# The Skylarks

Westoning







# The Skylarks

Westoning

A taste of local life

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# Welcome to The Skylarks

This Skylarks is in the ancient village of Westoning, surrounded by rolling Bedfordshire countryside and has easy access to the M1 and nearby rail links to London.

Our range of brand new homes embrace contemporary design, while retaining traditional build quality. They include popular features such as open-plan kitchen/diners, French doors, guest WCs and principal bedrooms with an en suite

Village life in Westoning has plenty to please all ages, with pubs, sports clubs, a recreation ground, children's play park, plus real ale festivals, parish fetes and village hall activities. Westoning has its own post office, butchers and newsagents and in neighbouring Flitwick, less than 2 miles away, you'll find supermarkets, local shops, restaurants and a leisure centre. On the outskirts of the town pretty Manor Park with its woodlands and lake is just a 1 mile away.

The county town of Bedford, 15 miles away and Milton Keynes, 17 miles away, provide an array of entertainment and leisure facilities, including theatres, cinemas, sports venues and the popular Centre:mk indoor shopping mall in Milton Keynes.

If you enjoy scenic wildlife walks and hill hikes with stunning views, Westoning is spoilt for choice. Within 15 minutes you can be at Sharpenhoe Clappers, Barton Hills National Nature Reserve, or Sundon Hills Country Park. The famous Woburn Safari Park and Woburn Abbey Deer Park are both approximately 6 miles away.

The Skylarks is just off the A5120, linking to Junction 12 of the M1, about 2 miles away, or head north on the A6 for Bedford. Rail services to London take about an hour from Flitwick train station, 1.8 miles away or Harlington train station 2.4 miles. Trains also run to Gatwick and Luton Airports

So, if you're looking for a stunning new home in a vibrant Bedfordshire village with great commuter links, your search ends here!



The Skylarks Westoning MK45 5JD 01525 574517

Cover photograph of Westoning. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Northern Home Counties region

Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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# The Skylarks

Westoning

Development plan

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# The Skylarks

Westoning

Specification

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# The Skylarks

### Westoning

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.

o discuss the <b>Select</b> range of extras available.	2 bedroom	The Swift	3 bedroom	The Wren	The Robin	The Chaffino	• bedroom	The Kestrel	The Fieldfare	The Carrion	The Siskin	; bedroom	The Eider
Kitchen	N		(1)				7					ш)	_
Choice of Standard fitted kitchen (doors & worktops)													
Choice of Premium fitted kitchen (doors & 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													
Indesit hob with built-in single under oven, with stainless steel splashback and curved glass chimney hood				•	•	•							
Hotpoint hob with built-in under oven, splashback and curved glass chimney hood													
Hotpoint hob with built-in high level double oven, glass splashback and curved glass chimney hood										•	•		
Bosch hob with built-in high level double oven, glass splashback and stainless steel pyramid chimney hood													•
Hotpoint hob with hood and built-in high level double oven									•				
Pendant light fitting				•	•	•		•	•	•	•		•
Pre-wired for under-unit lighting option				•		•			•	•	•		
LED under-unit flexible strip lighting													•
Fridge / freezer space				•		•							
Indesit integrated fridge freezer									•	•	•		
Undercounter fridge space & undercounter freezer space		•											
Space for integrated dishwasher with plumbing and electrics				•	•	•		•	•	•	•		
Indesit integrated dishwasher													•
Space for washing machine with plumbing and electrics in kitchen				•		•		•					
Space for washing machine with plumbing and electrics in utility									•	•			
Bathrooms and en suite(s)													
ldeal Standard white sanitaryware													•
Ideal Standard close coupled WC to cloakroom									•				•
Handheld hair wash attachment													
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite													
En suite to bedroom 1				•		•			•	•	•		•
En suite to bedroom 2													
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*		•		•	•	•		•	•	•	•		
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*													•
Chrome bezel LED bulkhead to bathroom and en suite(s)				•		•			•				•
Chrome towel warmer in bathroom and en suite(s)													







#### **Doors and Windows**

		•		-	•	•		•	Front door with multi-point security locking system and security chain			
		•		•	•	•		•	PVCu double glazing to windows			
		•		-	•	•		•	Double glazed PVCu French doors			
		•		•	•	•		•	Internal cottage style doors with brass satin finish handles			
		•		•	•	•		•	Paving outside French doors			
	·		_						General			
		•		•	•	•		•	White painted walls and smooth white ceilings			
		•		•	•	•		•	Combined usb / double socket in kitchen and bedroom 1			
		•		•	•	•		•	Multi-media plate in sitting room			
		•		•	•	•		•	TV point to bedroom 1 and family room (where applicable)			
		•		•	•	•		•	Master telephone socket to sitting room and 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 valves to all radiators (with the exception of rooms with separate thermostat control)			
		•		•	•	•		•	Fitted external tap			
		•		•	•	•		•	External light fitted to front porch and wiring for external light to rear door			
		•		•	•	•		•	Mains wired smoke detectors with battery back-up			
		•		•	•	•		•	Battery powered carbon monoxide detector (wall mounted) to be provided for each floor			
		•		•	•	•		•	Power and lighting to 'on plot' garage (where applicable)			
		•		•	•	•		•	Enclosed fenced rear garden, and garden gate (where applicable)			
		•		-	•	•		•	Landscaped front garden (where applicable)			
		•						-	NHBC Buildmark cover			
		•		•	•	•		•	First two years' customer service support from Bovis Homes			
							-					

Fitted as standard - included in the propertySubject to stage of construction

### So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

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

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.







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

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### The Swift



### The Swift

### 2 bedroom home

Kitch	and floor nen ng / dining area		metres 5 x 1.80 0 x 4.27	feet / inches 11' 8" x 5' 11" 16' 5" x 14' 0"
First	floor			
Bedr	oom 1	3.5	6 x 3.10	11' 8" x 10' 2"
Bedr	oom 2	4.27 x 2.62		14' 0" x 8' 7"
ovn		oven	fs	fridge space
h		hob	fzs	freezer space
ds	dishwasher	space	cup'd	cupboard
WS	washing machine	space	∢ ≻	measuring points

#### The Swift | H202 MWEST |

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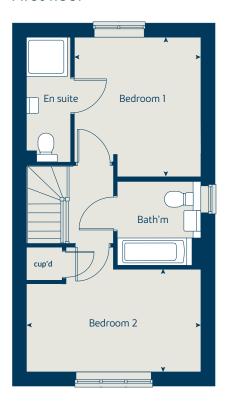
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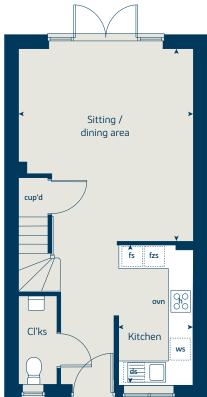
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#### First floor









### The Wren



### The Wren

### 3 bedroom home

Grou	nd floor	metres	feet / inches
Kitche	en	3.97 x 2.25	13' 0" x 7' 5"
Sitting	g / dining room	5.45 x 4.69	17' 10" x 15' 5"
First f	floor		
Bedro	oom 1	3.66 x 3.04	12' 0" x 10' 0"
Bedro	oom 2	3.23 x 2.81	10' 7" x 9' 3"
Bedro	oom 3	3.23 x 2.54	10' 7" x 8' 4"
ovn	over	ffzs	fridge freezer space
h	hot	cup'd	cupboard
ds	dishwasher space	< ≻	measuring points
WS	washing machine space	?	

#### The Wren | H301 MWEST |

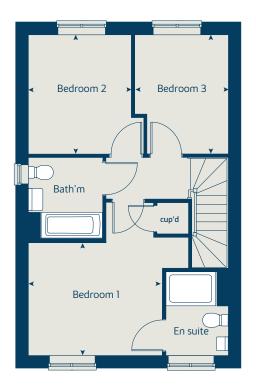
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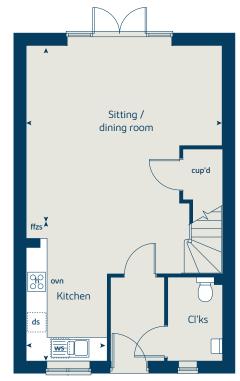
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#### First floor



#### Ground floor







### 3 bedroom home

Ground floor		metres	feet / inches
Kitchen	3.28	3 x 2.43	10' 9" x 8' 0"
Dining area	3.28	3 x 3.08	10' 9" x 10' 1"
Sitting room	5.5	2 x 3.10	18' 1" x 10' 2"
First floor			
Bedroom 1	4.4	6 x 3.15	14' 8" x 10' 4"
Bedroom 2	3.69	9 x 3.20	12' 1" x 10' 6"
Bedroom 3	3.69	9 x 2.22	12' 1" x 7' 3"
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds dishwas	her space	w	wardrobe
ws washing mach	nine space	< ≻	measuring points

#### The Robin | H305 MWEST |

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① Bay window applies to plots 57, 105 & 109 only. Please see sales consultant for further details.

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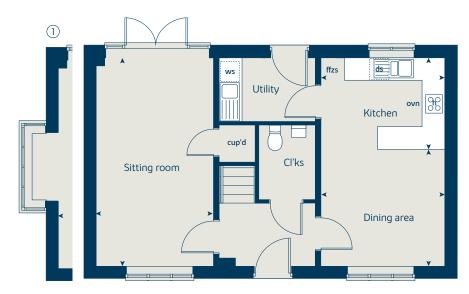
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#### First floor



#### Ground floor









### 3 bedroom home

Ground floor		metres	feet / inches
Kitchen	3.28 x 2.43		10' 9" x 8' 0"
Dining area	3.28	3 x 3.08	10' 9" x 10' 1"
Sitting room	5.5	2 x 3.10	18' 1" x 10' 2"
First floor			
Bedroom 1	4.4	6 x 3.15	14' 8" x 10' 4"
Bedroom 2	3.69	9 x 3.20	12' 1" x 10' 6"
Bedroom 3	3.69	9 x 2.22	12' 1" x 7' 3"
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds dishwash	ner space	w	wardrobe
ws washing machi	ne space	< ≻	measuring points

#### The Robin V2 | H305 MWEST |

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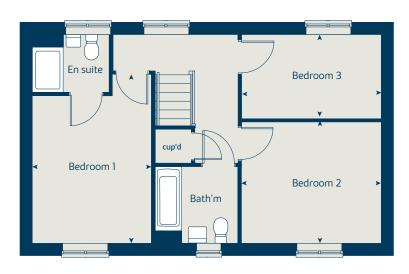
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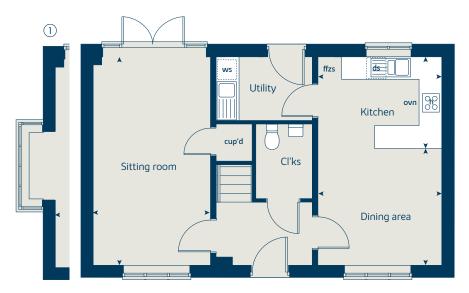
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#### First floor



#### Ground floor









### 3 bedroom home

Ground floor		metres	feet / inches
Kitchen	3 28	3 x 2 43	10' 9" x 8' 0"
_	0.20		
Dining area	3.28	3 x 3.08	10' 9" x 10' 1"
Sitting room	5.5	2 x 3.10	18' 1" x 10' 2"
First floor			
Bedroom 1	4.4	6 x 3.15	14' 8" x 10' 4"
Bedroom 2	3.69	9 x 3.20	12' 1" x 10' 6"
Bedroom 3	3.69	9 x 2.22	12' 1" x 7' 3"
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds dishwasl	ner space	w	wardrobe
ws washing mach	ine space	< ≻	measuring points

#### The Robin V3 | H305 MWEST |

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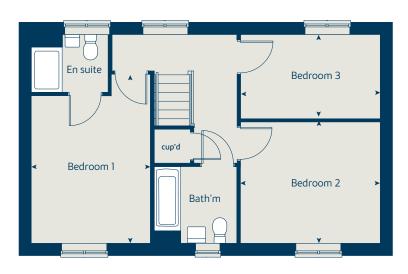
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#### First floor



#### Ground floor







### The Chaffinch



# The Chaffinch 3 bedroom home

Ground flo	oor	metres	feet / inches
Kitchen		3.05 x 2.76	10' 0" x 9' 1"
Dining roo	m	3.03 x 2.76	9' 11" x 9' 1"
Sitting roo	m	3.76 x 3.54	12' 4" x 11' 7"
First floor			
Bedroom 1		3.86 x 3.06	12' 8" x 10' 0"
Bedroom 2	2	3.39 x 2.80	11' 2" x 9' 2"
Bedroom 3	3	2.80 x 2.59	9' 2" x 8' 6"
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ldr	larder	W	wardrobe
ds	dishwasher space	< ≻	measuring points

#### The Chaffinch | H319 MWEST |

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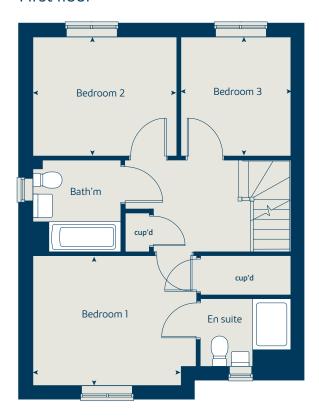
\* Window fixed shut to plot 108 only. Please see sales consultant for further details.

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#### First floor



#### Ground floor





### The Kestrel



### The Kestrel

### 4 bedroom home

Ground floor Kitchen Sitting / dining room	metres 3.62 x 2.16 5.41 x 4.82	feet / inches 11' 10" x 7' 1" 17' 9" x 15' 10"
First floor		
Bedroom 1	4.97 x 3.36	16' 3" x 11' 0"
Bedroom 2	4.67 x 3.04	15' 4" x 10' 0"
Bedroom 3	3.65 x 3.04	12' 0" x 10' 0"
Bedroom 4	2.27 x 2.20	7' 5" x 7' 3"
ovn over	n ffzr	fridge freezer
h hot	cup'd	cupboard
ds dishwasher space	e cyl	hot water cylinder
ws washing machine space	<b>←</b> ►	measuring points

#### The Kestrel | H401 MWEST |

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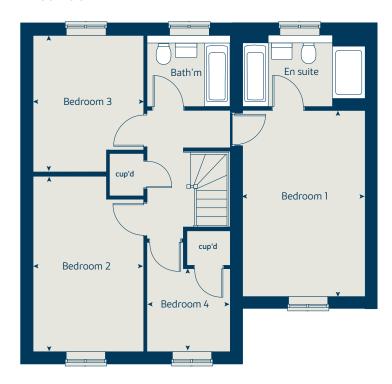


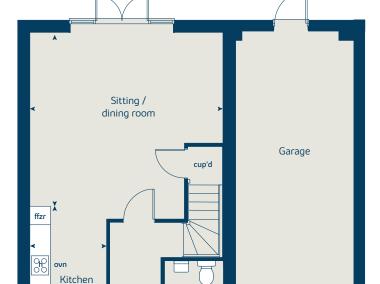


#### First floor

Ground floor

-WS





Cľks



# The Fieldfare



### The Fieldfare

4 bedroom home

Ground floor Kitchen / dining Sitting room	_	metres .53 x 3.84 5.12 x 3.45	feet / inches 21' 5" x 12' 7" 16' 9" x 11' 4"
First floor			
Bedroom 1	4	.24 x 3.01	13' 11" x 9' 11"
Bedroom 2	3.	.90 x 3.06	12' 10" x 10' 1"
Bedroom 3	3.	69 x 2.60	12' 1" x 8' 6"
Bedroom 4	3	.10 x 2.00	10' 2" x 6' 7"
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ldr	larder	w	wardrobe
ws washing machin	ne space	< ≻	measuring points

#### The Fieldfare | H404 MWEST |

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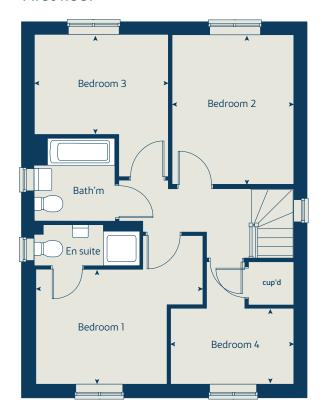
① Bay window applies to plot 111 only. Please see sales consultant for further details.

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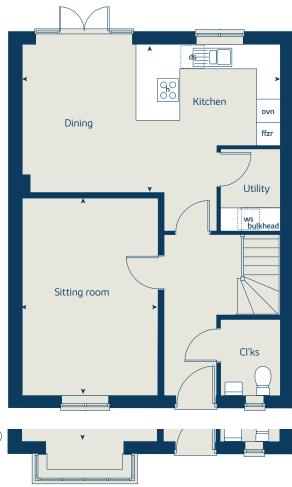
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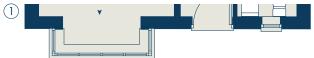


#### First floor



#### Ground floor







### The Fieldfare



### The Fieldfare

4 bedroom home

Ground floor		metres	feet / inches
Kitchen / dining		6.53 x 3.84	21' 5" x 12' 7"
Sitting room		5.12 x 3.45	16' 9" x 11' 4"
First floor			
Bedroom 1		4.24 x 3.01	13' 11" x 9' 11"
Bedroom 2		3.90 x 3.06	12' 10" x 10' 1"
Bedroom 3	;	3.69 x 2.60	12' 1" x 8' 6"
Bedroom 4		3.10 x 2.00	10' 2" x 6' 7"
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ldr	larder	W	wardrobe
ws washing machine	e space	< ≻	measuring points

#### The Fieldfare V2 | H404 MWEST |

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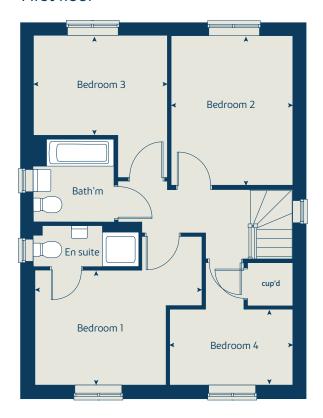
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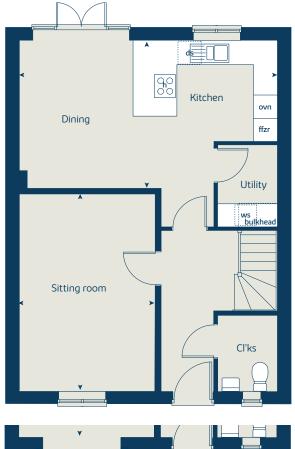
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#### First floor



#### Ground floor







### The Carrion



### The Carrion

4 bedroom home

Kitch Sittin	nd floor en / dining / family ig room g room	metres 9.79 x 3.82 4.68 x 3.64 3.77 x 2.80	feet / inches 32' 2" x 12' 6" 15' 4" x 11' 11" 12' 4" x 9' 2"
First	floor		
Bedro	oom 1	3.67 x 3.38	12' 1" x 11' 1"
Bedro	oom 2	3.70 x 3.42	12' 2" x 11' 3"
Bedro	oom 3	3.68 x 3.19	12' 1" x 10' 5"
Bedro	oom 4	3.68 x 3.25	12' 1" x 10' 8"
ovn	over	n ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ldr	larde	r cup'd	cupboard
WS	washing machine space	2	measuring points
ds	dishwasher space	2	

#### The Carrion | H416 MWEST |

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MWEST DS10378 / 06.24

# Bovis Homes

#### First floor









5 bedroom home

Ground floor Kitchen Dining / family area Sitting room		metres 3.83 x 3.51 3.51 x 3.14 6.98 x 3.47	12 / X 11 0
First floor			
Bedroom 2		3.37 x 3.09	11' 0" x 10' 1"
Bedroom 3		3.61 x 3.51	11' 10" x 11' 6"
Bedroom 4		3.39 x 2.50	11' 1" x 8' 3"
Bedroom 5		3.28 x 2.65	10' 9" x 8' 8"
Second floor			
Bedroom 1		3.78 x 3.50	12' 5" x 11' 6"
Dressing area		3.78 x 3.47	12' 5" x 11' 5"
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ldr I	arder	cyl	hot water cylinder
ws washing machine	space	< ≻	measuring points

#### The Elder | H515 MWEST |

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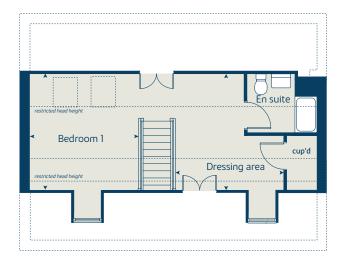
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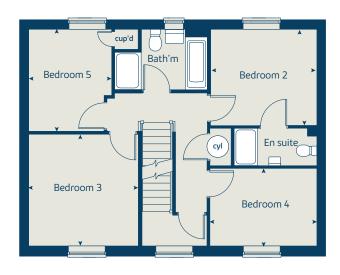
MWEST DS15005 / 11.25

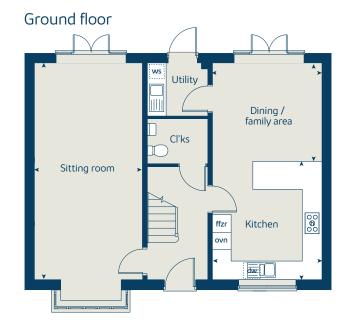


#### Second floor



#### First floor









5 bedroom home

Ground floor Kitchen Dining / family area Sitting room		metres 3.83 x 3.51 3.51 x 3.14 6.98 x 3.47	12 / X 11 0
First floor			
Bedroom 2		3.37 x 3.09	11' 0" x 10' 1"
Bedroom 3		3.61 x 3.51	11' 10" x 11' 6"
Bedroom 4		3.39 x 2.50	11' 1" x 8' 3"
Bedroom 5		3.28 x 2.65	10' 9" x 8' 8"
Second floor			
Bedroom 1		3.78 x 3.50	12' 5" x 11' 6"
Dressing area		3.78 x 3.47	12' 5" x 11' 5"
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ldr I	arder	cyl	hot water cylinder
ws washing machine	space	< ≻	measuring points

#### The Elder | H515 MWEST |

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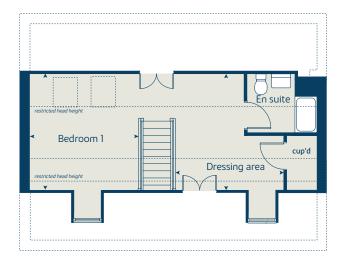
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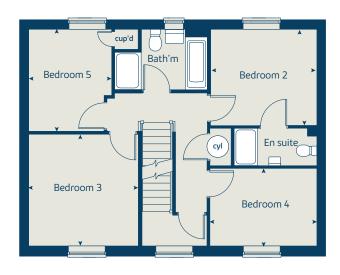
MWEST DS15005 / 11.25

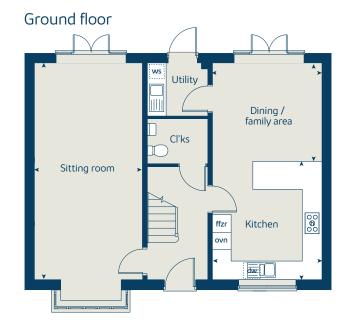


#### Second floor



#### First floor







### The Siskin



### The Siskin

### 4 bedroom home

Ground	floor		metres	feet / inches
Kitchen		3.1	7 x 3.12	10' 5" x 10' 3"
Dining a	rea	5.5	64 x 3.17	18' 0" x 10' 5"
Sitting ro	oom	4.22	2 x 3.22	13' 10" x 10' 7"
Study		3.2	5 x 2.10	10' 8" x 6' 11"
First floo	or			
Bedroon	1 l	5.2	7 x 3.02	17' 3" x 9' 11"
Bedroon	1 2	4.0	7 x 3.28	13' 4" x 10' 9"
Bedroon	13	3.3	5 x 2.02	11' 0" x 6' 8"
Bedroon	า 4	3.1	3 x 2.91	10' 3" x 9' 7"
ovn		oven	ffzr	fridge freezer
h		hob	w	wardrobe
ds	dishwashe	r space	cup'd	cupboard
ws wa	shing machin	e space	< ≻	measuring points

#### The Siskin | H425 MWEST |

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Alternative bay window applies to plots 80 and 85 only. Please see sales consultant for further details.

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#### First floor







# The Skylarks

Westoning

Custom build homes specification

bovishomes.co.uk



### A home that suits you!

At The Skylarks, we are building 15 homes that offer bespoke ground floor and first floor layouts so that you can choose the one that suits you!

Custom build homes can give you the house layout you need with the opportunity to customise the internal configuration from up to four different layouts.

#### Kitchen

- Choice of Standard fitted kitchen (doors and worktops)\*
- Stainless steel sink and drainer with chrome mixer tap
- Hob with built-in under oven, with splashback and chimney hood^
- Hob with chimney hood, splashback, and built-in high level oven to The Plover
- Pendant light fitting
- Fridge / freezer space^
- Integrated fridge freezer to The Plover
- Undercounter fridge space & undercounter freezer space to The Lapwing option 2
- Space for integrated dishwasher with plumbing and electrics
- Space for washing machine with plumbing and electrics in the kitchen, utility or cupboard<sup>†</sup>

#### Bathroom

- White sanitaryware
- Close coupled WC to cloakroom
- Handheld hair wash attachment
- Low profile shower tray with glass enclosure (where there is an en suite)
- Choice of standard wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)\*
- Chrome bezel LED bulkhead to bathroom and en suite

#### **Doors and Windows**

- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- Double glazed PVCu French doors
- Internal cottage style doors with chrome finish handles
- Paving outside French doors

#### General

- · White painted walls and smooth white ceilings
- Combined usb/double socket in kitchen and bedroom 1
- Multi-media plate in sitting room
- Master telephone socket to sitting room and study (where applicable)
- Gas central heating with wall mounted combi-boiler, programme selector and two zone thermostats
- Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)
- · External tap
- External light fitted to front porch and wiring for external light to rear door
- Mains wired smoke detectors with battery back-up
- Battery powered carbon monoxide detector (wall mounted) to each floor
- Enclosed fenced rear garden, and garden gate<sup>†</sup>
- Landscaped front garden<sup>†</sup>
- NHBC Buildmark cover
- First two years' customer service support from Bovis Homes
- † where applicable
- \* subject to stage of construction
- ^ excluding The Plover

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

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# The Kittiwake

Custom build

bovishomes.co.uk



### The Kittiwake

### Home 13

Option 1		
Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 3.22	18' 6" x 10' 7"
Sitting room	5.64 x 3.21	18' 6" x 10' 6"
First floor		
Bedroom 1	4.05 x 3.21	13' 4" x 10' 6"
Bedroom 2	3.50 x 3.27	11' 6" x 10' 9"
Bedroom 3	3.50 x 2.26	11' 6" x 7' 5"

Option 2		
Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 3.22	18' 6" x 10' 7"
Sitting room	5.64 x 3.21	18' 6" x 10' 6"
First floor		
Bedroom 1	3.50 x 3.27	11' 6" x 10' 9"
Bedroom 2	3.63 x 3.21	11' 11" x 10' 6"
Bedroom 3	3.50 x 2.26	11' 6" x 7' 5"

Option 3 Ground floor	metres	feet / inches
diodila liooi	metres	
Kitchen	3.22 x 3.02	10' 7" x 9' 11'
Dining room	3.22 x 2.51	10' 7" x 8' 3'
Sitting room	5.64 x 3.21	18' 6" x 10' 6"
First floor		
Bedroom 1	3.50 x 3.27	11' 6" x 10' 9"
Dressing area	3.50 x 2.26	11' 6" x 7' 5"
Bedroom 2	3.63 x 3.21	11' 11" x 10' 6"

ovn	oven	cl'ks	cloakroom
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< ≻	measuring points
ffzs	fridge freezer space		

#### The Kittiwake | CB3WD |

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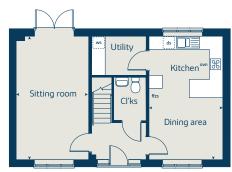
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#### Option 1

#### Ground floor



#### First floor



#### Option 2

#### Ground floor

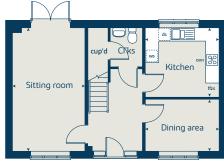


#### First floor



#### Option 3

#### Ground floor



#### First floor





# The Kingfisher

Custom build

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### The Kingfisher

Homes 11, 12 & 22-25

Ontine 1		
Option 1 Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.18	18' 2" x 10' 5
Sitting room	4.37 x 3.22	14' 4" × 10' 7
First floor		
Bedroom 1	3.54 x 3.21	11' 7" x 10' 6'
Bedroom 2 Bedroom 3	3.63 x 3.22 3.54 x 2.20	11' 11" x 10' 7" 11' 7" x 7' 3'
	3.34 X 2.20	11 7 8 7 3
Option 2		
Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.18	18' 2" x 10' 5
Sitting room	4.37 x 3.22	14' 4" x 10' 7
First floor		
Bedroom 1	3.63 x 3.22	11' 11" x 10' 7
Bedroom 2	3.54 x 3.21	11' 7" × 10' 6
Bedroom 3	3.54 x 2.20	11' 7" × 7' 3
Option 3		
Ground floor	metres	feet / inches
Kitchen	3.18 x 2.92	10' 5" x 9' 7"
Dining area	3.18 x 2.49	10' 5" x 8' 2"
Sitting room	4.37 x 3.22	14' 4" x 10' 7'
First floor		
Bedroom 1	3.63 x 3.22	11' 11" × 10' 7'
Bedroom 2	3.54 x 3.21	11' 7" x 10' 6'
Bedroom 3	3.54 x 2.20	11' 7" x 7' 3"
Bedroom 4 / Study	2.20 x 1.91	7' 3" x 6' 3"
Option 4		
Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.18	18' 2" x 10' 5
Sitting room	4.37 x 3.22	14' 4" x 10' 7
First floor		
Bedroom 1	3.54 x 3.21	11' 7" x 10' 6
Bedroom 2	3.63 x 3.22	11' 11" x 10' 7
Study	3.54 x 2.20	11' 7" x 7' 3'
OVN	oven cl'ks	cloakroor
h	hob cup'd	cupboar
ds dishwasher		wardrob

#### The Kingfisher | CB3SD |

fridge freezer space

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Option 1 - Ground floor



Option 2 - Ground floor



Option 3 - Ground floor



Option 4 - Ground floor



Option 1 - First floor



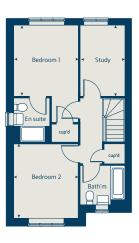
Option 2 - First floor



Option 3 - First floor



Option 4 - First floor





# The Lapwing

Custom build

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### The Lapwing

Homes 14, 15, 16 & 17

Option 1		
Ground floor	metres	feet / inches
Kitchen / dining area	4.18 x 3.39	13' 9" x 11' 1"
Sitting room	4.04 x 3.70	13' 3" x 12' 2"
First floor		
Bedroom 1	4.74 x 3.60	15' 7" x 11' 10"
Bedroom 2	4.74 x 2.54	15' 7" x 8' 4

Option 2		
Ground floor	metres	feet / inches
Kitchen / dining / living	8.34 x 3.70	27' 4" x 12' 2
First floor		
Bedroom 1	4.74 x 3.42	15' 7" x 11' 3"
Bedroom 2	4.74 x 2.54	15' 7" x 8' 4

Option 3		
Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.17	15' 7" x 10' 5"
Sitting room	4.74 x 3.75	15' 7" x 12' 4"
First floor		
Bedroom 1	4.74 x 2.98	15' 7" x 9' 10"
Bedroom 2	2.98 x 2.40	9' 10" x 7' 11"
Study	2.22 x 1.91	6' 3" x 7' 4"

	hen / dining area ng room		8 x 3.39 4 x 3.70	13′ 9″ x 11′ 1″ 13′ 3″ x 12′ 2′
First	t floor			
Bed	room 1	4.7	4 x 2.98	15' 7" x 9' 10'
Bed	room 2	3.4	2 x 2.40	11' 3" x 7' 11"
ovn	0	ven	fs	fridge space
h		hob	fzs	freezer space
ds	dishwasher sp	ace	cl'ks	cloakroom
ws	washing machine sp	ace	cup'd	cupboard
ffzs	fridge freezer sp	ace	< ≻	measuring points

metres

feet / inches

#### The Lapwing | CB2SD |

Option 4

Ground floor

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Option 1 - Ground floor



Option 2 - Ground floor



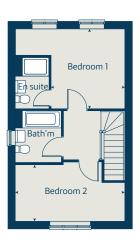
Option 3 - Ground floor



Option 4 - Ground floor



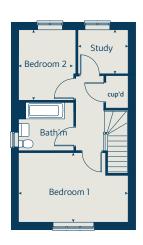
Option 1 - First floor



Option 2 - First floor



Option 3 - First floor



Option 4 - First floor





# The Plover

Custom build

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### The Plover

Homes 18, 19, 20 & 21

Option 1		
Ground floor	metres	feet / inches
Kitchen / dining area	6.43 x 4.47	21' 1" x 14' 8"
Sitting room	3.95 x 3.31	13' 0" x 10' 10"
First floor		
Bedroom 1	3.83 x 3.04	12' 7" x 10' 0"
Bedroom 2	4.26 x 3.06	14' 0" x 10' 0"
Bedroom 3	3.27 x 2.20	10' 9" x 7' 3"
Bedroom 4	2.97 x 2.29	9' 9" x 7' 6"

Option 2 Ground floor	metres	feet / inches
Kitchen / breakfast	5.73 x 3.31	18' 10" x 10' 10"
Dining room	3.85 x 3.01	12' 8" x 9' 10"
Sitting room	3.95 x 3.31	13' 0" x 10' 10"
First floor		
Bedroom 1	4.26 x 3.06	14' 0" x 10' 0"
Bedroom 2	4.45 x 2.80	14' 7" x 9' 2"
Bedroom 3	3.52 x 3.17	11' 7" x 10' 5"
Bedroom 4	2.97 x 2.29	9' 9" x 7' 6"

Option 3		
Ground floor	metres	feet / inches
Kitchen /diner	6.43 x 4.47	21' 1" x 14' 8"
Sitting room	3.95 x 3.31	13' 0" x 10' 10"
First floor		
Bedroom 1	4.26 x 3.06	14' 0" x 10' 0"
Bedroom 2	4.45 x 2.80	14' 7" x 9' 2"
Bedroom 3	3.52 x 3.17	11' 7" x 10' 5"
Study	2.97 x 2.29	9' 9" x 7' 6"

larder	ldr	oven	ovn
cloakroom	cl'ks	hob	h
cupboard	cup'd	dishwasher space	ds
wardrobe	w	washing machine space	ws
measuring points	< ≻	fridge freezer	ffzr

#### The Plover | CB4D |

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#### Option 1 Ground floor



#### First floor



Option 2 Ground floor



#### First floor



### Option 3 Ground floor



#### First floor

