



St James Gate
Bulkington



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 St James Gate

This prestigious new development of 2, 3, 4 and 5 bedroom homes is on the edge of the vibrant Warwickshire village of Bulkington and offers easy access to Coventry, Birmingham and Leicester.





A taste of local life

At St James Gate you'll enjoy the best of both worlds with village shops, pubs, cafes and amenities on your doorstep, while the thrills and spills of city life are just a short trip away in nearby Coventry, Birmingham or Leicester.

Location

From St James Gate it's only half a mile to walk or cycle into Bulkington. The village is linked to the ancient market towns of Bedworth, 2.5 miles away and Nuneaton, 5 miles away. Within 15 minutes you can be in Coventry city centre, which is only 7 miles from the development

St James Gate also enjoys excellent commuter links to Birmingham and Leicester, while it is also just as convenient for Warwick and Stratford-upon-Avon.

Entertainment and Leisure

Bulkington is a large, thriving village with a range of shops, convenience stores, pubs, cafes, takeaway outlets and local businesses, including a newsagents and pharmacy. In Bedworth you'll find more shops and facilities including a leisure centre with two swimming pools, a gym and outdoor artificial pitch. The town also has its own football and cricket clubs. There's a variety of comedy, music and drama events at Bedworth Civic Hall, while in Nuneaton there's the Odeon Luxe cinema and the popular Abbey Theatre.

Head a few miles south to Coventry and you've a wealth of things to do and places to see in this lively city with an amazing history. See its stunning Cathedral where modern and medieval architecture meet, or step back 700 years in the impressive St Mary's Guildhall. Drive back through history at Coventry Transport Museum and the British Motor Museum, or enjoy some

retail therapy at one of the city centre shopping malls or the out-of-town Arena and Warwickshire Shopping Parks. Unwind in one of the city's pretty parks and gardens, or stroll or cycle along the Coventry canal.

From St James Gate it's only about 6 miles to the prestigious Coventry Building Society Arena, a cutting-edge 40-acre venue, home to Coventry City Football Club and one that hosts many other sports, music and live entertainment events.

Education

There are two primary schools in Bulkington, both less than 1 mile away. St James Church of England Academy and Arden Forest Infant School are about a 20-minute walk, or just a few minutes' drive.

For senior students, the Nicholas Chamberlaine School in Bedworth provides secondary education to pupils aged 11 to 18. In Nuneaton, Oak Wood Secondary School caters for students aged 11 to 19. For further and higher education Oakwood College in Coventry offers a range of courses and for under and post-graduates the city is also home to Coventry University, CU Coventry and the University of Warwick.

Development layout

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



 **The Lime**
5 bedroom home



 **The Birch**
5 bedroom home



 **The Redwood**
5 bedroom home



 **The Maple**
4 bedroom home



 **The Aspen**
4 bedroom home



 **The Chestnut**
3 / 4 bedroom home



 **The Rosewood**
3 / 4 bedroom home



 **The Beech**
3 bedroom home



 **The Spruce**
3 bedroom home



 **The Acer**
2 bedroom home

Pre-sold homes

-  1 bedroom homes
-  2 bedroom homes
-  3 bedroom homes
-  4 bedroom homes

- bcp bin collection point
- leap local equipped play area
- ps pumping station
- ss substation
- v visitor space

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.



The Lime

5 bedroom home

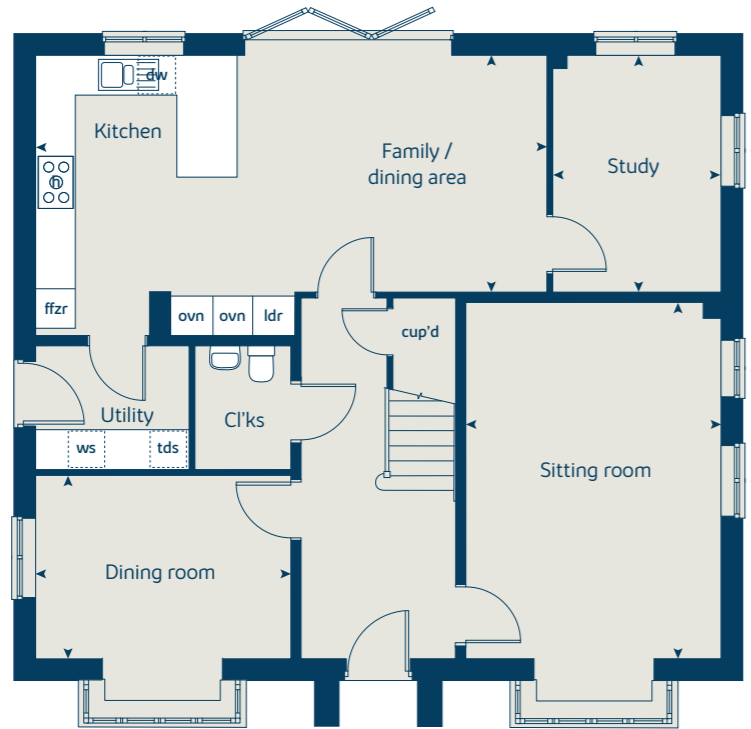
Ground floor	metres	feet / inches
Kitchen / family / dining	7.72 x 3.58	25' 3" x 11' 9"
Sitting room	5.40 x 3.86	17' 7" x 12' 8"
Dining room	3.86 x 2.77	12' 8" x 9' 0"
Study	3.58 x 2.54	11' 9" x 8' 4"

First floor	metres	feet / inches
Bedroom 1	4.08 x 3.75	13' 3" x 12' 4"
Bedroom 2	4.08 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 9" x 10' 7"
Bedroom 4	3.57 x 2.28	11' 7" x 7' 4"
Bedroom 5	2.81 x 2.64	9' 2" x 8' 8"

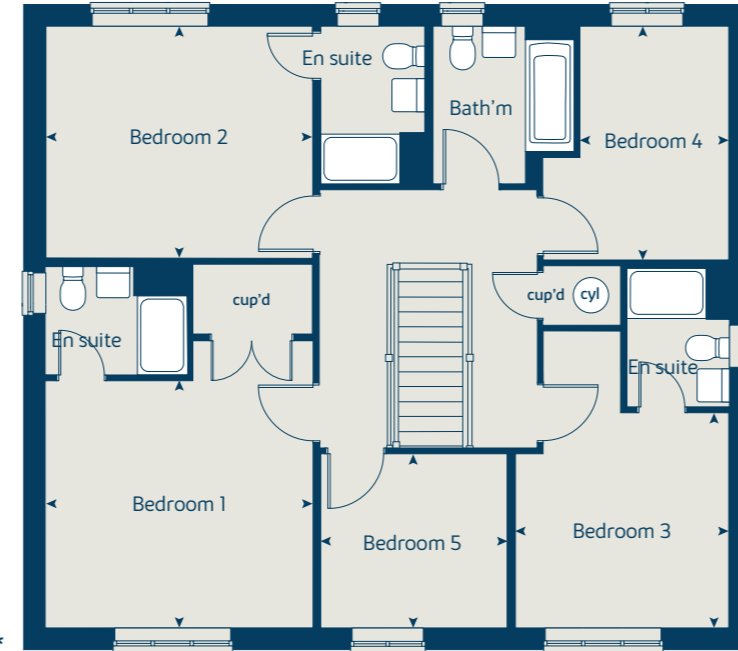
ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
dw	dishwasher	tds	tumble dryer space
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points

The Lime | X520 Bulkington |
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Ground floor



First floor



Floor area: 192 sq m | 2071 sq ft



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

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	9.12 x 3.42	29' 11" x 11' 2"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 3" x 9' 10"

First floor	metres	feet / inches
Bedroom 1	3.61 x 3.51	11' 10" 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	2.99 x 2.83	9' 10" x 9' 3"
Bedroom 5	2.83 x 2.39	9' 2" x 7' 8"

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

The Birch | X518 Bulkington |
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Ground floor



First floor



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

Floor area: 167 sq m | 1805 sq ft



The Redwood

5 bedroom home

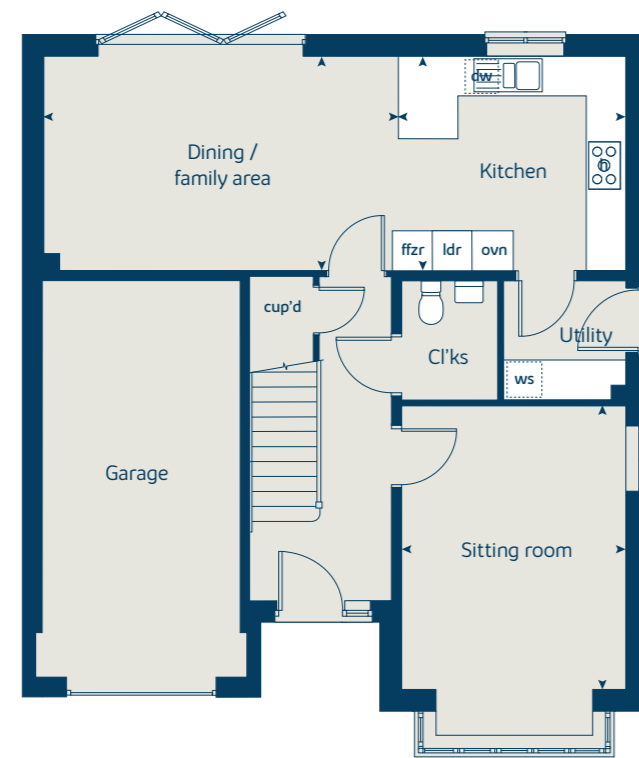
Ground floor	metres	feet / inches
Kitchen / dining / family area	8.77 x 3.18	28' 10" x 10' 4"
Sitting room	4.28 x 3.39	14' 1" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.88 x 3.39	12' 9" x 11' 1"
Bedroom 2	5.31 x 2.91	17' 5" x 9' 7"
Bedroom 3	3.35 x 2.91	11' 0" x 9' 7"
Bedroom 4	3.03 x 2.94	9' 11" x 9' 8"
Bedroom 5	2.94 x 2.19	9' 8" x 7' 2"

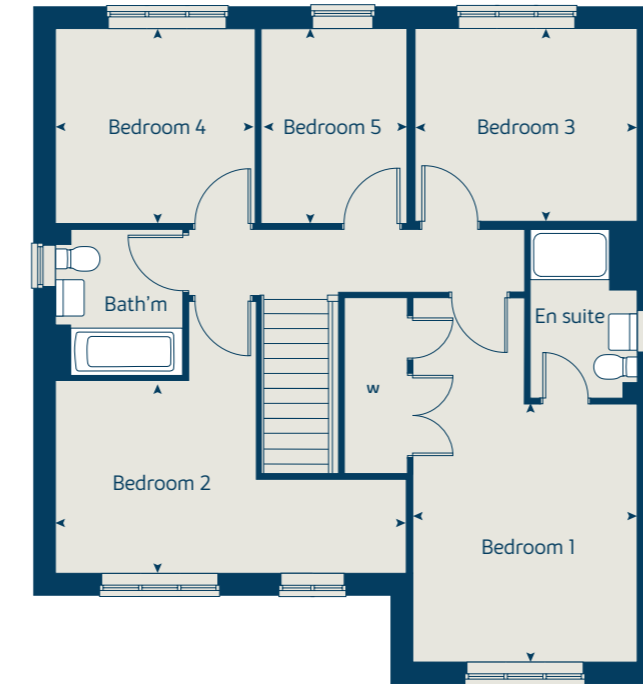
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	w	wardrobe
ws	washing machine space	< >	measuring points

The Redwood | X5415 Bulkington |
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Ground floor



First floor



Floor area: 139 sq m | 1502 sq ft



The Maple

4 bedroom home

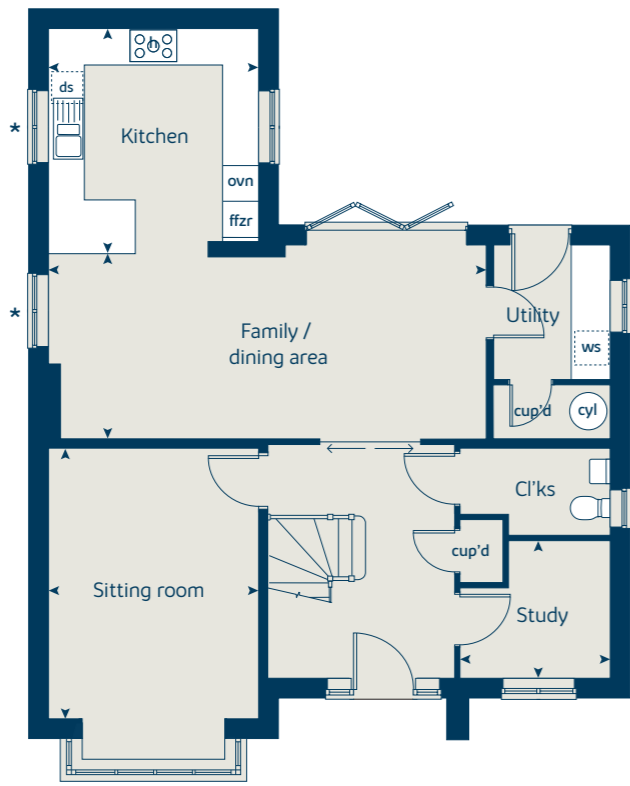
Ground floor	metres	feet / inches
Kitchen	3.74 x 3.50	12' 2" x 11' 4"
Family / dining area	7.19 x 3.08	23' 5" x 10' 1"
Sitting room	4.50 x 3.50	14' 7" x 11' 6"
Study	2.50 x 2.29	8' 3" x 7' 6"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.64 x 3.56	11' 11" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

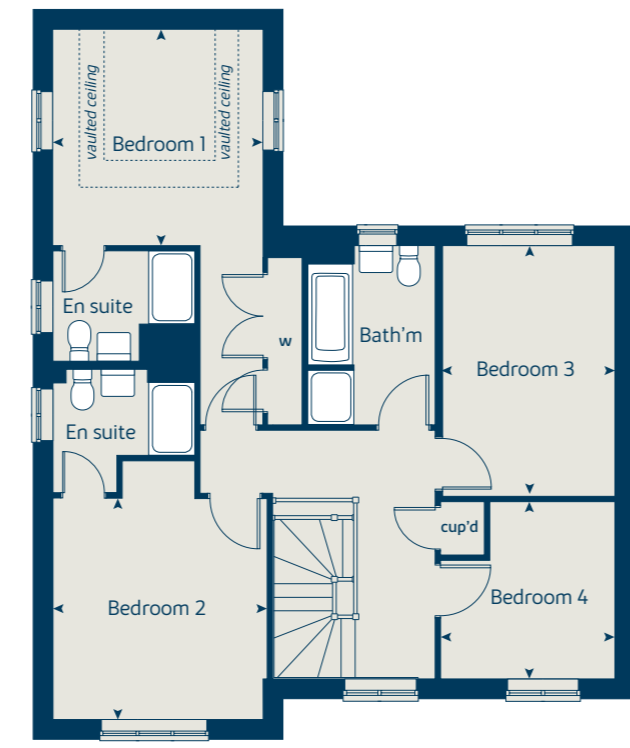
ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	w	wardrobe
ffzr	fridge freezer	< >	measuring points

The Maple | X416 Bulkington |
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Ground floor



First floor



Floor area: 166 sq m | 1792 sq ft



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

The Aspen

4 bedroom home

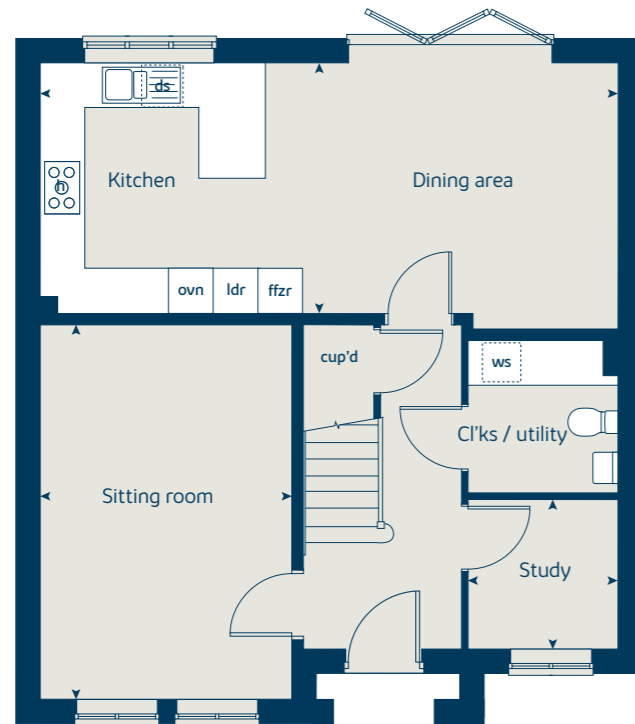
Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 8" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.10	12' 8" x 10' 1"
Bedroom 3	4.51 x 2.42	14' 7" x 7' 11"
Bedroom 4	3.61 x 2.42	11' 10" x 7' 11"

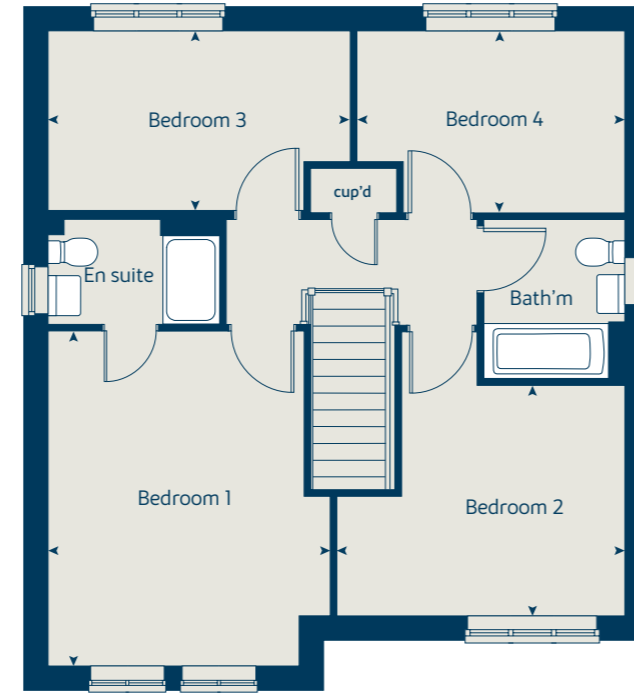
ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Aspen | X414 Bulkington |
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Ground floor



First floor



Floor area: 127 sq m | 1370 sq ft



The Chestnut

3 / 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	6.87 x 4.59	22' 7" x 15' 1"
Sitting room	5.02 x 3.40	16' 4" x 11' 2"
Study	3.40 x 1.76	11' 2" x 5' 7"

First floor	metres	feet / inches
Bedroom 1	4.47 x 3.24	14' 8" x 10' 8"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 1"
Bedroom 3	3.20 x 2.35	10' 6" x 7' 9"
Study / potential bedroom 4	3.45 x 3.42	11' 3" x 11' 3"

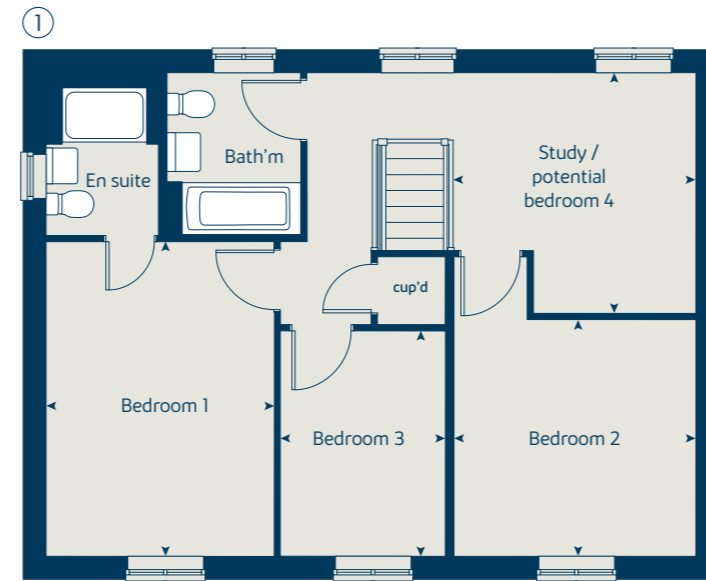
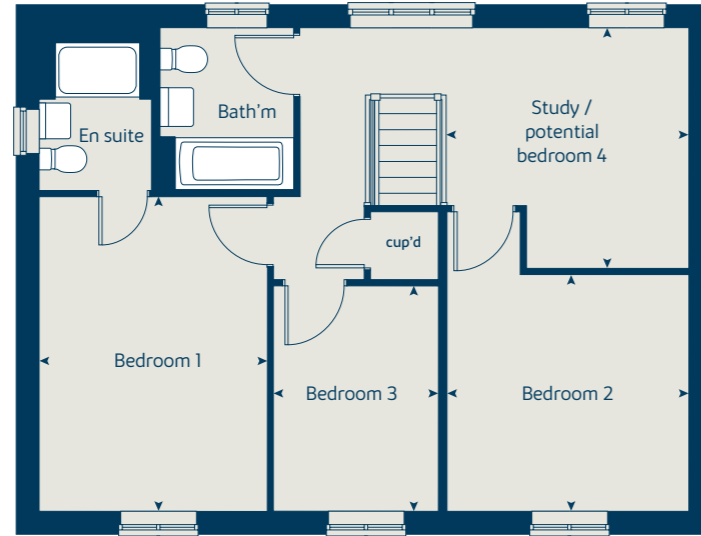
ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Chestnut | X3413 Bulkington |

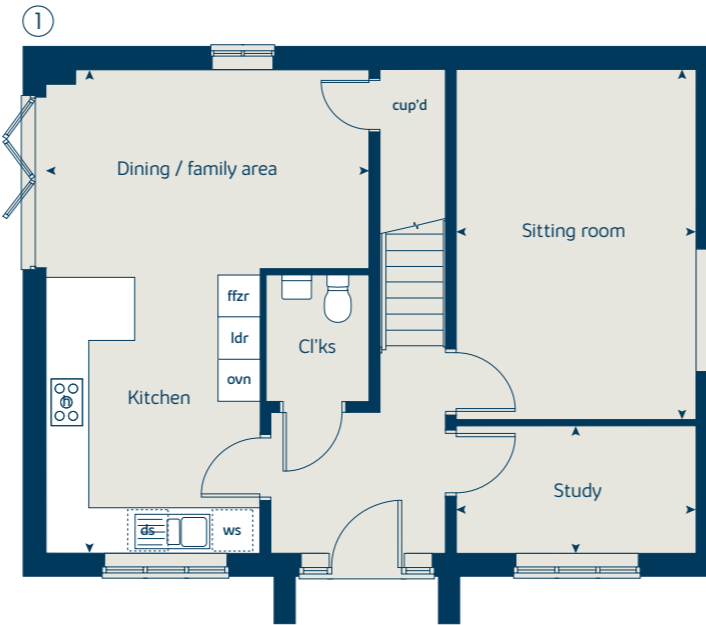
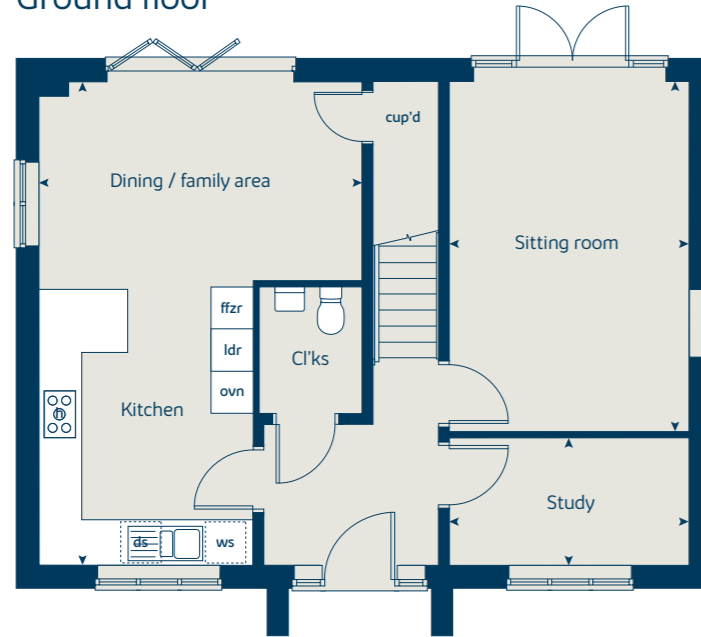
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First floor



Ground floor



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

① Alternative layout applies to selected plots only. Please see sales consultant for further details.

Floor area: 127 sq m | 1368 sq ft



The Rosewood

3 / 4 bedroom home

Floor area: 103 sq m | 1113 sq ft

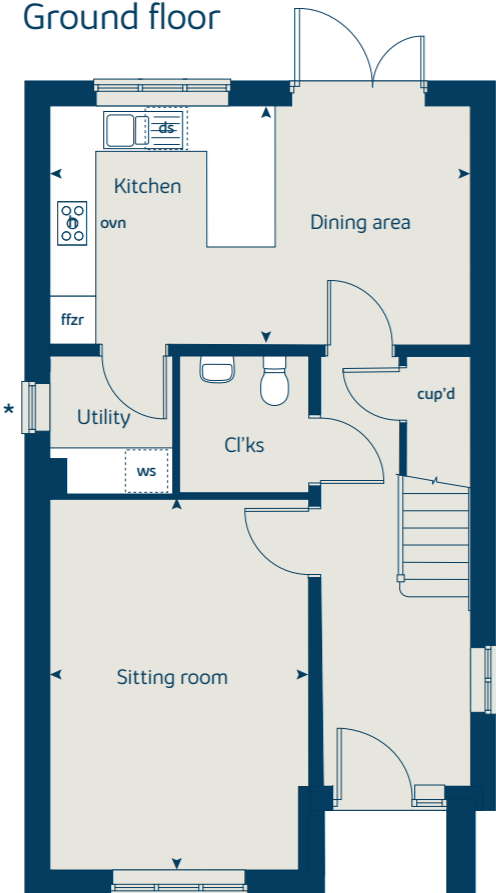
Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.85 x 3.40	15' 11" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.34 x 3.19	10' 5" x 10' 4"
Bedroom 2	3.27 x 3.00	10' 9" x 9' 10"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"
Study / potential bedroom 4	2.36 x 2.16	7' 9" x 7' 1"

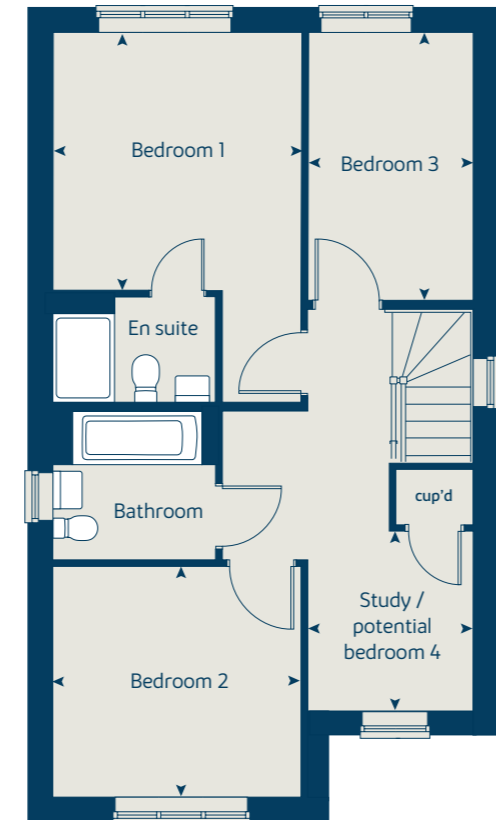
ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Rosewood | X4308V Bulkington |
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Ground floor



First floor



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The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.73 x 2.91	15' 7" x 9' 7"
Sitting room	3.97 x 3.74	13' 0" x 12' 2"

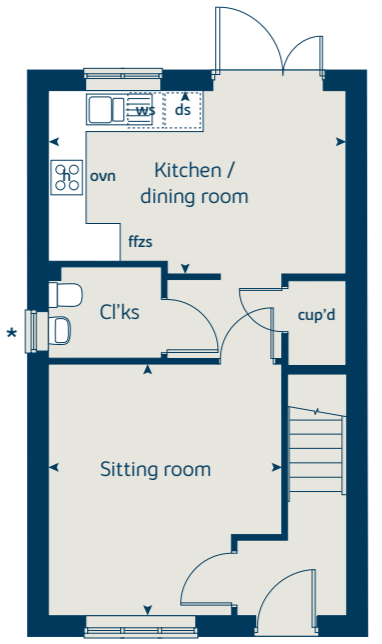
First floor	metres	feet / inches
Bedroom 2	4.73 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 2" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.61 x 3.44	11' 10" x 11' 2"

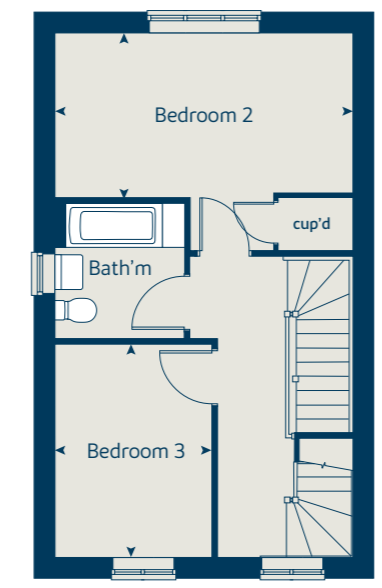
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	<>	measuring points
ws	washing machine space		

The Beech | X309 Bulkington |
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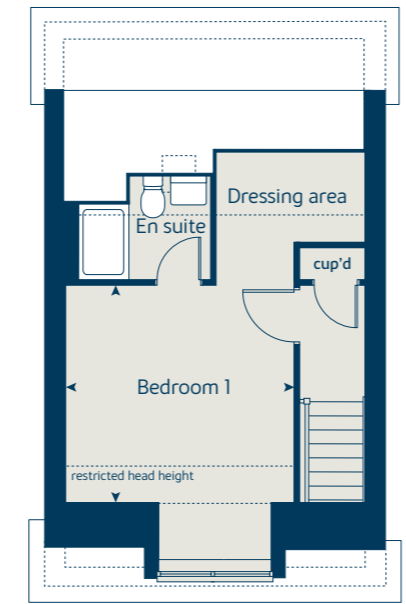
Ground floor



First floor



Second floor



Floor area: 105 sq m | 1132 sq ft



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

The Spruce

3 bedroom home

Floor area: 102 sq m | 1105 sq ft

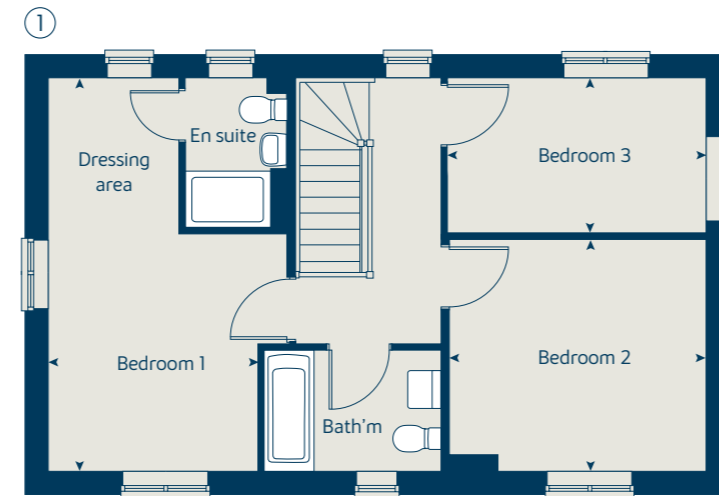
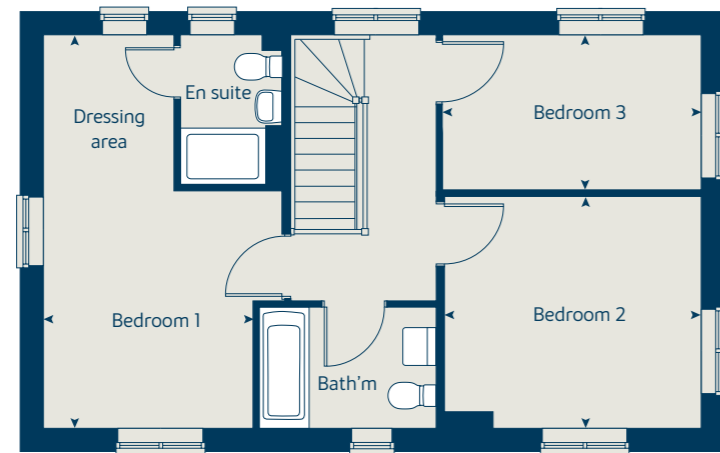
Ground floor	metres	feet / inches
Kitchen / dining area	5.54 x 2.69	18' 1" x 8' 8"
Sitting room	5.54 x 3.32	18' 1" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	5.54 x 2.94	18' 1" x 9' 8"
Bedroom 2	3.63 x 3.26	11' 9" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

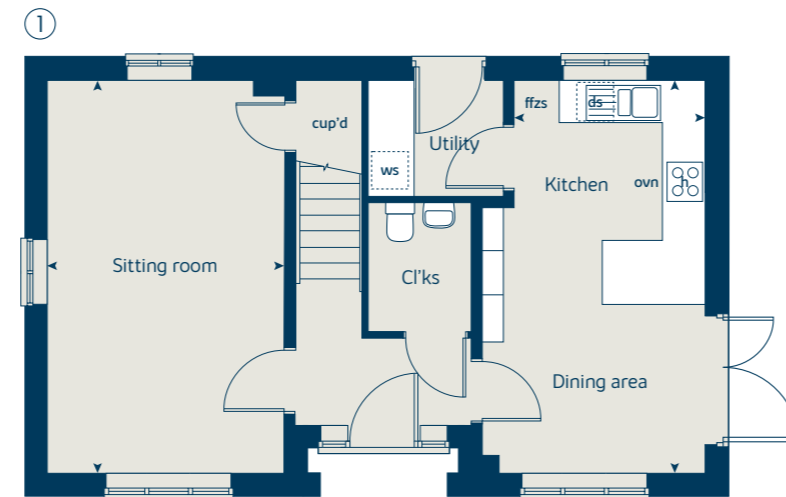
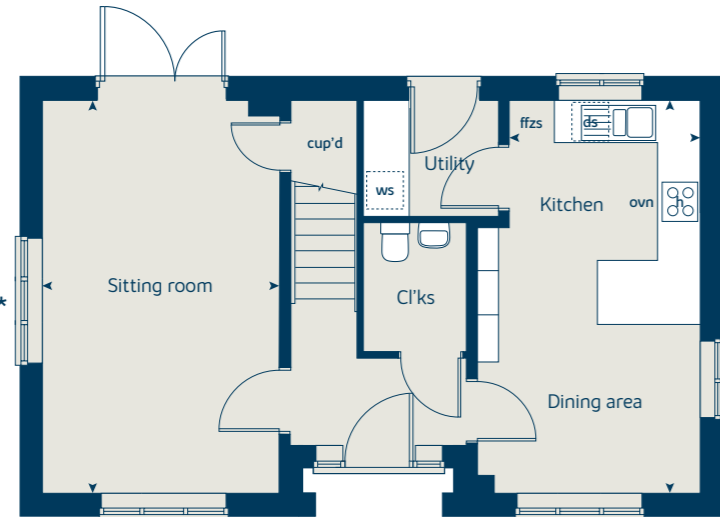
ovn	oven	ws	washing machine space
h	hob	ffzs	fridge freezer space
ds	dishwasher space	◀ ▶	measuring points

The Spruce | X307 Bulkington |
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First floor



Ground floor



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 ① Alternative layout applies to selected plots only. Please see sales consultant for further details.



The Acer

2 bedroom home

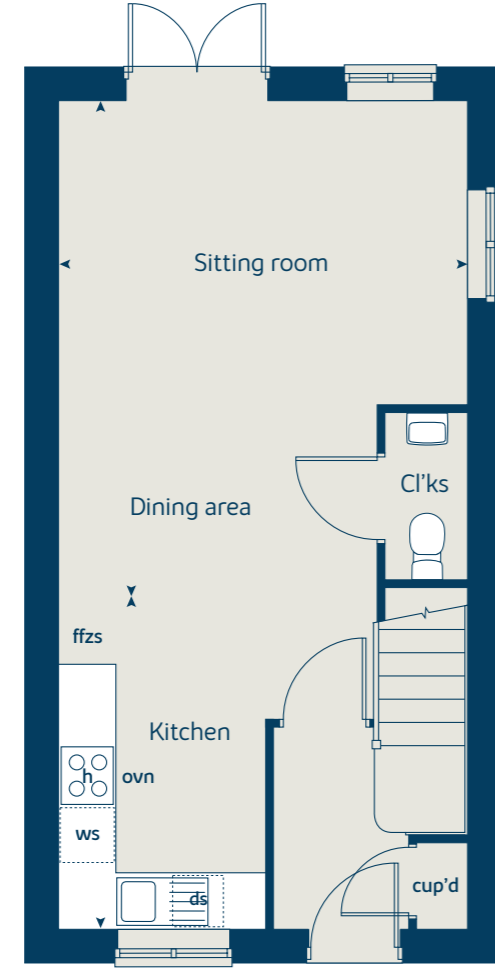
Ground floor	metres	feet / inches
Kitchen / sitting / dining area	8.51 x 4.19	27' 11" x 13' 9"

First floor	metres	feet / inches
Bedroom 1	4.19 x 3.57	13' 9" x 11' 9"
Bedroom 2	4.19 x 2.76	13' 9" x 9' 1"

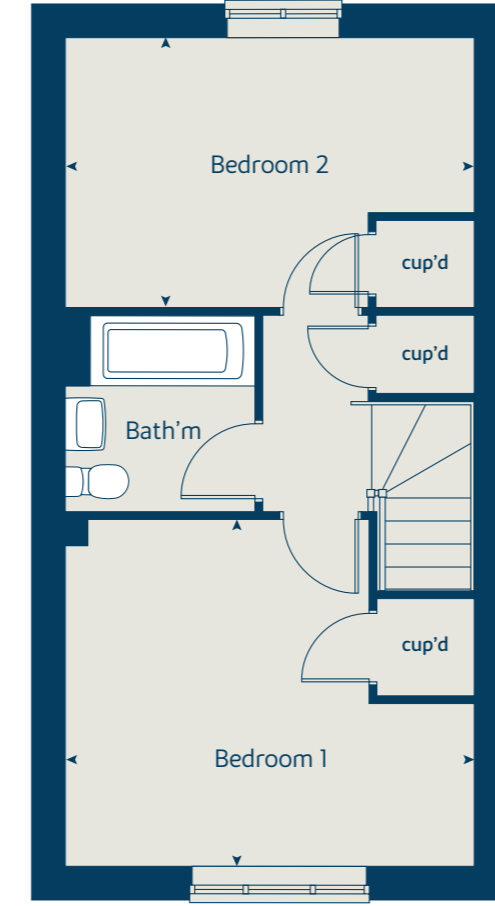
ovn	oven	cup'd	cupboard
h	hob	ffzs	fridge freezer space
ds	dishwasher space	<>	measuring points
ws	washing machine space		

The Acer | WM222 Bulkington |
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Ground floor



First floor



Floor area: 71 sq m | 768 sq ft





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

On top of the unique specification at St James Gate, 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.

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, ceramics and vinyl.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide guidance.

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
- Upgraded tiling in main bathroom and en suite

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.

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.



St James Gate
Coventry Road, Bulkington
CV12 9NJ
02477 287 249





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.

Vistry South Central Midlands region, Bromwich Court, Highway Point, Gorse Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 437 000

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St James Gate

Specification

bovishomes.co.uk

Bovis
Homes



Unique specification

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 luxury 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.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

Kitchen

	2 bedroom The Acer	3 bedroom The Spruce The Rosewood The Beech The Chestnut	4 bedroom The Aspen The Maple	5 bedroom The Birch The Lime The Redwood
Choice of Standard fitted kitchen (doors and worktops)*	■	■ ■ ■ ■	■ ■	
Choice of Premium fitted kitchen (doors and worktops)*				■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■ ■ ■ ■	■ ■	■ ■ ■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■ ■		
Indesit hob (75cm) with built-in double oven (high level or under), 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				■ ■ ■
Fridge / freezer space	■	■ ■		
Integrated (Indesit) 50 / 50 fridge freezer		■ ■	■ ■	■ ■ ■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■ ■	■ ■	
Integrated (Indesit) dishwasher				■ ■ ■
Space for washing machine with plumbing and electrics in kitchen / utility	■	■ ■ ■ ■	■ ■	■ ■ ■

Bathrooms and en suite(s)

	2 bedroom The Acer	3 bedroom The Spruce The Rosewood The Beech The Chestnut	4 bedroom The Aspen The Maple	5 bedroom The Birch The Lime The Redwood
Ideal Standard contemporary white sanitary ware suite	■	■ ■ ■ ■	■ ■	■ ■ ■
Ideal Standard low profile shower tray with glass enclosure		■ ■ ■ ■	■ ■	■ ■ ■
Shower over the bath	■			
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■ ■ ■ ■	■ ■	
Choice of Premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full height to shower cubicle)*				■ ■ ■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■ ■ ■ ■	■ ■	■ ■ ■
Chrome towel warmer in bathroom and en suite(s) (where applicable)		■ ■	■ ■	■ ■ ■
Safety and security				
Front door with multi-point security locking system and security chain	■	■ ■ ■ ■	■ ■	■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■ ■ ■	■ ■	■ ■ ■
Heating				
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)				■ ■ ■

	2 bedroom The Acer	3 bedroom The Spruce The Rosewood The Beech The Chestnut	4 bedroom The Aspen The Maple	5 bedroom The Birch The Lime The Redwood
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■ ■ ■	■ ■	■ ■ ■
General - indoors				
White painted walls and smooth white ceilings	■	■ ■ ■ ■	■ ■	■ ■ ■
White painted cottage style internal doors with chrome lever handles	■	■ ■ ■ ■	■ ■	■ ■ ■
PVCu double glazing to windows	■	■ ■ ■ ■	■ ■	■ ■ ■
Double glazed PVCu French doors	■	■ ■ ■ ■		
Double glazed bi-fold doors			■ ■	■ ■ ■
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)	■	■ ■ ■ ■	■ ■	■ ■ ■
General - outdoors				
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■ ■ ■	■ ■	■ ■ ■
Landscaped front gardens	■	■ ■ ■ ■	■ ■	■ ■ ■
Power and lighting to 'on plot' garage (where applicable)		■ ■ ■ ■	■ ■	■ ■ ■
External light fitted to front porch, and wiring for external light to rear door	■	■ ■ ■ ■	■ ■	■ ■ ■
Warranties				
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.

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