

Judith Gardens

Sawtry





Judith Gardens

Sawtry

A taste of local life

bovishomes.co.uk





Welcome to Judith Gardens

This exciting new development is on the outskirts of the historic Cambridgeshire village of Sawtry and within easy reach of both Huntingdon and Peterborough. Sawtry is a thriving community with local shops, leisure and health services, as well as schools and nurseries. Its proximity to Junction 15 of the A1 (M), plus its convenient rail and air links make it a popular choice for commuters.



Judith Gardens is a beautiful development named after the niece of William the Conqueror, Judith of Lens, who owned land in many parts of Britain but built her Manor in Sawtry and whom the Parish of Sawtry "Judith" was named after at the time, in 12th Century.

At the Judith Gardens development you can choose from a selection of 2, 3, 4 and 5 bedroom homes that are designed to suit the needs of today's lifestyle.

So, if you are looking for a quality new home in a village location with excellent transport links and beautiful scenery and green space around, your search ends here!

Getting around

Sawtry is 11 miles north of Huntingdon and 15 miles south of Peterborough. Both towns are reached via the A1 (M) and its Junction 15 is less than 2 miles from Judith Gardens. At Huntingdon the A1 (M) links to the A14 and on to Cambridge, just 32 miles away and south to the M11 for London. Trains run from Huntingdon and Peterborough, to London St Pancras taking about an hour, and on to London Bridge and Gatwick Airport. Services also run to Cambridge. For air travel both Luton and Stansted Airports are both around 55 miles from Sawtry.

A trip to the shops

Sawtry is a bustling village with a butcher's, newsagents, Post Office, garage, vets, chemist, and hair and beauty services. It has a Co-operative supermarket, convenience shops and 12 miles away in Ramsey you'll find a Tesco Superstore. For national retailers and leading brands, The Chequers Shopping Centre in Huntingdon offers huge choice with stores such as Next and Marks & Spencer,

as well as smaller independents. Queensgate Shopping Centre in Peterborough has more than 100 stores and the City Market offers a range of fresh produce including fish and meat, and takeaway food.

Taking time out

You'll find two pubs, a social club and some takeaway food outlets in the village, and Sawtry Lifestyles with its gym, sports hall, swimming pool and classes is perfect for fitness-lovers. The children will adore Hammerton Zoo Park which is just 3 miles away, and you can enjoy woodland walks and watch wildlife at the 657-acre Holme Fen Nature Reserve, 6 miles away. The area boasts many beautiful lakes for both walking and fishing and for nightlife there are cinemas and theatres in both Huntingdon and Peterborough. For a cultural day out visit Cambridge, with its magnificent architecture. Take a tour inside one of its historic Colleges, hear King's College Choir, or try punting on the scenic River Cam.

Education

Sawtry has a number of nurseries for pre-school age children, including Buttons and Bows, a registered charity, based at Sawtry Infants School. The Infants School itself takes children aged from 5 to 8 years and Sawtry Junior Academy, caters for 8 to 11 years. From 11 years, senior pupils attend Sawtry Village Academy, a mixed secondary school with sixth form. For independent education Kimbolton School at Huntingdon, provides day and boarding facilities for pupils aged from 4 to 18, while The Peterborough School is a day school for children from nursery age up to sixth form students.



Judith Gardens

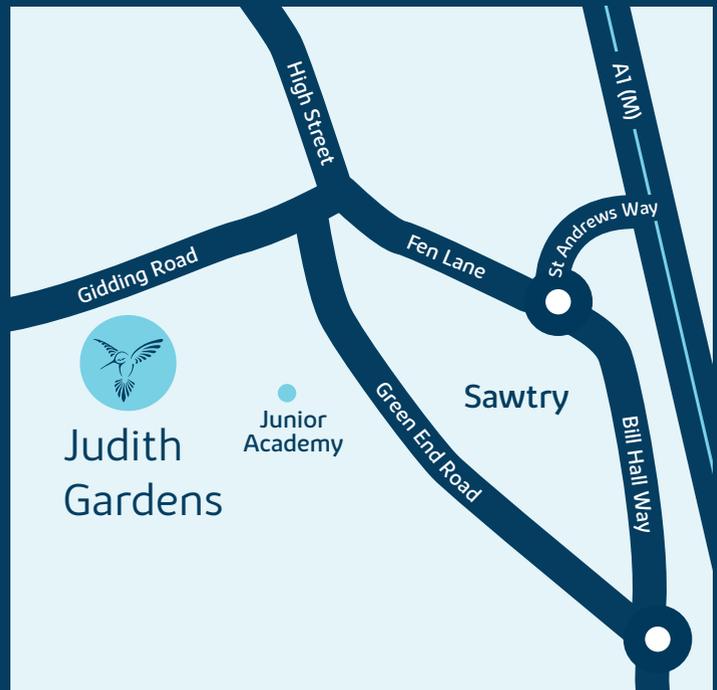
Gidding Road, Sawtry
Cambridgeshire PE28 5UJ

From Peterborough / A1 Southbound

- Take the slip road at Junction 15
- Take the 2nd exit at the next 2 roundabouts
- Within Sawtry take a right at the roundabout
- In 650 yards keep left at the fork to continue onto Gidding Road
- Turn left in 450 yards to find Judith Gardens

From A1 Northbound

- Take the slip road at Junction 15
- Take the 2nd exit at the next 2 roundabouts
- In less than a mile, at the end of the road turn left onto Gidding Road
- Turn left in 450 yards to find Judith Gardens



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

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396600

Produced by the Vistry Group Design Studio.
PSAWT DS08874 / 04.24



Judith Gardens

Sawtry - Hedgehog highway indicator

Farm track and fields



Existing residential development

2 bedroom home

■ The Hawthorn

3 bedroom homes

■ The Hazel

■ The Epsom

■ The Cypress

■ The Spruce

4 bedroom homes

■ The Juniper

■ The Chestnut

■ The Aspen

5 bedroom home

■ The Birch

Pre-sold homes

■ 1 and 2 bedroom apartments

■ 2 bedroom homes

■ 3 bedroom homes

- bollards
- Ⓜ hedgehog highway
- v visitor space
- ps pumping station
- es electric substation
- lap local area of play

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.



The Hawthorn

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.73 x 2.92	12' 2" x 9' 6"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 P7 vt PSAWT |

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

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

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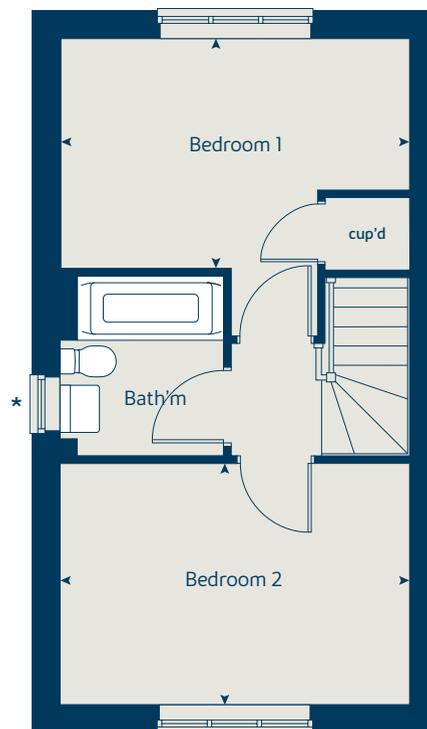
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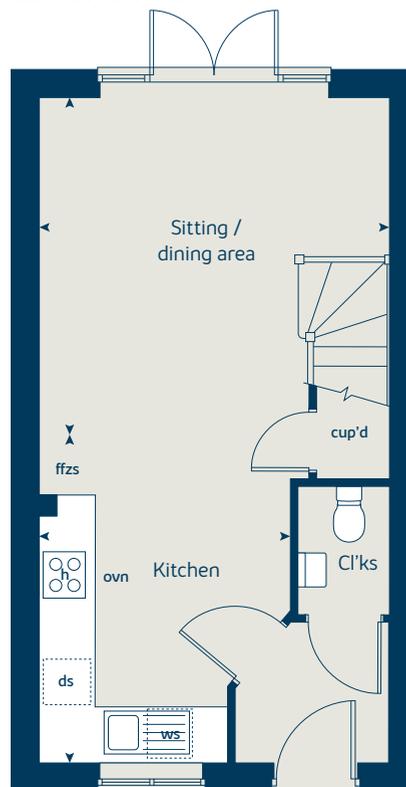
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PSAWT GD55521 / 10.20

First floor



Ground floor





The Hazel

3 bedroom home

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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 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 P5 PSAWT |

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

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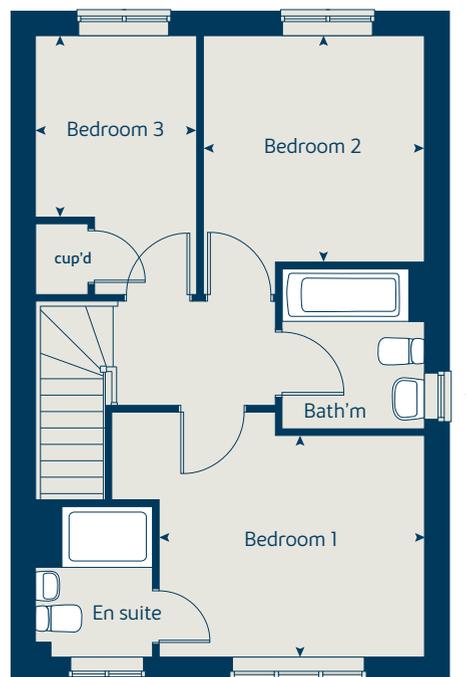
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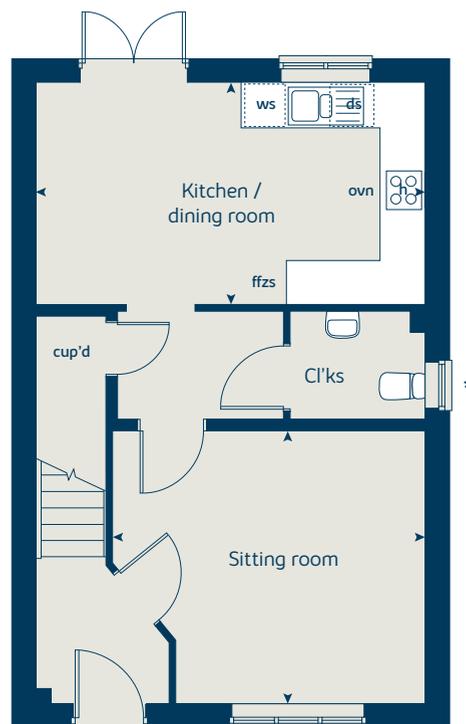
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PSAWT GD55521 / 10.20

First floor



Ground floor





The Epsom

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Epsom

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.60 x 2.94	18' 4" x 9' 7"
Sitting room	4.98 x 3.44	16' 3" x 11' 2"

First floor

Bedroom 1	4.55 x 3.25	14' 9" x 10' 6"
Bedroom 2	3.46 x 2.73	11' 3" x 9' 0"
Bedroom 3	2.93 x 2.07	9' 7" x 6' 7"

The Epsom | P306 Gk Fk vt PSAWT |

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

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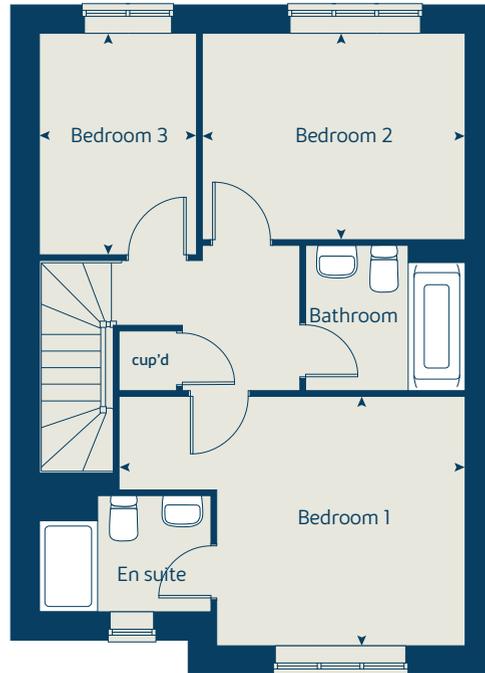
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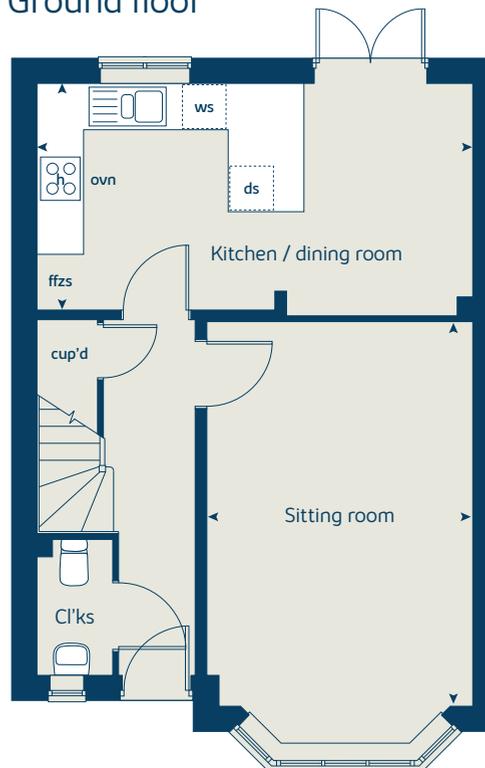
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PSAWT DS14698 / 09.25

First floor



Ground floor





The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

First floor

Bedroom 1	3.28 x 2.77	10' 9" x 9' 1"
Bedroom 2	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) P7 vt PSAWT |

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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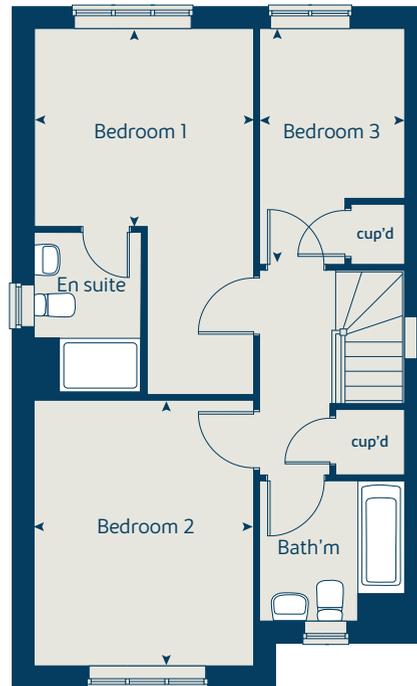
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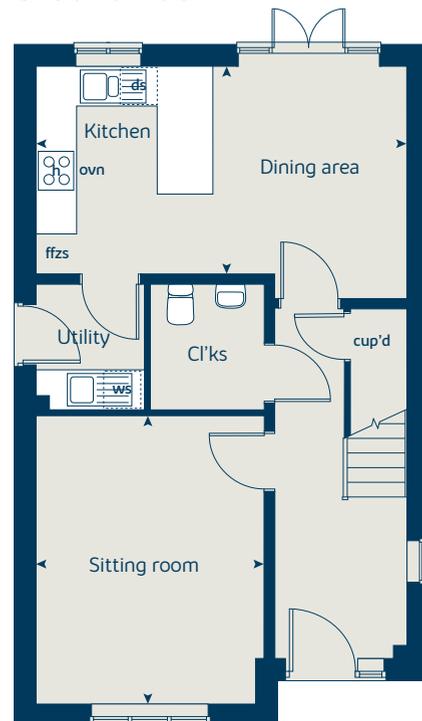
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First floor



Ground floor





The Spruce

3 bedroom home

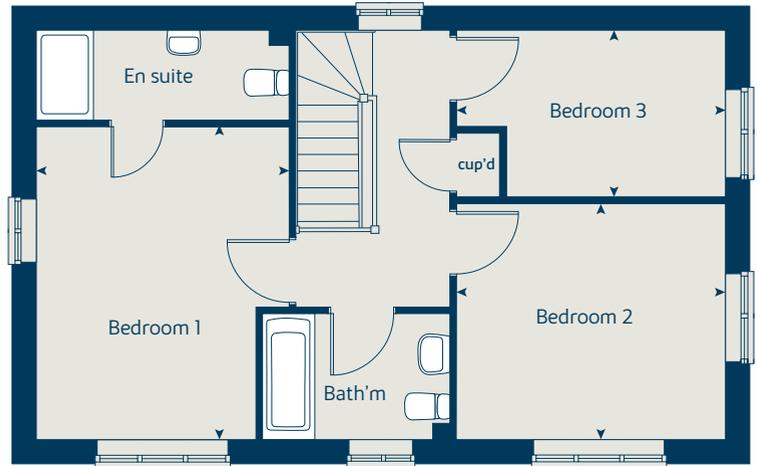
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**Bovis
Homes** 

The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.58 x 2.69	11' 8" x 8' 9"
Dining area	3.63 x 3.58	11' 10" x 11' 8"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	4.11 x 3.33	13' 5" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 (IF) P6 VT PSAWT |

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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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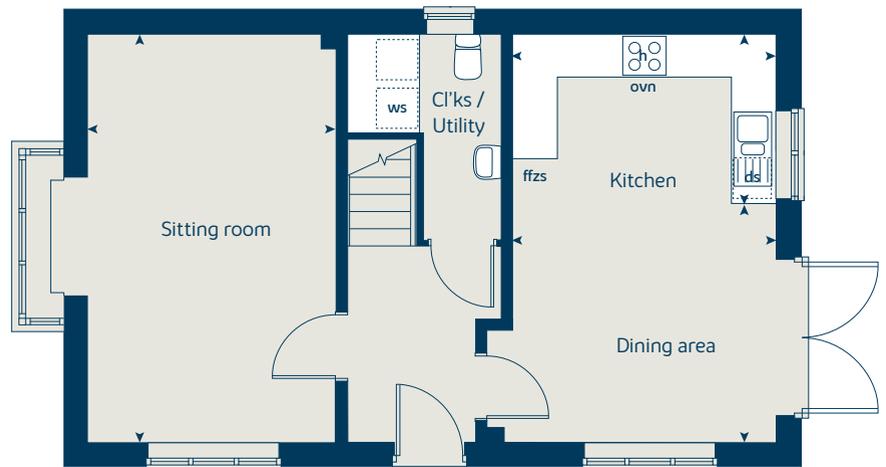
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PSAWT GD55521 / 10.20

Ground floor





The Juniper

4 bedroom home

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**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	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

The Juniper | X412 P4 vt PSAWT |

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* Window is omitted on Plots 255 and 256 only. Please see sales consultant for further details.

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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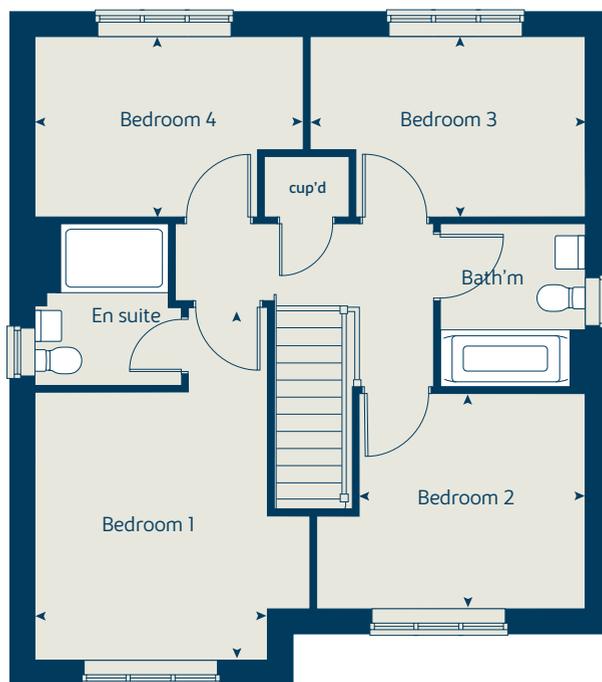
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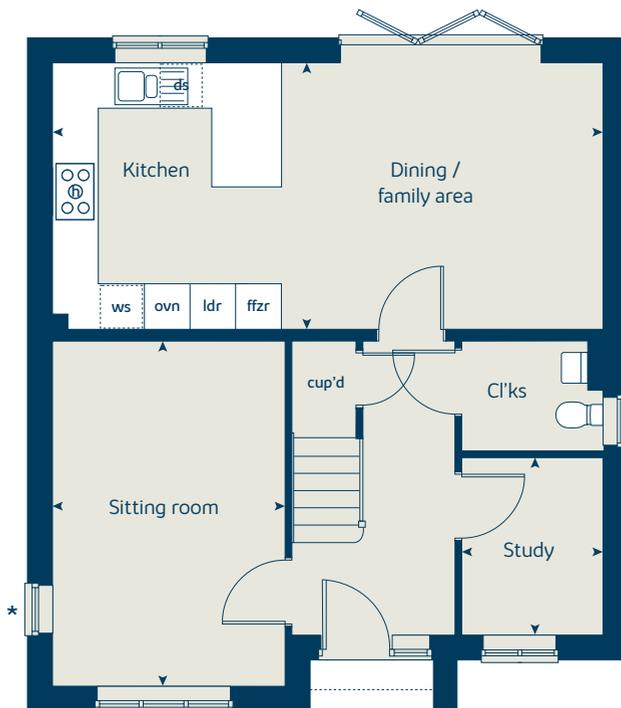
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PSAWT DS14222 / 07.25

First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.32 x 2.87	10' 9" x 9' 4"
Dining / family area	3.57 x 3.06	11' 7" x 10' 0"
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	4.46 x 3.24	14' 6" x 10' 6"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | X413 P5 vt PSAWT |

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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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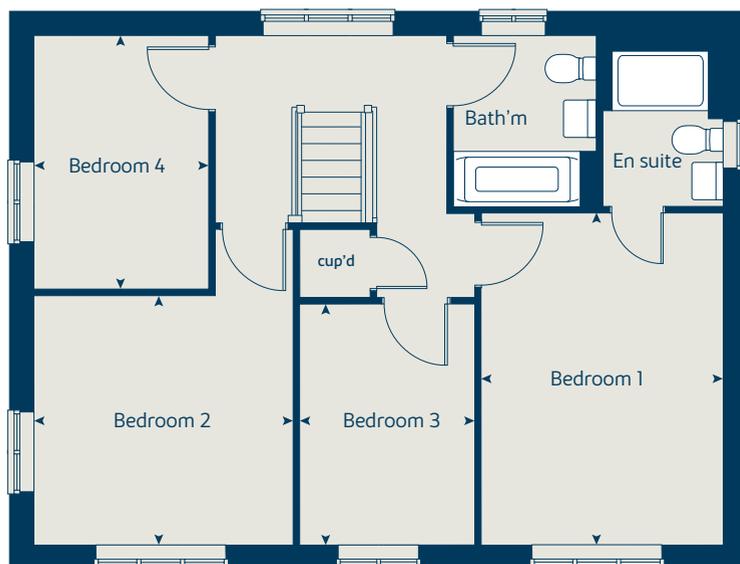
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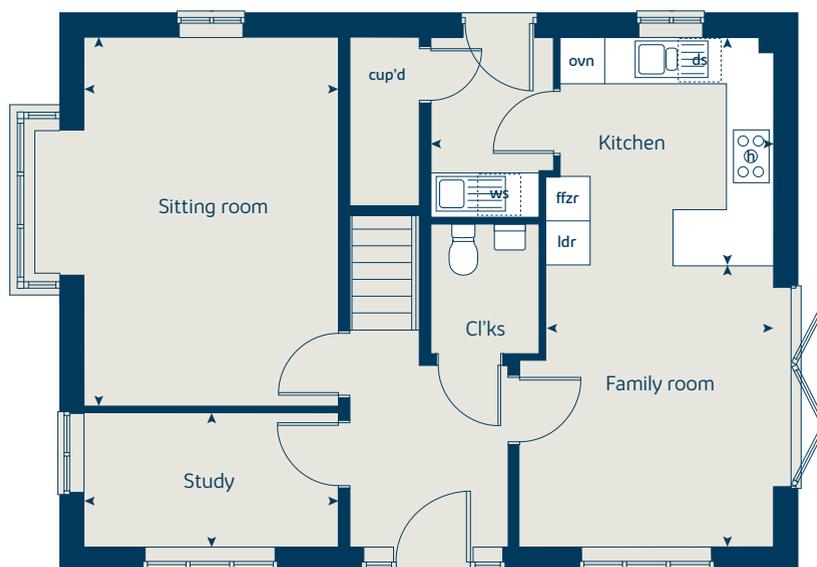
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PSAWT DS06946 / 07.23

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	4.69 x 4.05	15' 3" x 13' 3"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
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) P6 vt PSAWT |

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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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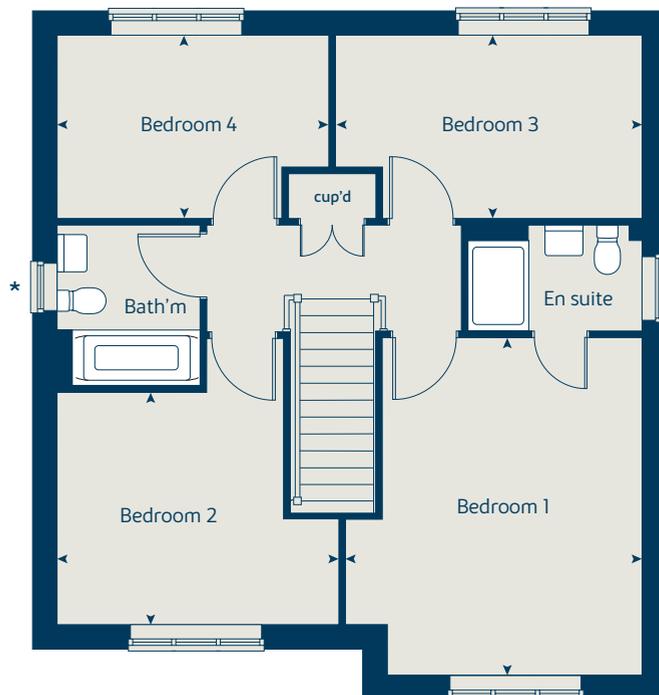
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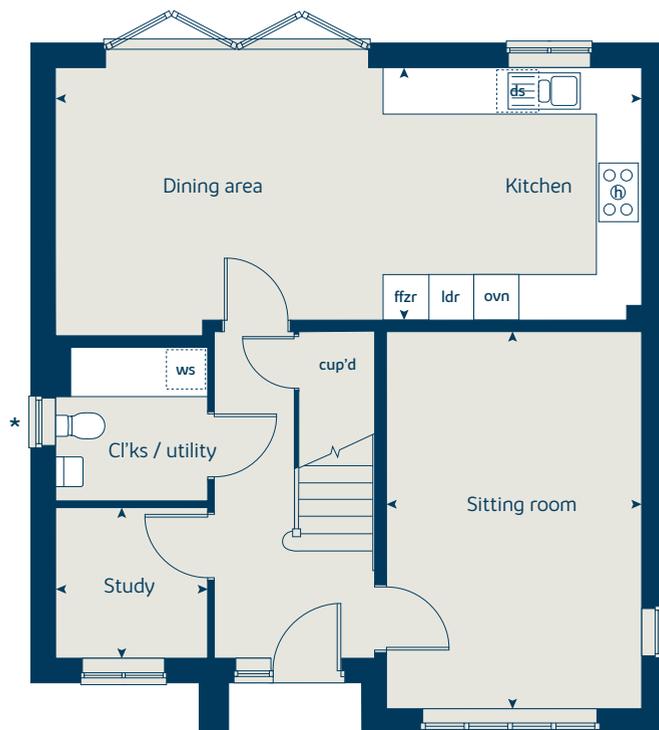
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PSAWT DS06946 / 07.23

First floor



Ground floor





The Birch

5 bedroom home

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**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.58 x 3.94	15' 0" x 12' 11"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" 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 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

The Birch | X518 (IF) P5 PSAWT |

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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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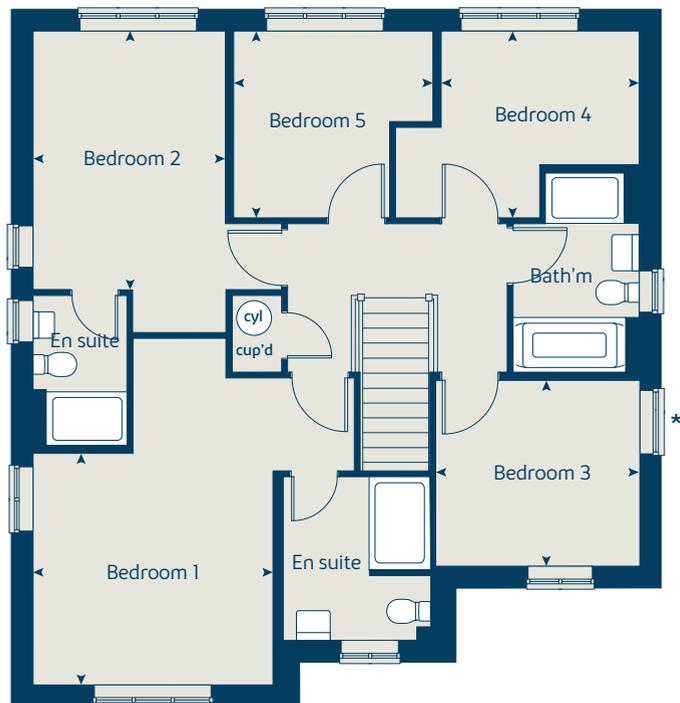
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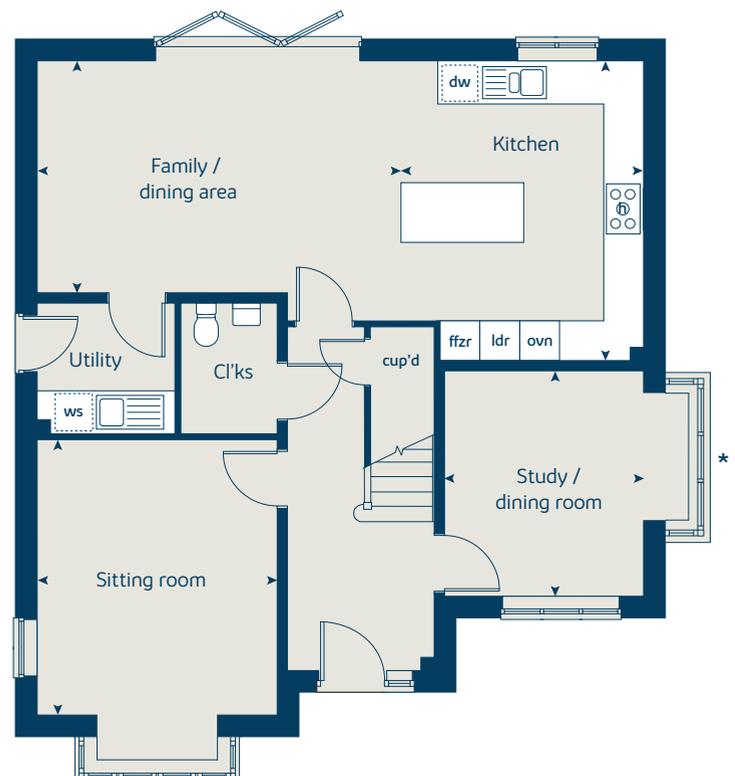
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PSAWT DS06946 / 07.23

First floor



Ground floor



So much choice...

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

Once you know what specification comes included, you 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.



Judith Gardens

Sawtry

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.

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PSAWT DS15921 / 03.26



Specification

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Judith Gardens

Sawtry

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.

Applicable from June 2023.



Kitchen

	2 bedroom The Hawthorn	3 bedroom The Hazel The Epsom The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen	5 bedroom The Birch
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			■	■
Kitchen hob (60cm) with built-in single under-oven, with stainless steel splashback and curved glass chimney hood	■	■ ■ ■ ■		
Kitchen hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■ ■ ■	
Kitchen hob (75cm) with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
Pre-wired for under unit lighting option			■ ■ ■	
LED under unit flexible strip lighting				■
Fridge / freezer space	■	■ ■ ■ ■		
Integrated (Indesit) 50 / 50 fridge freezer			■ ■ ■	■
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)

	2 bedroom The Hawthorn	3 bedroom The Hazel The Epsom The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen	5 bedroom The Birch
Ideal Standard contemporary white sanitary ware	■	■ ■ ■ ■	■ ■ ■	■
Concept Air WC with Aquablade technology, soft close seat and cover	■	■ ■ ■ ■	■ ■ ■	■
Low profile shower tray with glass enclosure		■ ■ ■ ■	■ ■ ■	■
Handheld hair wash attachment to bath		■ ■ ■ ■	■ ■ ■	■
Shower over the bath with glazed screen	■			
Choice of Standard Porcelanosa wall tiling (splashback and full-height over bath)*	■			
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 to bathroom and en suite(s)	■	■ ■ ■ ■	■ ■ ■	■
Chrome towel warmer in bathroom and en suite(s)			■ ■ ■	■

Doors and Windows

	2 bedroom The Hawthorn	3 bedroom The Hazel The Epsom The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen	5 bedroom The Birch
Front door with multi-point security locking system and security chain	■	■ ■ ■ ■	■ ■ ■	■
Chrome front door numbers	■	■ ■ ■ ■	■ ■ ■	■
PVCu double glazing to windows	■	■ ■ ■ ■	■ ■ ■	■
Double glazed PVCu French doors	■	■ ■ ■ ■		
Powder coated aluminium double glazed bi-fold doors			■ ■ ■	■
White Cottage style internal doors with chrome lever handles	■	■ ■ ■ ■	■ ■ ■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■ ■ ■ ■	■ ■ ■	■

General

	2 bedroom The Hawthorn	3 bedroom The Hazel The Epsom The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen	5 bedroom The Birch
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 sitting / family room (where applicable)	■	■ ■ ■ ■	■ ■ ■	■
Master telephone socket	■	■ ■ ■ ■	■ ■ ■	■
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	■	■ ■ ■ ■	■ ■ ■	■
NHBC Buildmark cover	■	■ ■ ■ ■	■ ■ ■	■
First two years' customer service support from Bovis Homes	■	■ ■ ■ ■	■ ■ ■	■

- Fitted as standard - included in the property
- * Subject to stage of construction
- ** Height differs from plot to plot. Please see sales consultant for further 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.