

Woodston Mews

Peterborough





Woodston Mews

Peterborough

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Woodston Mews

This quality new development is close to the scenic River Nene in the impressive cathedral city of Peterborough – and just an hour by train from London.

There's a whole range of leisure, retail and sports facilities on the doorstep and the city centre with its shopping centres, theatres, entertainment venues and restaurants is only 1.6 miles, or a leisurely 30-minute walk.

Pretty Woodston Ponds nature reserve is a short stroll away and Nene Valley Railway, the city's museum and cathedral are only just over 1 mile away. The city also boasts a 50-mile cycle and bridleway trail, ice hockey and speedway teams, as well as rowing, canoe and yacht clubs. Peterborough United FC's ground is less than 1 mile and peaceful Nene Park with its lakes and meadows is a 10-minute drive.

Woodston Park is about 1 mile from the A1260 Nene Parkway, that links to the A47 and south to the A1 and A1 (M). Peterborough railway station is a 10-minute drive, from where trains run to King's Cross. Both Stansted and Luton Airports are approximately 66 miles.

Our range of 2, 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a thriving city location in Cambridgeshire that's within reach of London, your search ends here!



The perfect position

Education for everyone

There are a number of nursery and primary schools close to Woodston Mews, the nearest ones include Nene Valley Primary, Brewster Avenue Infant and Nursery School and Saint Augustine's Church of England School, all about half a mile away.

For senior students the city has a selection of secondary schools, with The King's School, Stanground Academy, Thomas Deacon Academy and St John Fisher Catholic High School all within 2.5 miles.

The Peterborough School is an independent co-educational, day school catering for nursery age to sixth form pupils.

For further and higher education and degree courses, there's City College, Peterborough College and University Centre Peterborough.

Nene Valley Primary School
0.4 miles | 7 mins walk




Woodston Ponds
0.8 mile | 15 mins walk




Rivergate Shopping Centre
1 mile | 19 mins walk




Key Theatre
1.8 miles | 8 mins drive




Peterborough Railway Station
2.2 miles | 10 mins drive



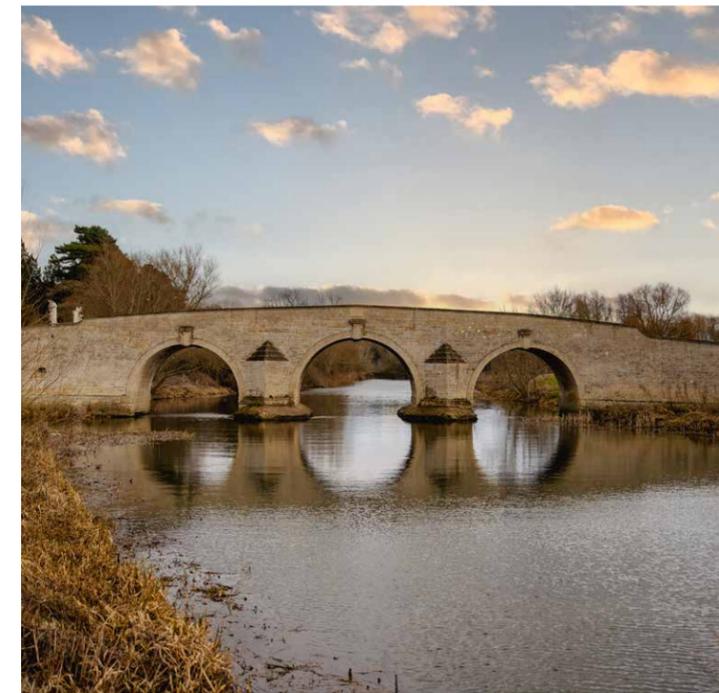
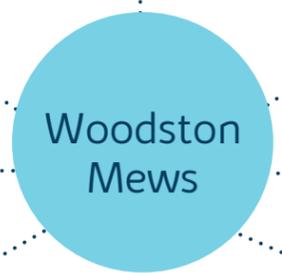

Peterborough Cathedral
1.3 miles | 23 mins walk




Vivacity Fitness and Swimming Centre
2 miles | 9 mins drive




Peterborough United Football Club
0.9 miles | 18 mins walk

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

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:

- Silestone quartz worktops
- A selection of kitchen upgrades 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

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

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!

Woodston Mews

Peterborough, Cambridge

PE2 9SQ

01733 910 161



Cover photograph of Peterborough Cathedral. 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, Countryside Partnerships South East Midlands region
1 Penman Way, Grove Park, Leicester LE19 1SY. Telephone: 0116 282 1100

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

MZ543 DS05465 / 05.23

**Bovis
Homes** 

Woodston Mews

Peterborough

2 bedroom home

 The Juneberry

4 bedroom home

 The Alder

3 bedroom home

 The Hazel



Please note: we are selling this phase at our Linden Homes sales centre hub in at Stamford Gardens. Please see our sales consultant for further details.

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

Produced by the Vistry Group Design Studio.

MZ543 DS05465 / 05.23

Woodston Mews

Peterborough

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.

2 bedroom
The Juneberry
3 bedroom
The Hazel
4 bedroom
The Alder

Kitchen

Choice of Standard fitted kitchen (doors and worktops)	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■		
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
4 burner hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	
5 burner hob (75 cm) with built-in double high level oven, with steel splashback and curved glass chimney hood			■



Bathrooms and en suite(s)

Matching white sanitaryware suite	■	■	■
Handheld hair wash attachment		■	■
Shower over the bath (full height tiling to length and side of bath)	■		
Low profile shower tray with glass enclosure to en suite		■	■
Choice of standard Porcelanosa wall tiling behind sinks (splashback above basins, 450mm around the bath and full height to shower cubicle*)		■	■



Doors and Windows

PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	
Double glazed bi-fold doors			■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■
Paving outside French / bi-fold door	■	■	■



General

White painted walls and smooth white ceilings	■	■	■
One combined usb/double socket in kitchen and bedroom 1	■	■	■
Multi-media point in living room	■	■	■
Master telephone socket	■	■	■
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)	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Power and lighting to 'on plot' garage			■
Enclosed fenced rear garden, and garden gate	■	■	■
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

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.



The Juneberry

2 bedroom home

Plots 11 & 12

bovishomes.co.uk

**Bovis
Homes** 

The Juneberry

2 bedroom home

Ground floor

Ground floor	metres	feet / inches
Kitchen / dining area	3.56 x 3.34	11' 7" x 10' 9"
Sitting room	5.11 x 3.58	16' 7" x 11' 9"
Bedroom 1	4.22 x 3.10	13' 8" x 10' 2"
Bedroom 2	4.04 x 2.55	13' 2" x 8' 4"

The Juneberry | X229 01 MZ543 |

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

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.

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

MZ543 DS05465 / 05.23





The Hazel

3 bedroom home

Plots 5-10

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 2.98	11' 7" x 9' 8"
Bedroom 2	2.78 x 2.95	9' 11" x 9' 7"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 01 MZ543 |

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 window applies to plot 10 only. Please see sales consultant for further details.

** Window applies to plot 5 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		

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.

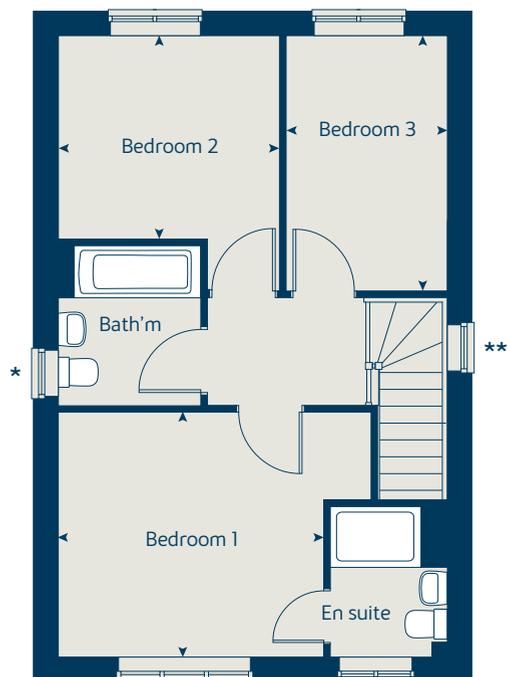
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

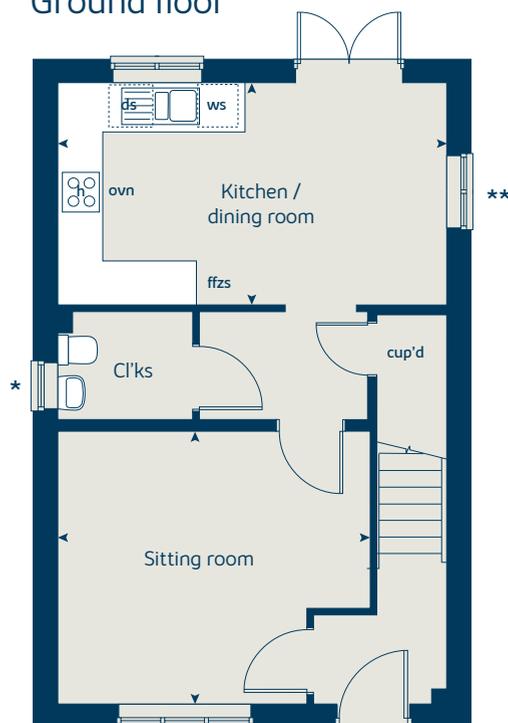
When you have finished with this leaflet please recycle it.

MZ543 DS05465 / 05.23

First floor



Ground floor





The Hazel

3 bedroom home

Plots 3 & 4

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 2.98	11' 7" x 9' 8"
Bedroom 2	2.78 x 2.95	9' 11" x 9' 7"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 01 MZ543 |

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 plot 4 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		

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.

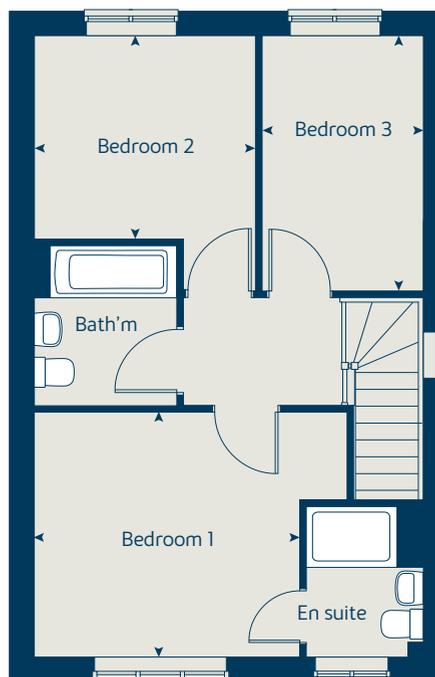
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

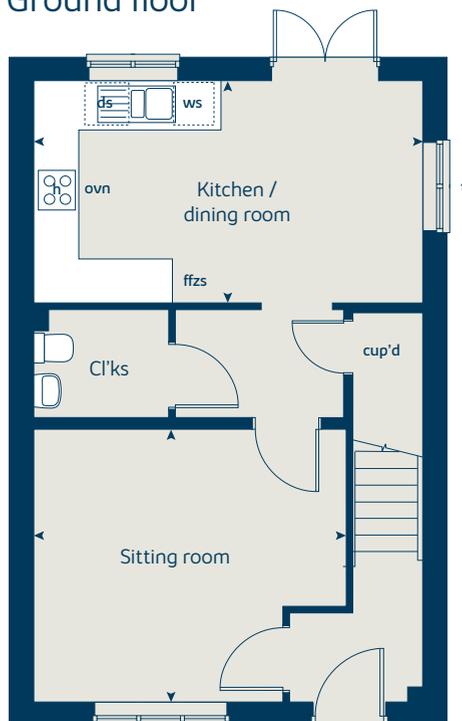
When you have finished with this leaflet please recycle it.

MZ543 DS05465 / 05.23

First floor



Ground floor





The Alder

4 bedroom home

Plots 1 & 2

bovishomes.co.uk

**Bovis
Homes** 

The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 6"
Dining / family area	5.35 x 3.24	17' 6" x 10' 6"
Sitting room	4.28 x 3.38	14' 0" x 11' 1"

First floor

Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.31 x 3.03	14' 1" x 9' 11"
Bedroom 3	3.75 x 3.03	12' 3" x 9' 11"
Bedroom 4	3.35 x 3.09	10' 11" x 10' 1"

The Alder | X415 01 MZ543 |

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.

* Plot 1 window does not open. 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

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.

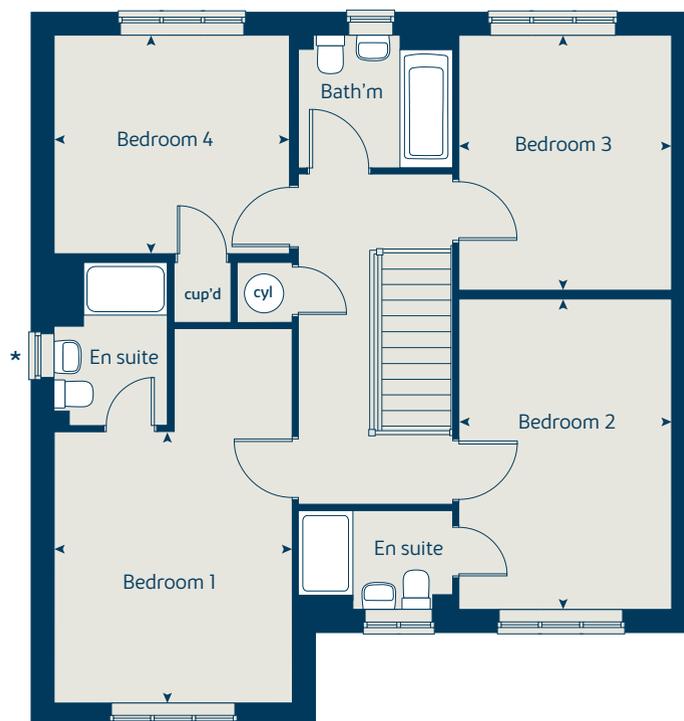
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

MZ543 DS05465 / 05.23

First floor



Ground floor

