

# Hopfields

Ledbury





# Hopfields

Ledbury

A taste of local life

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**Bovis  
Homes** 



# Welcome to Hopfields

Enjoy living in the idyllic Herefordshire countryside with all the modern amenities you could need.

Easy access to local towns, cities and schooling and university options make the Hopfields development ideal for a wide range of homeowners.

Our 2, 3 and 4-bedroom houses and bungalows are suited to the greener lifestyle with energy efficient features including electrical vehicle charging points, PV solar panels, high quality insulation and waste water heat recovery systems.

These homes located in the picturesque market town of Ledbury nestle between the Malvern Hills and beautiful Wye Valley. Weave through the narrow Tudor-styled streets of one of Britain's prettiest towns as recently named by The Telegraph and you'll find an array of independent shops and eateries, museums and galleries. Ledbury is a fantastic place to call home and has its own leisure centre, swimming pool and football and rugby clubs.

The prestigious Three Choirs Vineyard is just a 20-minute drive away at Newent and for a great family day out the award-winning visitor attraction of Eastnor Castle with its beautiful deer park, arboretum and lake is less than 3 miles away.

Ledbury has its own train station and the M50 is close by so commuters have easy access to Hereford, Worcester, Gloucester, Cheltenham, Birmingham and Bristol.

Our new homes at Hopfields include popular features such as open-plan living areas, kitchen islands, bi-fold doors, studies, en suite bathrooms and ample parking for two cars. They will also benefit from local play and picnic areas.

So if you're looking for a quality new home in the glorious Herefordshire countryside with excellent transport links, your search ends here!



# The perfect position

## Education for everyone

Ledbury Primary School and Eastnor Parochial Primary School provide key stage one and two education to Ledbury. Ledbury Primary also has a nursery for younger children, with a handful of other pre-school options available. For Secondary and sixth-form pupils John Masefield High School is available.

Nearby Herefordshire College offers further and higher education opportunities. The University of Worcester is half an hour to the north while there's also the University of Gloucestershire with campuses in Gloucester and Cheltenham or Hartpury University and College.

**Ledbury Primary School**  
1.4 miles | 5 mins drive

5 mins



**Ledbury High Street**  
0.9 miles | 3 mins drive

3 mins



**Eastnor Castle**  
3.3 miles | 8 mins drive

8 mins



**Ledbury Market Surgery**  
1.1 miles | 4 mins drive

4 mins



**Tesco Superstore**  
1.3 miles | 5 mins drive

5 mins



**The Full Pitcher Pub**  
0.5 miles | 11 mins walk

11 mins



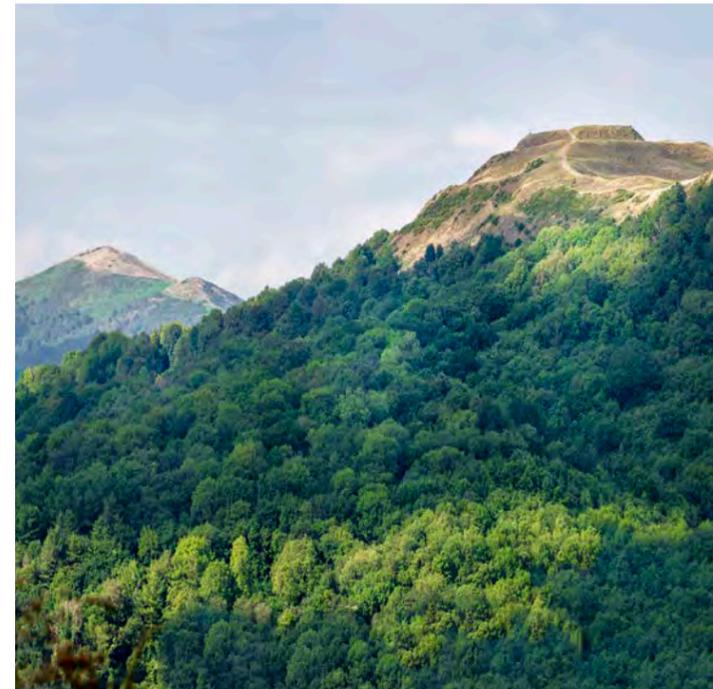
**South Herefordshire Golf Club**  
10.5 miles | 18 mins drive

18 mins



**Ledbury Railway Station**  
1.5 miles | 5 mins drive

5 mins



# 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 **£1.3 million** in local schemes to support the community surrounding your new home in Ledbury.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** include:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p>	<p>PUBLIC OPEN SPACES</p>	<p>MEDICAL CARE FACILITIES</p>	<p>PEDESTRIAN AND CYCLE ROUTES</p>
<p>PRIMARY AND SECONDARY EDUCATION</p>	<p>RECYCLING FACILITIES</p>	<p>SPORTS AND LEISURE FACILITIES</p>	<p>LIBRARY FACILITIES</p>

**Green initiatives** found at Hopfields:

<p>HEDGEHOG HIGHWAYS</p>	<p>WASTE WATER HEAT RECOVERY SYSTEMS</p>	<p>ELECTRIC VEHICLE CHARGING POINTS</p>	<p>TREES PLANTED</p>
<p>PV SOLAR PANELS</p>	<p>TONNES OF WASTE DIVERTED</p>	<p>A+ RATED DOUBLE-GLAZED WINDOWS</p>	<p>TIMBER FRAME CARBON REDUCTION</p>

# 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 from a 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.

Scan me  
for directions



# Hopfields

Ledbury, Herefordshire

HR8 2GU

01531 430081

## From M50 Junction 2

- Follow A417 Ledbury Road
- At the roundabout, take the 1st exit onto Leadon Way
- At the roundabout, Bovis Homes will be on your left hand side

Cover photograph of Malvern Hills. 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 Cotswolds region

Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

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# Redlands Grove

## Wanborough

### 3 bedroom homes

The Spruce

The Cypress

The Cypress II

The Beech

### 4 bedroom homes

The Aspen

The Chestnut

The Maple

The Alder

The Mulberry

The Briar

### Pre-sold homes

3 bedroom homes

● bollards

v visitor space

bcp bin collection point

leap local equipped area of play



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.

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Wanborough D516364 / 04.26





# The Holly

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Holly

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 7" x 10' 8"
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"

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

### The Holly | Ledbury |

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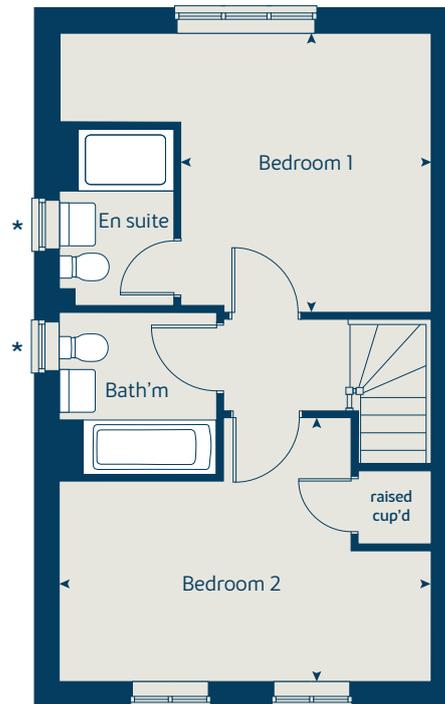
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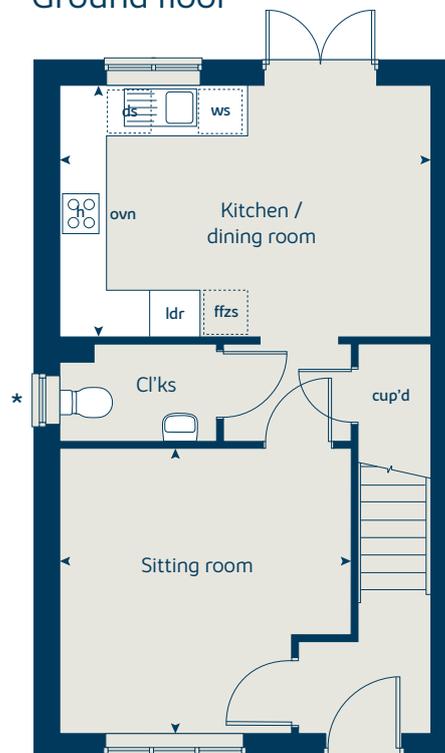
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### First floor



### Ground floor





# The Bradlow

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Bradlow

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.73 x 3.35	15' 6" x 11' 0"
Sitting room	3.74 x 3.64	12' 4" x 12' 0"

## First floor

Bedroom 1	3.10 x 2.70	10' 2" x 8' 10"
Bedroom 2	2.80 x 2.51	9' 3" x 8' 3"

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

### The Bradlow | Ledbury |

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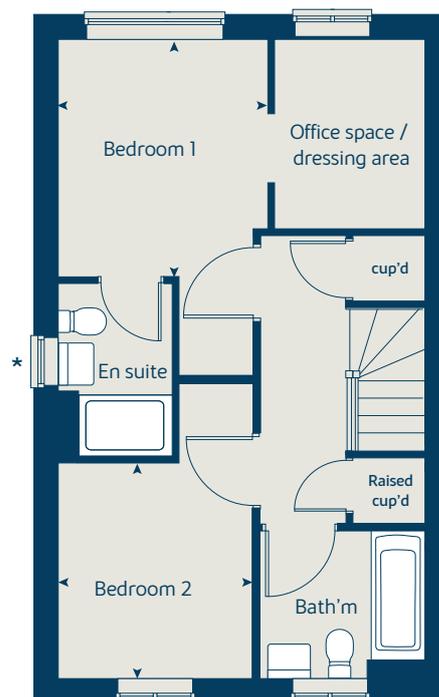
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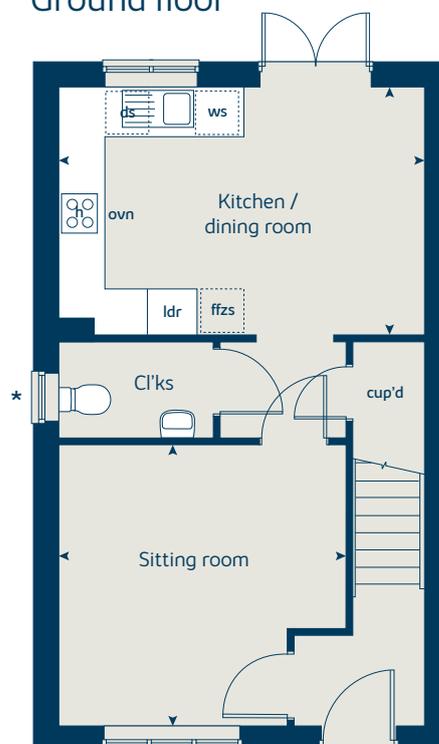
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## First floor



## Ground floor





# The Pearmain

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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# The Pearmain

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / sitting room	8.44 x 4.78	27' 9" x 15' 8"
Bedroom 1	3.96 x 3.61	13' 0" x 11' 0"
Bedroom 2	3.04 x 2.66	10' 0" x 8' 9"

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

### The Pearmain | Ledbury |

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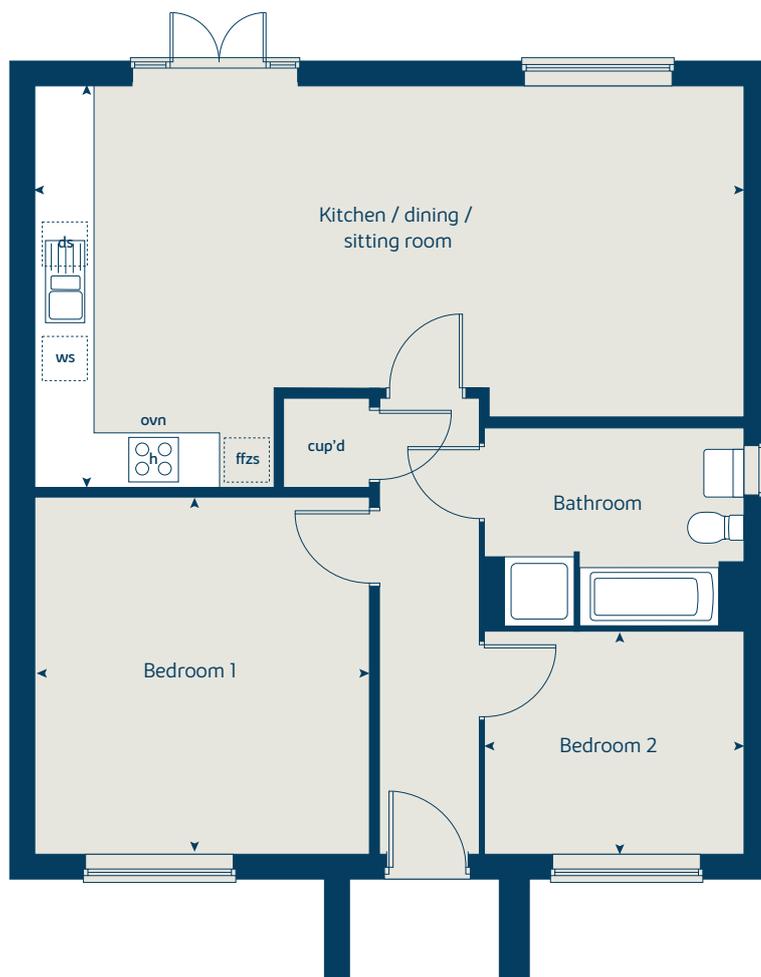
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### Ground floor





# The Leadon

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Leadon

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.32 x 3.52	24' 0" x 11' 7"
Sitting room	4.55 x 3.04	14' 11" x 10' 0"
Study	2.34 x 1.93	7' 8" x 6' 4"

## First floor

Bedroom 1	3.46 x 3.04	11' 4" x 10' 0"
Bedroom 2	4.18 x 2.84	13' 9" x 9' 4"
Bedroom 3	4.18 x 2.38	13' 9" x 7' 10"

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

## The Leadon | Ledbury |

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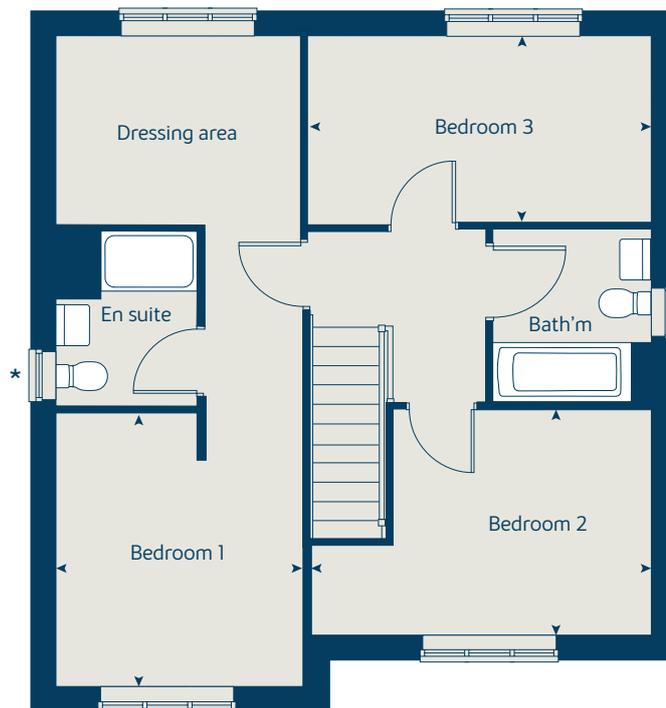
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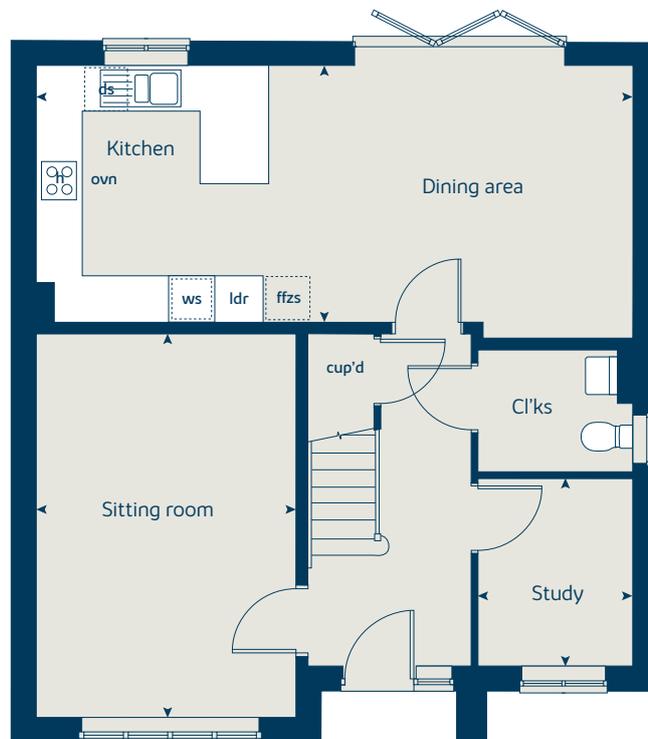
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## First floor



## Ground floor





# The Spruce

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

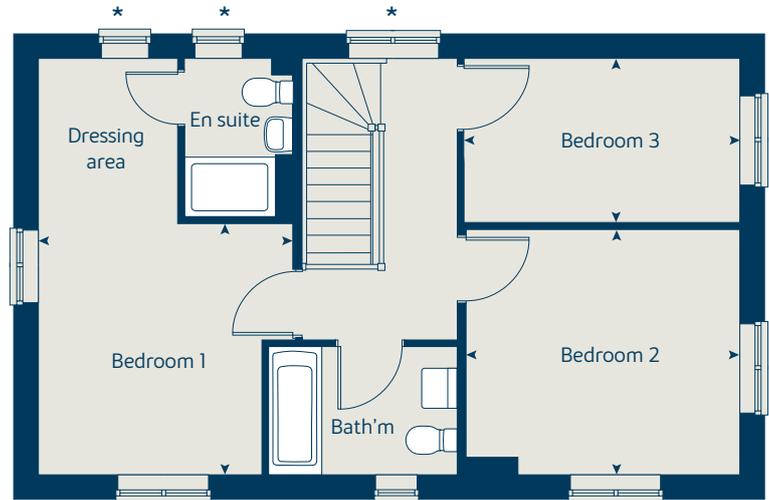
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# The Spruce

## 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 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

#### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

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

#### The Spruce | Ledbury |

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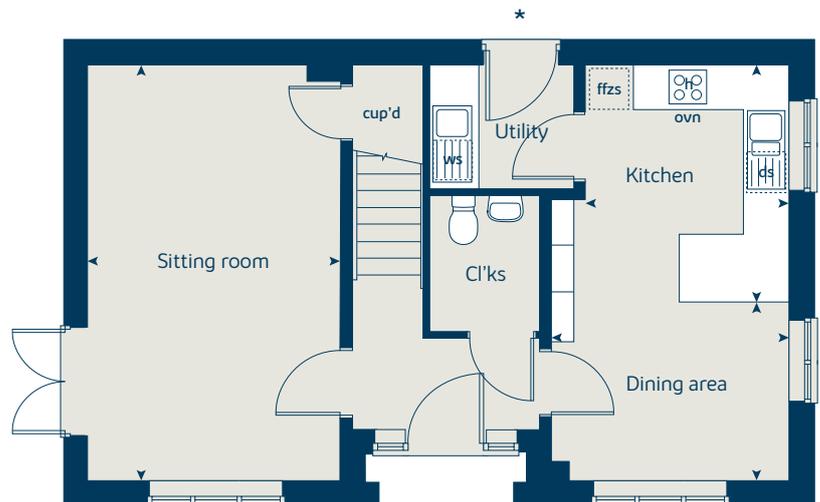
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### Ground floor





# The Spruce II

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Spruce II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

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

### The Spruce II | Ledbury |

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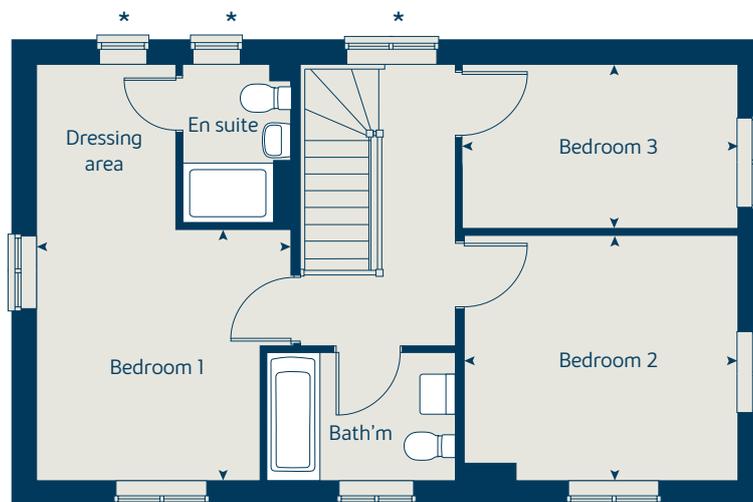
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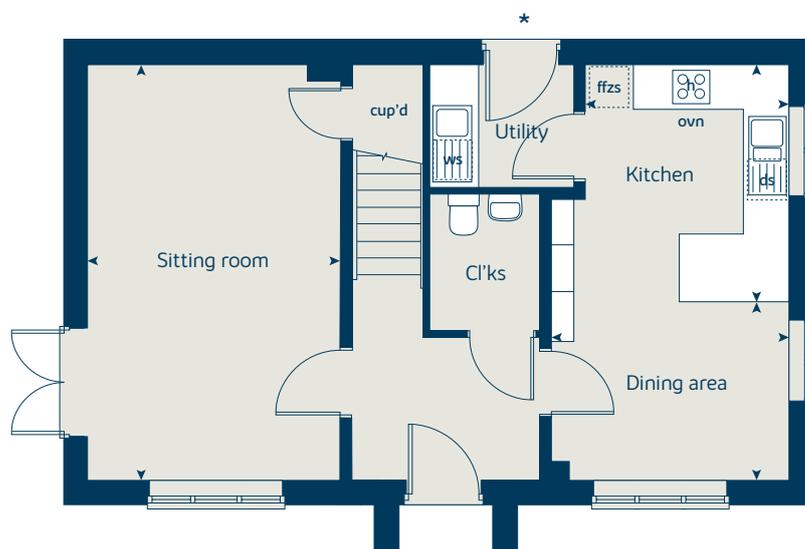
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### First floor



### Ground floor





# The Charterville

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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# The Charterville

3 bedroom home

## Ground floor

Ground floor	metres	feet / inches
Kitchen / dining room	4.60 x 3.82	15' 1" x 12' 7"
Sitting room	4.60 x 3.97	15' 1" x 13' 0"
Bedroom 1	4.60 x 4.00	15' 1" x 13' 2"
Bedroom 2	4.89 x 2.95	16' 1" x 9' 8"
Bedroom 3	3.68 x 2.81	12' 1" x 9' 3"

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

### The Charterville | Ledbury |

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# The Cypress

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

## 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	3.52 x 2.16	11' 7" 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 | Ledbury |

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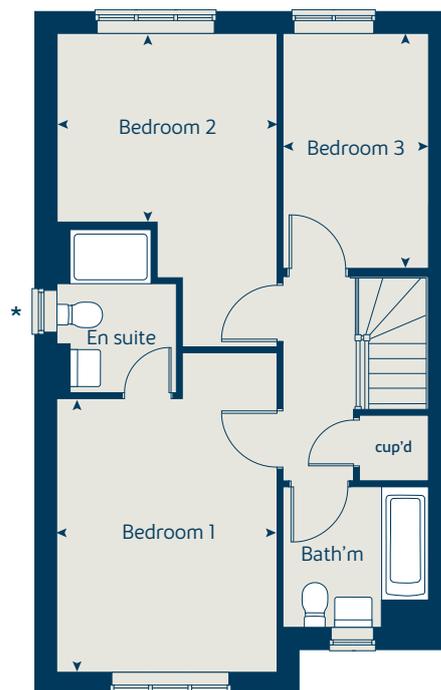
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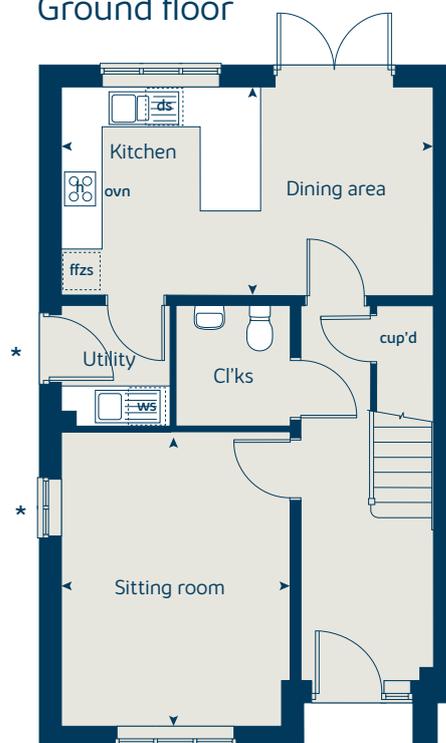
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## First floor



## Ground floor





# The Beech

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 6" x 9' 7"
Sitting room	3.99 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

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

### The Beech | Ledbury |

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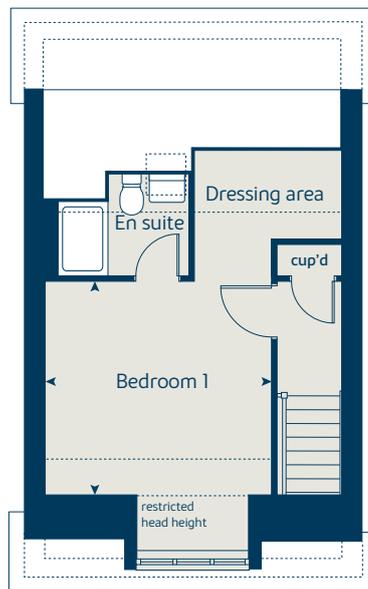
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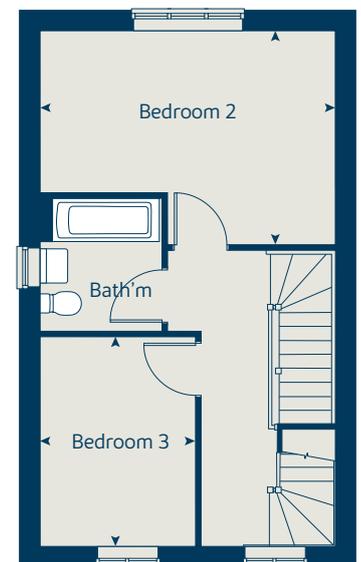
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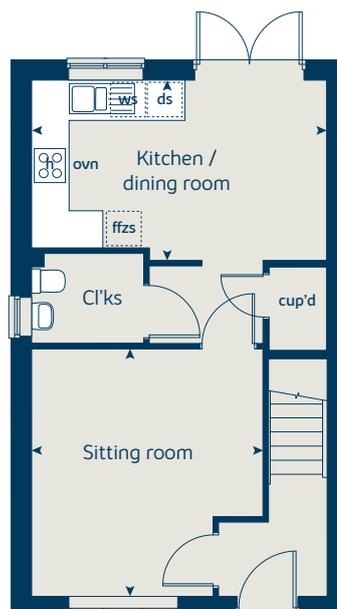
### Second floor



### First floor



### Ground floor





# The Chestnut

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

### First floor

Bedroom 1	4.47 x 3.24	14' 7" x 10' 7"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

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

### The Chestnut | Ledbury |

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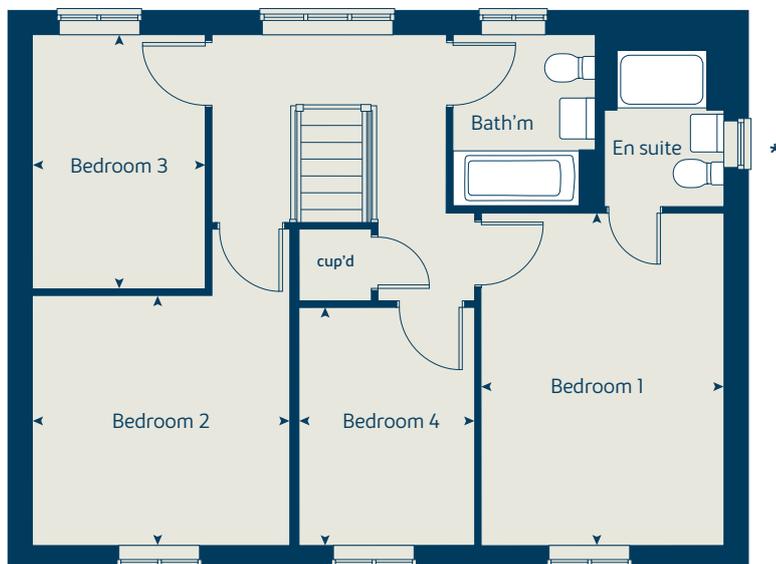
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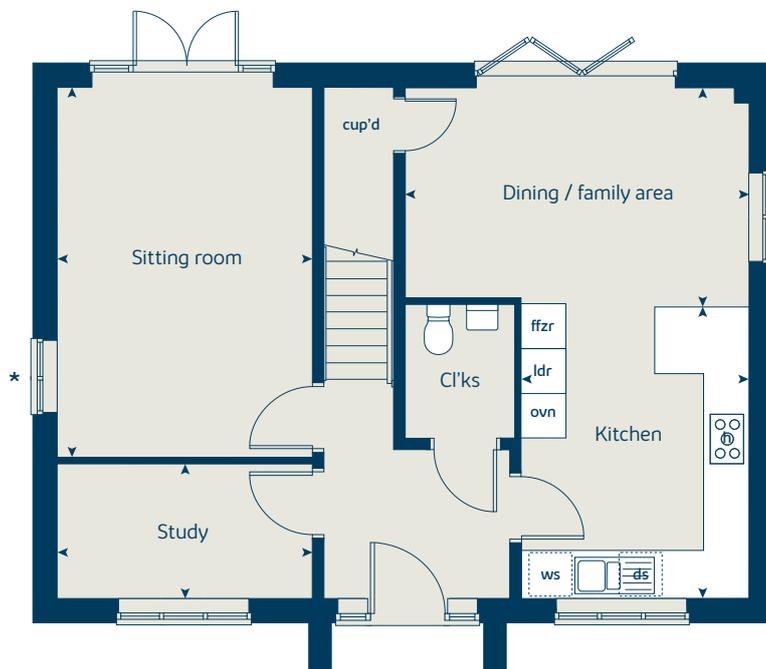
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### First floor



### Ground floor





# The Aspen

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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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' 1"
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 3.81	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"

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

### The Aspen | Ledbury |

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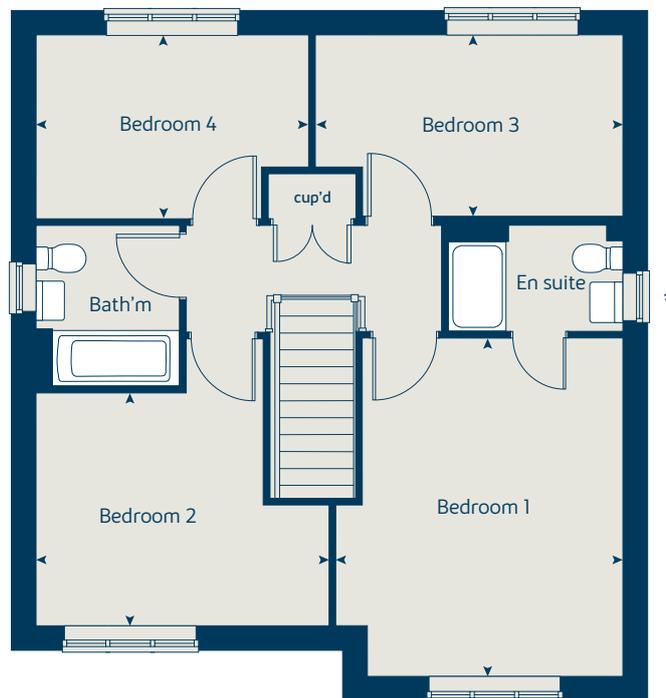
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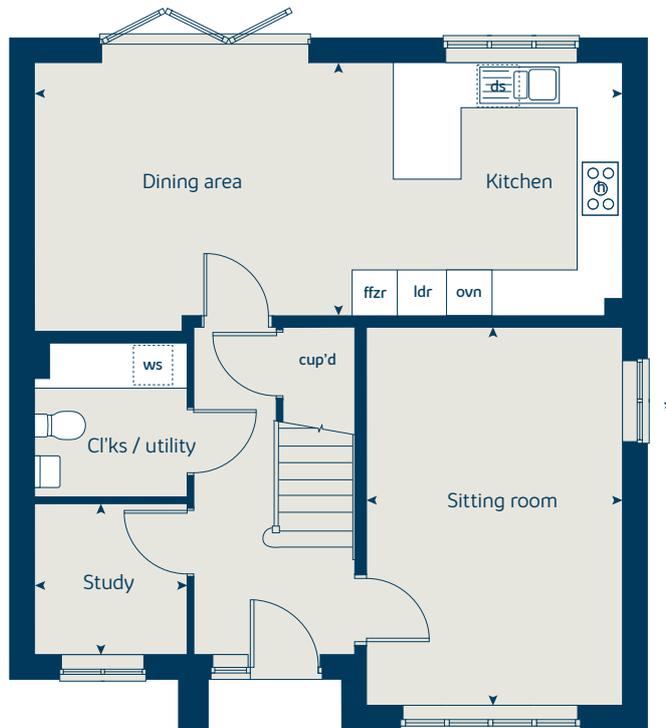
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### First floor



### Ground floor





# The Maple

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.28 x 3.02	23' 11" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

## First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.69 x 3.56	12' 1" x 11' 8"
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
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

## The Maple | Ledbury |

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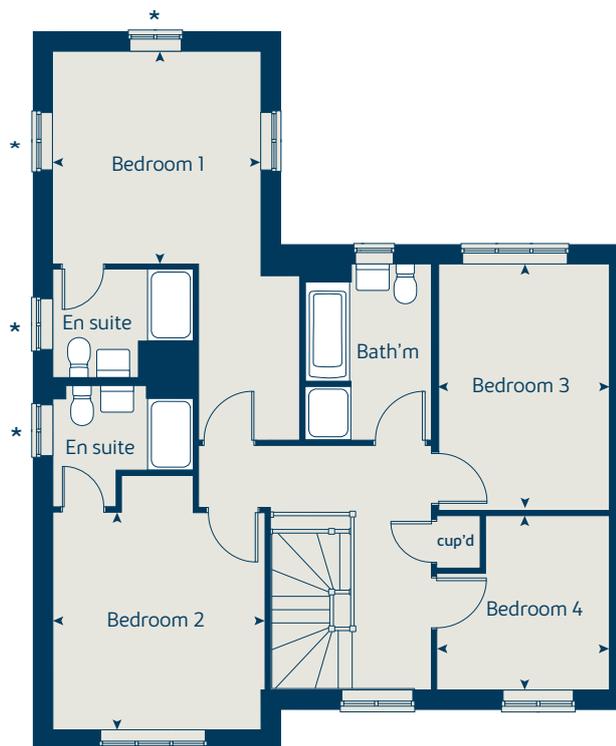
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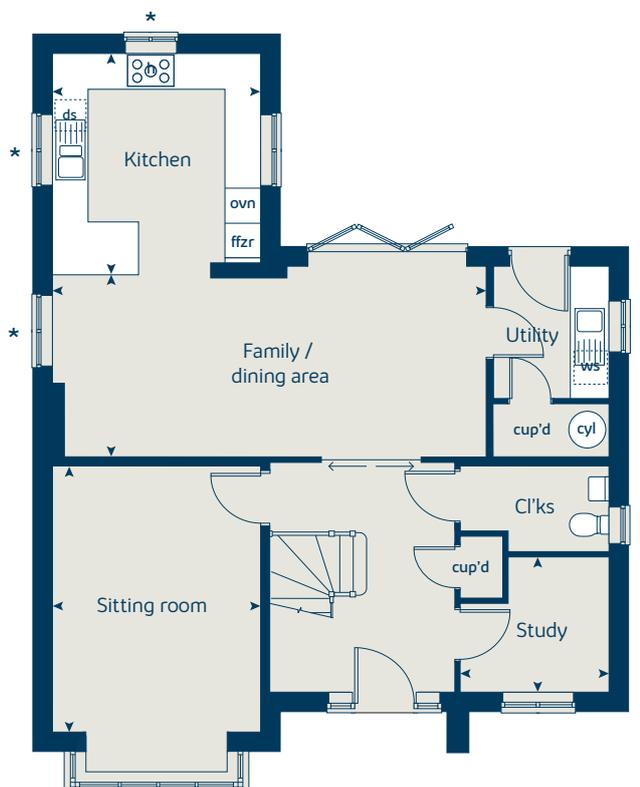
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## First floor



## Ground floor





# The Briar

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Briar

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.04	12' 7" x 10' 0"
Dining area	4.27 x 3.04	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 11" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 3"

### First floor

Bedroom 1	5.12 x 3.11	16' 10" x 10' 3"
Bedroom 2	3.86 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.12 x 3.11	13' 6" x 10' 2"
Bedroom 4	3.11 x 2.86	10' 3" x 9' 5"

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

### The Briar | Ledbury |

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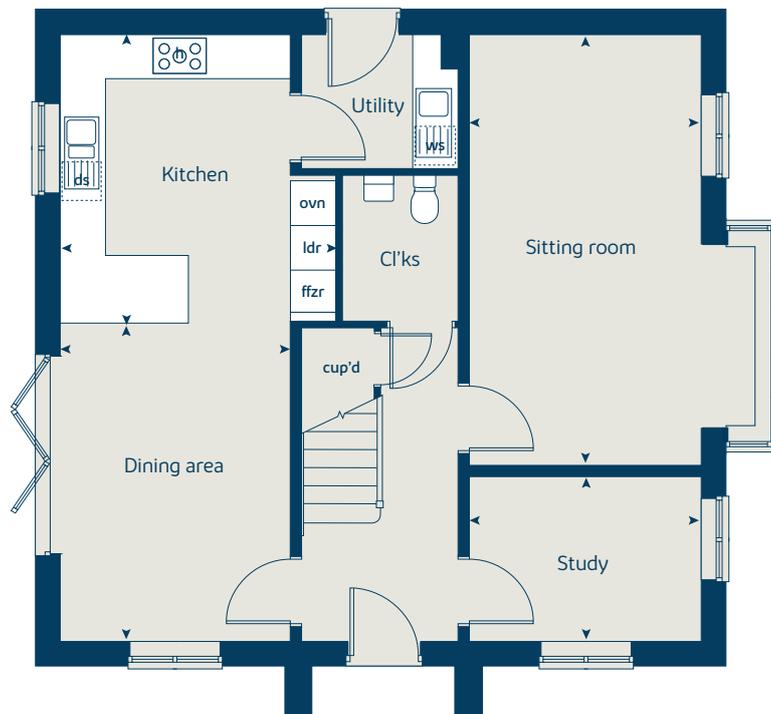
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### First floor



### Ground floor





# The Mulberry

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# 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	4.32 x 2.94	14' 2" x 9' 8"
Bedroom 4	3.75 x 2.57	12' 4" x 8' 5"

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

### The Mulberry | Ledbury |

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

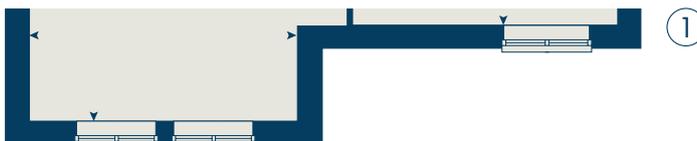
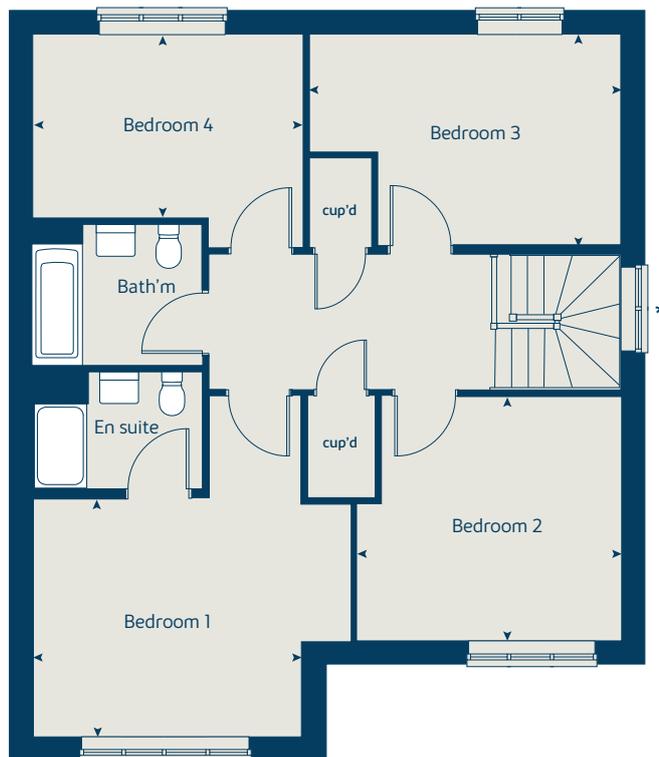
\* Window applies to selected plots only. Please see sales consultant for further details.

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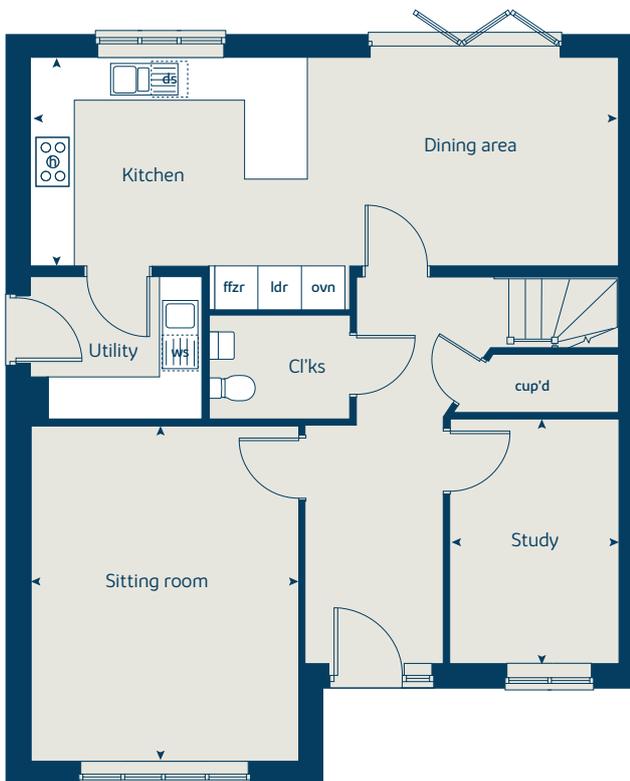
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## First floor



## Ground floor





# Hopfields

Ledbury

Specification

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# Hopfields

## Ledbury

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



### Kitchen

	2 bedroom The Pearman The Holly The Bradlow	3 bedroom The Cypress The Spruce The Beech The Chaterville The Leadon	4 bedroom The Chestnut The Aspen The Maple The Briar The Mulberry
Choice of Standard fitted kitchen (doors & 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			■
Pendant light fitting	■	■	■
Fridge / freezer space	■	■	■
Indesit Integrated 50 / 50 fridge freezer			■
Space for integrated dishwasher with plumbing and electrics	■	■	■
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)

Contemporary white Concept Air sanitaryware suite	■	■	■
Close coupled WC to cloakroom		■	■
Handheld hair wash attachment	■	■	■
Low profile shower tray with glass enclosure to bedroom 1 en suite		■	■
Second shower en suite to selected bedrooms			■
Choice of standard Porcelanosa wall tiling (splashback, 450mm 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)			■
Water waste heat recovery system	■	■	■

### Bedrooms

Dressing area to Bedroom 1		■	■	■
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### Doors and Windows

	2 bedroom The Pearman The Holly The Bradlow	3 bedroom The Cypress The Spruce The Beech The Chaterville The Leadon	4 bedroom The Chestnut The Aspen The Maple The Briar The Mulberry
Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■
Powder coated double glazed bi-fold doors		■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■

### General

PV solar panels	■	■	■
White painted walls and smooth white ceilings	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■
Multi-media point 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)	■	■	■
Landscaped front gardens	■	■	■
Electric vehicle charging point	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Bovis Homes	■	■	■

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

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 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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