

Orchard Green

Aylesbury





Orchard Green

Aylesbury

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 

Orchard Green

Aylesbury

3 bedroom home

 The Spruce

 The Beech

 The Magnolia

4 bedroom home

 The Willow

 The Sweet Chestnut

 The Aspen

 The Maple

5 bedroom home

 The Fern

 The Birch

 The Yew

 Affordable housing

bcp bin collection point

v visitor space

 hedgehog highway



MIX
Paper from
responsible sources
FSC® C014177

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

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. 11.2023.

Produced by the Vistry Group Design Studio.

SHAYLS DS02957 / 07.22



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.



When you have finished with this leaflet please recycle it.

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio.

150-AYLE DS05092 / 03.23

Customer use only

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



Orchard Green Aylesbury

Specification

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Orchard Green

Aylesbury

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

	3 bedroom The Spruce The Beech The Magnolia	4 bedroom The Sweet Chestnut The Aspen The Willow The Maple	5 bedroom The Birch The Yew The Fern
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■
Choice of Premium fitted kitchen (doors and worktops)*			■
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		■	■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood			■
White pendant lamp	■	■	■
LED under unit flexible strip lighting			■
Fridge / freezer space	■		
Integrated (Indesit) 50 / 50 fridge freezer		■	■
Space for dishwasher with plumbing and electrics	■	■	
Integrated (Indesit) dishwasher			■
Space for washing machine with plumbing and electrics in utility	■	■	■
Space for washing machine with plumbing and electrics in kitchen		■	

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	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■
Handheld hair wash attachment	■	■	■
En suite to bedroom 1	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height 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 in bathroom / en suite / cloakroom (where applicable)	■	■	■
Radiator in bathroom / en suite (where applicable)	■	■	■
Chrome towel warmer in bathroom and en suite(s)		■	■

Doors and Windows

	3 bedroom The Spruce The Beech The Magnolia	4 bedroom The Sweet Chestnut The Aspen The Willow The Maple	5 bedroom The Birch The Yew The Fern
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)	■	■	■
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 (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



Welcome to Orchard Green

This exciting new development is close to the historic market town of Aylesbury in Buckinghamshire and offers great commuter links to the capital, 46 miles away.

It's less than 3 miles from Orchard Green to Aylesbury's thriving town centre with its cobbled Market Square and centuries-old buildings with some housing pubs, restaurants, shops and businesses.

There's a regular outdoor market as well as shopping centres, supermarkets and entertainment facilities including the impressive Queens Park Arts Centre and the Waterside Theatre. There's a wide range of sports clubs and several leisure centres and gyms – one being home to the Gymnastics Academy that produced two 2020 Olympic medal winners.

The A41 runs through the town, going north to Bicester and Junction 9 of the M40, (22 miles away), for Birmingham, and south to the M25. The A418 links Aylesbury to Oxford, 26 miles away and joins the A4146

for Milton Keynes, 20 miles away. Regular trains run to London Marylebone, from both Aylesbury Railway Centre and Aylesbury Vale Parkway, taking about an hour, and buses go between Milton Keynes, Oxford and High Wycombe. As a Cycling Demonstration town, Aylesbury also provides local bike facilities and cycle routes.

Our range of 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and 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 quality new home in a charming old market town, your search ends here!



The perfect position

Education for everyone

Aylesbury has a wide range of schools with the closest primary to Orchard Green being Kingsbrook View Primary Academy and Bierton Church of England Combined School. Broughton Junior School and St Edward's Catholic Junior are within easy reach too.

For senior pupils Aylesbury Grammar School caters for boys and Aylesbury High School for girls. There's a mixed grammar school the Sir Henry Floyd, for 11 to 18s, and The Grange is a mixed secondary also for 11 to 18s. For further education the Aylesbury campus of Buckinghamshire College Group offers a range of business-related courses.

Broughton Junior School
2.4 miles | 6 mins drive

6 mins



Aylesbury Market
3.4 miles | 10 mins drive

10 mins



Aylesbury Railway Station
3 miles | 10 mins drive

10 mins



Aylesbury Waterside Theatre
2.7 miles | 7 mins drive

7 mins



Aqua Vale Swimming and Fitness
3 miles | 8 mins drive

8 mins



Queens Park Arts Centre
2.9 miles | 8 mins drive

8 mins



Kingsbrook View Primary Academy
0.7 miles | 14 mins walk

14 mins

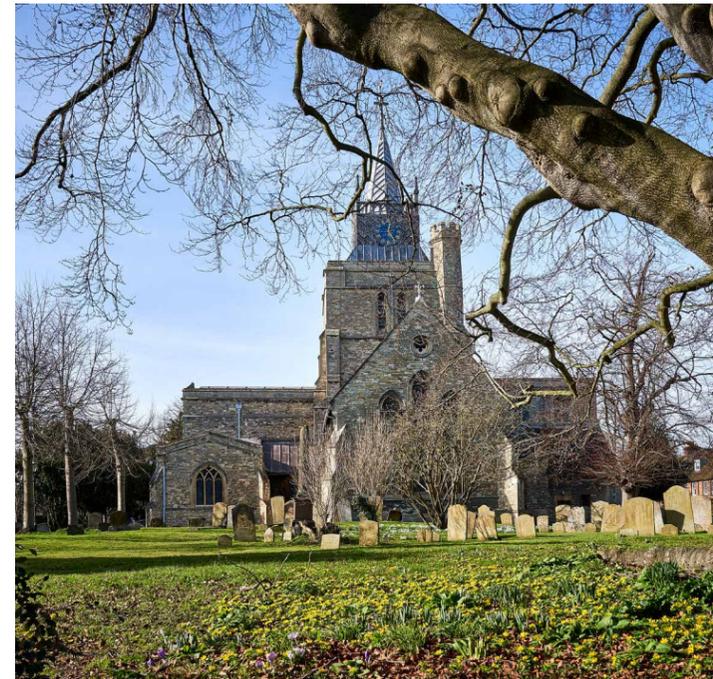
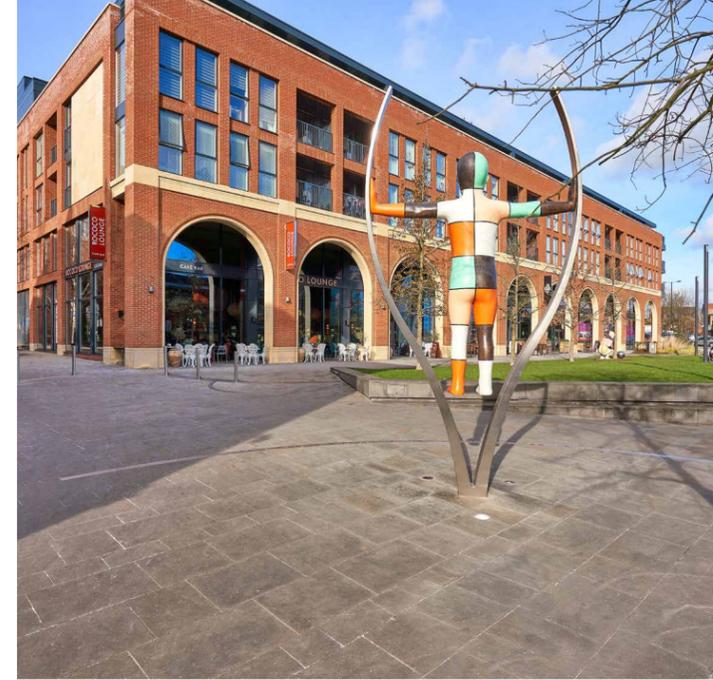


Sir Henry Floyd Grammar School
3.7 miles | 11 mins drive

11 mins



Orchard Green



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:

- Premium laminate or quartz 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

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!





The Spruce

3 bedroom home

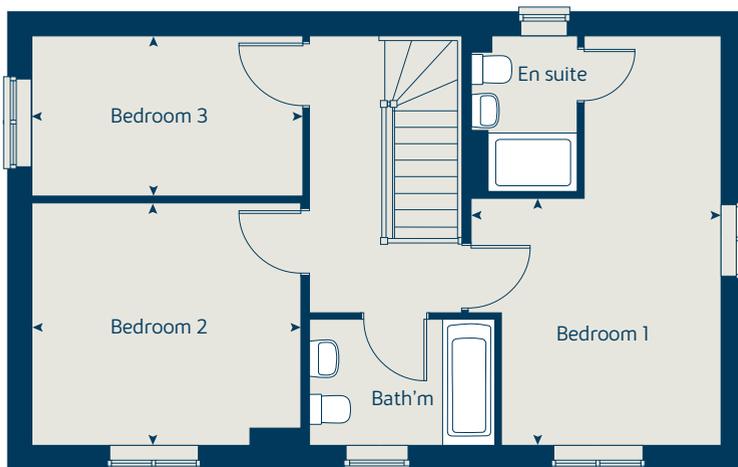
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**Bovis
Homes** 

The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.30	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor

Bedroom 1	3.39 x 2.94	11' 1" x 9' 8"
Bedroom 2	3.59 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

The Spruce | X307 (IF) 01 SHAYLS |

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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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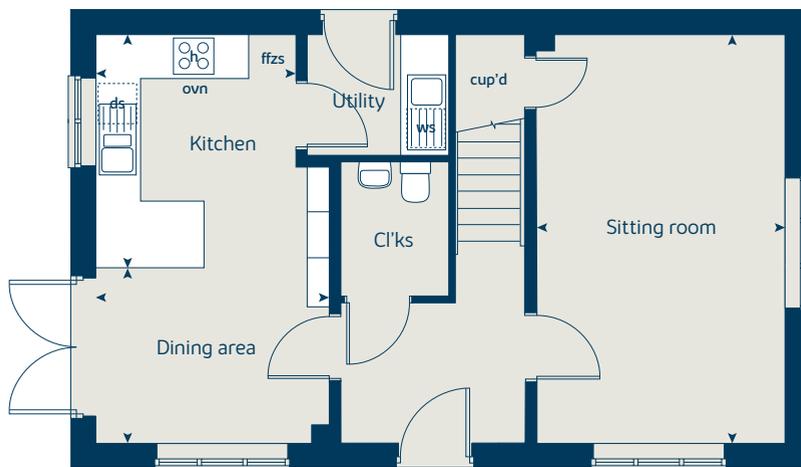
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Ground floor





The Beech

3 bedroom home

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Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 7" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor

Bedroom 2	4.74 x 2.62	15' 6" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 2" x 8' 2"

Second floor

Bedroom 1	3.62 x 3.07	11' 11" x 9' 11"
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The Beech | X309 01 SHAYLS |

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h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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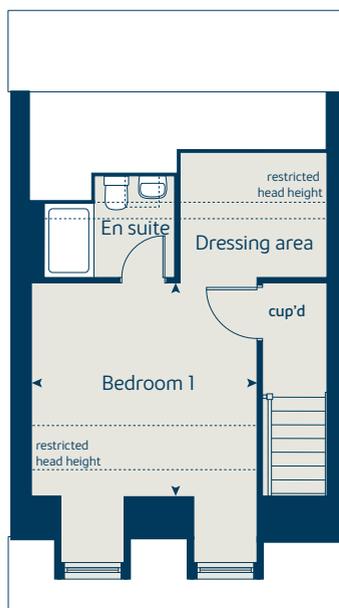
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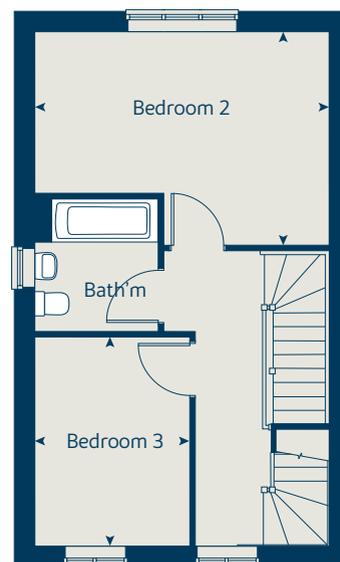
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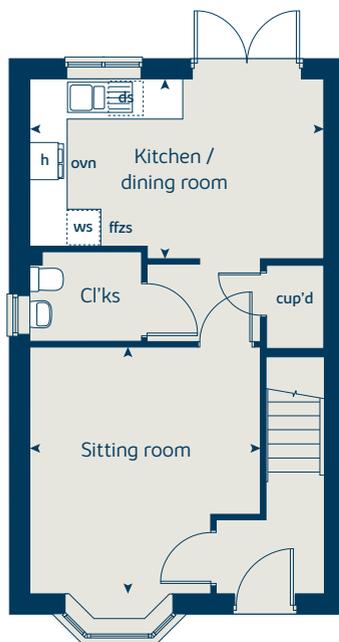
Second floor



First floor



Ground floor





The Magnolia

3 bedroom home

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**Bovis
Homes** 

The Magnolia

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 7" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

First floor

Bedroom 1	3.06 x 2.55	10' 1" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 3" x 6' 11"

The Magnolia | X327 01 SHAYLS |

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

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

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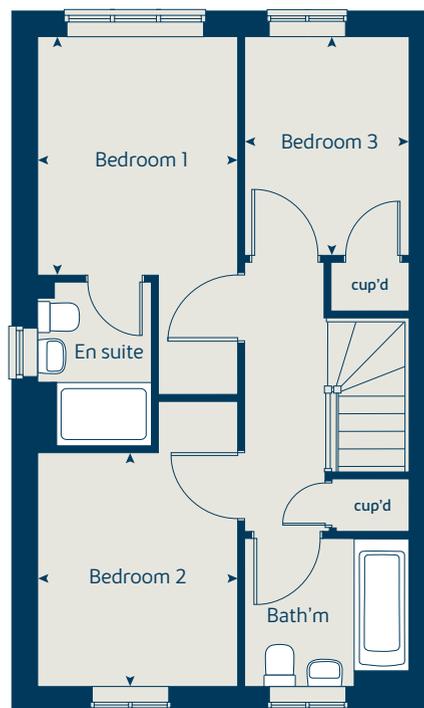
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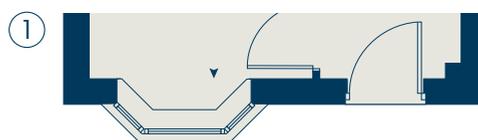
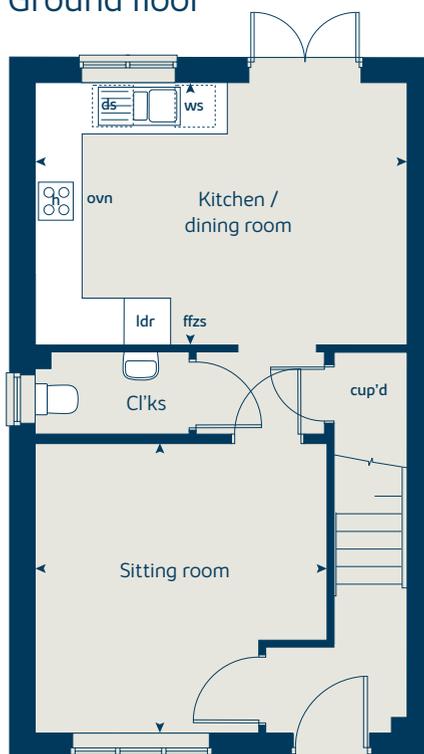
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First floor



Ground floor





The Sweet Chestnut

4 bedroom home

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The Sweet Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.59 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.40	16' 4" x 11' 2"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor

Bedroom 1	3.25 x 2.76	10' 8" x 9' 0"
Bedroom 2	3.44 x 3.36	11' 3" x 11' 1"
Bedroom 3	3.21 x 2.35	10' 6" x 7' 9"
Bedroom 4	3.42 x 2.31	11' 3" x 7' 7"

The Sweet Chestnut | X413V SHAYLS |

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

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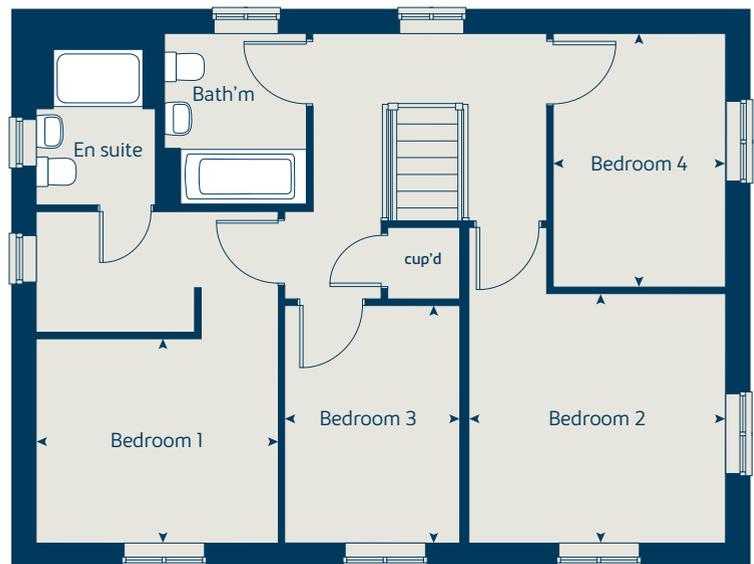
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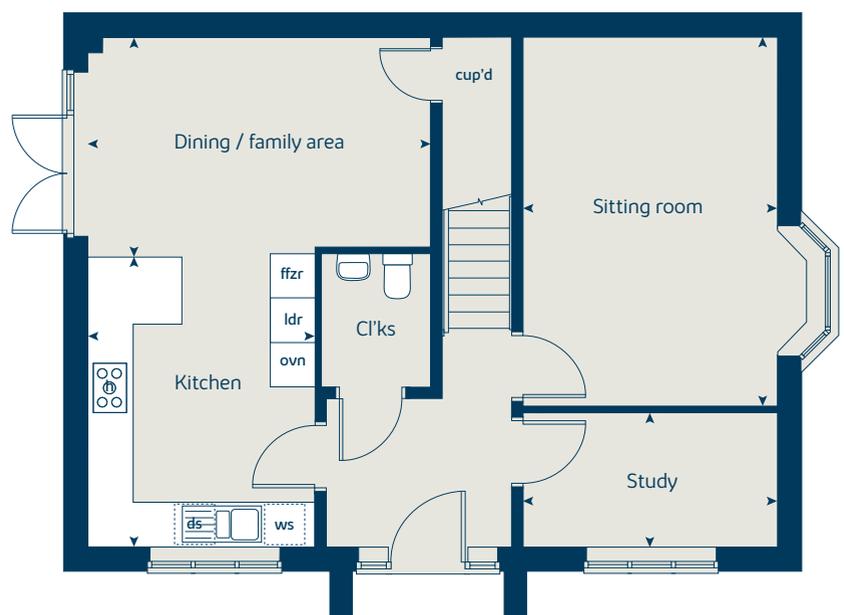
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First floor



Ground floor





The Willow

4 bedroom home

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**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.42 x 3.22	14' 6" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	4.89 x 3.32	16' 1" x 10' 11"
Bedroom 3	3.36 x 3.32	11' 0" x 10' 11"
Bedroom 4	2.93 x 2.56	9' 7" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.34 x 3.51	14' 3" x 11' 6"

The Willow | X411 01 SHAYLS |

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

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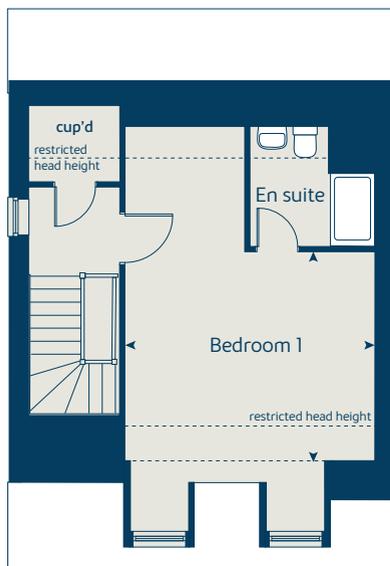
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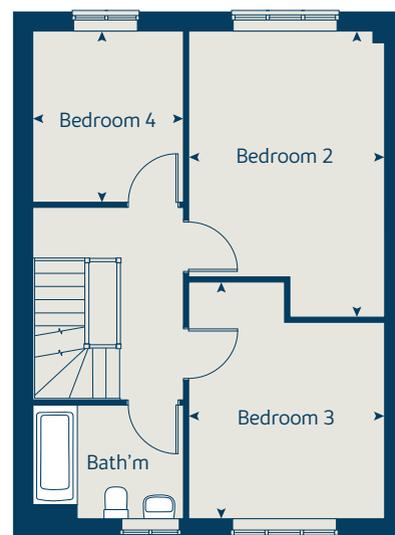
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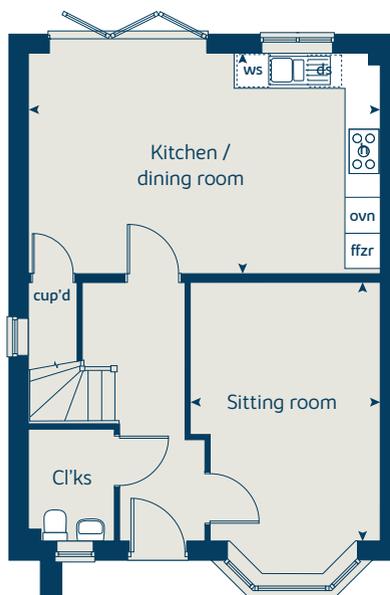
Second floor



First floor



Ground floor





The Aspen

4 bedroom home

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**Bovis
Homes** 

The Aspen

4 bedroom home

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

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 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

The Aspen | X414 (IF) 01 SHAYLS |

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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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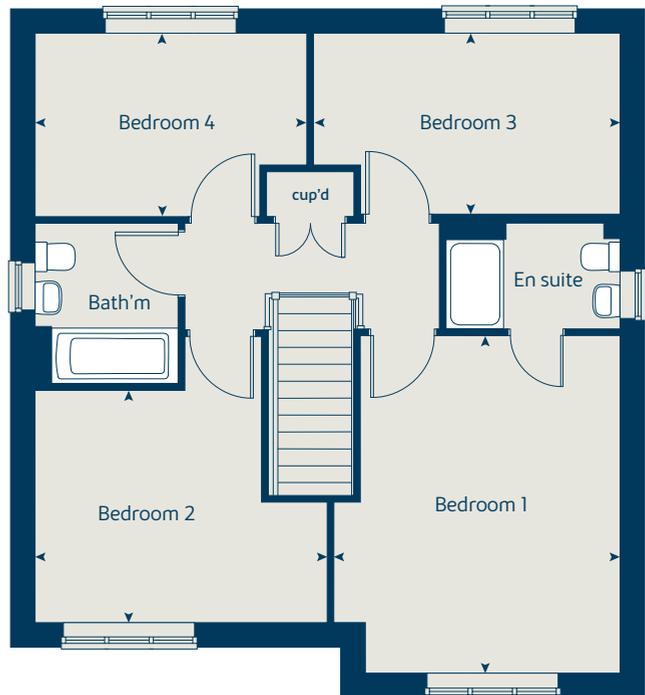
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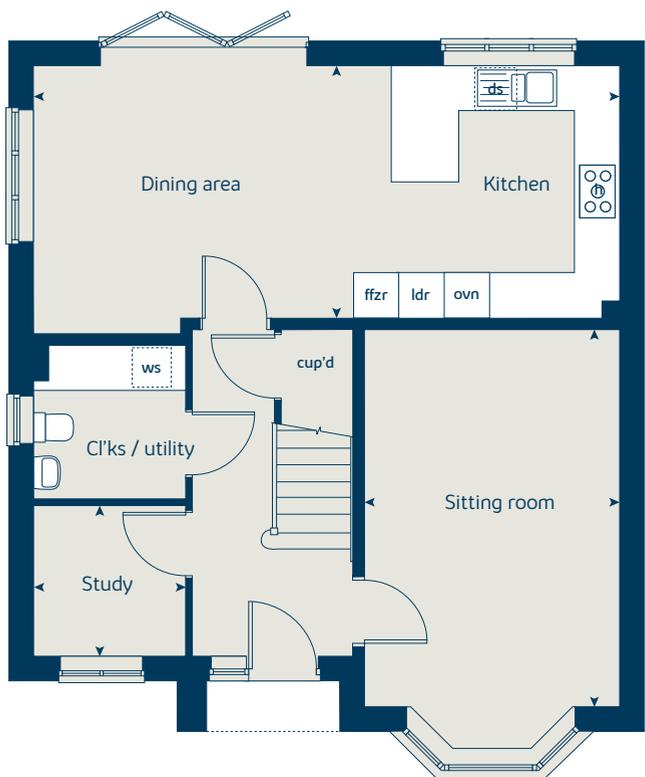
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First floor



Ground floor





The Maple

4 bedroom home

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**Bovis
Homes** 

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.29 x 3.03	23' 11" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 3" x 7' 6"

First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 6"

The Maple | X416 01 SHAYLS |

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

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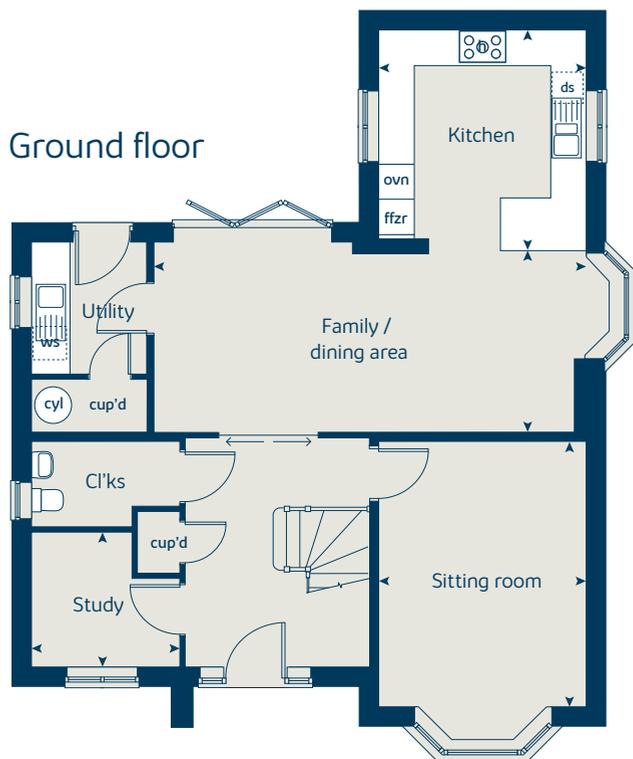
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SHAYLS DS05295 / 03.23

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk



The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.37	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 3" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

The Birch | X518 (IF) 01 SHAYLS |

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

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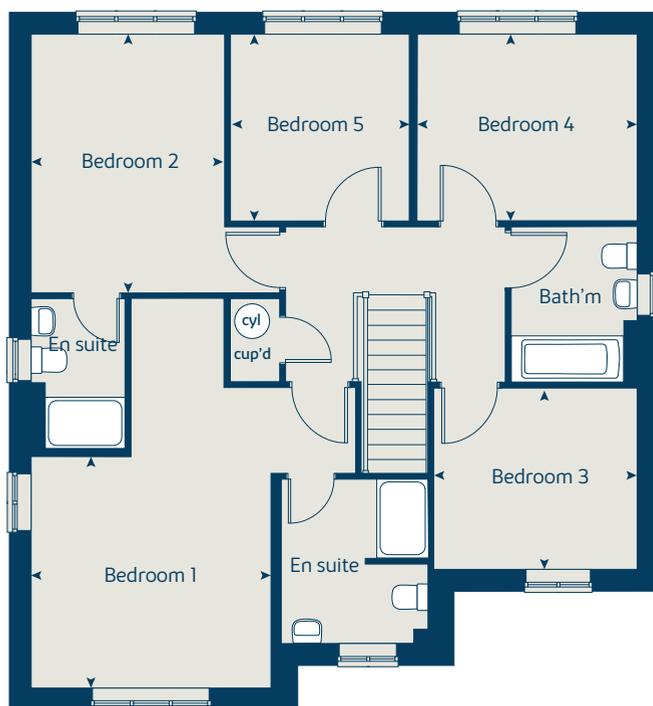
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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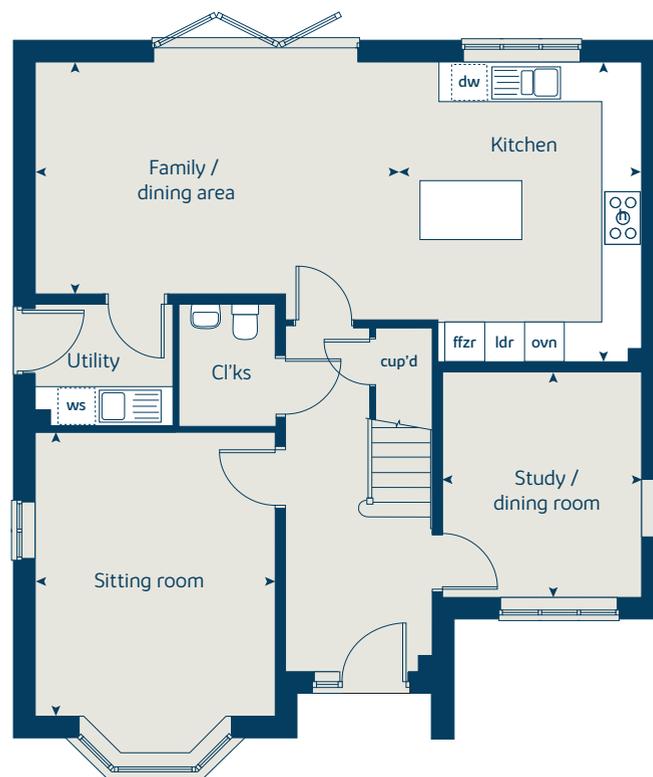
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SHAYLS DS01948 / 06.22

First floor



Ground floor





The Yew

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Yew

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 5"
Family / dining area	4.74 x 3.17	15' 7" x 10' 5"
Sitting room	4.69 x 3.17	15' 5" x 10' 5"
Study	3.17 x 1.76	10' 5" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	3.73 x 3.48	12' 3" x 11' 5"
Bedroom 3	4.20 x 3.23	13' 9" x 10' 7"
Bedroom 5	2.92 x 2.27	9' 7" x 7' 5"

Second floor	metres	feet / inches
Bedroom 2	4.45 x 3.23	14' 8" x 10' 7"
Bedroom 4	3.73 x 2.57	12' 3" x 8' 5"

The Yew | X519 01 SHAYLS |

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

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

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

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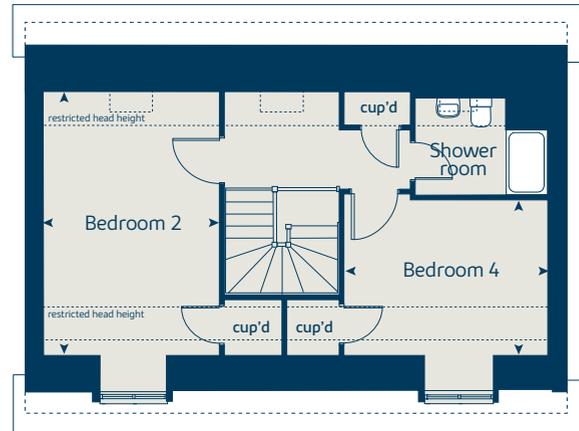
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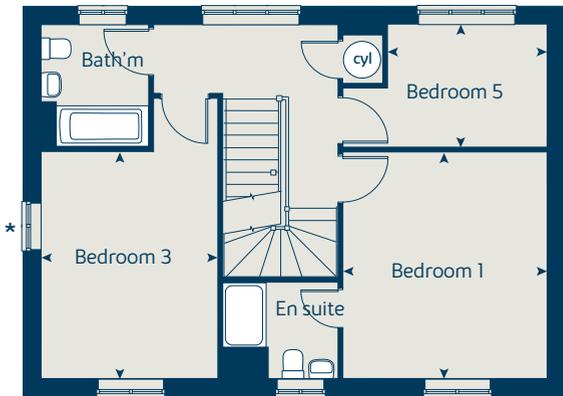
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SHAYLS DS05295 / 03.23

Second floor



First floor



Ground floor





The Fern

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Fern

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.64 x 3.17	12' 2" x 10' 4"
Dining area	5.08 x 3.17	16' 8" x 10' 4"
Sitting room	4.69 x 3.17	15' 5" x 10' 4"
Study	3.17 x 1.76	10' 5" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	3.73 x 3.49	12' 3" x 11' 5"
Bedroom 3	4.20 x 3.17	13' 9" x 10' 4"
Bedroom 5	2.88 x 2.24	9' 6" x 7' 4"

Second floor	metres	feet / inches
Bedroom 2	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 4	3.73 x 2.57	12' 3" x 8' 5"

The Fern | 4B7P SHAYLS |

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

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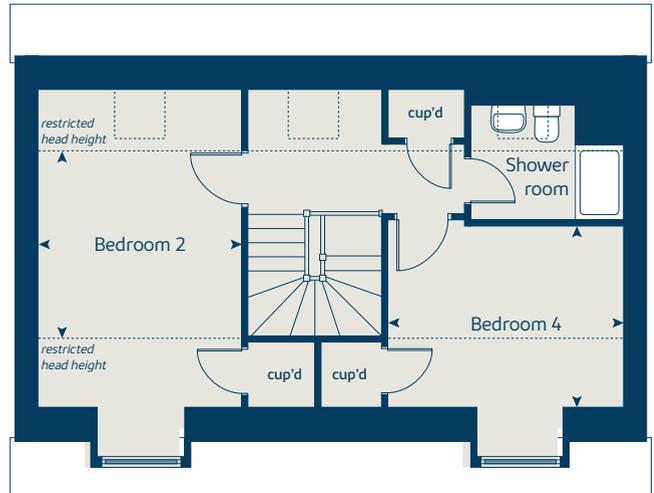
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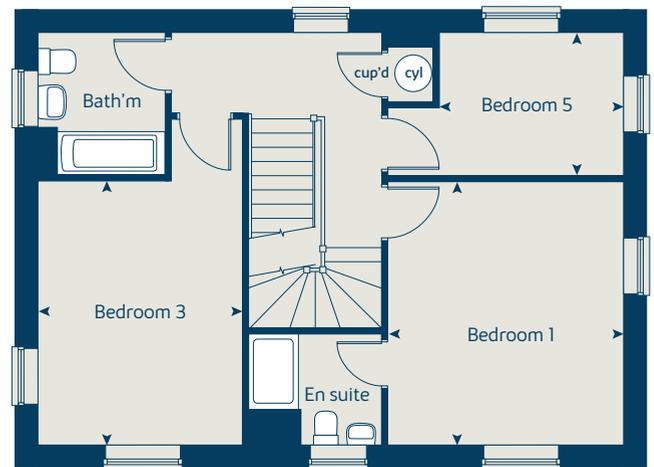
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SHAYLS DS05295 / 03.23

Second floor



First floor



Ground floor

