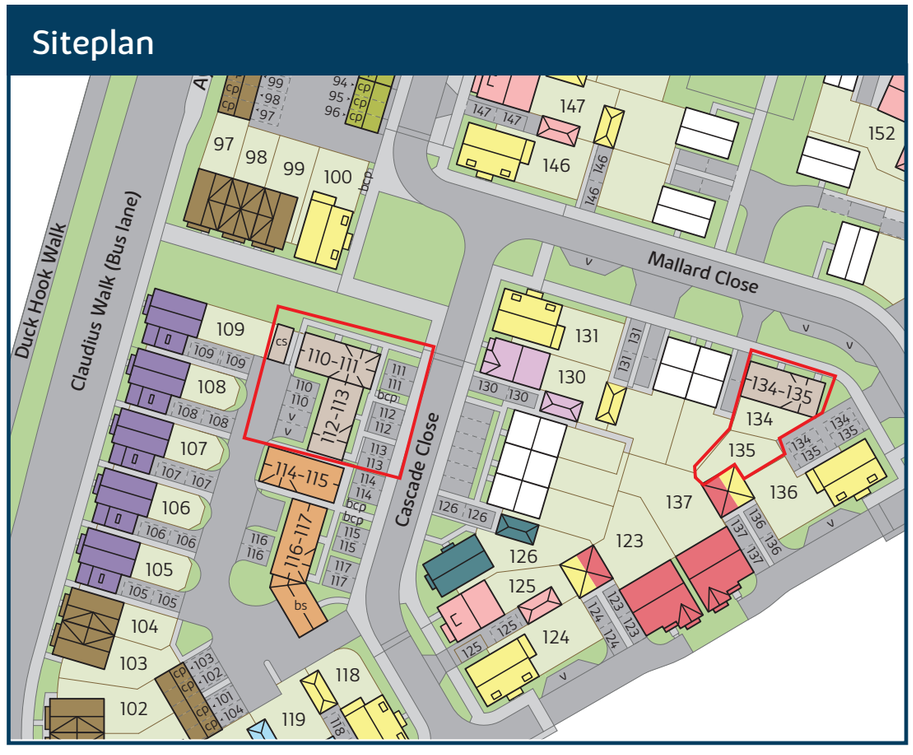
① Windows apply to plot 110 only. Please see sales consultant for further details.

② Windows apply to plot 112 only. Please see sales consultant for further details.

③ Windows apply to plot 111 only. Please see sales consultant for further details.

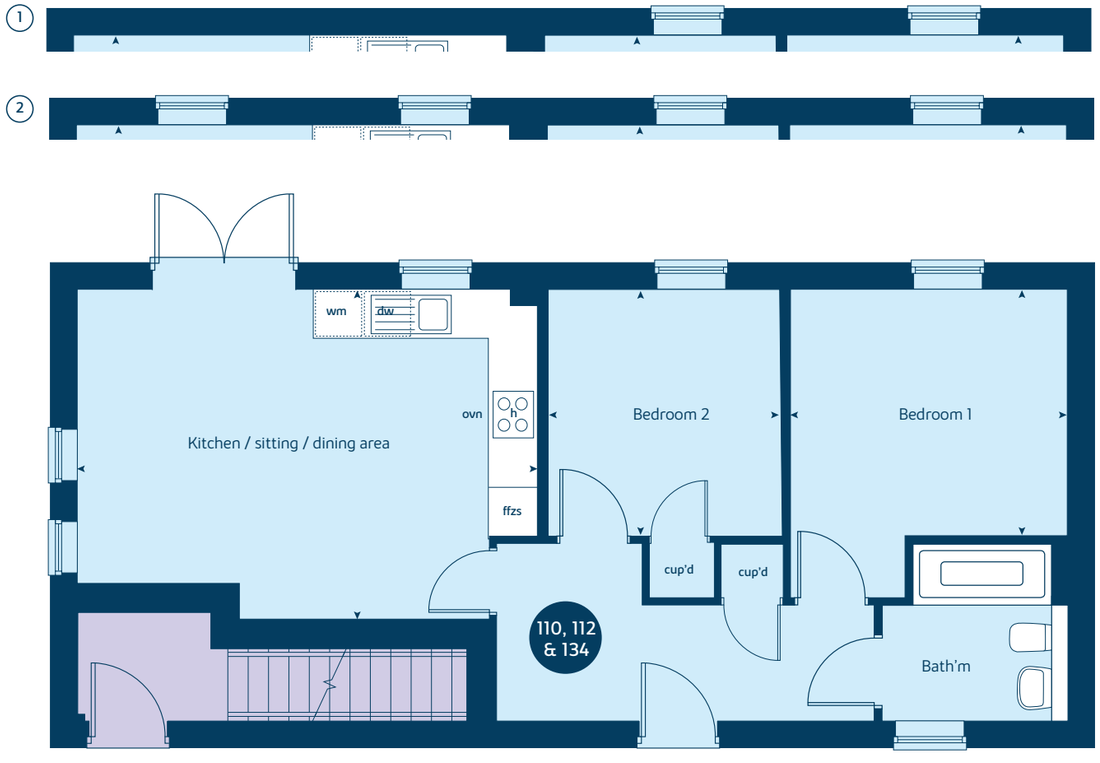
* Cupboard depth differs to selected plots. Please see sales consultant for further details.

Siteplan



First floor

Ground floor



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

- Choice of Standard fitted kitchen (doors and worktops)*
- Integrated oven, hob and hood

Bathroom

- Ideal standard contemporary white Studio Echo sanitaryware suite
- Shower over bath
- Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*
- Shaver socket / toothbrush charger to main en suite

Doors and Windows

- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- Chrome front door numbers

General

- White painted walls and smooth white ceilings
- Combined usb / double sockets in kitchen and bedroom 1
- Multi-media point in sitting room
- TV point to bedroom 1 and family room (where applicable)
- Master telephone socket
- 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)
- Mains wired smoke detectors with battery back-up
- NHBC Buildmark cover
- First two years' customer service support from Bovis Homes

* Subject to stage of construction

The Neem

Northstowe

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PNOST XX0066 / 01.24

Bovis Homes

2 bedroom apartments

bovishomes.co.uk

Bovis Homes

The Neem

2 bedroom apartments

Apartments 85, 86 and 87

	metres	feet / inches
Kitchen	5.60 x 1.96	18' 4" x 6' 4"
Sitting / dining area	4.60 x 4.56	15' 0" x 14' 9"
Bedroom 1	4.60 x 3.00	15' 0" x 9' 8"
Bedroom 2	3.00 x 2.98	9' 8" x 9' 7"

Apartments 88, 89 and 90

	metres	feet / inches
Kitchen	3.00 x 2.14	9' 8" x 7' 0"
Sitting / dining area	4.38 x 3.66	14' 4" x 12' 0"
Bedroom 1	3.99 x 2.70	13' 1" x 8' 9"
Bedroom 2	4.42 x 2.18	14' 5" x 7' 2"

Apartments 91, 92 and 93

	metres	feet / inches
Kitchen	4.46 x 2.05	14' 6" x 6' 7"
Sitting / dining area	4.28 x 4.20	14' 0" x 13' 7"
Bedroom 1	3.94 x 3.18	12' 9" x 10' 4"
Bedroom 2	2.98 x 2.88	9' 7" x 9' 4"

Apartments 94, 95 and 96

	metres	feet / inches
Kitchen	4.46 x 2.15	14' 6" x 7' 1"
Sitting / dining area	4.28 x 4.20	14' 0" x 13' 7"
Bedroom 1	3.94 x 3.28	12' 9" x 10' 8"
Bedroom 2	2.98 x 2.88	9' 8" x 9' 4"

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

The Neem | 2B Flat PNOST |

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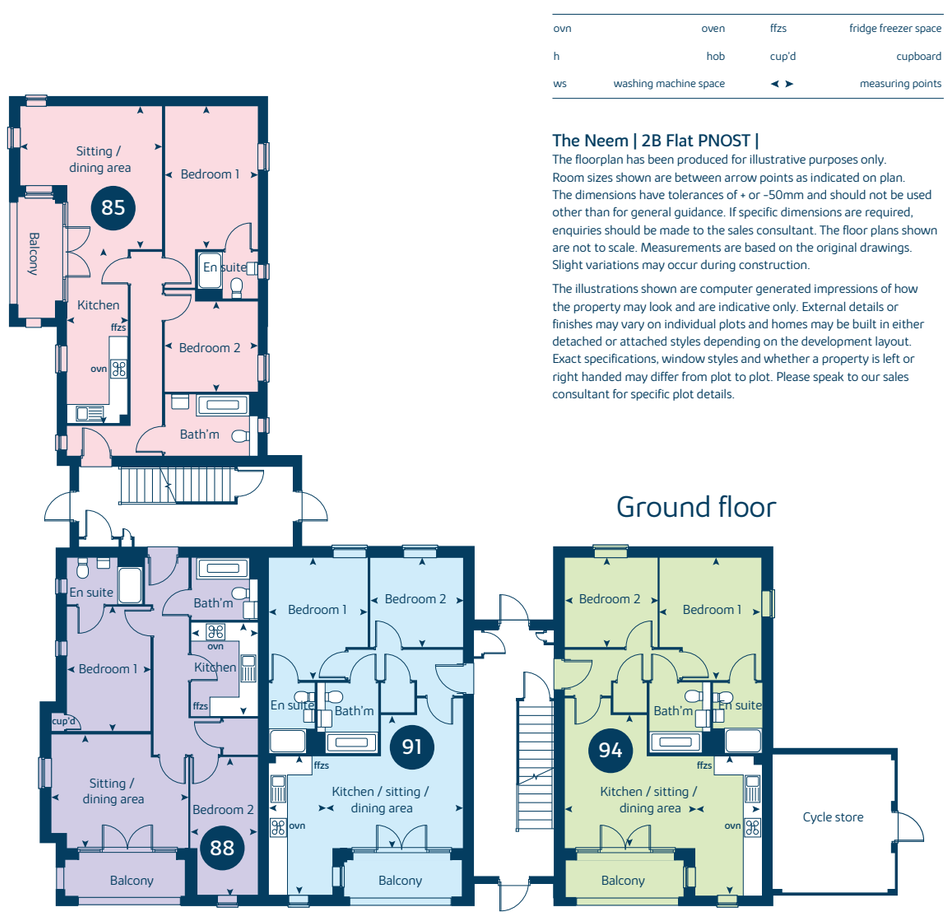


Northstowe

Cambridge

Specification

bovishomes.co.uk

Bovis Homes

Northstowe

Cambridge

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.

	3 bedroom			4 bedroom				5 bedroom		
Kitchen	The Cypress	The Spruce	The Winchcombe II	The Aspen	The Willow	The Maple	The Winchcombe	The Birch	The Yew	The Mulberry
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■			
Choice of Premium fitted kitchen (doors and worktops)								■	■	■
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	■	■	■							
Indesit 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 Concept Air sanitaryware suite with Aqua blade WC technology	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to en suite	■	■	■	■	■	■	■	■	■	■
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)	■	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)				■	■	■	■	■	■	■

	3 bedroom			4 bedroom				5 bedroom		
Bedrooms	The Cypress	The Spruce	The Winchcombe II	The Aspen	The Willow	The Maple	The Winchcombe	The Birch	The Yew	The Mulberry
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 doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold 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

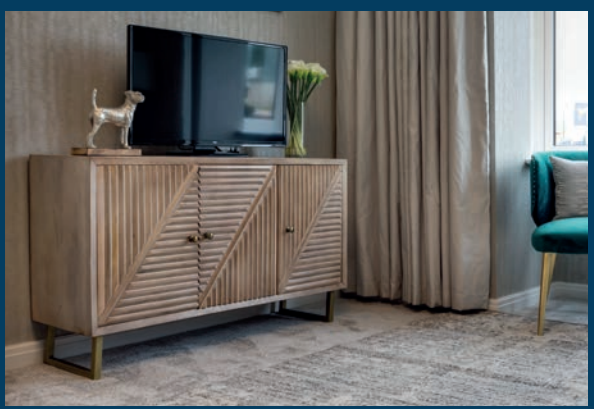
So much choice...

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 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.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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