

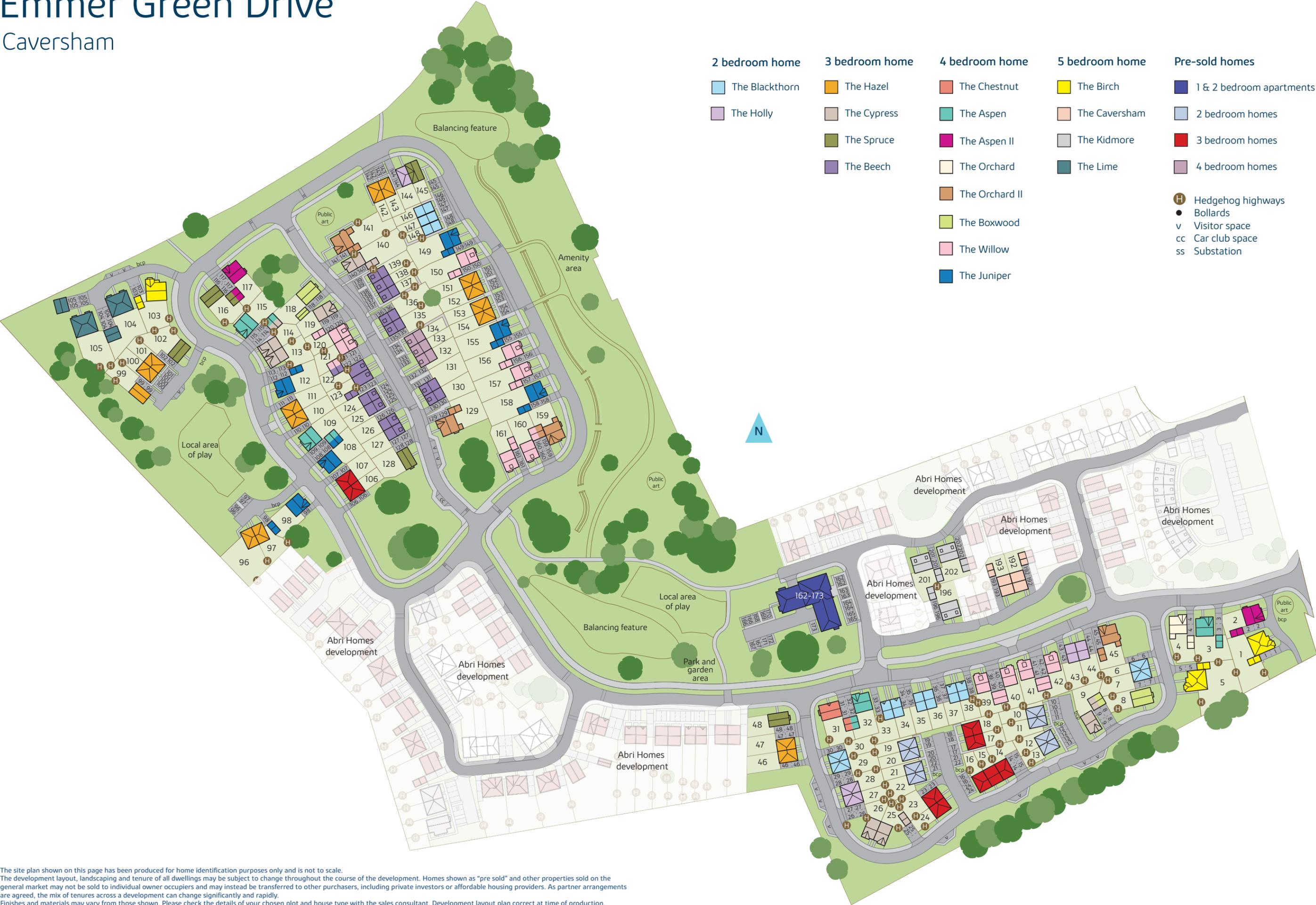
# Emmer Green Drive

Caversham



# Emmer Green Drive

## Caversham

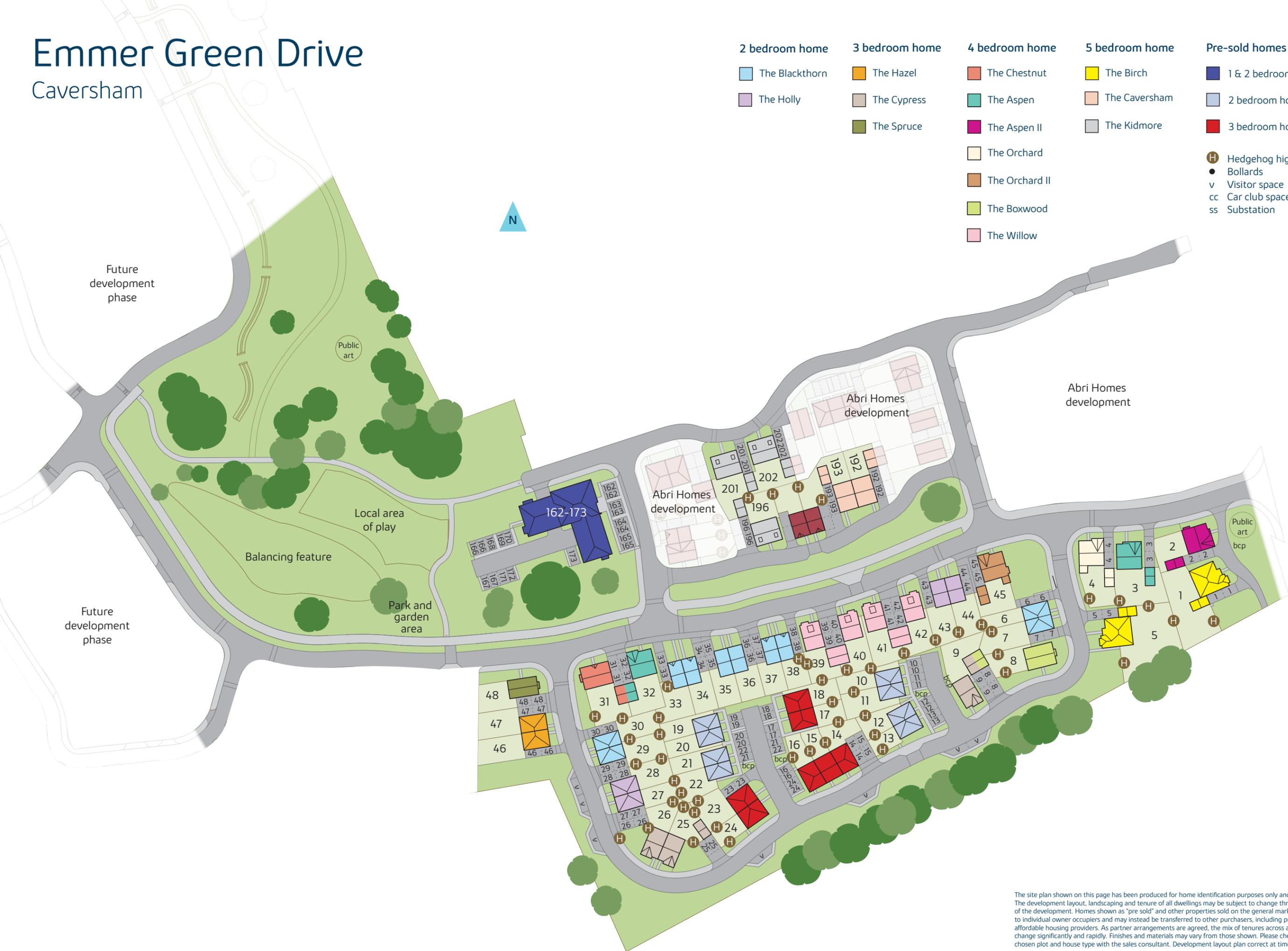


The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

# Emmer Green Drive

## Caversham

- 2 bedroom home
  - The Blackthorn
  - The Holly
- 3 bedroom home
  - The Hazel
  - The Cypress
  - The Spruce
- 4 bedroom home
  - The Chestnut
  - The Aspen
  - The Aspen II
  - The Orchard
  - The Orchard II
  - The Boxwood
  - The Willow
- 5 bedroom home
  - The Birch
  - The Caversham
  - The Kidmore
- Pre-sold homes
  - 1 & 2 bedroom apartments
  - 2 bedroom homes
  - 3 bedroom homes
  - Hedgehog highways
  - Bollards
  - Visitor space
  - Car club space
  - Substation



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# Emmer Green Drive

## Caversham

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Select range of extras available.

- 2 bedroom  
The Blackthorn  
The Holly
- 3 bedroom  
The Hazel  
The Cypress  
The Spruce  
The Beech
- 4 bedroom  
The Juniper  
The Boxwood  
The Chestnut  
The Orchard  
The Orchard II  
The Aspen  
The Aspen II  
The Willow
- 5 bedroom  
The Birch  
The Lime  
The Caversham  
The Kidmore

### Kitchen

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			■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■	■							■	■		■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	■										
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood							■	■	■	■	■	■				
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood													■	■	■	
Bosch (75cm) hob with two built-in high level single ovens, with glass splashback and stainless steel pyramid chimney hood														■		
Pendant light fitting	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LED under-unit flexible strip lighting													■	■	■	■
Fridge / freezer space	■	■	■	■	■	■										
Integrated (Indesit) 50 / 50 fridge freezer							■	■	■	■	■	■	■	■	■	■
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)

Ideal Standard contemporary white sanitary ware suite (pedestal sink and floor standing toilet)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite (where applicable)	■	■	■	■	■	■										
Chrome towel warmer in bathroom and en suite(s)^							■	■	■	■	■	■	■	■	■	■



### Bedrooms

Built-in wardrobe to bedroom 1							■	■	■	■	■	■	■	■	■	■
Front door with multi-point security locking system and security chain							■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■														■
Powder coated aluminium double glazed bi-fold doors							■	■	■	■	■	■	■	■	■	
White painted four-panel internal doors with chrome lever handles	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold 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 family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Central heating system - predetermined and plot specific^	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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 (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where applicable and when in curtilage with house)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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
- ^ Please speak to sales consultant for plot specific details

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

# 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. 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.

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150-HREGC DS15746 / 02.26

Customer use only
Signed..... Date.....





# The Holly

2 bedroom home

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# The Holly

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	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' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

### The Holly | X204 02 150-HREGC |

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

\*\* Hot water cylinder applies to selected plots only. Please see sales consultant for further details.

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

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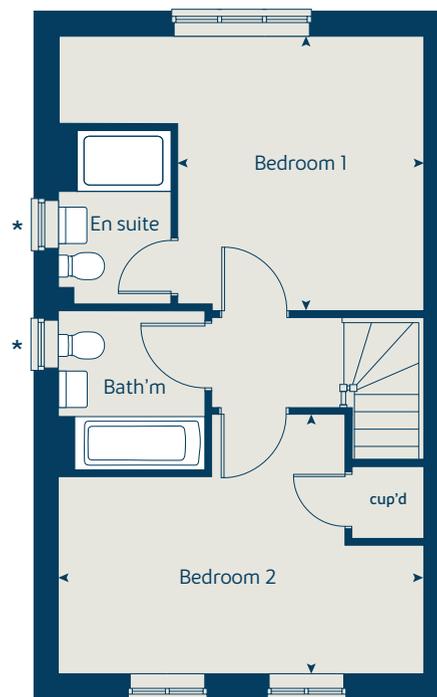
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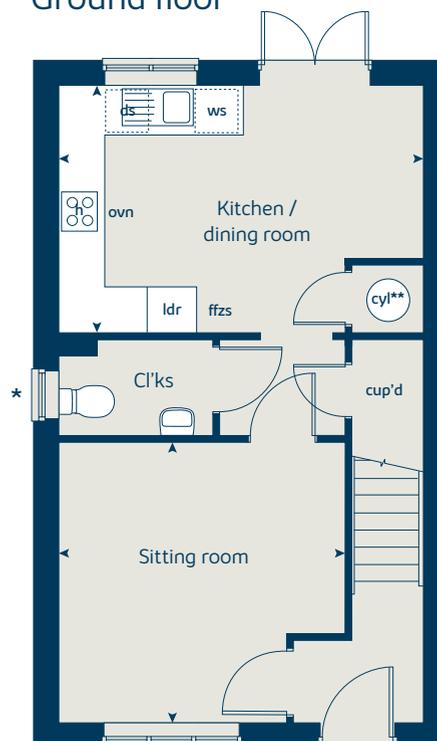
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### First floor



### Ground floor





# The Blackthorn

2 bedroom home

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# The Blackthorn

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 3.13	10' 5" x 10' 3"
Sitting / dining area	4.33 x 4.11	14' 3" x 13' 5"

First floor	metres	feet / inches
Bedroom 1	4.33 x 3.24	14' 3" x 10' 8"
Bedroom 2	4.33 x 2.82	14' 3" x 9' 3"

### The Blackthorn | 0201 150-HREGC |

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\*\* Hot water cylinder 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	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

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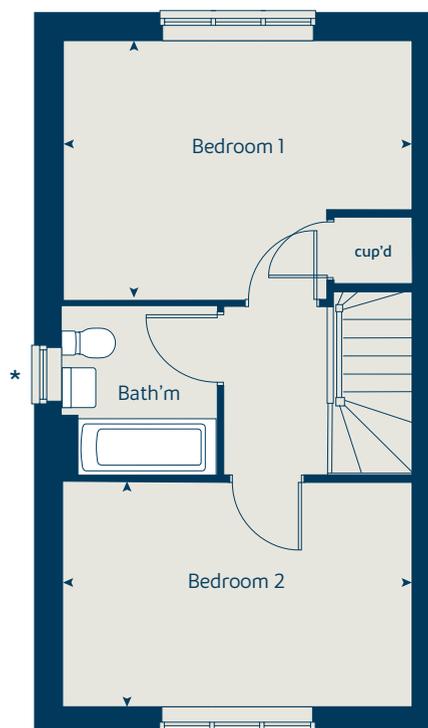
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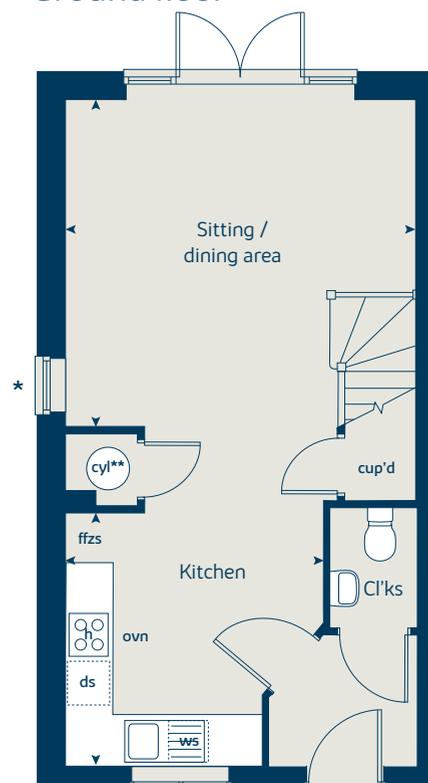
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### First floor



### Ground floor





# The Hazel

3 bedroom home

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Homes** 

# The Hazel

## 3 bedroom home

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

### First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 8"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

### The Hazel | X305 03 150-HREGC |

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\* Hot water cylinder applies to selected plots only. Please see sales consultant for further details.

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

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

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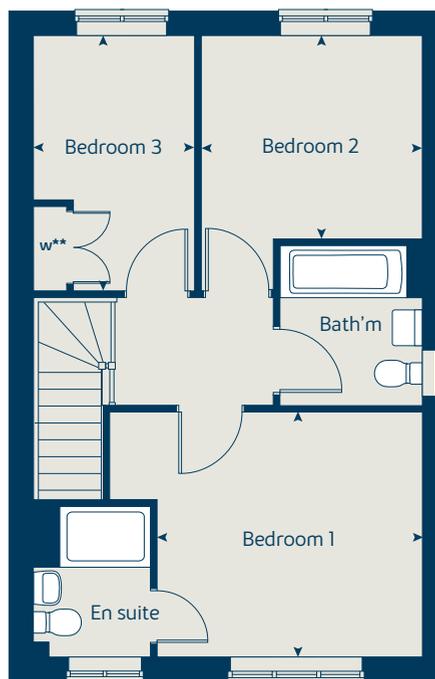
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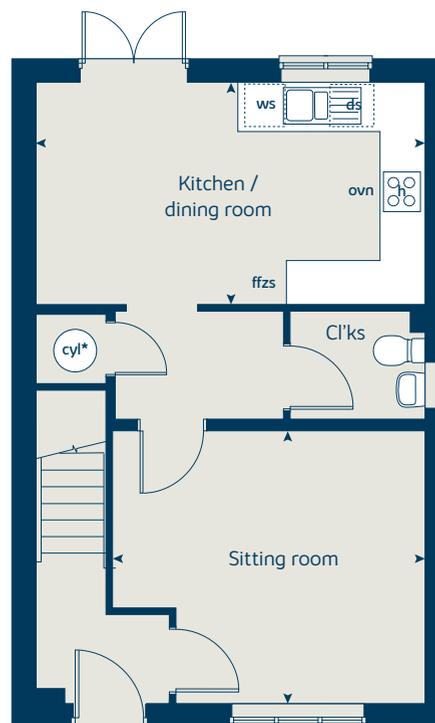
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### First floor



### Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.37	10' 3" x 7' 9"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

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

### The Spruce | X307 (IF) 01 150-HREGC |

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- ① Bay window applies plots 48 and 128 only. Please see sales consultant for further details.
- \* Hot water cylinder applies to selected plots only. Please see sales consultant for further details.
- \*\* Window omitted to plot 48 only. Please see sales consultant for further details.
- + Window applies to plot 48 only. Please see sales consultant for further details.
- ++ Utility door applies to plot 48 only. Please see sales consultant for further details.
- > Wardrobes apply to selected plots only. Please see sales consultant for further details.

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

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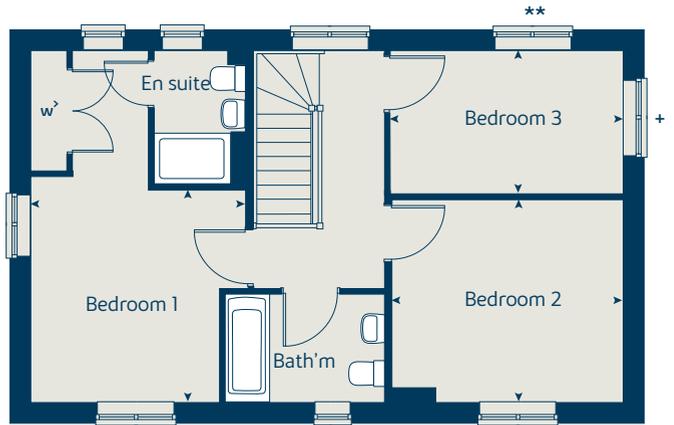
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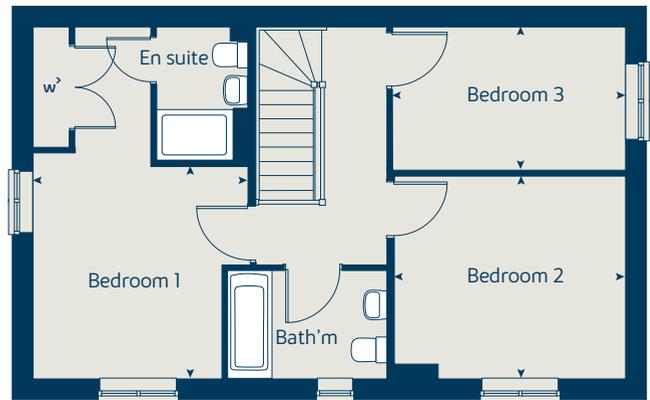
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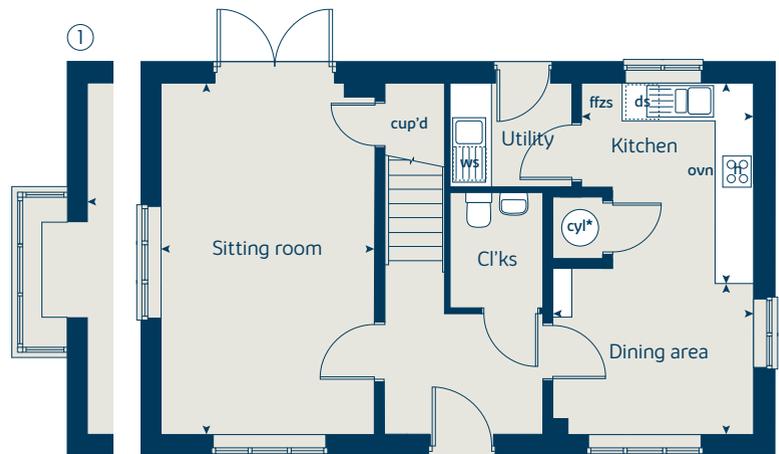
### First floor



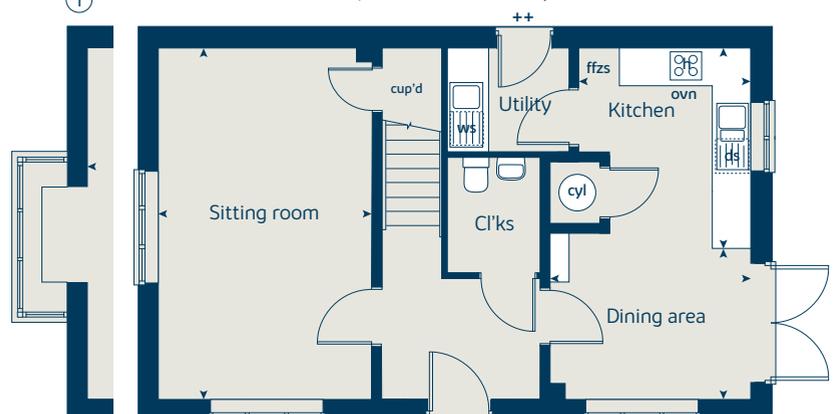
### First floor to plot 145 only



### Ground floor



### Ground floor to plots 48 and 145 only





# The Cypress

3 bedroom home

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# 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	4.40 x 3.40	14' 6" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

### The Cypress | X308 (IF) 01 150-HREGC |

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

\*\* Hot water cylinder applies to selected plots only. Please see sales consultant for further details.

+ Windows omitted to plots 25 and 26 only. Please see sales consultant for further details.

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

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### First floor



### Ground floor





# The Beech

3 bedroom home

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**Bovis  
Homes** 

# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

### First floor

Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

### Second floor

Bedroom 1	3.65 x 3.48	12' 0" x 11' 4"
-----------	-------------	-----------------

### The Beech | X309 01 150-HREGC |

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

\*\* Window apply to end of terrace plots only. Please see sales consultant for further details.

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

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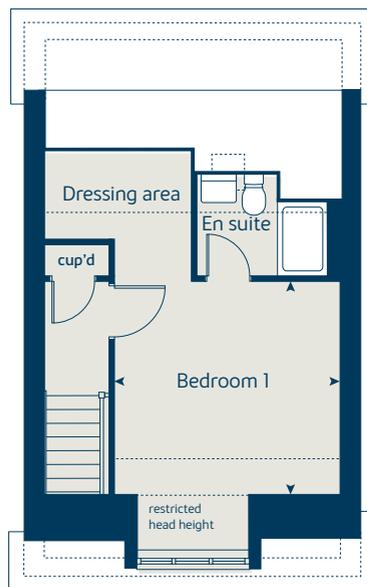
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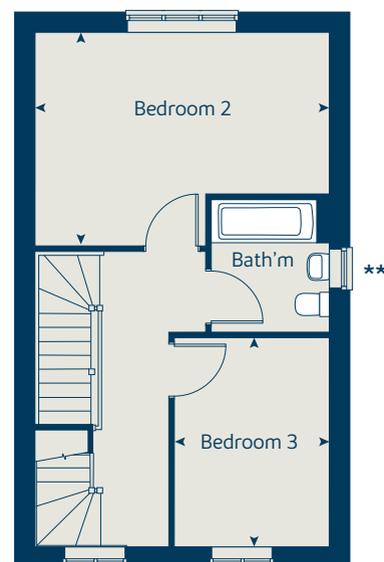
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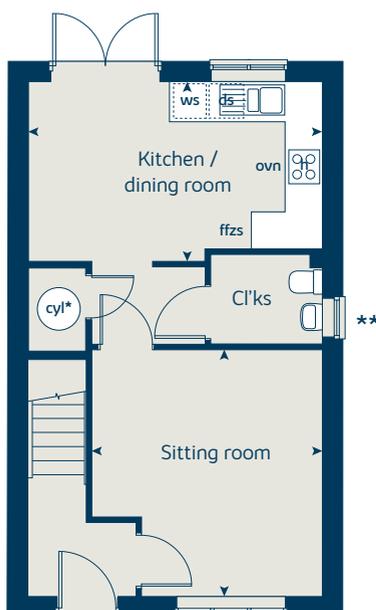
## Second floor



## 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	4.52 x 3.82	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Aspen | X414 (IF) 01 150-HREGC |

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- ① Alternative layout applies to selected plots only. Please see sales consultant for further details.
- \* Window omitted to plot 109 only. Please see sales consultant for further details.
- \*\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

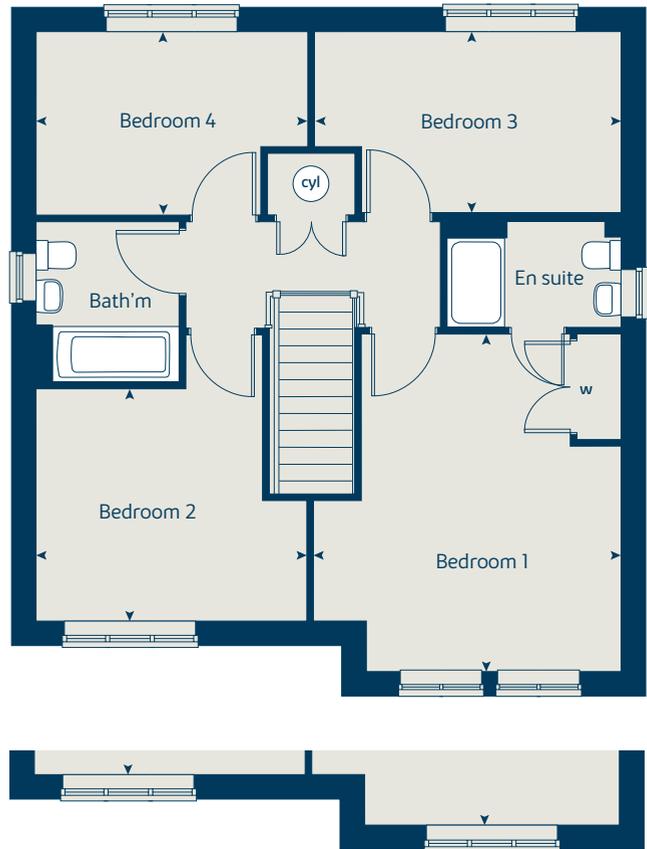
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

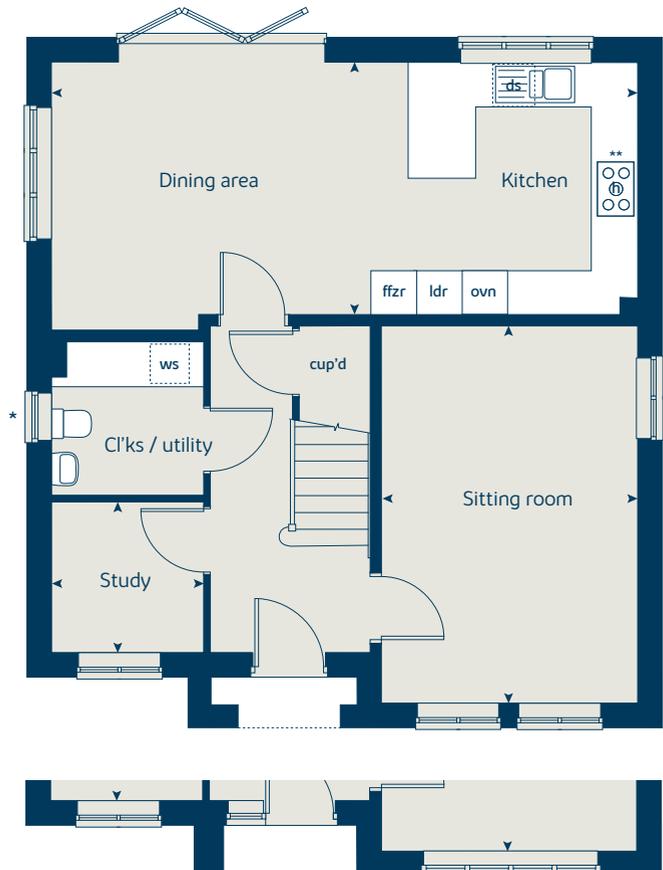
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150-HREGC DS11866 / 09.24

## First floor



## Ground floor





# The Aspen II

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Aspen II

## 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	4.52 x 3.82	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Aspen II | X414 (IF) 01 150-HREGC |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

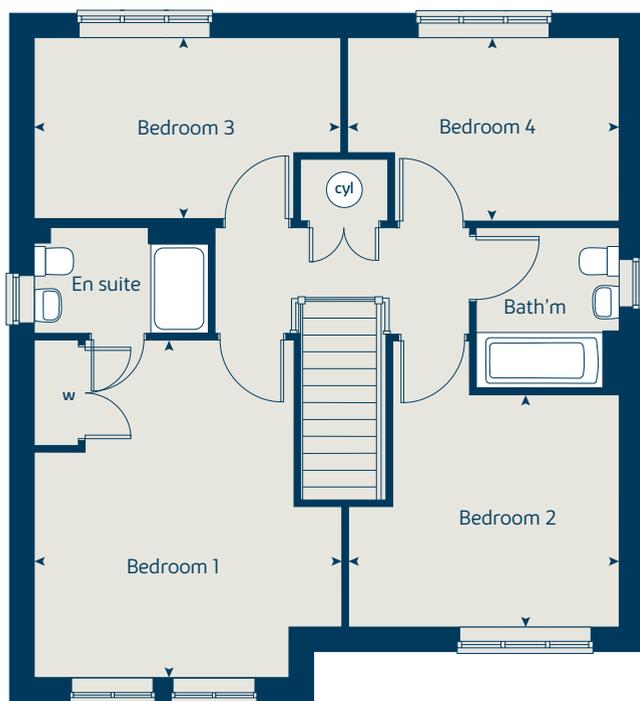
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

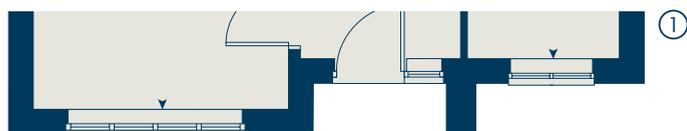
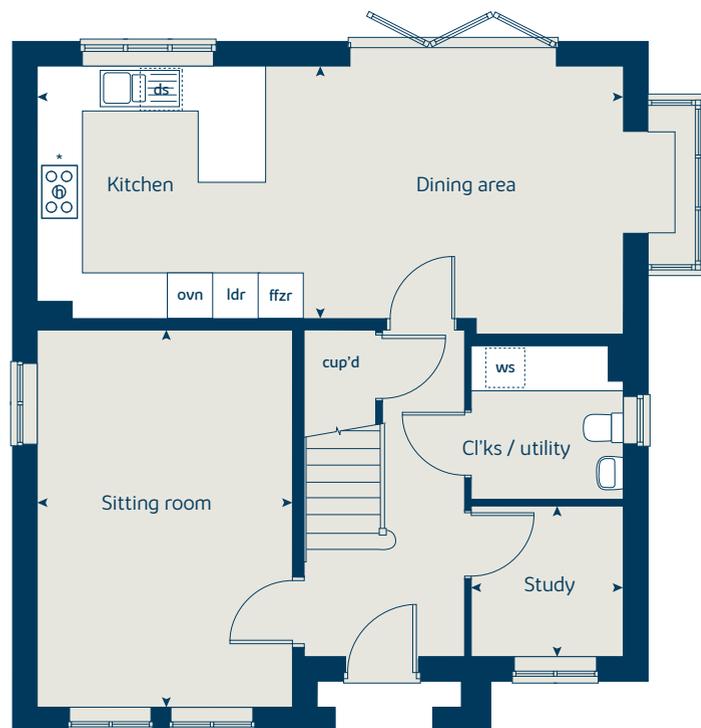
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## First floor



## Ground floor





# The Orchard

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)



# The Orchard

## 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"
Garden room	3.38 x 3.05	11' 1" x 10' 0"

### First floor

Bedroom 1	4.52 x 3.82	14' 1" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Orchard | 150-HREGC

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\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

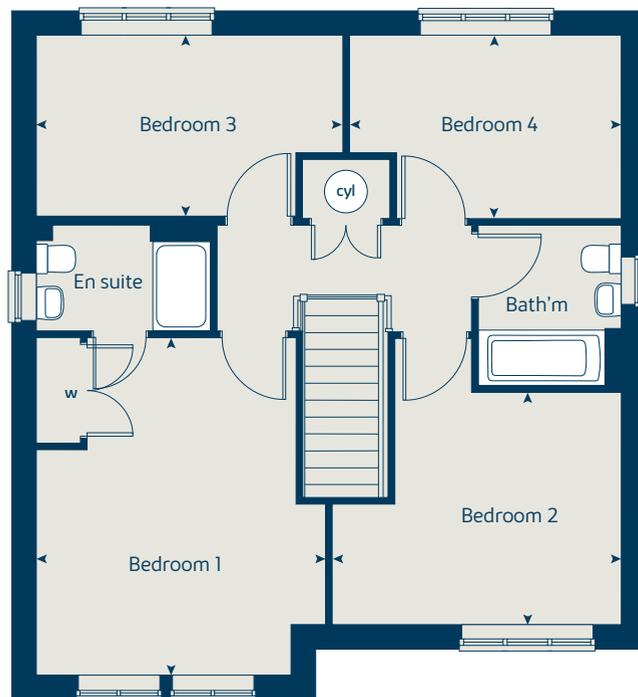
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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150-HREGC DS11866 / 09.24

### First floor



### Ground floor





# The Orchard II

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Orchard II

## 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"
Garden room	3.38 x 3.05	11' 1" x 10' 0"

### First floor

Bedroom 1	4.52 x 3.82	14' 1" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Orchard II | 150-HREGC

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\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

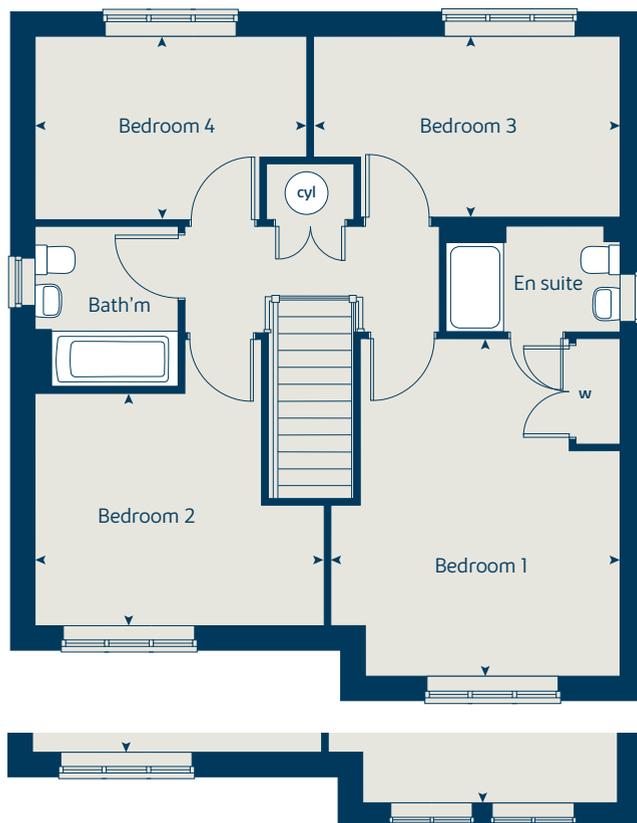
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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150-HREGC DS11866 / 09.24

### First floor



### Ground floor





# The Boxwood

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Boxwood

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	4.48 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.36 x 3.44	11' 3" x 11' 0"
Bedroom 3	3.42 x 2.34	11' 2" x 7' 8"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 8"

### The Boxwood | 150-HREGC |

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\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

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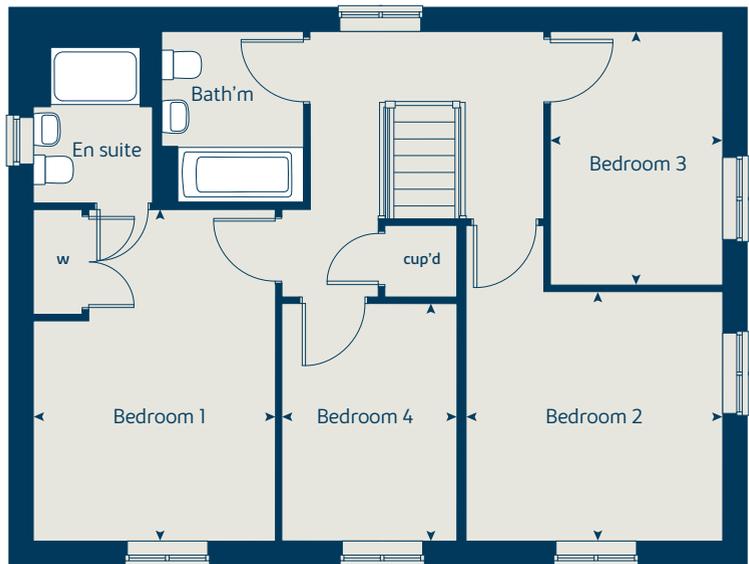
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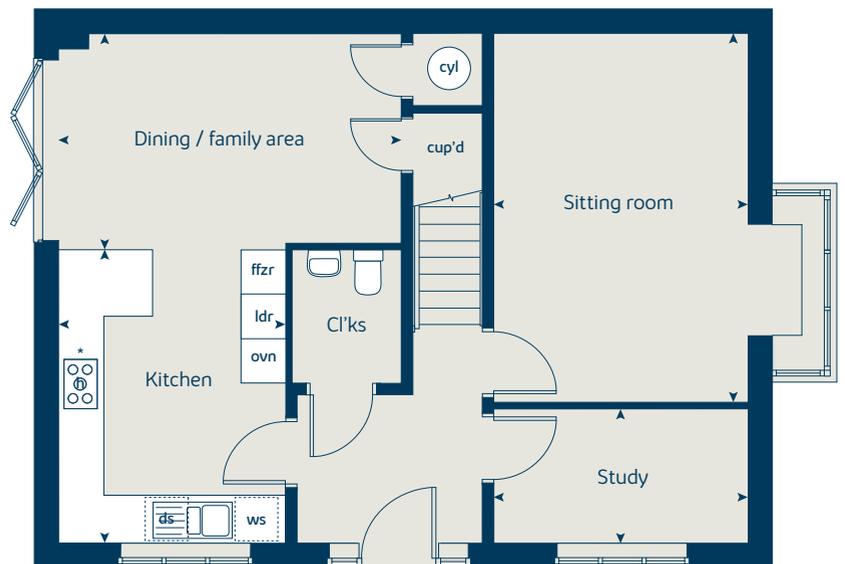
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150-HREGC DS11866 / 09.24

### First floor



### Ground floor





# The Chestnut

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	4.48 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.36 x 3.44	11' 3" x 11' 0"
Bedroom 3	3.42 x 2.34	11' 2" x 7' 8"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 8"

### The Chestnut | 150-HREGC |

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\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

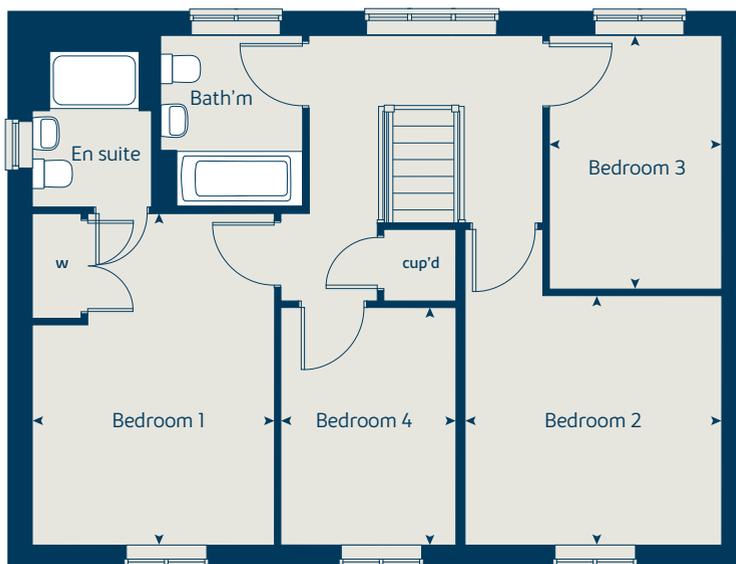
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150-HREGC DS11866 / 09.24

### 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' 5"
Sitting room	4.42 x 3.22	14' 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	2.93 x 2.56	9' 7" x 8' 4"

Second floor	metres	feet / inches
Bedroom 1	4.34 x 3.51	14' 2" x 11' 6"

### The Willow | X411 01 150-HREGC |

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\* Windows omitted to plots 120 and 121 only. Please see sales consultant for further details.

\*\* Hob configuration may differ from illustration. Please see sales consultant for further details.

† Cylinder applies to selected plots only. Please see sales consultant for further details.

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
ds	dishwasher space	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.

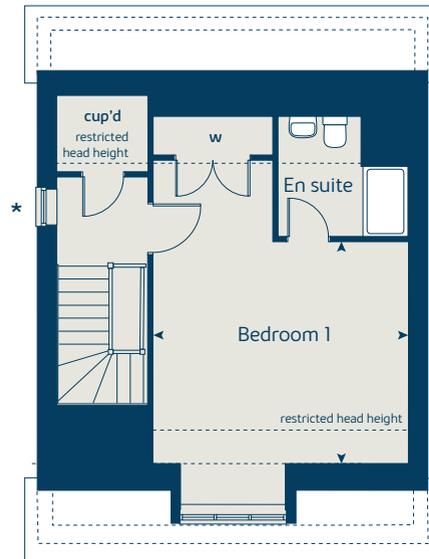
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

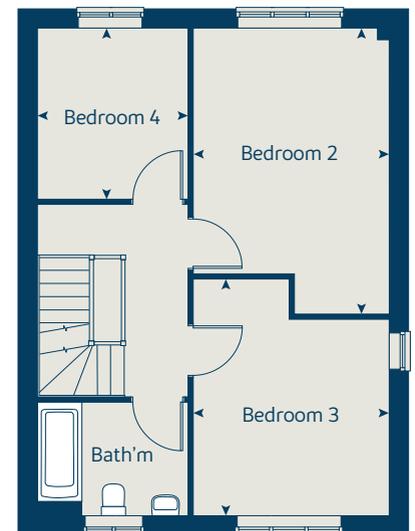
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150-HREGC DS14394 / 08.25

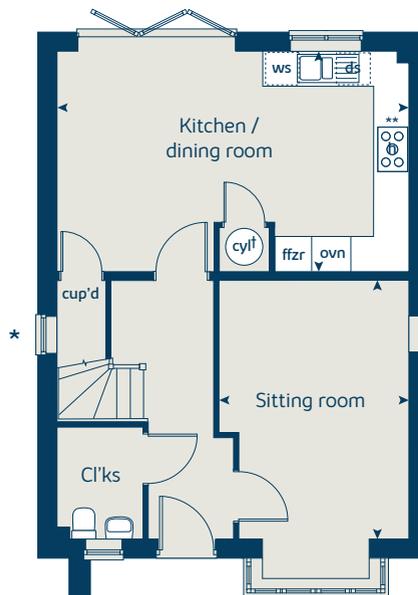
## Second floor



## First floor



## Ground floor





# The Juniper

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

### First floor

Bedroom 1	3.47 x 2.85	11' 5" x 9' 4"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.52 x 2.38	11' 7" x 7' 9"
Bedroom 4	3.61 x 2.38	11' 1" x 7' 9"

### The Juniper | X412 01 150-HREGC |

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\* Window omitted to plot 112 only. Please see sales consultant for further details.

\*\* Hob configuration may differ from illustration. Please see sales consultant for further details.

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

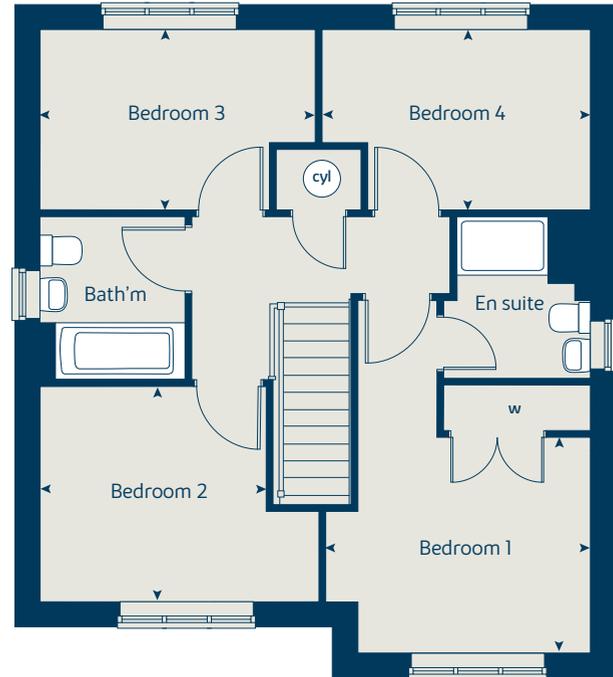
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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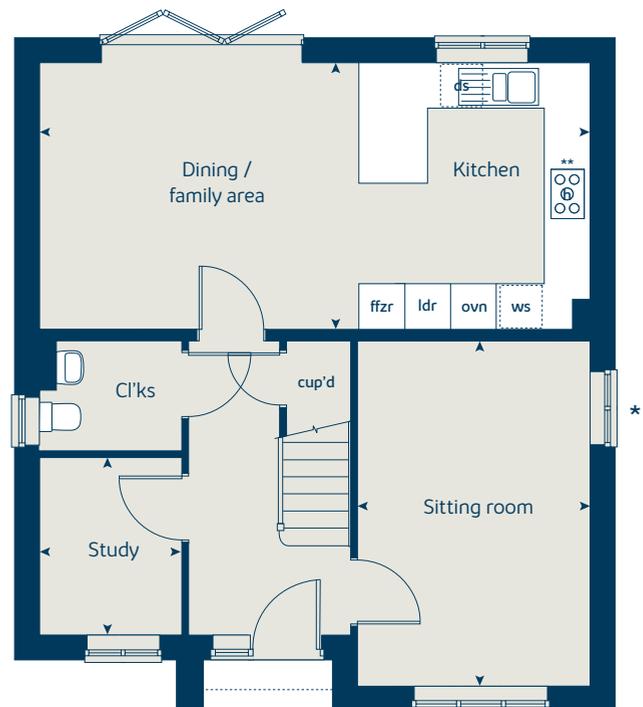
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150-HREGC DS11866 / 09.24

## First floor



## Ground floor





# The Birch

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.34	14' 11" x 11' 1"
Family / dining area	5.79 x 3.51	19' 0" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" 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 2.75	10' 0" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 1" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 1"

### The Birch | X518 (IF) 01 150-HREGC |

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

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	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.

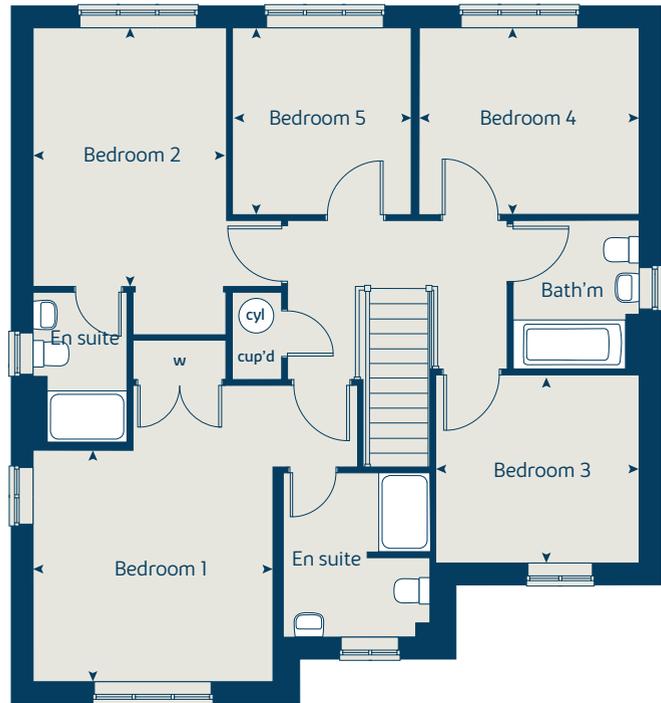
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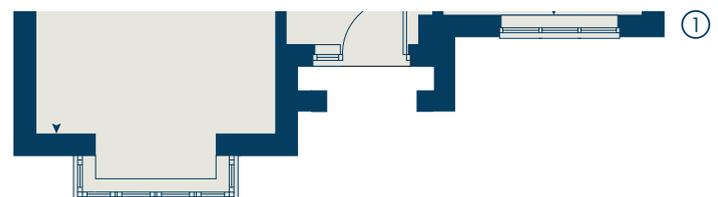
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150-HREGC DS05018 / 09.23

## First floor



## Ground floor





# The Lime

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)



# The Lime

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.93	13' 10" x 12' 10"
Family / dining area	3.77 x 3.58	12' 4" x 11' 8"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1"
Study	3.58 x 2.55	11' 8" x 8' 4"

### First floor

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" x 7' 4"
Bedroom 5	2.86 x 2.64	9' 5" x 8' 7"

### The Lime | X520 (IF) 01 150-HREGC |

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

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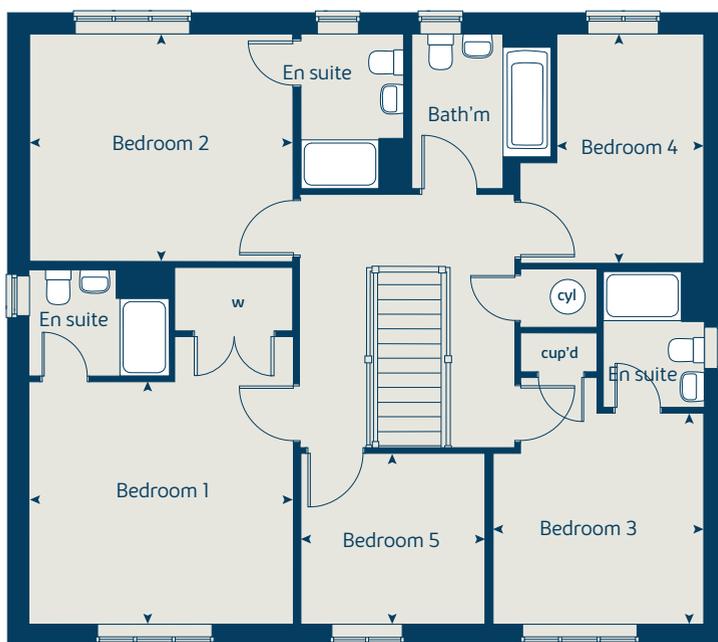
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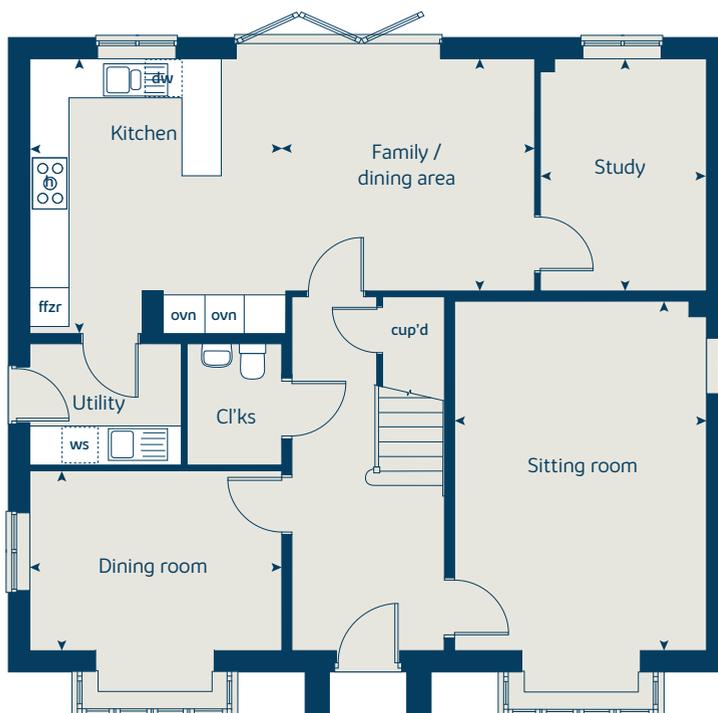
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150-HREGC DS05018 / 09.23

## First floor



## Ground floor





# The Caversham

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Caversham

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.07 x 3.87	19' 11" x 12' 8"
Sitting room	4.88 x 3.34	16' 0" x 11' 0"

First floor	metres	feet / inches
Bedroom 1	3.69 x 3.25	12' 1" x 10' 8"
Bedroom 2	3.46 x 2.53	11' 4" x 8' 4"
Bedroom 3	3.45 x 2.18	11' 4" x 7' 2"

Second floor	metres	feet / inches
Bedroom 4	3.79 x 2.85	12' 5" x 9' 4"
Bedroom 5	3.79 x 3.03	12' 5" x 10' 0"

### The Caversham | Peony variant 150-HREGC |

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

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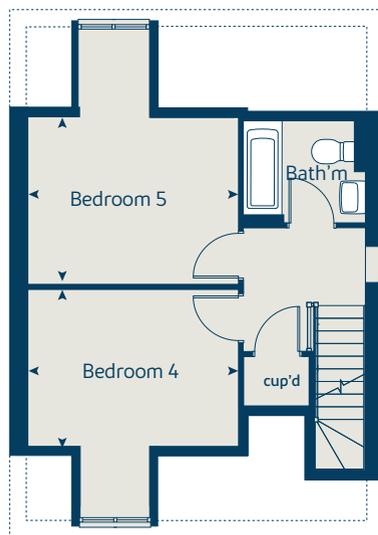
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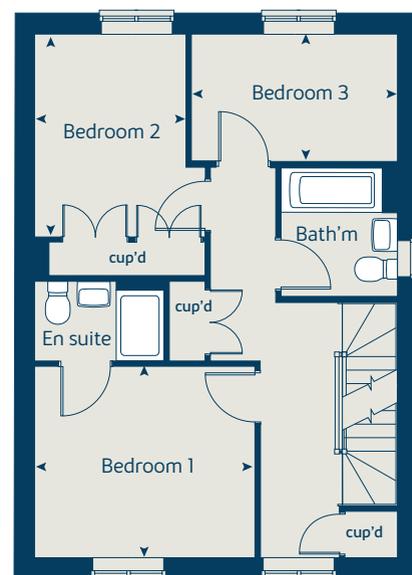
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150-HREGC DS11828 / 09.24

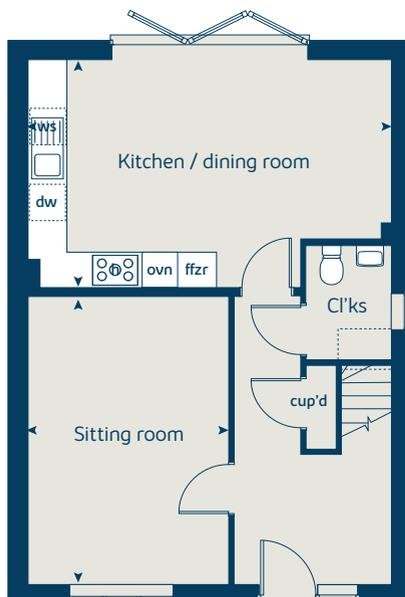
## Second floor



## First floor



## Ground floor





# The Kidmore

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Kidmore

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.53 x 2.23	11' 7" x 7' 4"
Sitting room	5.32 x 3.17	17' 5" x 10' 5"
Dining room	3.68 x 2.81	12' 2" x 9' 3"
Study	3.17 x 1.80	10' 5" x 5' 11"

### First floor

Bedroom 2	3.47 x 3.35	11' 5" x 11' 0"
Bedroom 3	3.65 x 3.35	12' 0" x 11' 0"
Bedroom 4	3.37 x 2.87	11' 1" x 9' 5"
Bedroom 5	3.76 x 2.38	12' 4" x 7' 10"

### Second floor

Bedroom 1	6.67 x 3.53	21' 11" x 11' 7"
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#### The Kidmore | Lutyens variant 150-HREGC |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	double oven	cyl	hot water cylinder
h	hob	w	wardrobe
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.

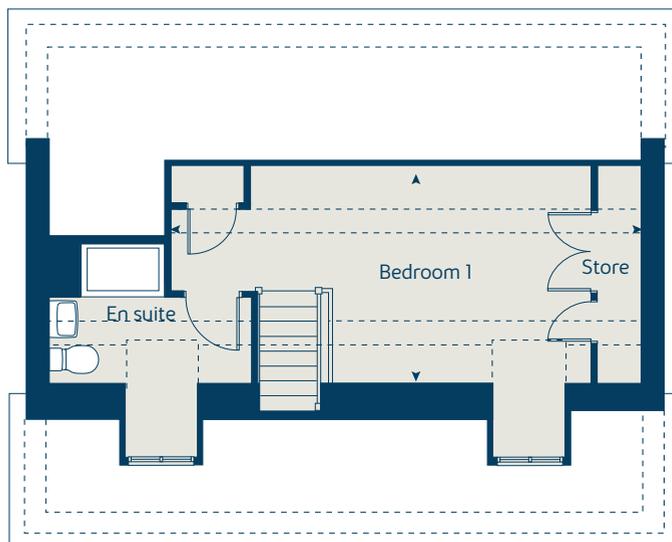
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

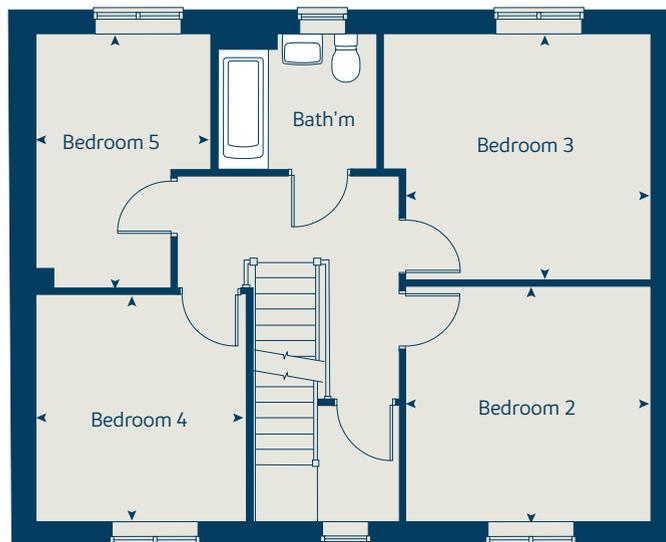
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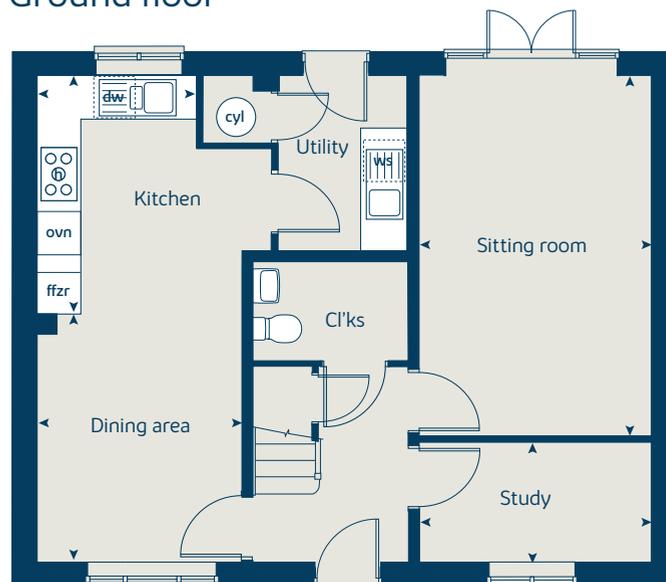
## Second floor



## First floor



## Ground floor





# Emmer Green Drive

Caversham

Specification

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 



# Emmer Green Drive

Caversham

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 



## Welcome to Emmer Green Drive

This exciting new development is on the outskirts of the vibrant Berkshire market town of Reading which sits beside the scenic River Thames and the peaceful Kennet and Avon Canal.

Close to the lower slopes of The Chilterns, an Area of Outstanding Natural Beauty, Emmer Green Drive in Caversham, has schools, shops, pubs, sports and leisure facilities along with parks and gardens.

It's just a 10-minute drive into historic Reading, with its Abbey ruins dating back to medieval times. Now a major commercial hub and shopping centre, the town has leisure, entertainment and sports facilities and a popular music festival. Forbury Gardens is one of its many parks.

From Reading Railway Station trains to London Paddington take less than 30 minutes and services also run to Oxford, Bristol and Gatwick Airport. The B3345 from Emmer Green

to Reading, links to the A33 and junction 11 of the M4. Head east for junction 15, M25, or onto London, 41 miles, or go west for Swindon, Bristol and the M5. Heathrow Airport is less than 30 miles.

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

So, if you're looking for a new home close to the countryside, but within reach of London, your search ends here!



# The perfect position

## Education for everyone

There are several nursery schools in the area and within half a mile of Emmer Green View you'll find Emmer Green Primary School and The Hill Primary School. Both cater for children aged from 4 to 11 years. For senior students Highdown Secondary School and Sixth Form Centre is less than a mile away, or just a 15-minute walk.

Independent schools in the area include Caversham Prep School and at Sonning, the Reading Blue Coat School. In Reading you'll find The Abbey School for girls and St Joseph's College. Reading College offers further and higher education and the University of Reading is ranked within the top 30 in the UK.

**Reading Town Hall**  
2.3 miles | 8 mins drive

8 mins



**Reading Train Station**  
2.2 miles | 9 mins drive

9 mins



**The Griffin Pub**  
1.6 miles | 6 mins drive

6 mins



**Caversham Lakes**  
2.1 miles | 5 mins drive

5 mins



**Caversham Court Gardens**  
1.7 miles | 7 minutes drive

7 mins



**The Oracle shopping centre**  
3.1 miles | 12 mins drive

12 mins



**Emmer Green Primary School**  
0.6 miles | 12 mins walk

12 mins



**Highdown School and Sixth Form Centre**  
0.7 miles | 13 minutes walk

13 mins



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

# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£1.7 million** in local schemes to support the community surrounding your new home in Caversham.

“Bovis Homes has invested more than **£1.7 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

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

## Home Exchange

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

## Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## Armed Forces **TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

## Deposit Unlock



With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

# 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. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

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 housing 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 within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

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

**Bovis Homes Limited, Thames Valley region**  
550 Oracle Parkway, Thames Valley Park, Reading RG6 1PT Telephone: 01256 674 100

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