

# Willow Park

Buckingham





# Willow Park

Buckingham

A taste of local life

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# Welcome to Willow Park

This exciting new development is on the edge of the historic market town of Buckingham, surrounded by rolling countryside but with great links to Oxford, London and Birmingham.



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

Buckingham's charming town centre is home to many independent shops, cafes, restaurants and pubs and there are regular street markets offering everything from local produce to collectables. The town boasts the listed Buckingham Chantry Chapel dating back to the late 12th century and Buckingham Old Gaol Museum where you can unlock the town's history and even explore the cells.

The serene River Great Ouse winds its way through the town and you'll find several parks and gardens nearby, such as Verney Park and Chandos Park. This lively community has a variety of sports clubs and facilities for all ages, ranging from rugby, cricket, football, and golf to swimming, indoor climbing, bowls, squash, tennis, and a sports pitch courtesy of the Swan Pool and Leisure Centre.

The Radcliffe Centre is the place for live music events and the Film Place offers latest screenings. Less than 4 miles away Stowe House, Gardens and Parkland with areas created by Capability Brown offers 750-acres of picture-perfect views, lakeside and wooded walks and wildlife. For grand prix and race-lovers Silverstone circuit is only a 10-mile drive.

Willow Park is just off the A421 bypass which links the town to Milton Keynes, 12 miles away, with its impressive Centre:mk indoor shopping mall and to the A43 and M40 for Birmingham, Oxford, and London. Buses and coaches also run to Oxford, Milton Keynes and Bedford, while trains from Milton Keynes go to London Euston, Birmingham, Liverpool and Manchester.

So, if you're looking for a new home in a lively, historic market town with great links, your search ends here!



Scan me  
for location



# Willow Park

Buckingham, Buckinghamshire

MK18 1TG

01280 360271

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

**Vistry Northern Home Counties region**

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

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DS10435 / 09.24







# Willow Park

Buckingham

Development plan

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# Willow Park

Buckingham



**3 bedroom homes**

- The Cypress
- The Cypress II
- The Spruce
- The Spruce II

**4 bedroom homes**

- The Chestnut
- The Chestnut II
- The Aspen
- The Maple
- The Mulberry

**5 bedroom homes**

- The Birch
- The Yew
- The Lime

**Pre-sold homes**

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

**Leaf Living homes**

- Private rental

bcp bin collection point  
ss substation

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# Willow Park

Buckingham

Specification

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# Willow Park

## Buckingham

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 Cypress The Cypress II The Spruce The Spruce II	4 bedroom The Chestnut The Chestnut II The Aspen The Maple The Mulberry	5 bedroom The Birch The Yew The Lime
Choice of Standard fitted kitchen (doors & worktops)	■	■	■
Choice of Premium fitted kitchen (doors & 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 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 single ovens at high level, with glass splashback and stainless steel chimney hood			
Pendant light fitting	■	■	■
Pre-wired for under-unit lighting option	■	■	
LED under-unit flexible strip lighting			■
Fridge / freezer space	■		
Indesit Integrated 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 / cloakroom	■		■

### Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Handheld hair wash attachment	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■	■
En suite to bedroom 2			■	
En suite to bedroom 3				■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*				
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)				

### Doors and Windows

	3 bedroom The Cypress The Cypress II The Spruce The Spruce II	4 bedroom The Chestnut The Chestnut II The Aspen The Maple The Mulberry	5 bedroom The Birch The Yew The Lime
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		■	■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■
Paving outside French / bi-fold doors (where applicable)	■	■	■

### General

PV solar panels	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■
Multi-media plate in living room	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■
Master telephone socket to sitting room and study (where applicable)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■		
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)			■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Fitted external tap	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Landscaped front gardens (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# So much choice...

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

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

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

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



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

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# The 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	4.39 x 3.40	14' 5" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.70 x 3.26	12' 2" x 10' 8"
Bedroom 3	3.57 x 2.15	11' 9" x 7' 1"

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

### The Cypress | X308 V1 MBUCK |

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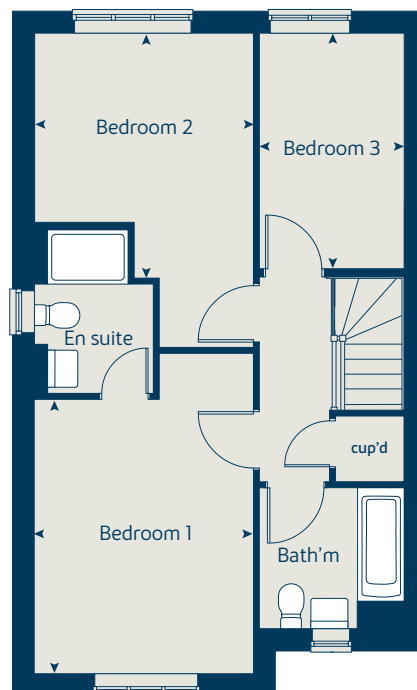
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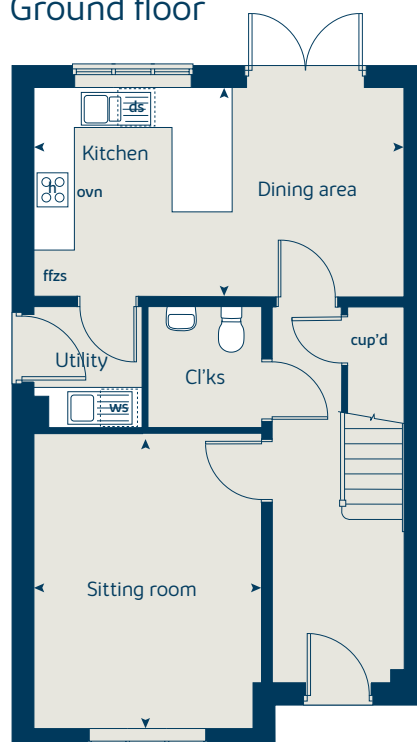
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## First floor



## Ground floor







# The Cypress II

3 bedroom home

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# The Cypress II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.39 x 3.40	14' 5" x 11' 1"

First floor		
Bedroom 1	4.09 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.70 x 3.26	12' 2" x 10' 8"
Bedroom 3	3.57 x 2.15	11' 9" x 7' 1"

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

**The Cypress II | X308 V2 MBUCK |**

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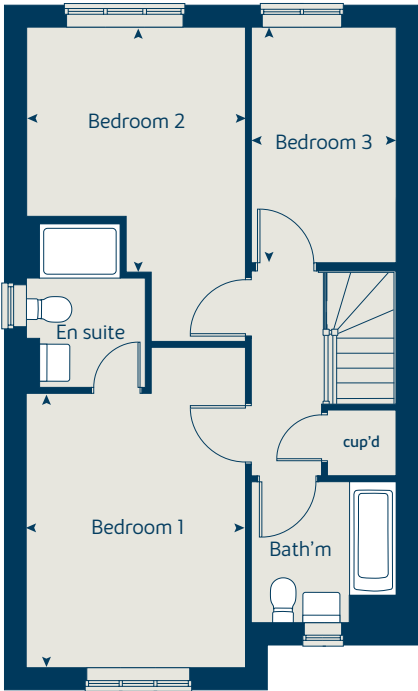
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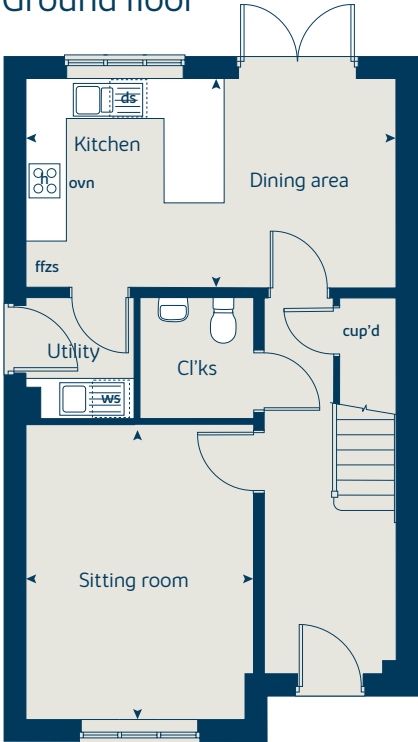
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First floor



Ground floor







# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.54	18' 1" x 11' 8"
Sitting room	5.52 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	4.22 x 3.34	13' 10" x 11' 0"
Bedroom 2	3.57 x 3.25	11' 9" x 10' 8"
Bedroom 3	3.59 x 2.16	11' 10" x 7' 1"

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

**The Spruce | X307 V1A V4 MBUCK |**

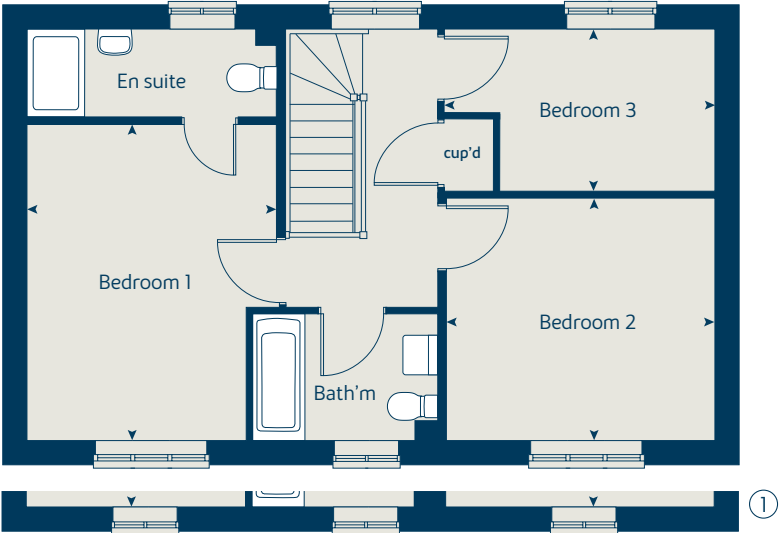
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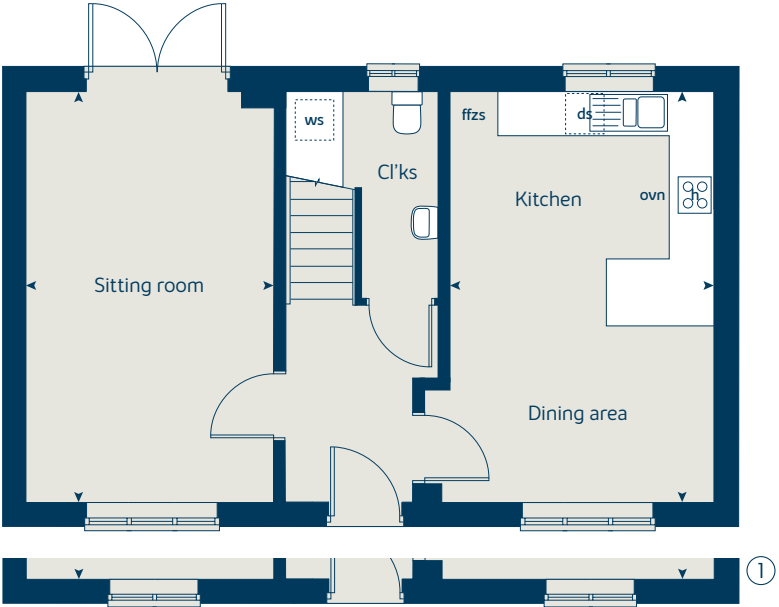
① Window sizes apply to plot 120 only. Please see sales consultant for further details.

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### First floor



### Ground floor







# The Spruce II

3 bedroom home

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# The Spruce II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.54	18' 1" x 11' 8"
Sitting room	5.52 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	4.22 x 3.37	13' 10" x 11' 1"
Bedroom 2	3.59 x 3.25	11' 10" x 10' 8"
Bedroom 3	3.62 x 2.16	11' 11" x 7' 1"

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

### The Spruce II | X307 V5A V5B V6A V7B MBUCK |

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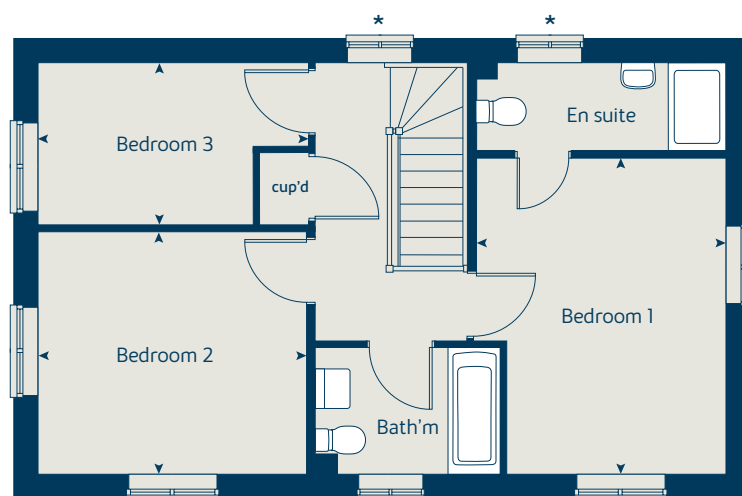
\* Windows apply to plot 52 only. Please see sales consultant for further details.

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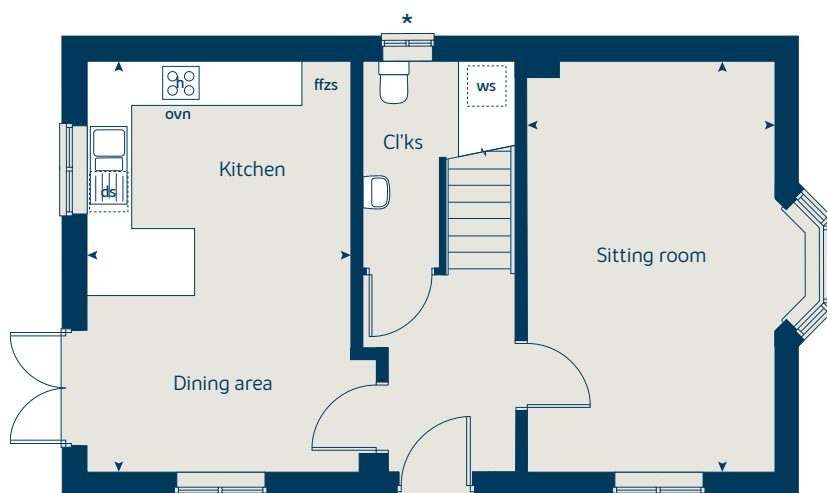
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### First floor



### Ground floor







# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 3.04	13' 0" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.96 x 3.49	16' 3" x 11' 6"
Study	3.40 x 1.80	11' 1" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.33	10' 6" x 7' 8"

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

### The Chestnut | X413 V2 V2A V3A V4 V4A MBUCK |

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\* Window applies to plots 82, 91 and 121 only. Please see sales consultant for further details.

\*\* Window applies to plots 34, 46 and 72 only. Please see sales consultant for further details.

① Alternative side elevation with bay window applies to plots 34, 46 and 72. Please see sales consultant for further details.

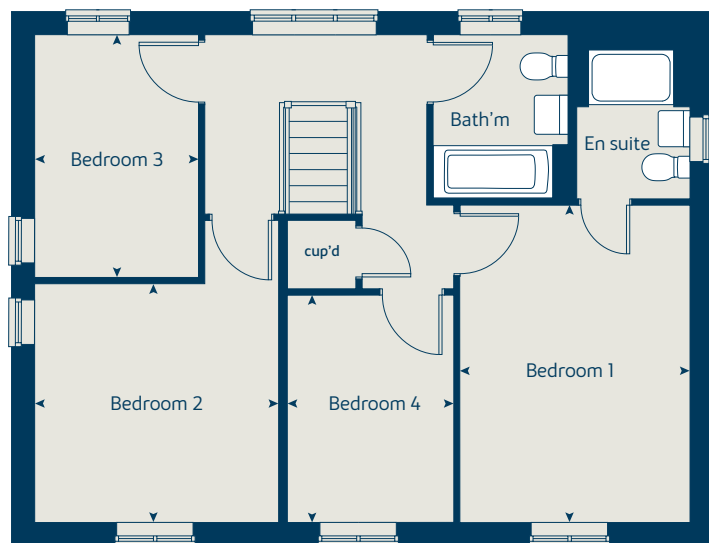
② Alternative window layout applies to plot 46 only. Please see sales consultant for further details.

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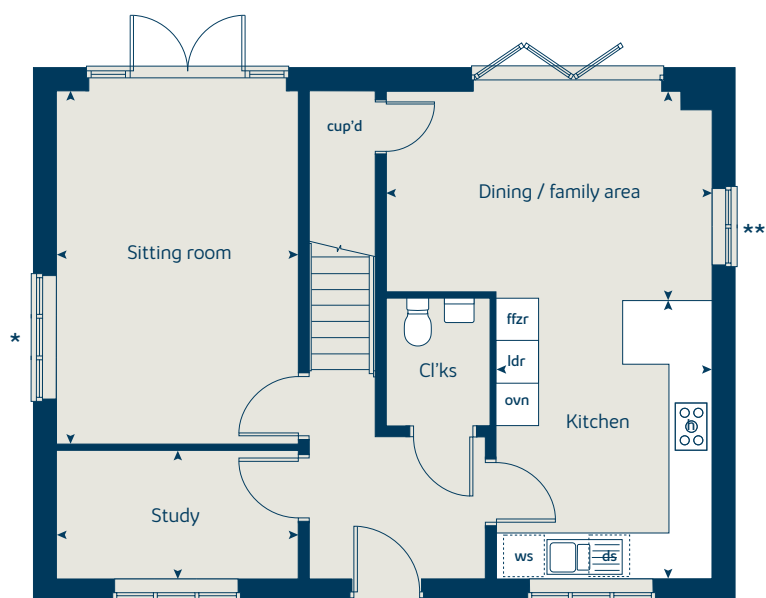
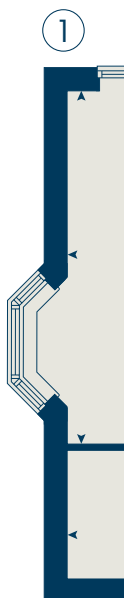
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### First floor



### Ground floor



②







# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 3.04	13' 0" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.96 x 3.49	16' 3" x 11' 6"
Study	3.40 x 1.80	11' 1" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.33	10' 6" x 7' 8"

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

### The Chestnut | X413 V2 V2A V3 V3A V4 V4A MBUCK |

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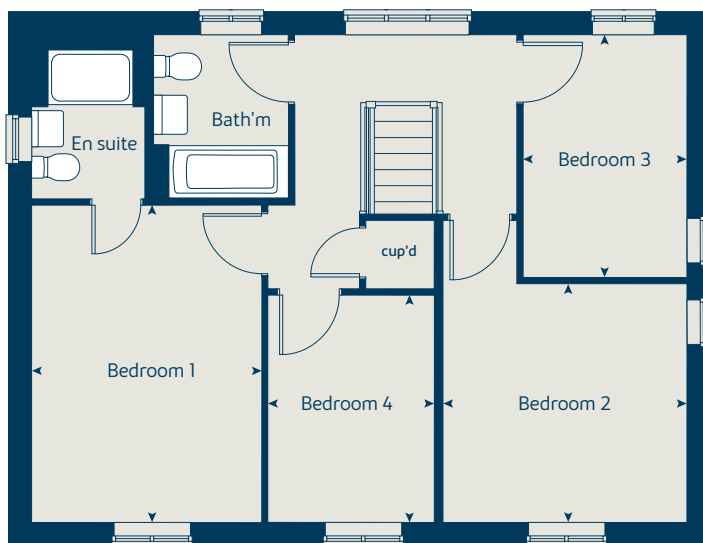
② Alternative window layout applies to plot 46 only. Please see sales consultant for further details.

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### First floor



### Ground floor







# The Chestnut II

4 bedroom home

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# The Chestnut II

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 3.04	13' 0" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.96 x 3.49	16' 3" x 11' 6"
Study	3.40 x 1.80	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.33	10' 6" x 7' 8"

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

### The Chestnut II | X413 V5 V6 MBUCK |

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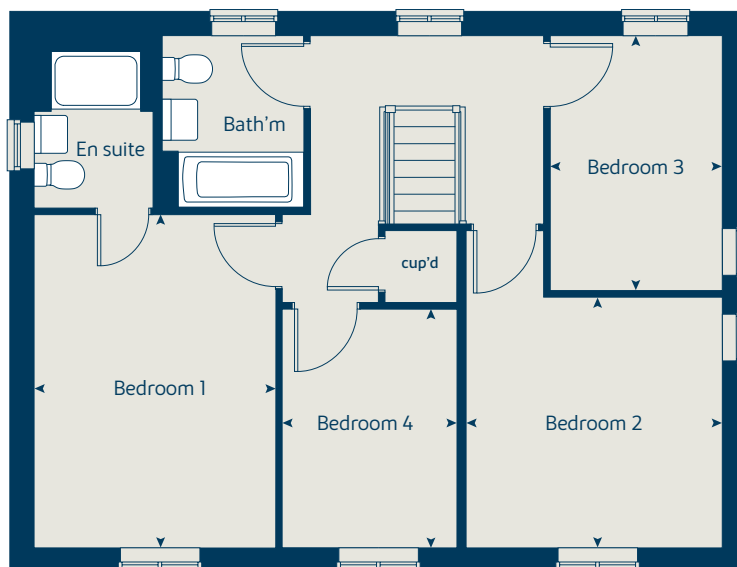
- ① Alternative layouts apply to plots 70 and 75 only.  
Please see sales consultant for further details.

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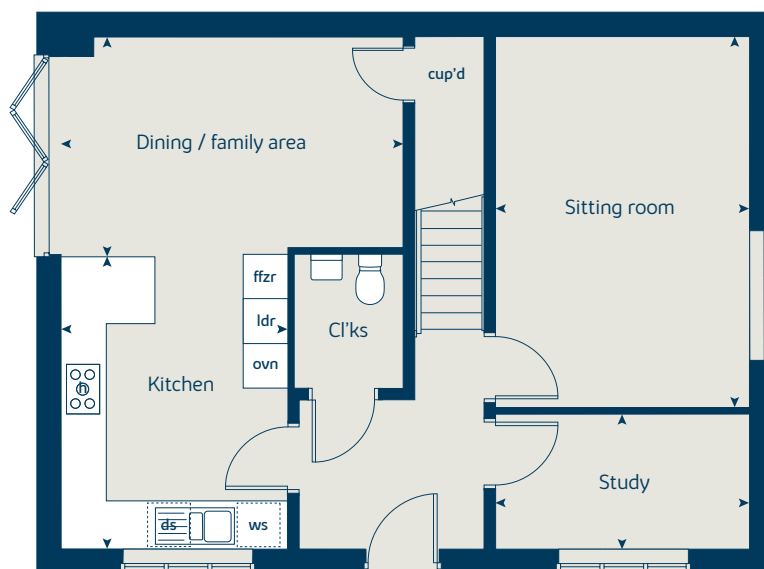
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### First floor



### Ground floor







# The Chestnut II

4 bedroom home

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# The Chestnut II

## 4 bedroom home

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ovn	oven	ffzr	fridge freezer
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### The Chestnut II | X413 V5 V6 MBUCK |

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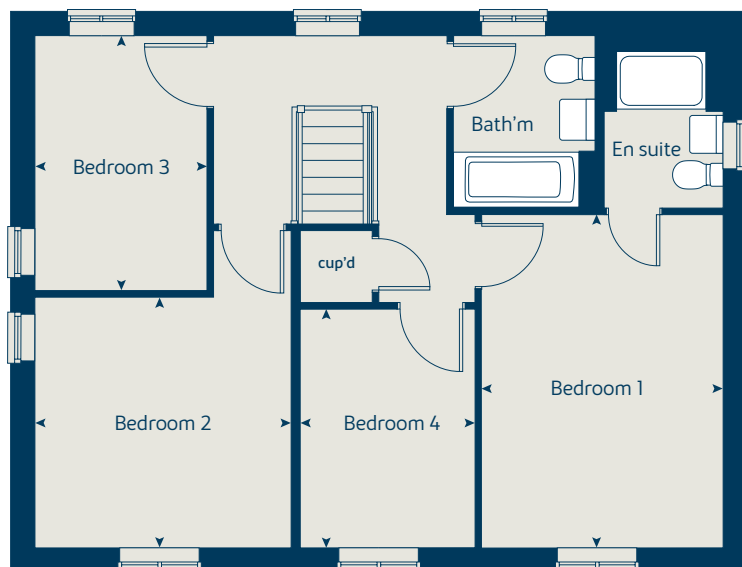
- ① Alternative layouts apply to plots 70 and 75 only.  
Please see sales consultant for further details.

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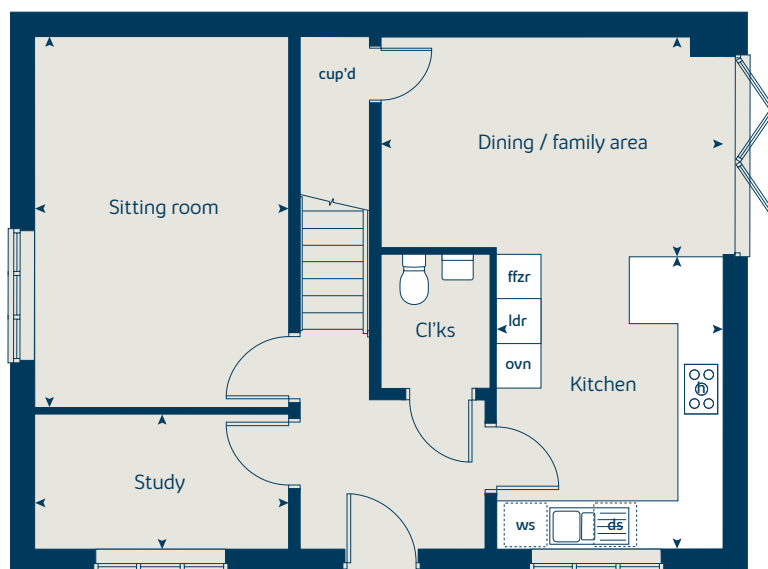
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DS10435 / 10.24

### First floor



### Ground floor







# The Aspen

4 bedroom home

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

**Bovis  
Homes** 

# 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	4.50 x 3.69	14' 9" x 12' 1"
Bedroom 2	3.86 x 3.09	12' 8" x 10' 2"
Bedroom 3	4.06 x 2.41	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

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

### The Aspen | X414 MBUCK |

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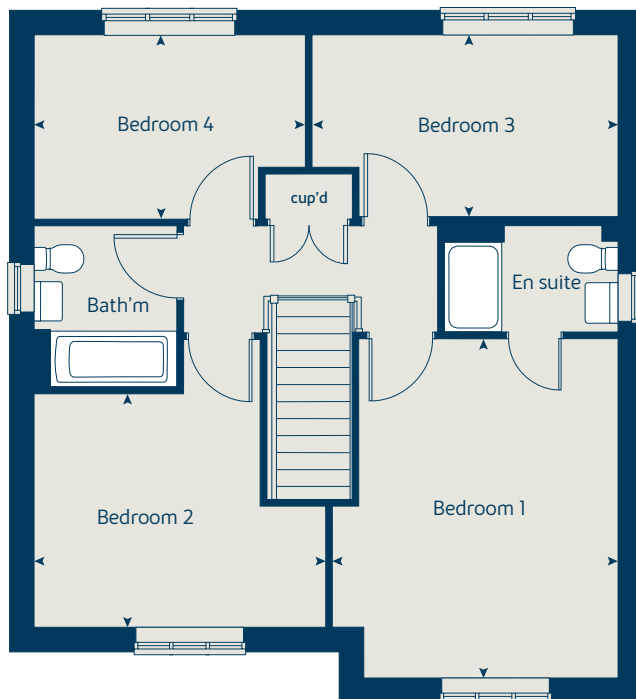
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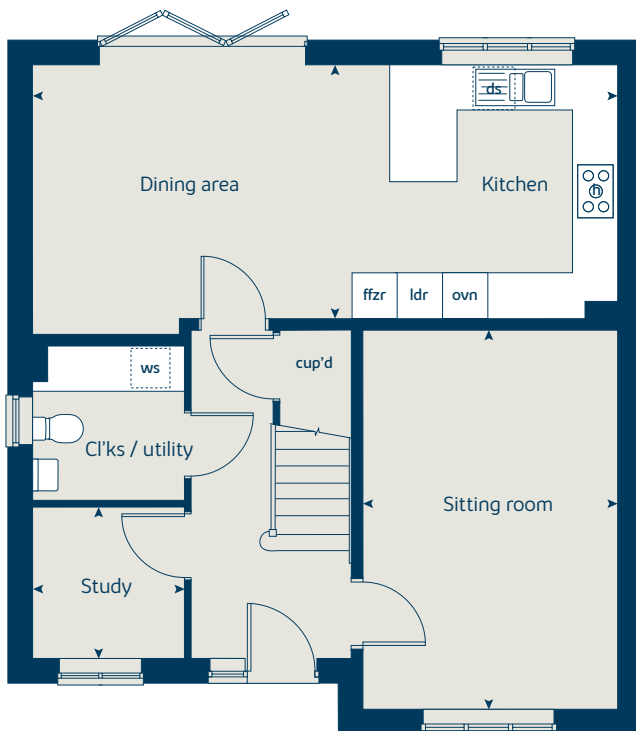
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DS10435 / 10.24

### First floor



### Ground floor







# The Maple

4 bedroom home

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

**Bovis  
Homes** 

# The Maple

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.50 x 3.24	11' 6" x 10' 8"
Family / dining area	7.28 x 3.23	23' 11" x 10' 7"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.49 x 2.29	8' 2" x 7' 6"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.63 x 3.50	11' 11" x 11' 6"
Bedroom 3	4.17 x 2.89	13' 8" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

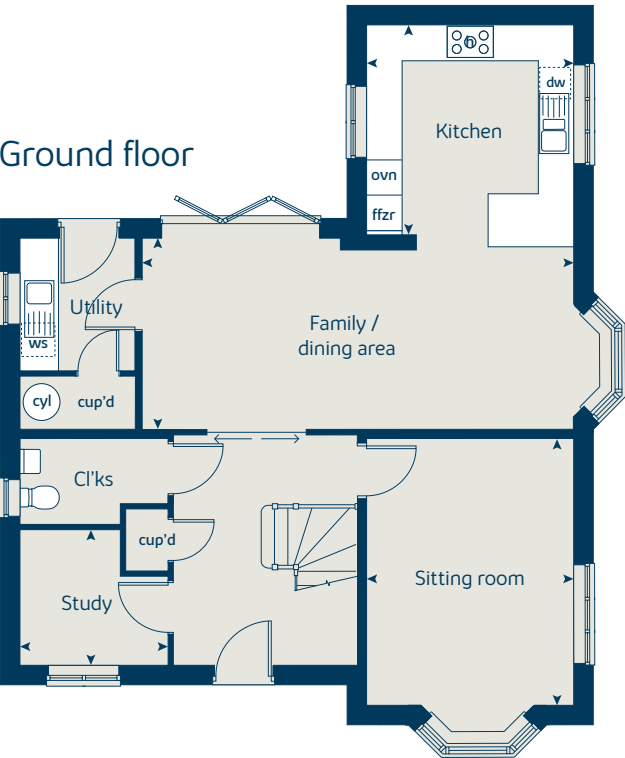
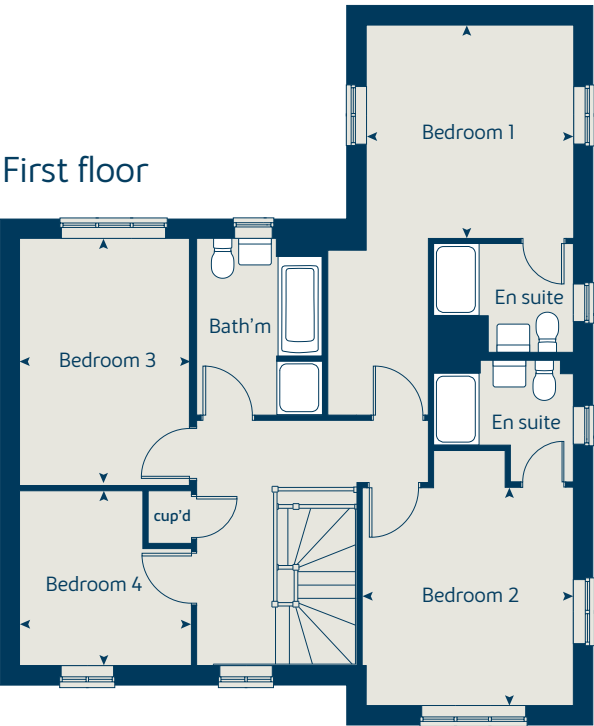
ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

**The Maple | X416 02 Buckingham |**

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# The Mulberry

4 bedroom home

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**Bovis  
Homes** 



# The Mulberry

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 10" x 9' 7"
Sitting room	4.68 x 3.72	15' 5" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

First floor		
Bedroom 1	3.72 x 3.35	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.43	12' 0" x 11' 3"
Bedroom 3	3.74 x 2.55	12' 3" x 8' 5"
Bedroom 4	4.31 x 2.94	14' 2" x 9' 8"

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

**The Mulberry | X418 MBUCK |**

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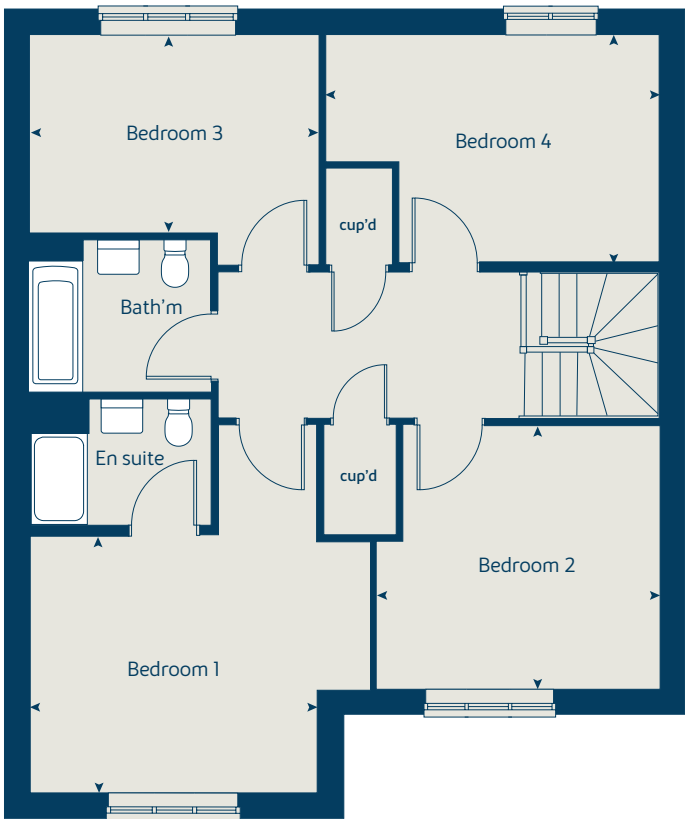
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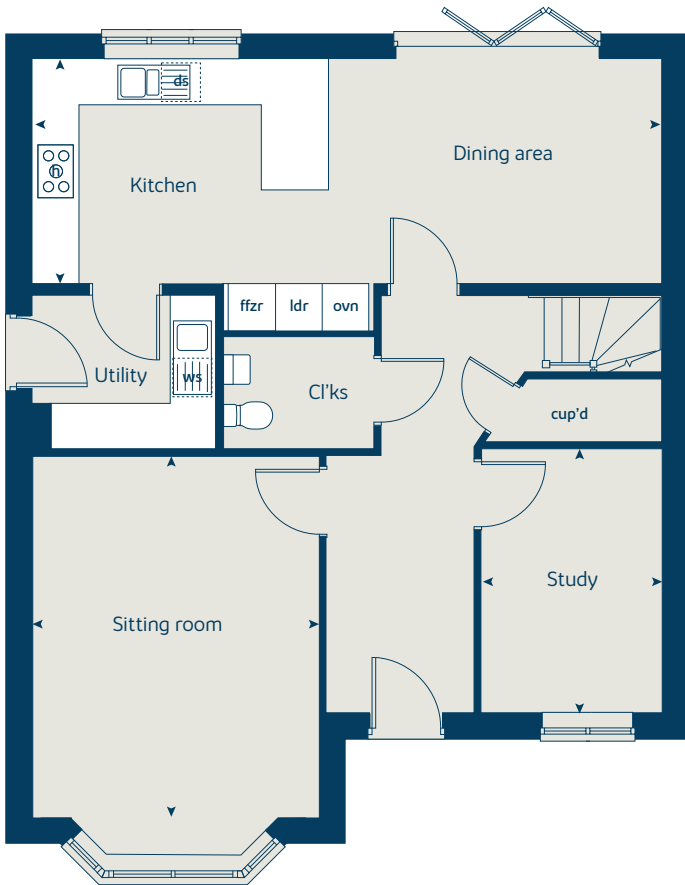
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### First floor



### 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	4.54 x 4.16	14' 11" x 13' 8"
Family / dining area	4.96 x 3.52	16' 3" x 11' 7"
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	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.89	12' 10" x 9' 6"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.81	10' 10" x 9' 3"
Bedroom 5	2.81 x 2.69	9' 3" x 8' 10"

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

### The Birch | X518 MBUCK |

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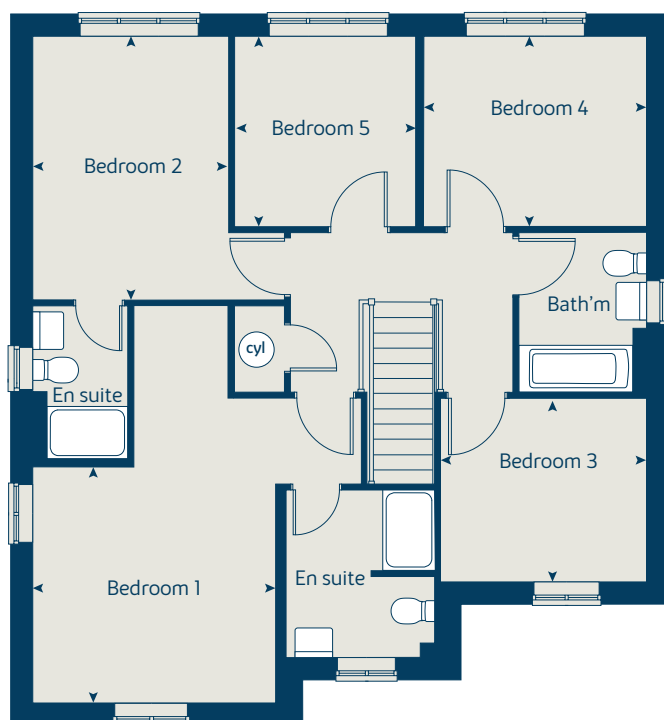
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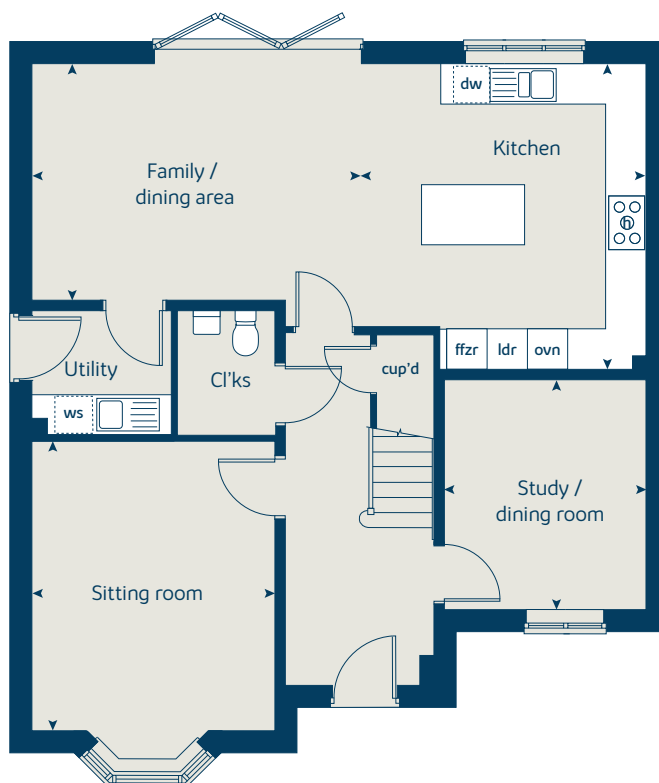
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### First floor



### Ground floor







# The Yew

5 bedroom home

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**Bovis  
Homes** 

# The Yew

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.45 x 3.16	27' 9" x 10' 5"
Sitting room	4.67 x 3.17	15' 4" x 10' 5"
Study	3.17 x 1.76	10' 4" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	4.02 x 4.16	13' 2" x 13' 8"
Bedroom 3	4.18 x 3.23	13' 9" x 10' 7"
Bedroom 5	2.90 x 2.26	9' 6" x 7' 5"

Second floor	metres	feet / inches
Bedroom 2	4.99 x 3.21	16' 4" x 10' 7"
Bedroom 4	3.71 x 2.82	12' 2" x 9' 3"

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

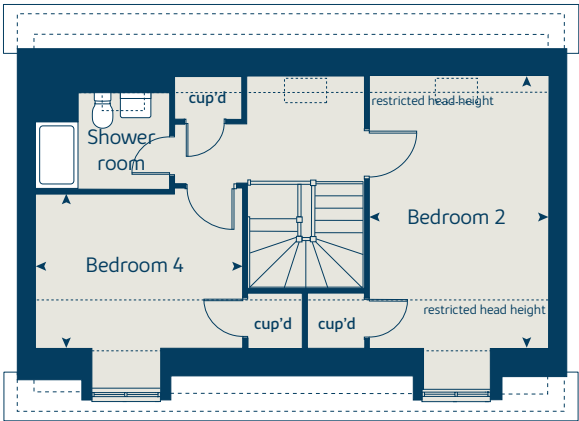
**The Yew | X519 MBUCK |**  
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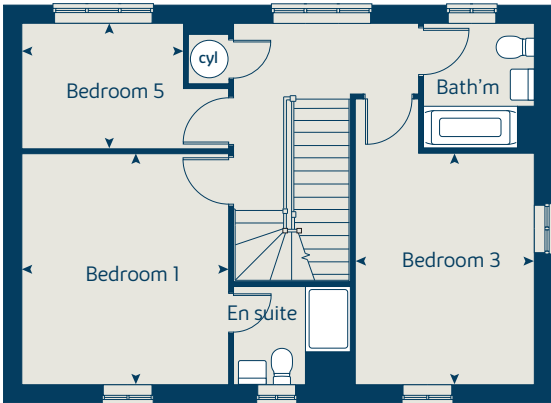
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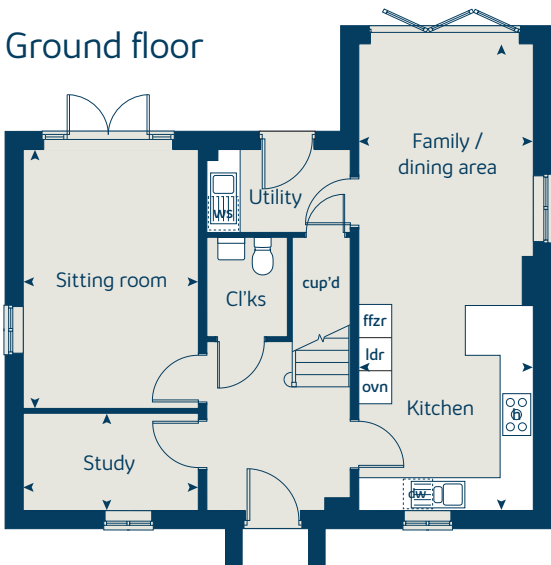
### Second floor



### First floor



### Ground floor







# The Lime

5 bedroom home

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**Bovis  
Homes** 



# The Lime

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	7.69 x 4.24	25' 3" x 13' 11"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.76	12' 8" x 9' 1"
Study	3.58 x 2.54	11' 9" x 8' 4"

### First floor

Bedroom 1	5.48 x 4.04	18' 0" x 13' 3"
Bedroom 2	4.05 x 3.52	13' 4" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 7" x 10' 7"
Bedroom 4	3.54 x 2.25	11' 8" x 7' 5"
Bedroom 5	2.86 x 2.64	9' 5" x 8' 8"

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

### The Lime | X520 MBUCK |

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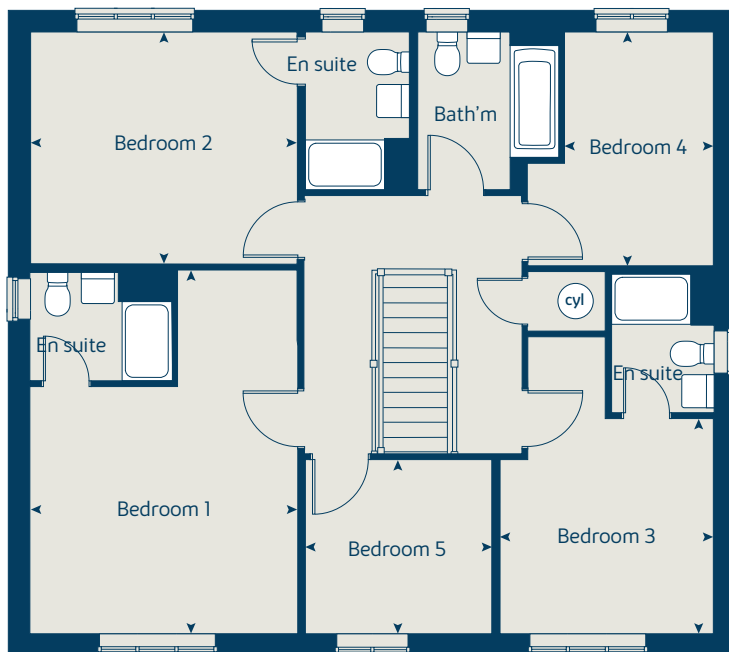
\* Window omitted to plot 36 only. Please see sales consultant for further details.

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## First floor



## Ground floor

