



FERNLEIGH
PARK



bovishomes.co.uk



Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.



Welcome to Fernleigh Park

Fernleigh Park is a visionary new garden village community set in 52 acres at the former RAF Long Marston airfield in the heart of the Warwickshire countryside less than 6 miles south-west of Stratford-upon-Avon.

Our stunning development of brand new two to five bedroom homes will also offer beautiful green open spaces and outdoor amenities including nature trails, allotments, a community orchard, woods and play parks.





A taste of local life

Fernleigh Park is ideally located for work, rest and play. From its picturesque surroundings, local village amenities or proximity to Stratford-upon-Avon - you couldn't choose a more perfect location.

Getting around

Fernleigh Park is located on the desirable south side of Stratford-upon-Avon. 6 miles will take you directly to the centre of the historic town. Fernleigh Park's ideal location means that Evesham is less than 14 miles away and the picturesque Cotswolds is within easy access. Stratford-upon-Avon station runs regular trains directly into London Marylebone taking around 2 hours. Alternatively, a short drive to Moreton-in-Marsh will mean you can take a train that will get you into the City in less than an hour and a half. Heading north, the train from Stratford-upon-Avon takes about 45 mins to Birmingham Moor Street.

Education

Long Marston has its own primary school for children from reception to year six. For senior pupils there are many highly commended state and independent schools for children of all ages in and around Stratford-upon-Avon and the surrounding area.

Taking time out

With Meon Vale and Long Marston each having a convenience store for essentials, about five miles away in Stratford-upon-Avon you'll find a large Waitrose, Tesco Superstore and Morrison's for weekly grocery shopping.

Stratford-upon-Avon town centre offers a great mix of shops for everyone, from unique independents and designer boutiques to national retailers at the Maybird Shopping Park. There are also farmers markets which are held twice a month, presenting a wide selection of local Warwickshire produce. Stratford also boasts many pubs and bars plus Michelin star restaurants and, of course, theatres.

At weekends, you'll discover many things to do nearby to keep the whole family entertained. Explore the countryside or visit one of the many historic landmarks, stately homes and National Trust properties on your door step.

Meon Vale Leisure Centre is less than 1.5 miles from Fernleigh Park. This includes a well-equipped gym, and racquet sports facilities. While there is also a Bannatyne Health Club and Spa situated in Stratford-upon-Avon.





Masterplan

- 1 Bovis Homes development
- 2 Development by others
- 3 Future development
- 4 Proposed sports pavilion
- 5 Community hub
- 6 Sports pitches
- 7 Allotments



Development layout

Fernleigh Park boasts a stunning range of two to five bedroom homes each with unique views and aspects. Discover your dream home today.



The Hawthorn
2 bedroom home



The Rowan
3 bedroom home



The Spruce
3 bedroom home



The Cypress
3 bedroom home



The Yew SE (special edition)
4 bedroom home



The Beech
3 bedroom home



The Chestnut
4 bedroom home



The Aspen
4 bedroom home



The Ash
4 bedroom home



The Fern
4 bedroom home



The Birch
5 bedroom home



The Lime SE (special edition)
5 bedroom home



Pre-sold homes

2 bedroom homes

3 bedroom homes



bcp bin collection point

bs bin store

cs cycle store

v visitor parking

• bollard



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Bovis
Homes
Sales centre & show homes

STRICKLAND DRIVE

The
Christie
A new way
to live

The Lime SE Special Edition

5 bedroom home

Floor area
188 sq. m 2026 sq. ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	7.69 x 4.24	25' 3" x 13' 11"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.78	12' 8" x 9' 1"
Study	3.59 x 2.55	11' 9" x 8' 4"

First floor	metres	feet / inches
Bedroom 1	3.75 x 3.61	12' 4" x 11' 10"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.61 x 3.27	11' 10" x 10' 9"
Bedroom 4	3.55 x 2.25	11' 8" x 7' 4"
Bedroom 5	2.94 x 2.08	9' 8" x 6' 10"

The Lime | X520v3 CMARS |

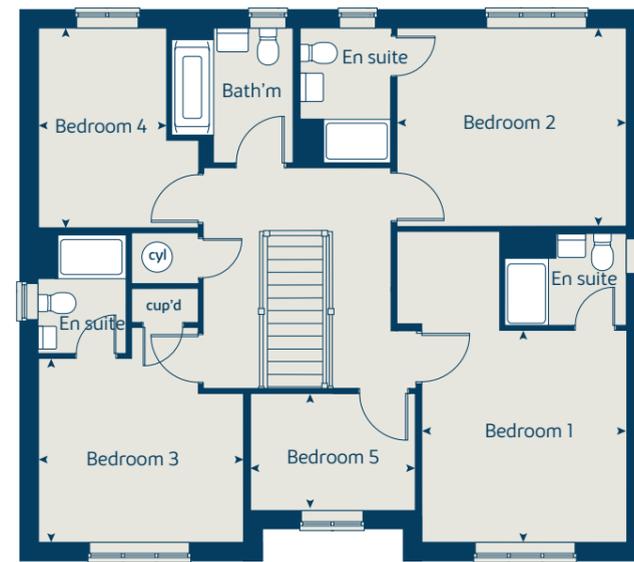
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



Please note that The Lime SE is a variant to the standard Lime home.

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The Birch

5 bedroom home

Floor area
166 sq. m 1786 sq. ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	9.13 x 3.52	29' 11" x 11' 7"
Sitting room	4.30 x 3.62	14' 1" x 11' 10"
Study / dining room	3.39 x 3.00	11' 1" x 9' 10"

First floor	metres	feet / inches
Bedroom 1	4.66 x 3.51	15' 3" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

The Birch | X518 01 CMARS |
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	cyl	hot water cylinder
h	hob	ffzr	fridge freezer
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



Please note that the stone finish applies to plots 53 and 56 only, others vary. Please see sales consultant for further details.
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The Fern

4 bedroom home
(plus study)

Floor area
147 sq. m 1586 sq. ft

Ground floor	metres	feet / inches
Kitchen / family area	8.00 x 3.60	26' 4" x 11' 10"
Sitting room	5.80 x 3.80	19' 1" x 12' 6"
Play room / snug	2.53 x 2.11	8' 4" x 6' 11"

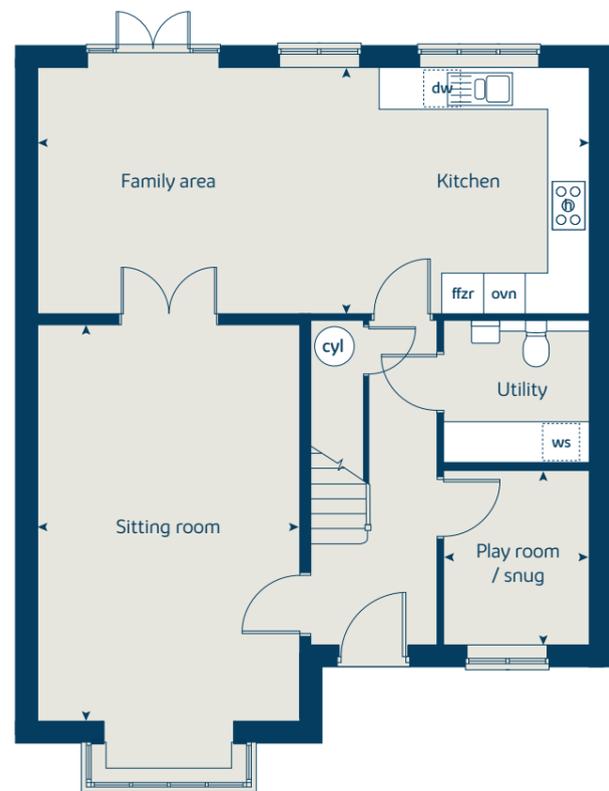
First floor	metres	feet / inches
Bedroom 1	3.80 x 3.61	12' 6" x 11' 10"
Bedroom 2	4.11 x 3.07	13' 6" x 10' 1"
Bedroom 3	3.62 x 2.65	11' 11" x 8' 8"
Bedroom 4	3.05 x 2.97	10' 0" x 9' 9"
Study / bedroom 5	3.05 x 2.17	10' 0" x 7' 1"

The Fern | WM4508 CMARS |

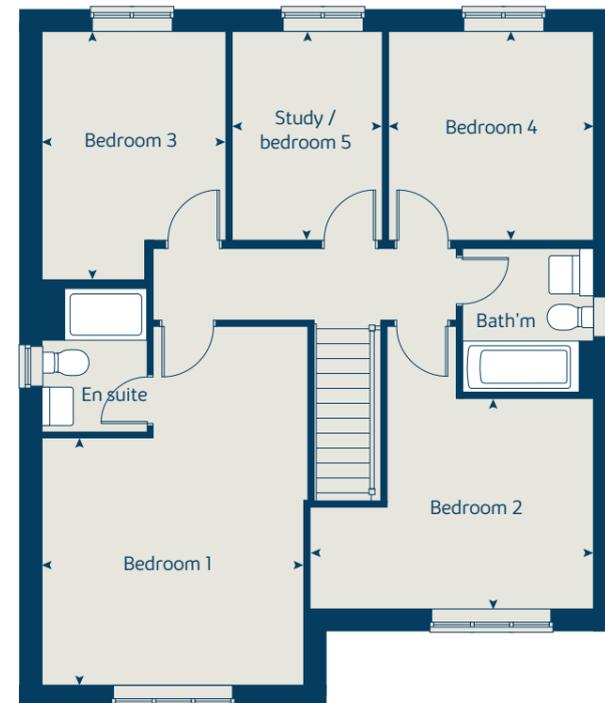
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ovn	double oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



* Utility window applies to plots 42, 57, 59, 96, 97 and 108 only. Please see sales consultant for further details.

Please note that the weatherboard finish applies to plots 42 and 57 only. Please see sales consultant for further details.

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The Yew SE Special Edition

4 bedroom home

Floor area
177 sq. m 1905 sq. ft

Ground floor	metres	feet / inches
Kitchen / dining area	8.44 x 3.42	27' 9" x 11' 3"
Sitting room	4.69 x 3.18	15' 5" x 10' 5"
Study	3.18 x 1.76	10' 5" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	4.18 x 3.73	13' 9" x 12' 3"
Bedroom 3	4.20 x 3.23	13' 9" x 10' 7"

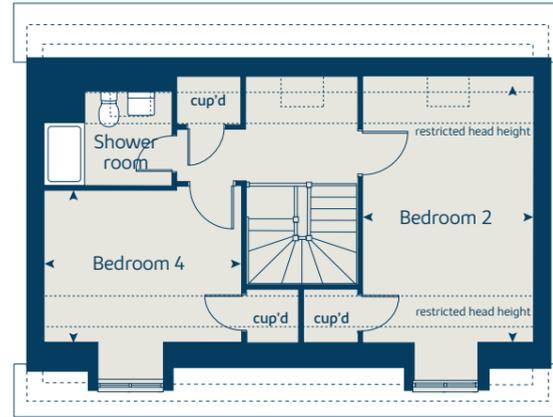
Second floor	metres	feet / inches
Bedroom 2	5.04 x 3.23	16' 7" x 10' 7"
Bedroom 4	3.73 x 2.86	12' 3" x 9' 5"

The Yew | X519 CMARS |

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

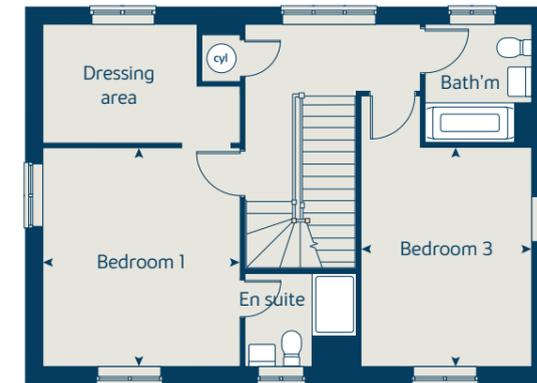
Second floor



Ground floor



First floor



Please note that the Yew SE is a 4 bedroom variant of the standard Yew home.

* Door applies to plots 58, 113, 116 and 132. Please see sales consultant for further details.

Please note that an additional sitting room window applies to plots 58 and 71 only. Please see sales consultant for further details.

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The Ash

4 bedroom home

Floor area
167 sq. m 1800 sq. ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	5.53 x 4.40	18' 2" x 14' 5"
Sitting room	4.25 x 3.68	14' 0" x 12' 1"
Dining room	4.00 x 3.14	13' 2" x 10' 4"
Study	3.68 x 2.20	12' 1" x 7' 3"

First floor	metres	feet / inches
Bedroom 1	3.94 x 3.92	12' 11" x 12' 10"
Bedroom 2	4.61 x 3.14	15' 2" x 10' 4"
Bedroom 3	3.67 x 3.35	12' 1" x 11' 0"
Bedroom 4	3.67 x 3.10	12' 1" x 10' 2"

The Ash | WM406 CMARS |

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



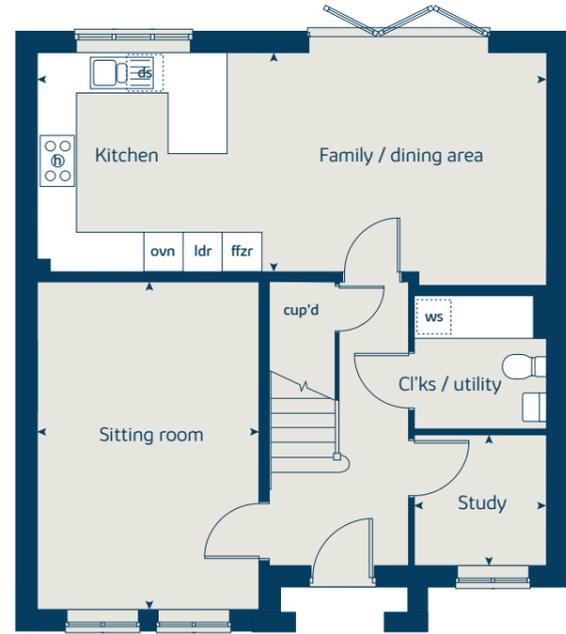
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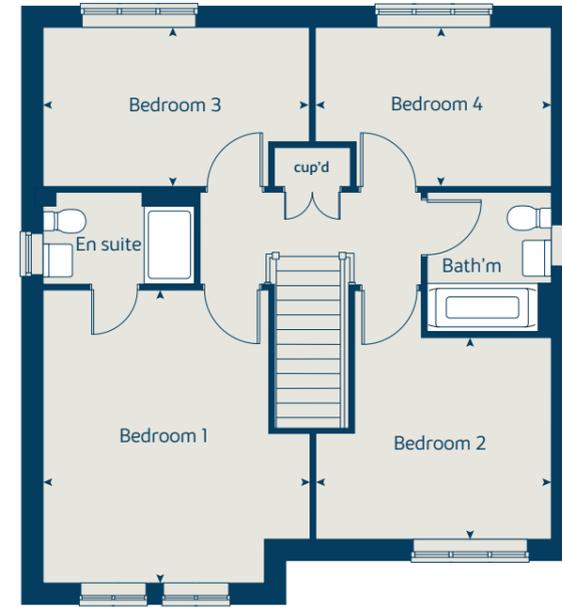
The Aspen

4 bedroom home

Ground floor



First floor



Floor area
127 sq. m 1369 sq. ft

Ground floor	metres	feet / inches
Kitchen / family / 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	metres	feet / inches
Bedroom 1	4.52 x 3.82	14' 10" 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 | X414 CMARS |
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ovn	oven	cup'd	cupboard
h	hob	ffzr	fridge freezer
ws	washing machine space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points

* Cloakroom / utility window applies to plots 18 and 61 only. Please see sales consultant for further details.
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The Chestnut

4 bedroom home

Floor area
126 sq. m 1360 sq. ft

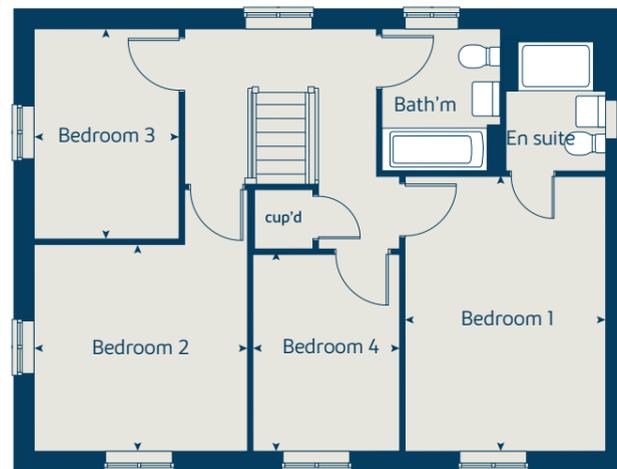
Ground floor	metres	feet / inches
Kitchen	3.91 x 3.04	12' 10" x 10' 0"
Dining / family area	4.60 x 2.97	15' 1" x 9' 9"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.83	11' 2" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.48 x 3.25	14' 8" x 10' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

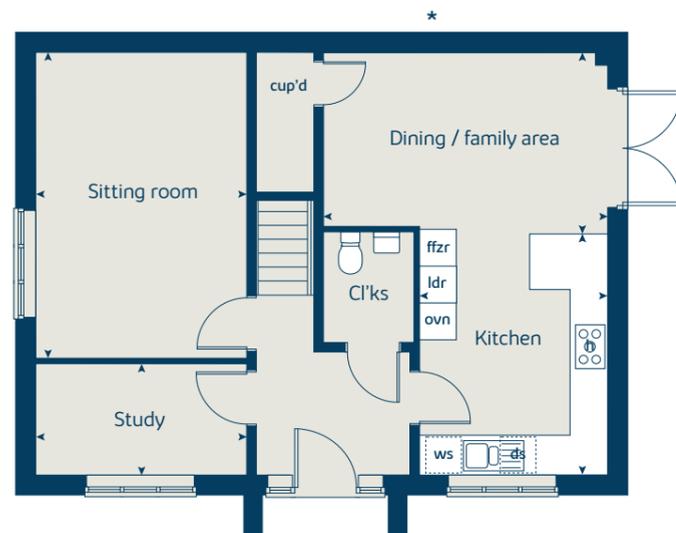
The Chestnut | X413 CMARS |
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ovn	oven	cup'd	cupboard
h	hob	ffzr	fridge freezer
ws	washing machine space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points

First floor



Ground floor



* Please note that plots 8 and 154 include an additional rear door onto driveway. Please see sales consultant for further details.

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The Beech

3 bedroom home

Floor area

106 sq. m 1146 sq. ft

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 7" x 9' 7"
Sitting room	4.00 x 3.72	13' 2" x 12' 3"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.50	11' 2" x 8' 2"

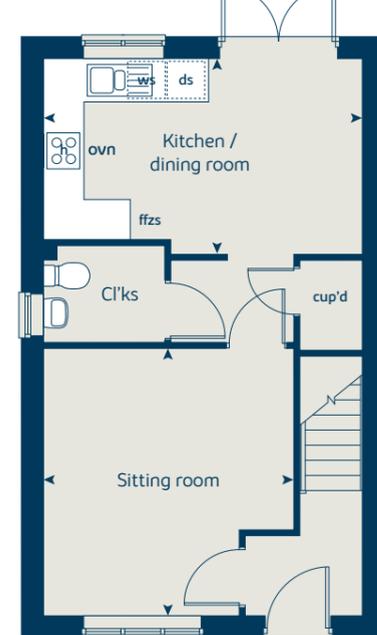
Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.45	11' 11" x 11' 4"
Bedroom 1*	4.68 x 3.62	15' 4" x 11' 11"

The Beech | X309 01 CMARS |

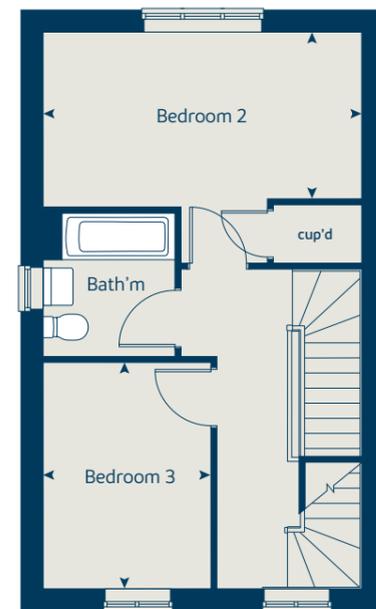
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

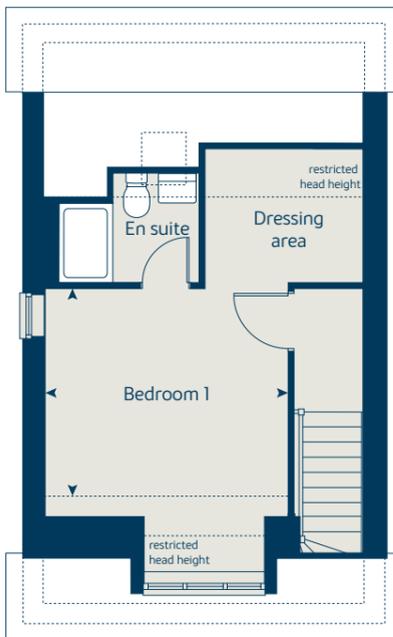
Ground floor



First floor



Second floor



① Alternative second floor layout applies to plots 148 - 153 only. Please see sales consultant for further details.

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The Cypress

3 bedroom home

Floor area
103 sq. m 1108 sq. ft

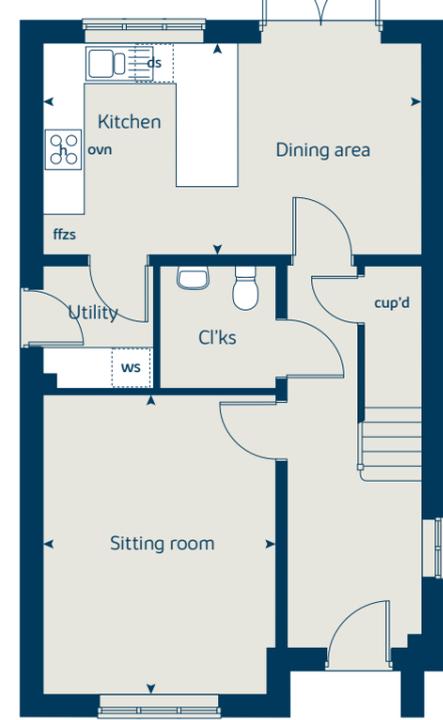
Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 2" x 10' 3"
Sitting room	4.41 x 3.40	14' 6" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	4.10 x 3.28	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

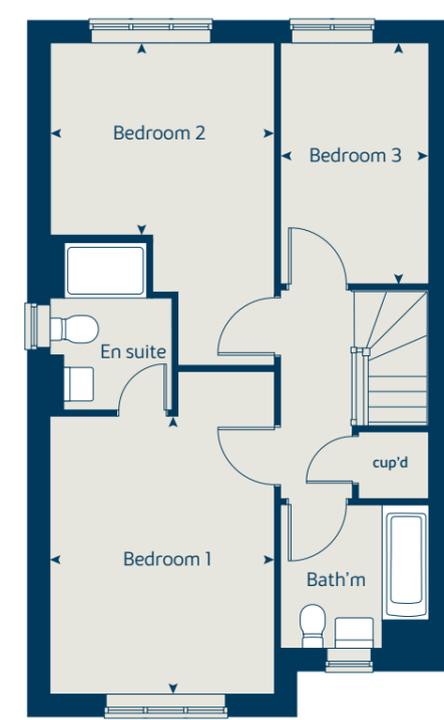
The Cypress | X308 (F) 01 CMARS |
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



* Window applies to plots 26, 44, 46 and 93 only. Please see sales consultant for further details.
Please note that selected plots include an additional right side elevation window. Please see sales consultant for further details.
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The Spruce

3 bedroom home

Floor area
103 sq. m 1108 sq. ft

Ground floor	metres	feet / inches
Kitchen	3.16 x 3.13	10' 5" x 10' 3"
Dining area	3.15 x 2.37	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

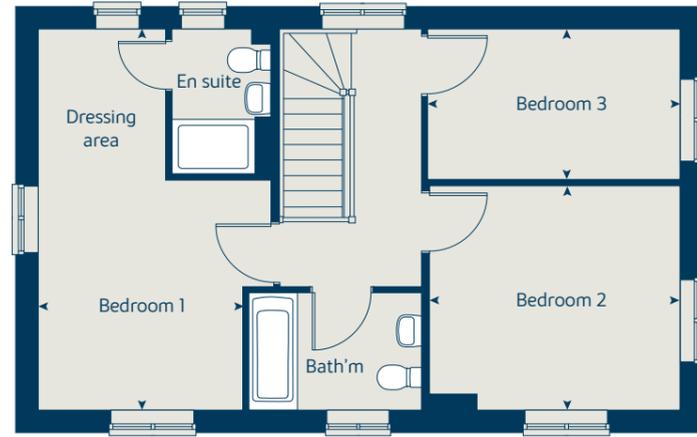
First floor	metres	feet / inches
Bedroom 1	5.53 x 2.94	18' 2" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.55 x 2.17	11' 8" x 7' 2"

The Spruce | X307 (IF) 01 CMARS |

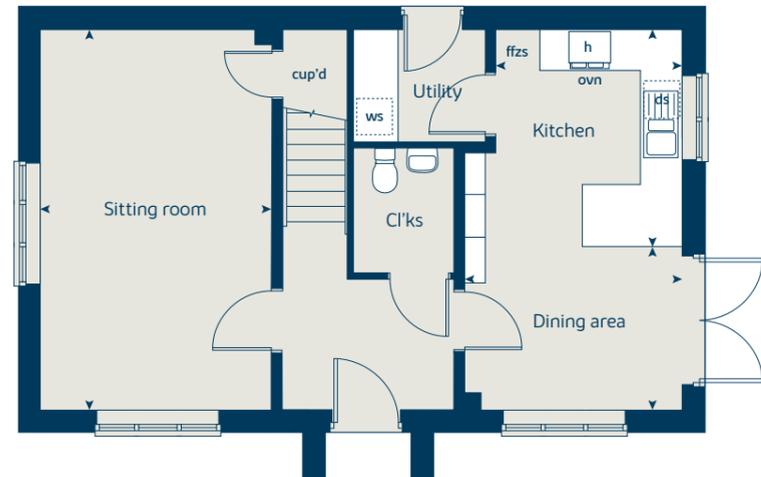
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

First floor



Ground floor



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The Rowan

3 bedroom home

Floor area
87 sq. m 932 sq. ft

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"

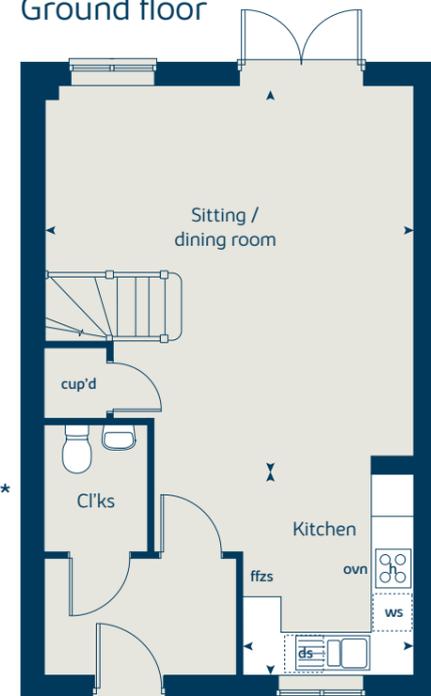
First floor	metres	feet / inches
Bedroom 1	3.69 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.98 x 2.43	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

The Rowan | X306 01 CMARS |

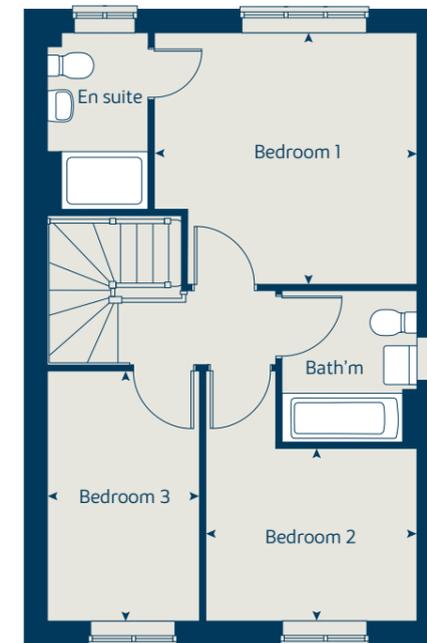
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



* Please note that plots 103 and 104 include an additional side elevation cloakroom window. Please see sales consultant for further details.

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The Hawthorn

2 bedroom home

Floor area
63 sq. m 679 sq. ft

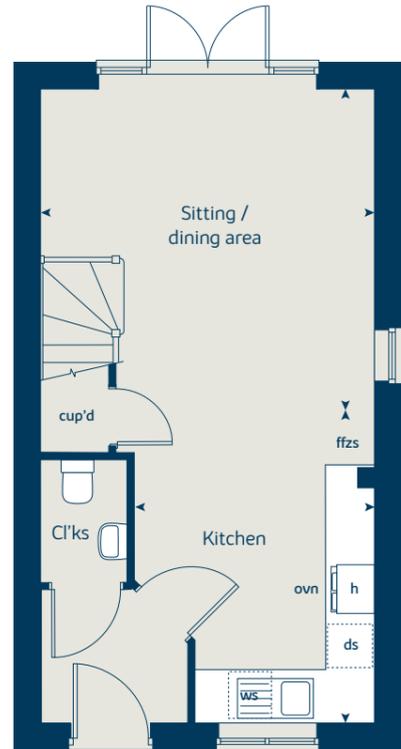
Ground floor	metres	feet / inches
Kitchen	3.78 x 2.87	12' 5" x 9' 5"
Sitting / dining area	4.07 x 4.00	13' 4" x 13' 1"

First floor	metres	feet / inches
Bedroom 1	4.11 x 2.72	13' 5" x 8' 11"
Bedroom 2	4.11 x 2.85	13' 5" x 9' 4"

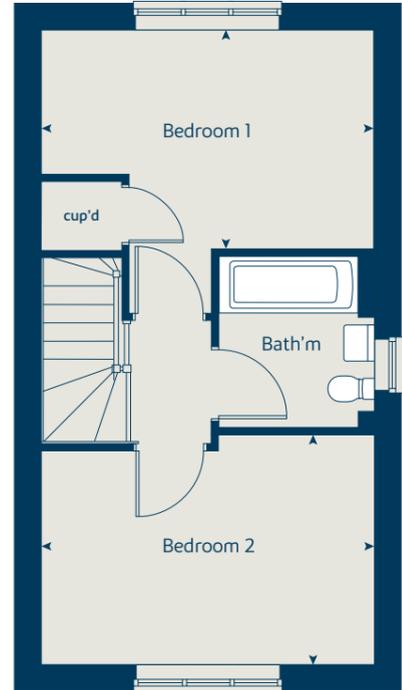
The Hawthorn | X203 01 CMARS |
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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

Ground floor



First floor



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.





Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Fernleigh Park, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

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

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades.

The availability of items is subject to the stage of build and house type, but our sales consultants will be happy to provide guidance so you can tailor your new home however you choose.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Premium appliance packages
- Flooring
- Built-in Symphony wardrobes
- Premium tiling in main bathroom and en suite

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. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

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 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 to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

Fernleigh Park

Campden Road, Long Marston,
Warwickshire CV37 8LL



From Stratford-upon-Avon

- Take the A3400 heading south
- At the Waitrose roundabout, turn right onto Clifford Lane heading towards Broadway and Long Marston Airfield
- After 4 miles turn right into Fernleigh Park

From Mickleton

- Take the B4632 heading north
- After half a mile turn right to stay on the B4632 (Campden Road)
- After 2.5 miles turn left into Fernleigh Park





When you have finished with this brochure please recycle it.

Every care has been taken in the preparation of this brochure. Bovis Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

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Produced by the Vistry Group Design Studio.
CMARS DS09745 / 03.24

