

Emmbrook Place

Wokingham



Emmbrook Place

Wokingham



2 bedroom house

The Holly

3 bedroom house

The Hazel

The Spruce

The Cypress

The Beech

4 bedroom house

The Aspen

The Maple

The Juniper

The Willow

Affordable housing

v visitor parking

u unallocated parking

Please note: The positioning of the trees / hedges that are shown on this siteplan could change. Please see our sales consultant for further information.



The Holly

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Holly

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.24	15' 6" x 10' 7"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"

First floor

Bedroom 1	3.59 x 3.20	11' 8" x 10' 5"
Bedroom 2	4.74 x 3.39	15' 6" x 11' 1"

The Holly | X204 P6 SNWMG |

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

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

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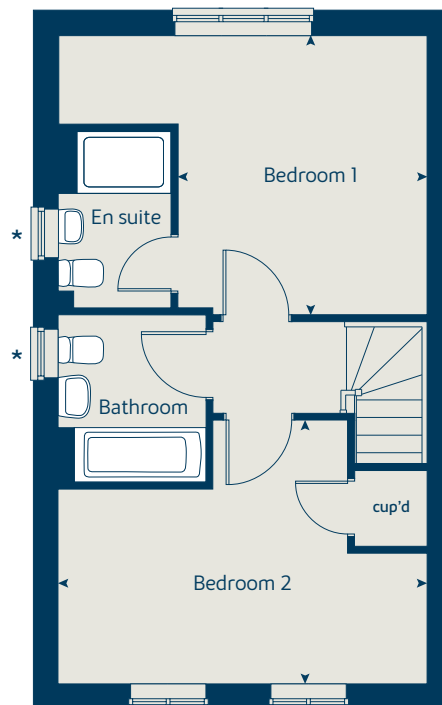
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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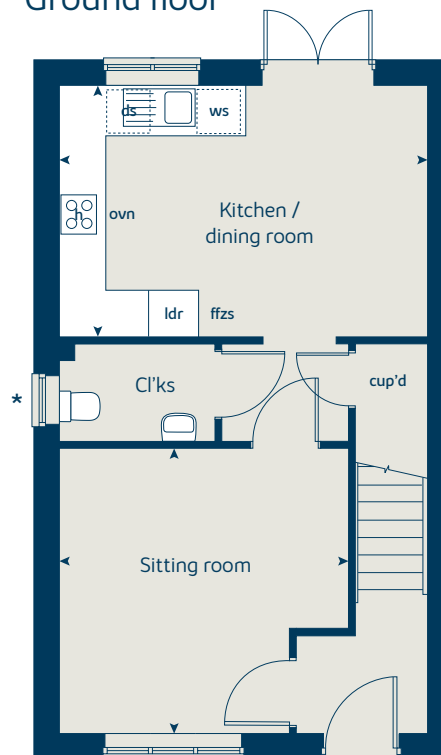
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SNWMG DS03039 / 07.22

First floor



Ground floor





The Hazel

3 bedroom home

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' 8"
Sitting room	4.17 x 3.66	13' 7" x 12' 0"

First floor

Bedroom 1	3.55 x 3.29	11' 6" x 10' 8"
Bedroom 2	2.96 x 2.74	9' 7" x 9' 0"
Bedroom 3	3.49 x 2.16	11' 5" x 7' 1"

The Hazel | X305 P5 vt SNWMG |

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

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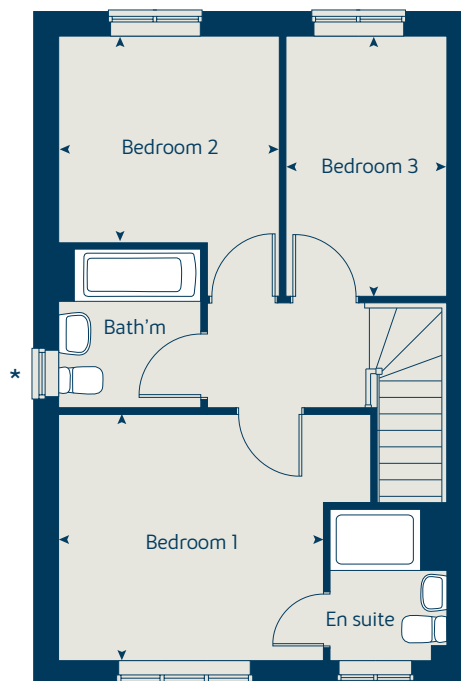
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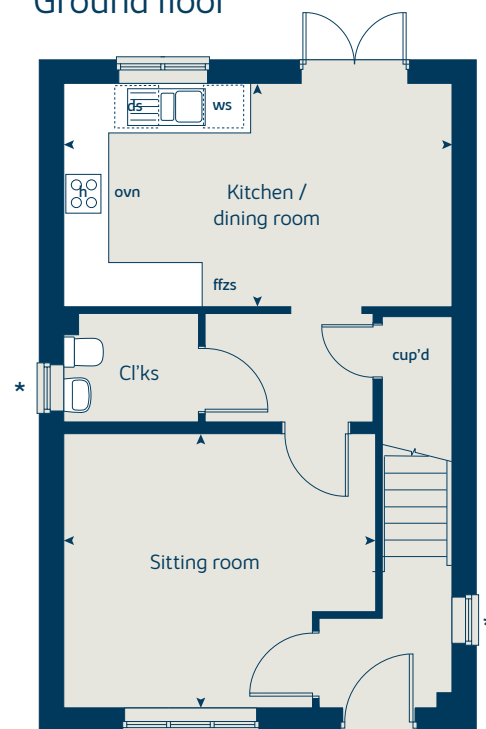
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SNWMG DS06509 / 06.23

First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 6" x 8' 8"
Dining area	3.14 x 2.30	10' 3" x 7' 5"
Sitting room	5.53 x 3.32	18' 1" x 10' 9"

First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 9"
Bedroom 2	3.61 x 3.26	11' 8" x 10' 6"
Bedroom 3	3.61 x 2.17	11' 8" x 7' 1"

The Spruce | X307A P6 vt SNWMG |

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

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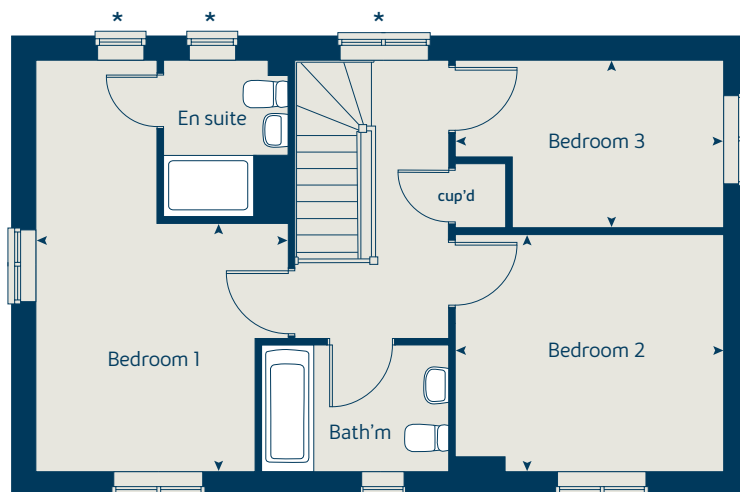
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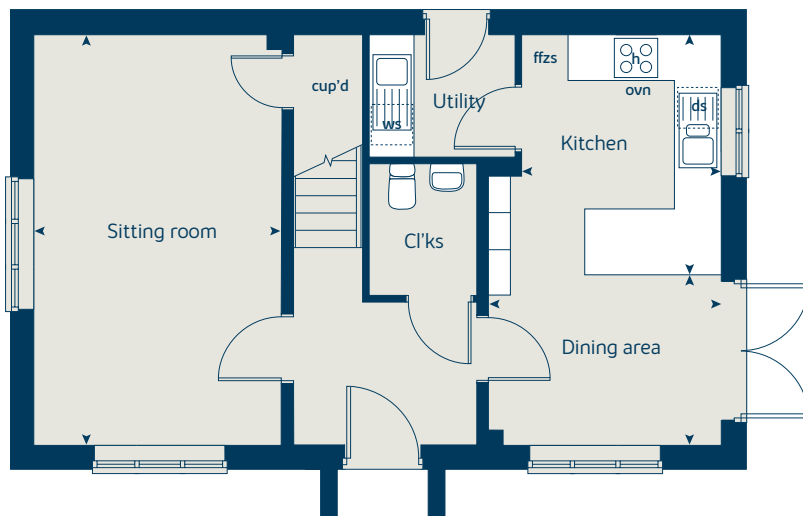
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SNWMG DS05283 / 03.23

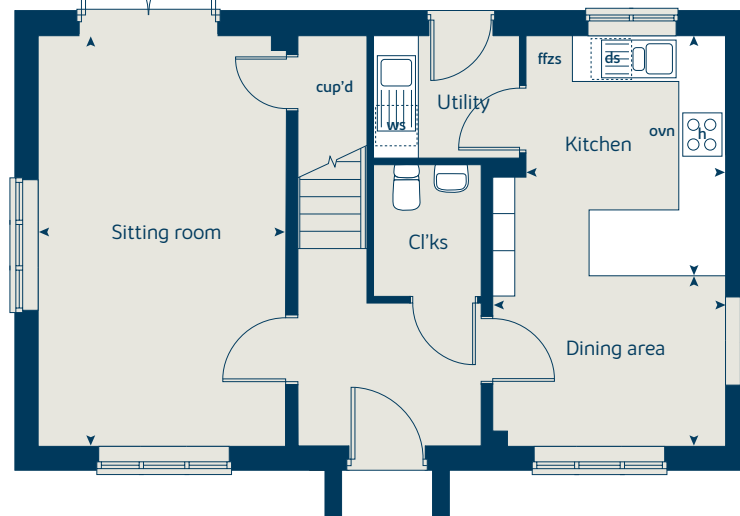
First floor



Ground floor



①





The Beech

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 6"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 5" x 8' 6"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.41	11' 8" x 11' 2"

The Beech | X309 P5 vt SNWMG |

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** Cupboard applies to selected plots 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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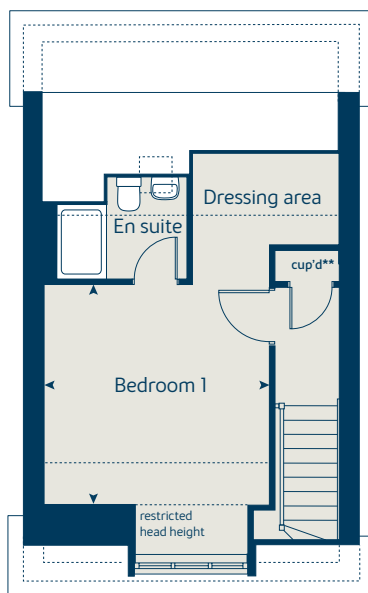
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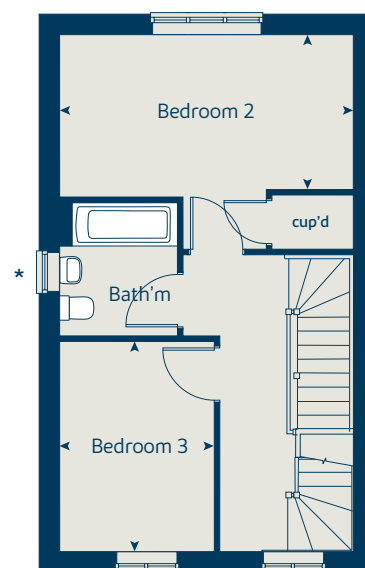
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SNWMG DS07719 / 09.23

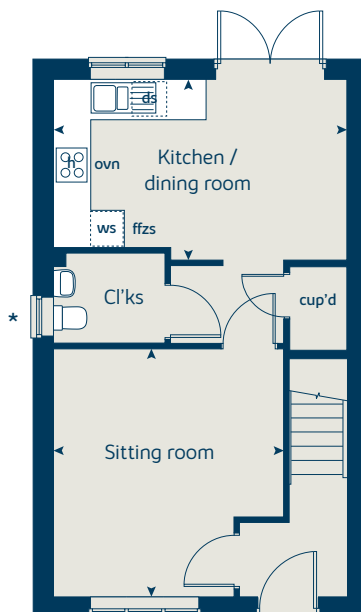
Second floor



First floor



Ground floor





The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.13 x 2.70	10' 3" x 8' 9"
Dining area	3.13 x 2.82	10' 3" x 9' 3"
Sitting room	4.38 x 3.40	14' 4" x 11' 2"

First floor

Bedroom 1	4.09 x 3.28	13' 4" x 10' 8"
Bedroom 2	3.28 x 2.84	10' 8" x 9' 3"
Bedroom 3	3.50 x 2.16	11' 5" x 7' 1"

The Cypress | X308 P7 vt SNWMG |

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

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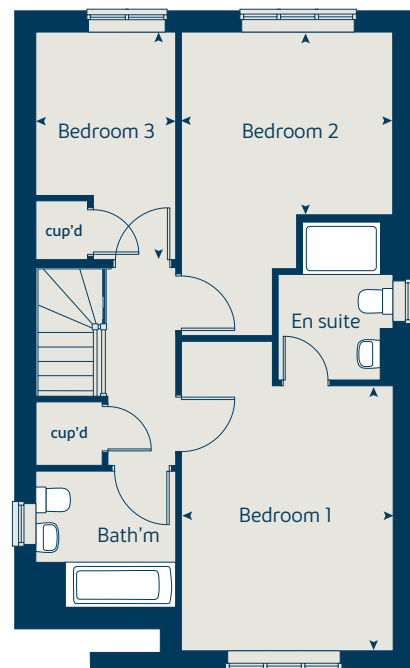
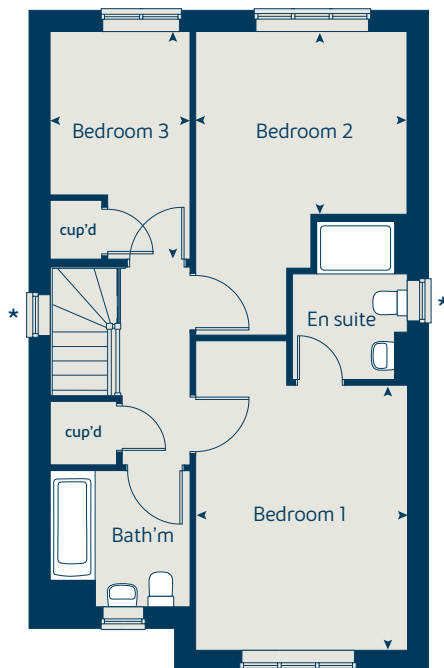
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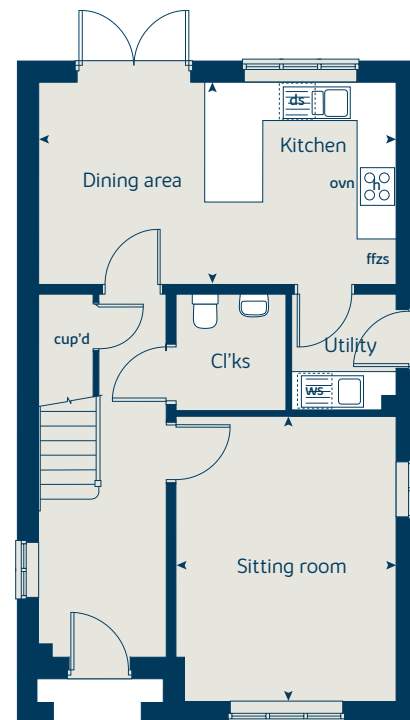
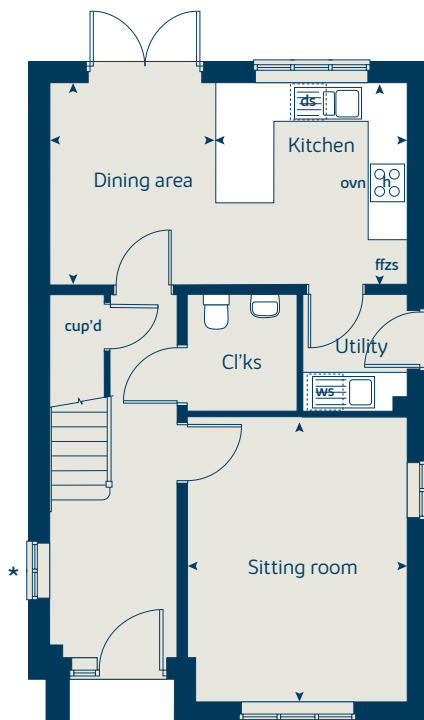
SNWMG GD59144 / 05.21

First floor



①

Ground floor



①



The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.00 x 3.77	19' 8" x 13' 4"
Sitting room	4.41 x 3.22	13' 6" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	4.89 x 3.32	16' 0" x 10' 11"
Bedroom 3	4.04 x 3.32	13' 3" x 10' 11"
Bedroom 4	3.05 x 2.56	10' 0" x 8' 4"

Second floor	metres	feet / inches
Bedroom 1	4.34 x 4.04	14' 2" x 13' 3"

The Willow | X411 P4 vt SNWMG |

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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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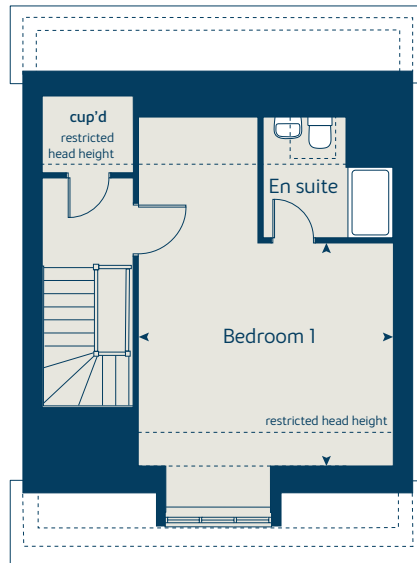
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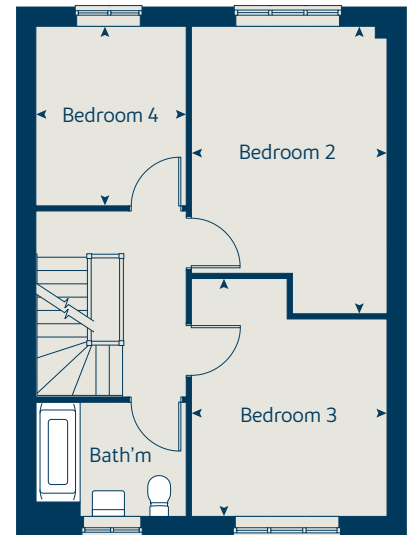
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SNWMG DS05283 / 03.23

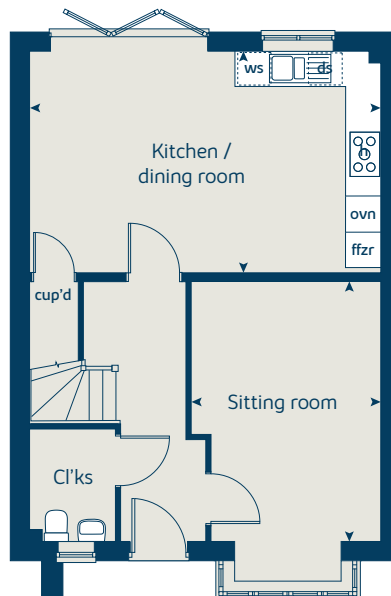
Second floor



First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 5" x 11' 1"
Sitting room	5.04 x 3.39	16' 5" x 11' 1"
Study	2.01 x 2.01	6' 6" x 6' 6"

First floor

Bedroom 1	4.50 x 3.81	14' 7" x 12' 5"
Bedroom 2	3.87 x 3.12	12' 7" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 8" x 8' 0"

The Aspen | X414 P6 vt SNWMG |

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* Window applies to selected plots 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		

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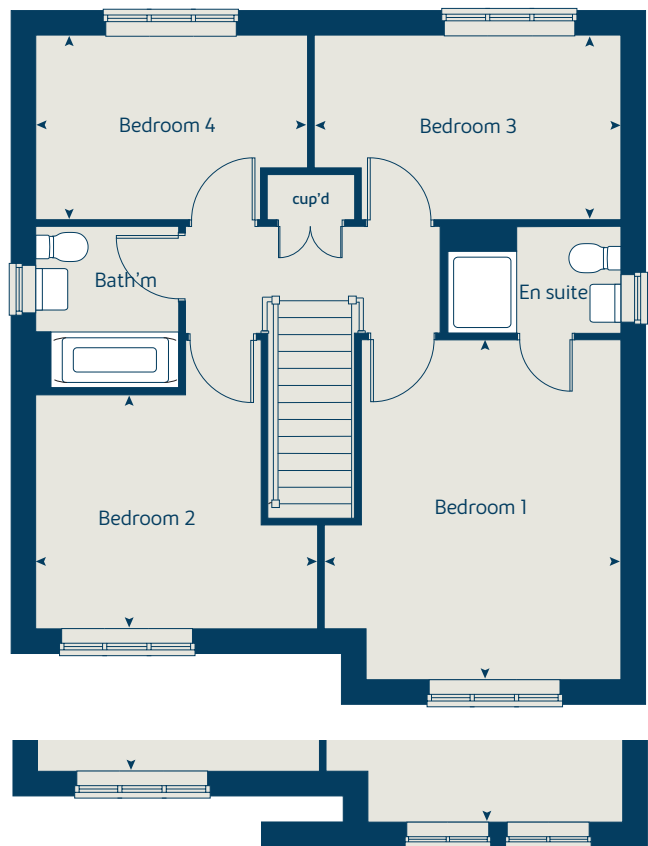
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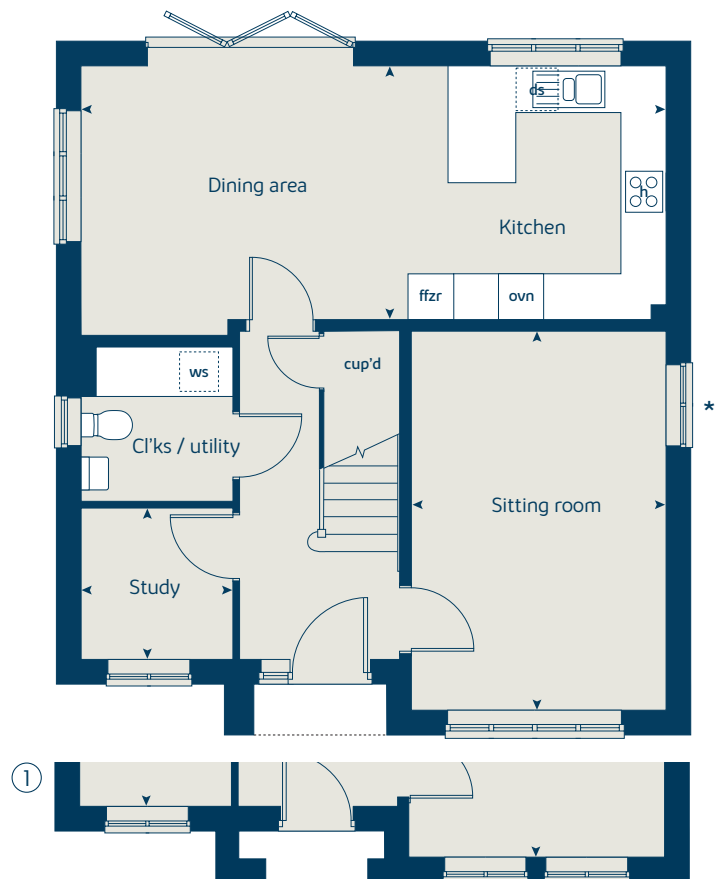
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SNWMG DS05283 / 03.23

First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk



The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.58 x 3.50	11' 7" x 11' 5"
Family / dining area	7.28 x 3.24	23' 9" x 10' 6"
Sitting room	4.50 x 3.50	14' 8" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 5"

First floor

Bedroom 1	6.60 x 3.50	21' 7" x 11' 5"
Bedroom 2	3.69 x 3.50	12' 1" x 11' 5"
Bedroom 3	4.13 x 2.89	13' 5" x 9' 5"
Bedroom 4	2.95 x 2.93	9' 7" x 9' 6"

The Maple | X416B P5 vt SNWMG |

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

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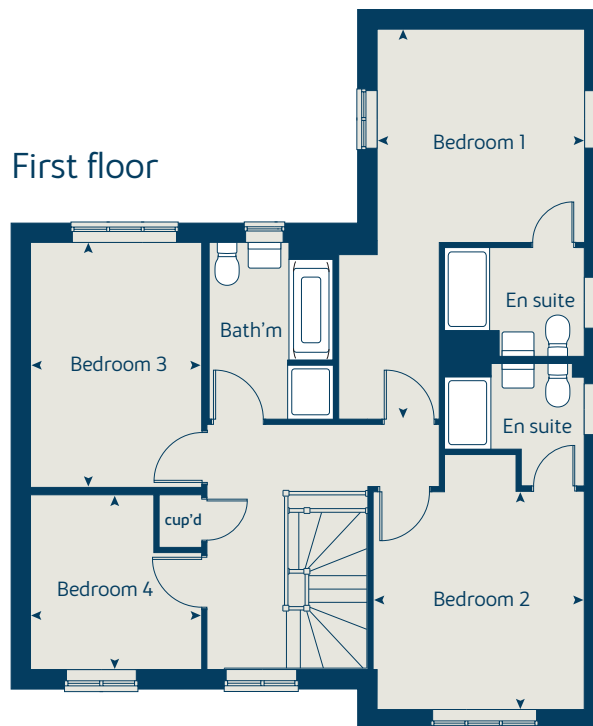
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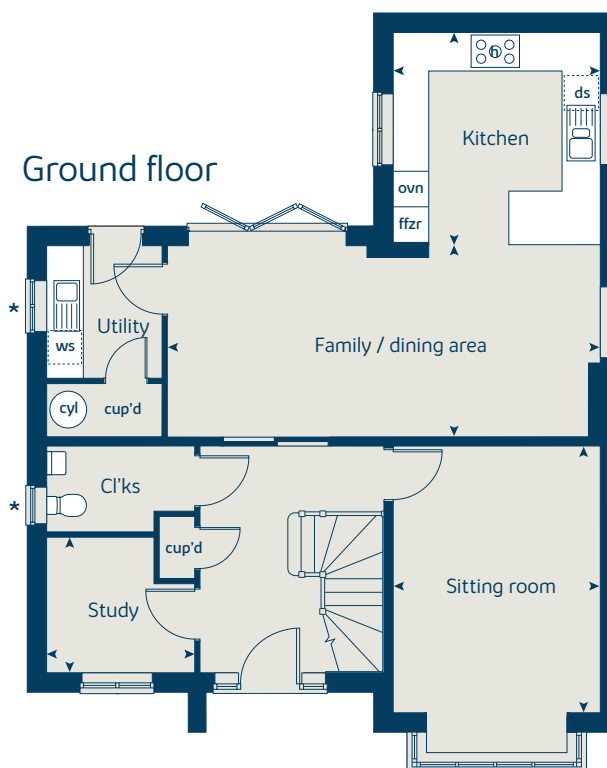
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SNWMG DS05283 / 03.23

First floor



Ground floor





The Juniper

4 bedroom home

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The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 5"
Sitting room	4.55 x 3.04	14' 9" x 10' 0"
Study	2.34 x 1.85	7' 7" x 6' 1"

First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.52 x 2.38	11' 5" x 7' 8"
Bedroom 4	3.60 x 2.38	11' 8" x 7' 8"

The Juniper | X412 P4 SNWMG |

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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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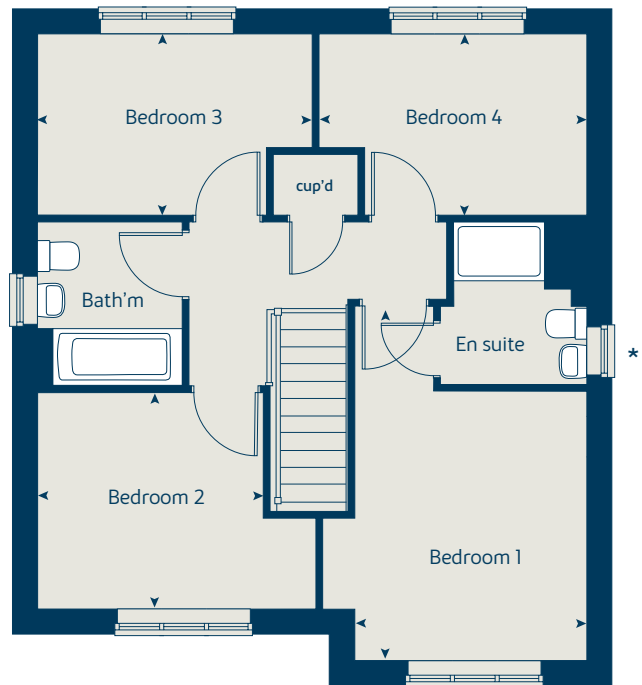
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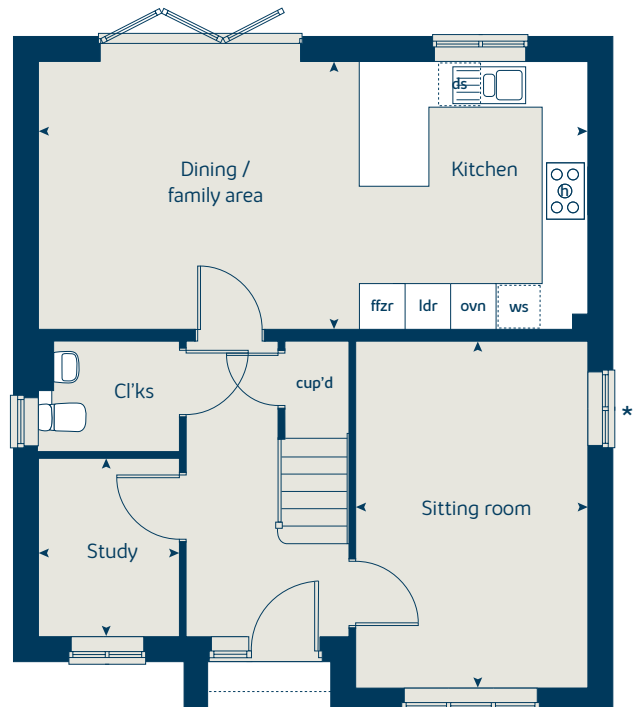
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First floor



Ground floor



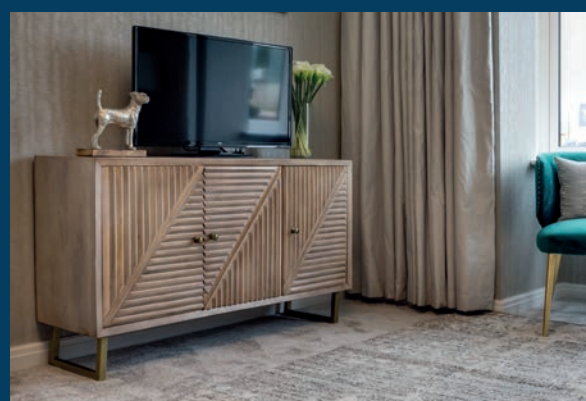
So much choice...

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.



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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. External details, finishes and electrical layouts may vary on individual plots. The illustrations are computer generated impressions of how the property may look so are indicative only. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio.

150-NWMMG DS05083 / 02.23

Customer use only

Signed..... Date.....



Emmbrook Place Wokingham

Specification

bovishomes.co.uk



Emmbrook Place

Wokingham

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 apartments Cedar House	2 bedroom The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech	4 bedroom The Willow The Juniper The Aspen The Alder The Maple
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			■ ■	■ ■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■	■ ■ ■ ■	
Hotpoint hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood				■ ■ ■ ■ ■
Fridge / freezer space	■	■	■ ■ ■ ■	
Integrated (Indesit) 50 / 50 fridge freezer				■ ■ ■ ■ ■
Space for dishwasher with plumbing and electrics	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility			■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
White pendant lamp	■	■	■ ■ ■ ■	■ ■ ■ ■ ■

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite (pedestal sink and floor standing toilet)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Handheld hair wash attachment	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
En suite to bedroom 1	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
En suite to bedroom 2				■ ■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Chrome bezel LED bulkhead to bathroom and en suite	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Radiator in bathroom / en suite	■	■	■ ■ ■ ■	
Chrome towel warmer in bathroom and en suite(s)				■ ■ ■ ■ ■

Doors and Windows

	2 bedroom apartments Cedar House	2 bedroom The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech	4 bedroom The Willow The Juniper The Aspen The Alder The Maple
Front door with multi-point security locking system and security chain	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
PVCu double glazing to windows	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Double glazed PVCu French doors	■†	■	■ ■ ■ ■	
Double glazed bi-fold doors	■†			■ ■ ■ ■ ■
White painted cottage internal doors with chrome lever handles	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■

General

White painted walls and smooth white ceilings	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
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)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Master telephone socket (plus to study where shown)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
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)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Light to front porch and wiring to the rear of house		■	■ ■ ■ ■	■ ■ ■ ■ ■
External tap		■	■ ■ ■ ■	■ ■ ■ ■ ■
Mains wired smoke detectors with battery back-up	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Power and lighting to 'on plot' garage (where applicable)		■	■ ■ ■ ■	■ ■ ■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■ ■ ■ ■	■ ■ ■ ■ ■
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 † Available on selected plots only