



Lunar Park

Cambourne

A taste of local life

bovishomes.co.uk



Lunar Park

Cambourne



West Cambourne

Cambridgeshire



The West Cambourne masterplan provides a holistically designed sustainable 2,350 home extension to Cambourne, built between 2008 and 2018 and now an established community.

West Cambourne will benefit from two new primary schools, an extension to the secondary school, local shops, business parks, play spaces, sports pitches, and a community centre, allotments, an extensive network of new woodlands, lakes wetlands, grasslands and nature areas. Your search ends here!





Welcome to Lunar Park

This impressive new development, is part of the exciting West Cambourne community that will bring you an array of retail, leisure, school and sports facilities and is less than a 30-minute drive from Cambridge.

Choose from a selection of brand new homes with many benefits included as standard. If you're looking for a fresh start in a fantastic new home with great facilities on the doorstep, your search ends here!

Getting around

Lunar Park is only 1 mile from the A428 for Cambridge 13 miles away, from where you can pick up the M11 for London and Essex. Head west on the A428 for St Neots and the A1. St Neots Railway Station runs regular services to London taking about an hour and to Gatwick Airport, a 2-hour journey. The airports of Stanstead and Luton are both approximately 38 miles away, a drive of less than an hour.

A trip to the shops

There's a Co-op supermarket just 2 minutes' drive away in Lower Cambourne and in Cambourne village centre itself, you'll find a range of shops including a Morrisons supermarket, a chemist's, a pet shop, discount store and coffee shop. Hop on one of the regular buses to Cambridge and peruse its variety of independent boutiques, its 7-day-a-week market, and visit one, or all, of its three fabulous shopping centres, where you'll find many leading brands.

Taking time out

West Cambourne will have its own purpose-built facilities including a community centre, sports pitches, play areas

and allotments, plus retail and business opportunities. In the meantime, in Cambourne you've takeaways, the Monkfield Arms pub and a Thai restaurant in Caxton. Cambourne Community Centre hosts many classes and events and there's a Fitness and Sports Centre and a skate park. Its sports pavilion is home to cricket, rugby and football clubs and there's a bowling club, and tennis courts. Enjoy peace and tranquillity at Cambourne Nature Reserve with its lakes, wildfowl, woodland, community orchard and array of wildlife. The Eco Park is great for children and has a free Trim Trail. For theatre, museums, cinema, live music and of course punting on the River Cam, visit Cambridge.

Education

Lunar Park will have 2 new primary schools, and there's already Cambourne Pre-School for 2 to 5-year-olds. Local schools taking 5 to 10-year-olds in Great Cambourne, include Monkfield Park Primary School; Jeavons Wood Primary and the Vine Inter-Church Primary Schools. In Cambourne there's the Hardwick and Cambourne Community Primary. For pupils aged 11 to 16, Cambourne Village College, is an academy with an 'outstanding' Ofsted-rating. It also offers adult education and its facilities are used by many community groups. For 16 - 18s Comberton Sixth Form is only 10 miles away and in Cambridge there's further choice, including Hills Road Sixth Form College and Long Road Sixth Form.



Lunar Park

West Cambourne,
Cambridgeshire CB23 6LN

From A1 South

- On Great North Road take the slip road to A428 Cambridge
- Take the 3rd exit at the roundabout to A428
- In 8 miles take the 3rd exit at the roundabout to Caxton
- At the next roundabout take the first exit.
- Lunar Park can be found on the right hand side

From A1 North

- Take the slip road to A14 Cambridge
- At J23 take the A1198 and head right towards Royston
- Continue straight following Ermine Street for 5 miles, continuing straight towards Caxton
- At the next roundabout take the first exit
- Lunar Park can be found on the right hand side

From Cambridge / M11

- Take the A1303 west from Cambridge or J13 from M11
- Continue straight onto A428 to Bedford
- In 4 miles turn left at the roundabout to A1198 Royston
- At the next roundabout take the first exit
- Lunar Park can be found on the right hand side



Streetscenes shown have been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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MCAMJ GD59248 / 06.21

**Bovis
Homes** 



Lunar Park

West Cambourne

Development plan

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Bovis
Homes 

Lunar Park

West Cambourne

- | 2 bedroom home | 3 bedroom home | 4 bedroom home | 5 bedroom home |
|--------------------------|----------------|-----------------|--------------------------|
| Elowen Place | The Hazel | The Chestnut | The Birch |
| Swansley Court | The Cypress | The Aspen | Affordable housing |
| The Aveline / Aveline II | The Spruce II | The Willow | cb car barn |
| Cassia Place | The Poplar | The Willow II | cs cycle store |
| The Olivia | The Magnolia | The Chestnut II | bs bin store |
| | | | ss substation |
| | | | bcp bin collection point |



Lunar Park

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Cambridgeshire CB23 6LN

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

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MCAMW DS07582 / 09.23

**Bovis
Homes** 



Lunar Park

West Cambourne

Specification

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**Bovis
Homes** 

Lunar Park

West Cambourne

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 Swansley Court Elowen Place Cassia Place The Olivia The Aveline The Aveline II | 3 bedroom The Magnolia The Hazel The Spruce II The Cypress The Poplar | 4 bedroom The Willow The Chestnut The Chestnut II The Aspen | 5 bedroom The Birch |
|--|--|--|---|------------------------|
| Choice of fitted kitchen (doors and worktop/s) * | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with mixer tap | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single and a half bowl) with mixer tap | | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with mixer tap in utility | | | ■ | ■ |
| 4 burner hob with built-in single under oven, stainless steel splashback and chimney hood | ■ | ■ | ■ | ■ |
| 5 burner hob with built-in double high level oven, glass splashback and chimney hood | | | ■ | ■ |
| Bosch 5 burner hob with built-in double high level oven, glass splashback and stainless steel pyramid chimney hood | | | | ■ |
| LED under-unit lighting | | | | ■ |
| Space for fridge freezer | ■ | ■ | ■ | ■ |
| Integrated 50 / 50 fridge freezer | | | ■ | ■ |
| Space for integrated dishwasher with plumbing and electrics | ■ | ■ | ■ | ■ |
| Integrated dishwasher | | | | ■ |
| Space for washing machine with plumbing and electrics in kitchen or utility | ■ | ■ | ■ | ■ |

Bathrooms and en suite(s)

| | | | | |
|---|---|---|---|---|
| Ideal Standard contemporary white sanitary ware suite | ■ | ■ | ■ | ■ |
| Handheld hair wash attachment over bath | ■ | ■ | ■ | ■ |
| Thermostatic shower with low profile shower tray and glass enclosure | ■ | ■ | ■ | ■ |
| Thermostatic shower over bath with screen | | | | ■ |
| Choice of Porcelanosa wall tiling (splashback to basins, half-height over bath, and full-height to shower cubicle)* | ■ | ■ | ■ | ■ |
| Choice of Porcelanosa wall tiling (splashback to basins, full-height over bath)* | | | | ■ |
| Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath/s, and full-height to shower cubicle/s)* | | | | ■ |
| Chrome towel warmer in bathroom and en suite/s (where applicable) | | | ■ | ■ |

Bedrooms

| | | | | |
|-----------------------|---|---|---|---|
| En suite to bedroom 1 | ■ | ■ | ■ | ■ |
| En suite to bedroom 2 | | | | ■ |

Doors and Windows

| | 2 bedroom Swansley Court Elowen Place Cassia Place The Olivia The Aveline The Aveline II | 3 bedroom The Magnolia The Hazel The Spruce II The Cypress The Poplar | 4 bedroom The Willow The Chestnut The Chestnut II The Aspen | 5 bedroom The Birch |
|--|--|--|---|------------------------|
| Front door with multi-point security locking system and security chain | ■ | ■ | ■ | ■ |
| PVCu double glazing to windows | ■ | ■ | ■ | ■ |
| Double glazed PVCu French doors | ■ | ■ | | |
| Double glazed powder-coated aluminium bi-fold doors | | | ■ | ■ |
| White painted internal doors with chrome lever handles | ■ | ■ | ■ | ■ |
| Paving outside French / bi-fold door (where applicable) | | ■ | ■ | ■ |

General

| | | | | |
|--|---|---|---|---|
| White painted walls and smooth white ceilings | ■ | ■ | ■ | ■ |
| Multi-media point in sitting room | ■ | ■ | ■ | ■ |
| Combined usb / double sockets in kitchen and bedroom 1 | ■ | ■ | ■ | ■ |
| Master telephone socket (and to study where applicable) | ■ | ■ | ■ | ■ |
| 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 valve to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ | ■ | ■ |
| Audio door entry system with telephone handset | ■ | ■ | | |
| Porch light to front door | | ■ | ■ | ■ |
| Mains wired smoke detectors with battery back-up | ■ | ■ | ■ | ■ |
| Fitted external tap | | ■ | ■ | ■ |
| Power and lighting to 'on plot' garage (where applicable) | ■ | ■ | ■ | ■ |
| Landscaped front garden (where applicable) | | ■ | ■ | ■ |
| NHBC Buildmark cover | ■ | ■ | ■ | ■ |
| First two years' customer service support from Bovis Homes | ■ | ■ | ■ | ■ |

■ Fitted as standard - included in the property
* Subject to stage of construction and the range of choice available. Please see a sales consultant for details

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 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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MCAMJ DS08361 / 12.23

**Bovis
Homes** 



Elowen Place

Lunar Park

2 bedroom apartments

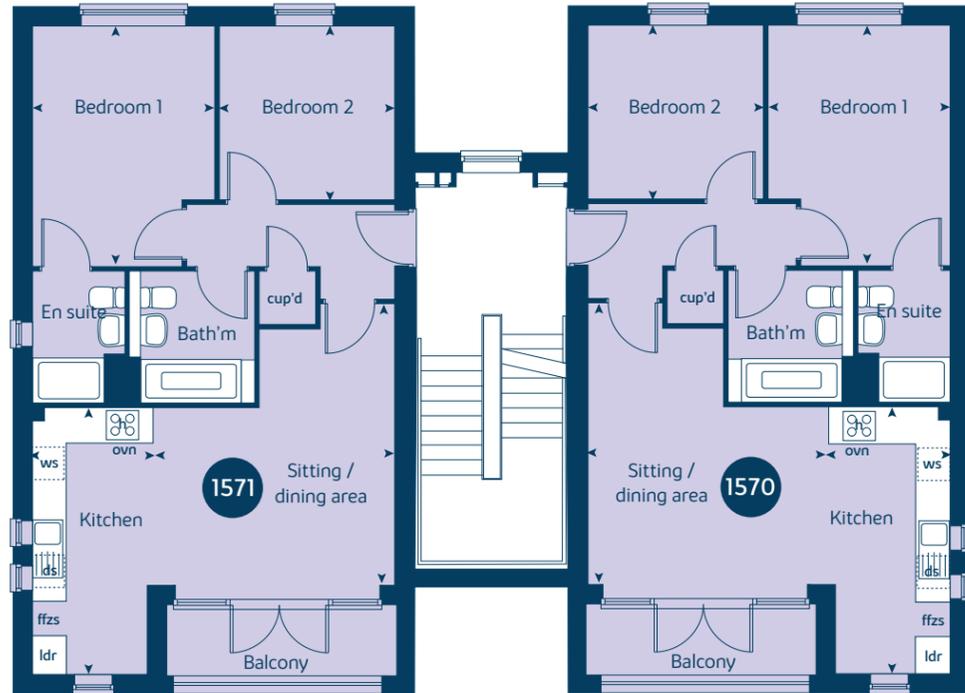
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**Bovis
Homes** 

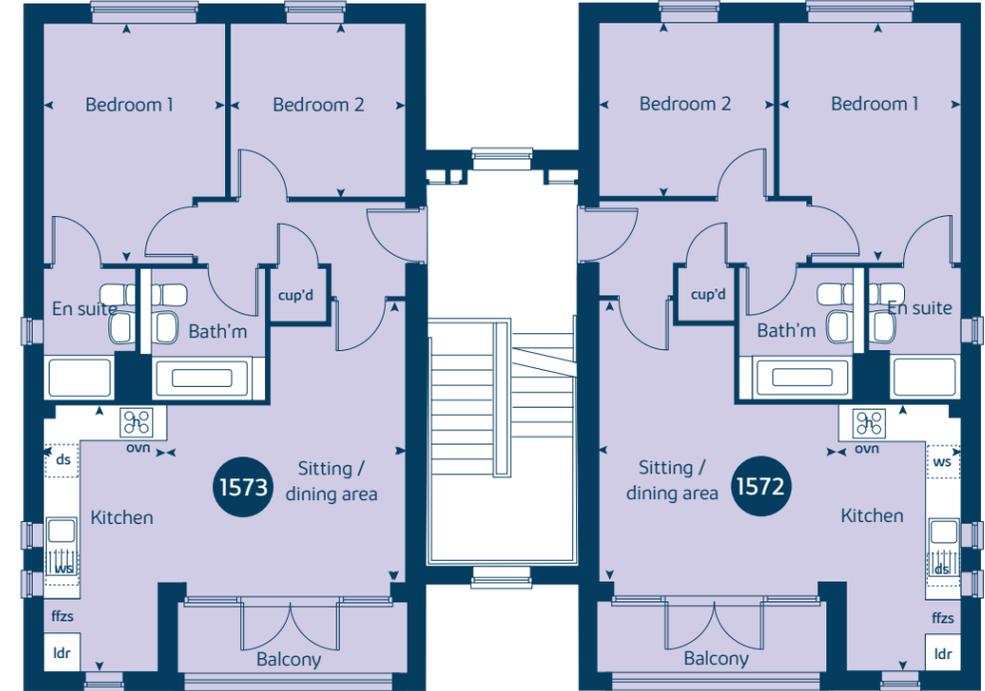
Elowen Place

2 bedroom apartments

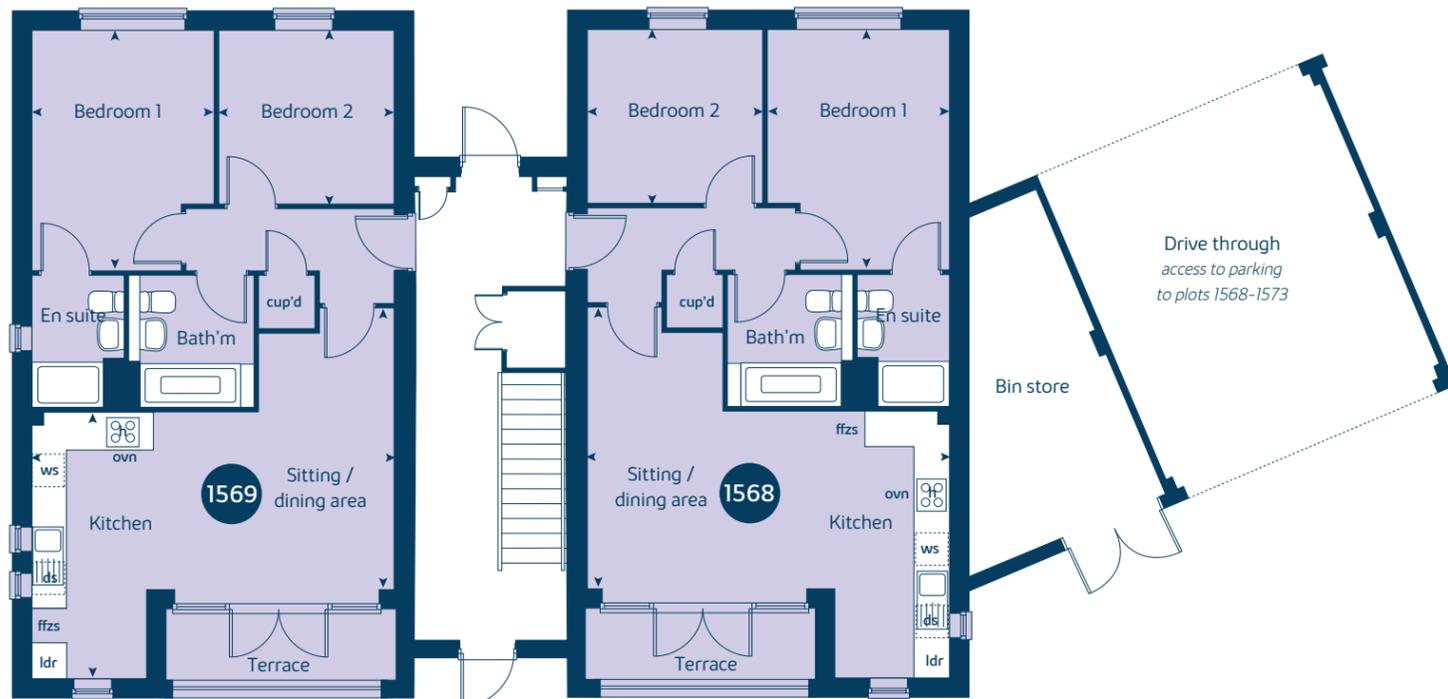
First floor



Second floor



Ground floor



| | metres | feet / inches |
|---------------------------------|-------------|-----------------|
| Kitchen / sitting / dining area | 6.09 x 4.78 | 20' 0" x 15' 8" |
| Bedroom 1 | 4.04 x 3.05 | 13' 3" x 10' 0" |
| Bedroom 2 | 2.94 x 2.91 | 9' 8" x 9' 7" |

Elowen Place | MCAMJ |

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

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 and en suite

- Ideal Standard contemporary white Concept Air sanitary ware
- Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*
- Chrome bezel LED bulkhead

Doors and Windows

- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- White painted internal doors with chrome lever handles

General

- White painted walls and smooth white ceilings
- Combined usb / double sockets in kitchen and bedroom 1
- Multi-media plate in sitting room
- TV point to bedroom 1
- Master telephone socket
- Gas central heating with wall mounted combi-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



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This leaflet has been produced for illustrative purposes only. The apartment building shown (including its position) is a computer generated artists impression. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes and other details shown in this illustration are merely to create an impression. Please refer to the sales consultant for details of individual apartments. Please see the development layout plan for details of the apartment location and proximity to other houses.

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MCAMJ DS06438 / 09.23

**Bovis
Homes** 



The Hazel

3 bedroom home

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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 3.27 | 11' 7" x 10' 9" |
| Bedroom 2 | 2.93 x 2.71 | 9' 8" x 8' 11" |
| Bedroom 3 | 3.41 x 2.14 | 11' 3" x 7' 0" |

The Hazel | X305 V1;V2;V3 MCAMJ |

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* Window applies to plots 1576, 1577, 1593, 1594, 1652 and 1653 only. Please see sales consultant for further details.

** Window applies to plots 1576, 1577, 1593, 1594, 1652, 1653, 1678 and 1679 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.

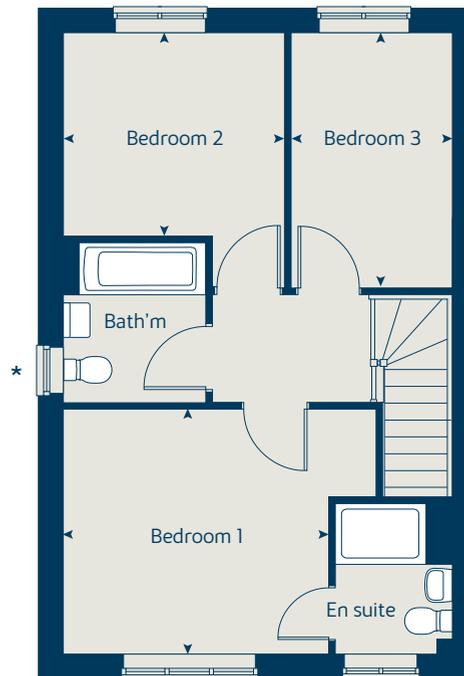
Please note that window provision, size and position may vary. Please ask the sales consultant for details of your chosen plot.

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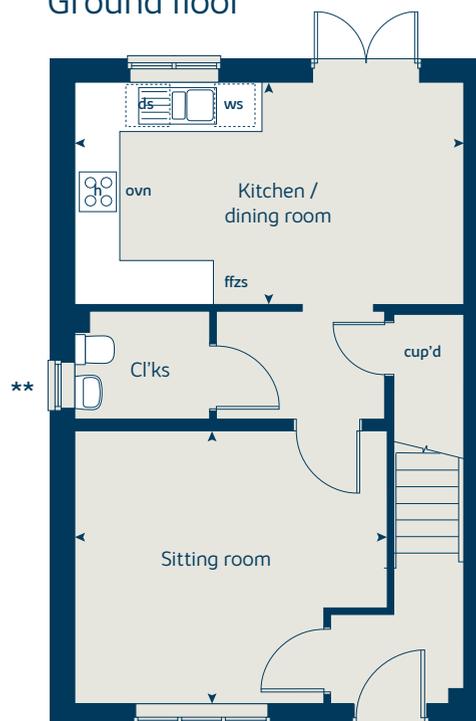
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MCAMJ DS03831 / 10.22

First floor



Ground floor





The Cypress

3 bedroom home

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**Bovis
Homes** 

The Cypress

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 5.52 x 3.12 | 18' 1" x 10' 2" |
| Sitting room | 4.33 x 3.40 | 14' 2" x 11' 1" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.09 x 3.28 | 13' 5" x 10' 9" |
| Bedroom 2 | 3.28 x 2.82 | 10' 9" x 9' 3" |
| Bedroom 3 | 3.54 x 2.16 | 11' 7" x 7' 1" |

The Cypress | X308 (IF) 01 MCAMJ |

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① Alternative layout to plot 1574 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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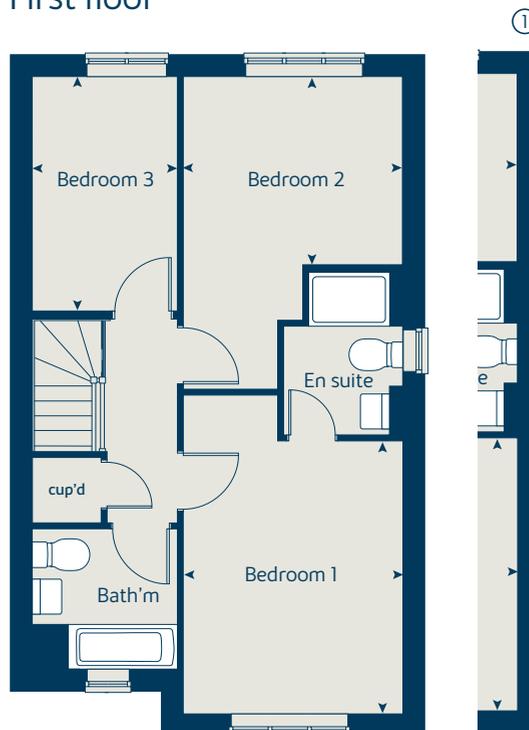
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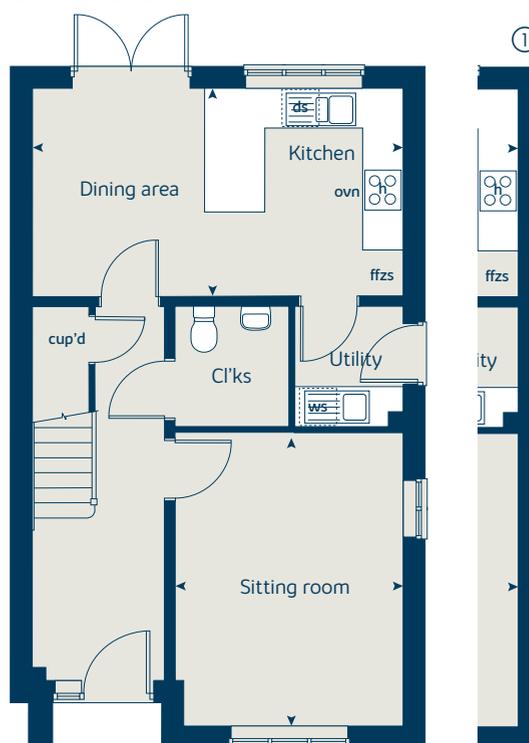
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MCAMJ GD61770 / 10.21

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 | 5.97 x 3.77 | 19' 7" x 12' 4" |
| Sitting room | 4.42 x 3.21 | 14' 6" x 10' 6" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 2 | 4.87 x 3.31 | 16' 0" x 10' 10" |
| Bedroom 3 | 4.04 x 3.31 | 13' 3" x 10' 10" |
| Bedroom 4 | 2.91 x 2.56 | 9' 7" x 8' 4" |

Second floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.34 x 3.76 | 14' 2" x 12' 4" |
|-----------|-------------|-----------------|

The Willow | X411 01 Phase 2 MCAMJ |

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| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | <> | measuring points |
| ws | washing machine space | | |

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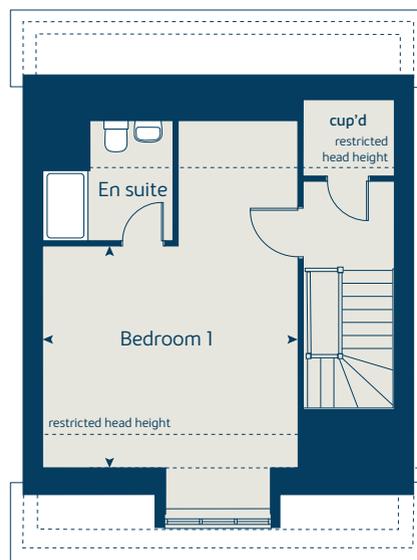
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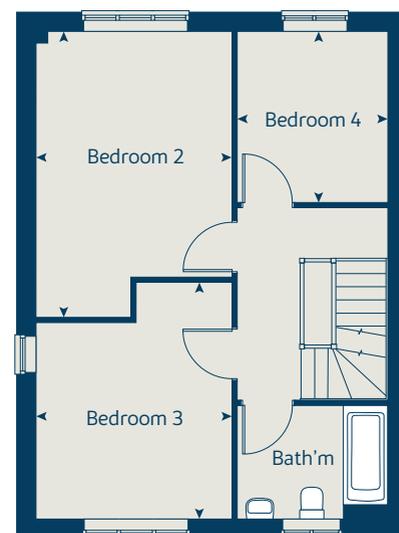
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MCAMJ DS06075 / 05.23

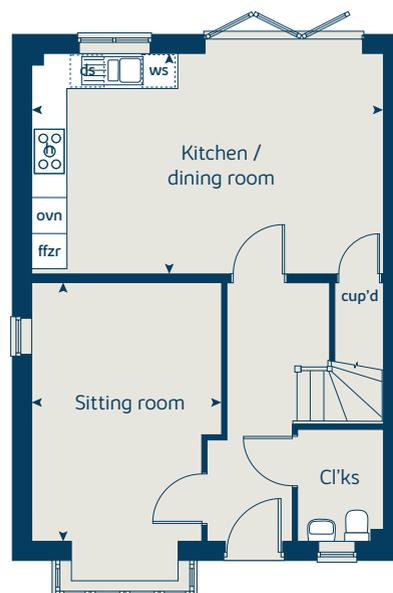
Second floor



First floor



Ground floor





The Chestnut

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chestnut

4 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|-----------------|
| Kitchen | 3.88 x 3.04 | 12' 9" x 10' 0" |
| Dining / family area | 4.59 x 3.03 | 15' 1" x 9' 11" |
| Sitting room | 4.95 x 3.40 | 16' 3" x 11' 2" |
| Study | 3.40 x 1.80 | 11' 2" x 5' 11" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.46 x 3.06 | 14' 8" x 10' 1" |
| Bedroom 2 | 3.42 x 3.35 | 11' 3" x 11' 0" |
| Bedroom 3 | 3.41 x 2.29 | 11' 2" x 7' 6" |
| Bedroom 4 | 3.19 x 2.51 | 10' 6" x 8' 3" |

The Chestnut | X413 V2 & V3 MCAMJ |

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① Alternative layout applies to plot 1704 only. Please see sales consultant for further details.

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

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

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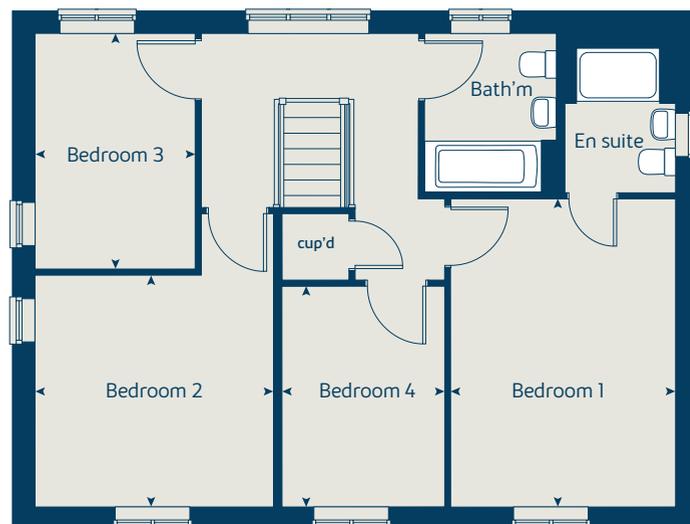
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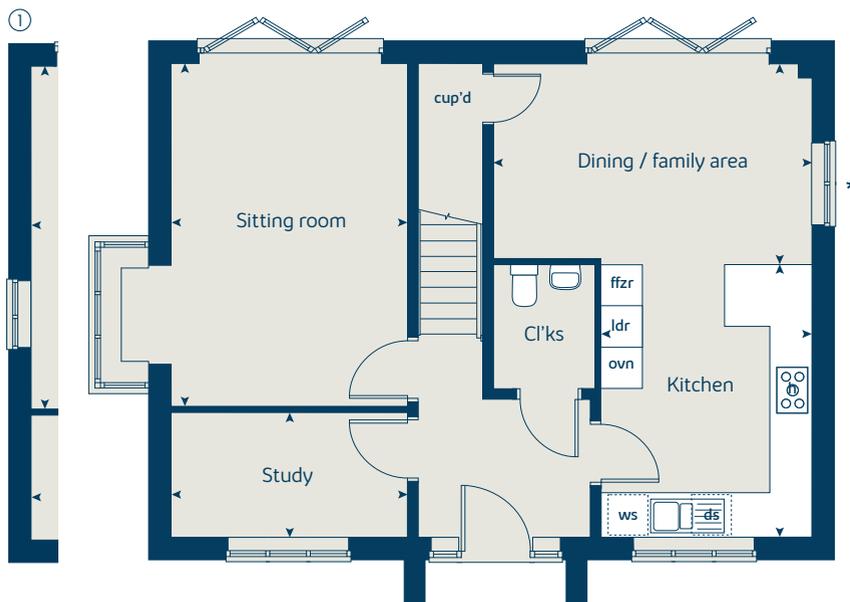
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MCAMJ DS06075 / 05.23

First floor



Ground floor





The Aspen

4 bedroom home

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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 | 4.50 x 3.80 | 14' 9" x 12' 6" |
| Bedroom 2 | 3.86 x 3.09 | 12' 8" x 10' 2" |
| Bedroom 3 | 4.06 x 2.41 | 13' 4" x 7' 11" |
| Bedroom 4 | 3.61 x 2.45 | 11' 10" x 8' 0" |

The Aspen | X414 (IF) 01 MCAMJ |

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

** Window applies to plot 1620 only. Please see sales consultant for further details.

| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| 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.

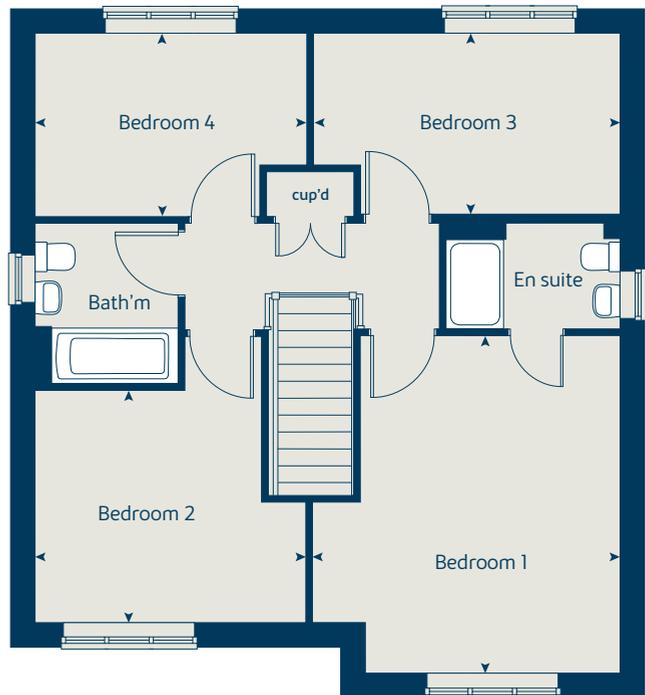
Please note that window provision, size and position may vary. Please ask the sales consultant for details of your chosen plot.

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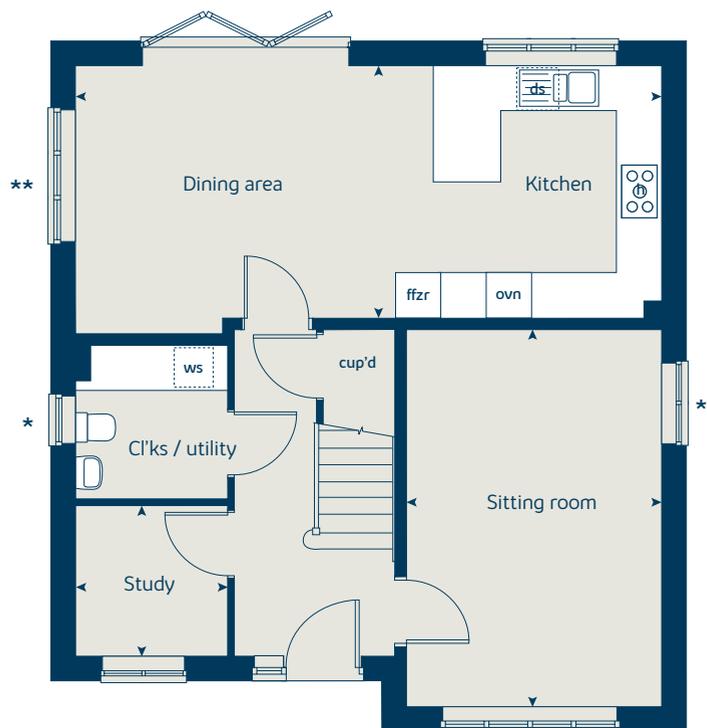
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First floor



Ground floor





The Willow II

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow II

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 5.97 x 3.77 | 19' 7" x 12' 4" |
| Sitting room | 4.42 x 3.21 | 14' 6" x 10' 6" |

| First floor | metres | feet / inches |
|-------------|-------------|------------------|
| Bedroom 2 | 4.87 x 3.31 | 16' 0" x 10' 10" |
| Bedroom 3 | 4.04 x 3.31 | 13' 3" x 10' 10" |
| Bedroom 4 | 2.91 x 2.56 | 9' 7" x 8' 4" |

| Second floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Bedroom 1 | 4.34 x 3.76 | 14' 2" x 12' 4" |

The Willow II | X411 01 Phase 2 MCAMJ |

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| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | <> | measuring points |
| ws | washing machine space | | |

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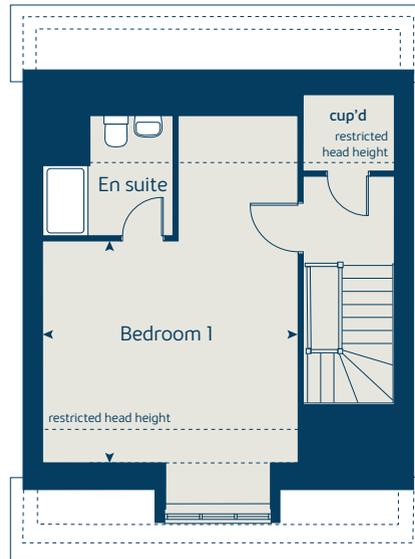
Please note that window provision, size and position may vary. Please ask the sales consultant for details of your chosen plot.

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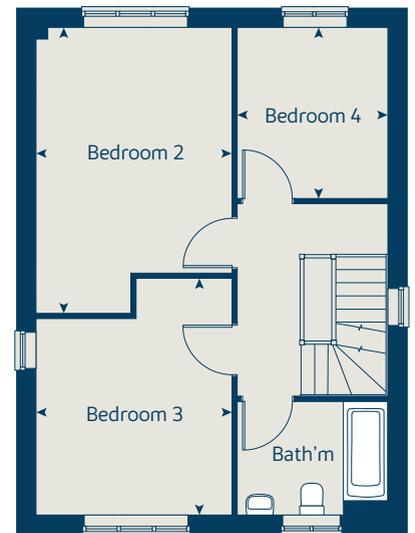
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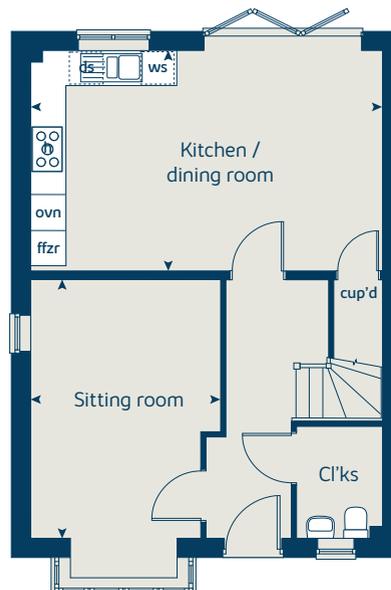
Second floor



First floor



Ground floor





The Chestnut II

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chestnut II

4 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|-----------------|
| Kitchen | 3.88 x 3.04 | 12' 9" x 10' 0" |
| Dining / family area | 4.59 x 3.03 | 15' 1" x 9' 11" |
| Sitting room | 4.95 x 3.40 | 16' 3" x 11' 2" |
| Study | 3.40 x 1.80 | 11' 2" x 5' 11" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.46 x 3.06 | 14' 8" x 10' 1" |
| Bedroom 2 | 3.42 x 3.35 | 11' 3" x 11' 0" |
| Bedroom 3 | 3.41 x 2.29 | 11' 2" x 7' 6" |
| Bedroom 4 | 3.19 x 2.51 | 10' 6" x 8' 3" |

The Chestnut | X413 V1 & V4 MCAMJ |

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① Alternative layout applies to plot 1693 only. Please see sales consultant for further details.

* Window omitted to plot 1677 only. Please see sales consultant for further details.

** Window omitted to plots 1604, 1646, 1656, 1664, 1677, 1701 and 1723. Please see sales consultant for further details.

| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzr | fridge freezer |
| 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.

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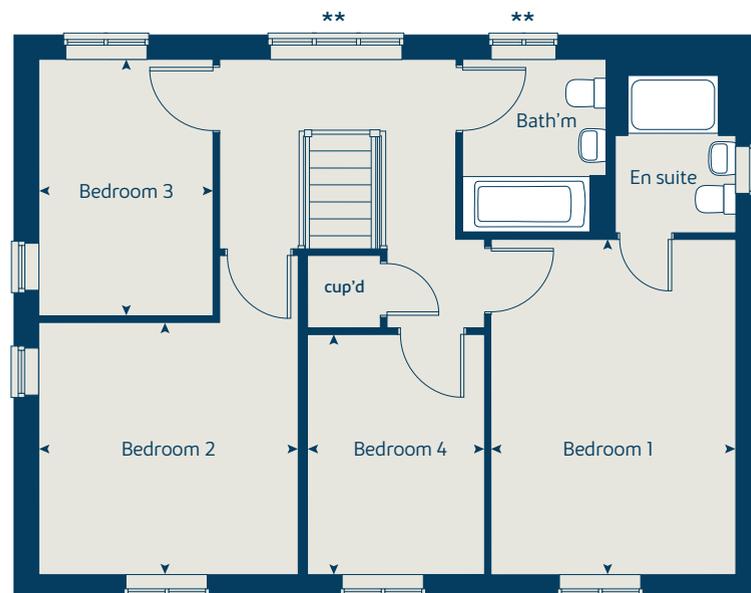
Please note that window provision, size and position may vary. Please ask the sales consultant for details of your chosen plot.

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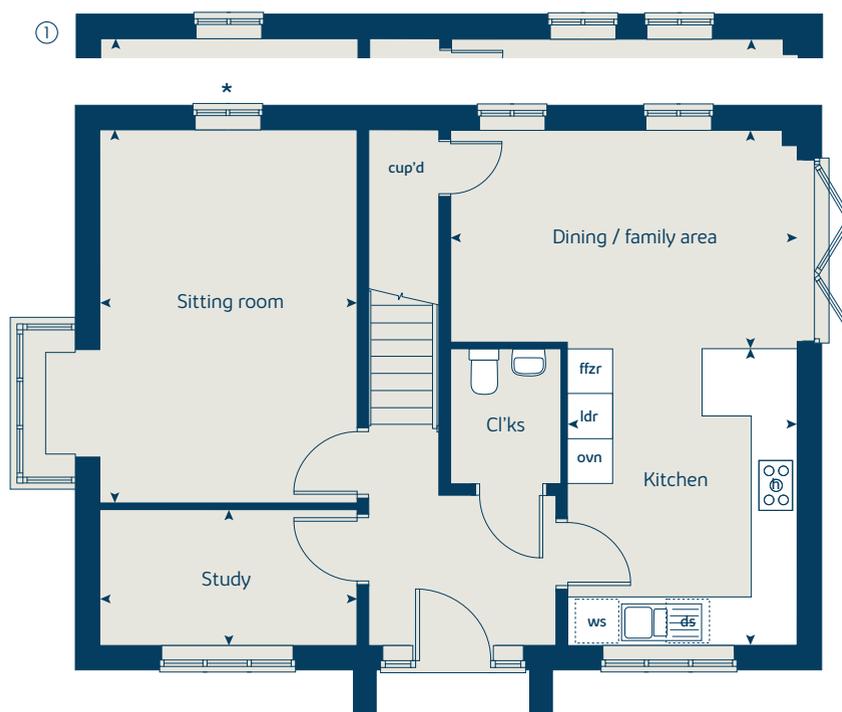
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MCAMJ DS06075 / 05.23

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk



The Birch

5 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|------------------|
| Kitchen | 4.54 x 3.10 | 14' 11" x 10' 2" |
| Family / dining area | 6.07 x 3.52 | 19' 11" x 11' 7" |
| Sitting room | 4.17 x 3.61 | 13' 8" x 11' 10" |
| Study / dining room | 3.41 x 3.00 | 11' 2" x 9' 10" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.62 x 3.51 | 11' 10" x 11' 6" |
| Bedroom 2 | 3.92 x 2.90 | 12' 9" x 9' 6" |
| Bedroom 3 | 3.06 x 2.74 | 10' 0" x 9' 0" |
| Bedroom 4 | 3.31 x 2.81 | 10' 10" x 9' 3" |
| Bedroom 5 | 2.81 x 2.67 | 9' 3" x 8' 9" |

The Birch | X518 (IF) 01 MCAMJ |

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| | | | |
|------|-----------------------|-------|--------------------|
| ovn | oven | ldr | larder |
| h | hob | cyl | hot water cylinder |
| dw | dishwasher | 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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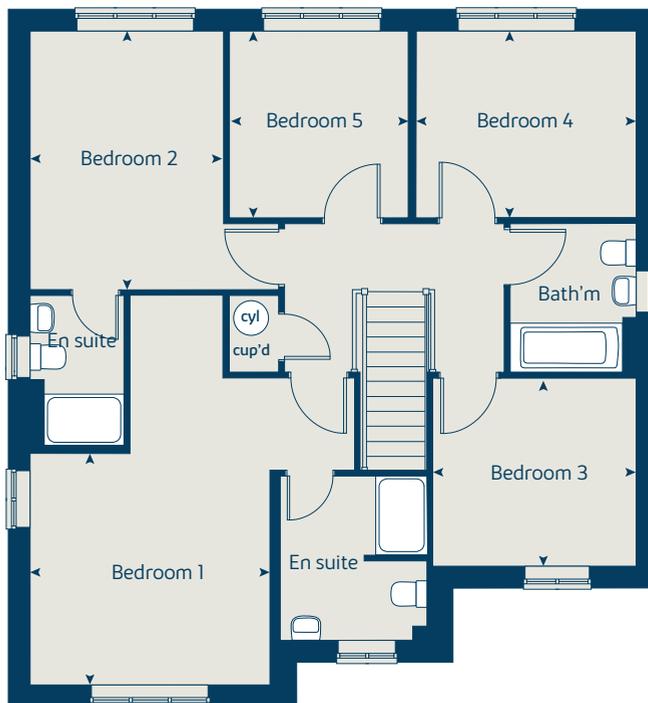
Please note that window provision, size and position may vary. Please ask the sales consultant for details of your chosen plot.

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MCAMJ DS09626 / 03.24

First floor



Ground floor

