

PIPPINS PLACE

West Malling





Pippins Place

West Malling

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Pippins Place

This exciting new development is nestled on the edge of the pretty village of West Malling in Kent - the county famed as being the Garden of England – and only an hour by train to London.

Pippins Place is a picturesque new development surrounded by established hedgerows and trees. With its own 9 acre country park, plus lots of green open space, you really get a sense of country living with the added benefit of excellent transport links.

Located within walking distance of the traditional market town of West Malling, with shops, artisan cafes, restaurants, pubs, a monthly Farmers' Market and numerous leisure and sports clubs including Kings Hill Sports Park. There are a number of Primary schools, two train stations and community facilities all within the local area.

You'll find a wealth of historical and natural attractions around West Malling, including 900-year-old Malling Abbey, peaceful Manor Park and The Cascade, an ornamental waterfall featured in a Turner painting. Not to mention the country park on the edge of your own development!

Pippin's Place is just off the A20 and via the A228, gives access to Junction 4 of the M20, leading to Folkestone and also the M25 and M26 Junction 2a. Trains run regularly to London Victoria from both East and West Malling stations plus the high speed train from Ebbsfleet station about a 30 minute drive away.

Gatwick airport is around a 45 minute drive and Stansted airport is just over an hours. Folkstone Eurotunnel and Dover port are about an hour away.

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 an historic Kent setting just an hour from London, your search ends here!



The perfect position

Education for everyone

There are several East and West Malling primary schools within a 5-minute drive of Pippin's Place, all taking children from 4 to 11 years. Saints Peter and Paul Church of England Primary in Leybourne and St James the Great Academy and Nursery in East Malling, just to name a few. There are two more primary schools in West Malling.

For senior students The Malling School with a sixth form, caters for 11 to 19-year-olds and is only 1.5 miles away. There two independent prep schools within 10-miles and Cobham Hall for girls with a co-educational sixth form is 12 miles.

The Malling School
1.3 miles | 4 mins drive




East Malling Village Hall
1.3 miles | 4 mins drive




Kings Hill Sports Park
3.5 miles | 10 mins drive




Larkfield Leisure Centre
1.5 miles | 6 mins drive




West Malling Railway Station
1.3 miles | 4 mins drive




Manor Park Country Park
1.7 miles | 7 mins drive




Leybourne Lakes Country Park
2.8 miles | 7 mins drive




St James the Great Academy and Nursery
0.7 miles | 4 mins drive




A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£6 million** in local schemes to support the community surrounding your new home in West Malling.

“Bovis Homes has invested more than **£6 million** towards community schemes”

These schemes include:

Sports and leisure



Healthcare



Youth and social services



Improved public transport and highways



Libraries



Public open space improvement



Primary and secondary education



Community learning



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.

Armed Forces

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 exclusive 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



Pippins Place

West Malling

ME19 6HY

01732 608774

From M20

- Exit M20 at junction 4, Leybourne / West Malling / Tonbridge A228
- At roundabout, take first exit to continue along A228
- At traffic lights, turn left onto Ashton Way
- At next traffic lights, take sharp right onto A20 London Road, East Malling
- Pippins Place will be on your right hand side

Please note that Bovis Homes shall be selling from various locations on the Pippins Place development throughout the build process. Please visit our website for the latest information.

Cover photograph of West Malling 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.

Bovis Homes Limited, Kent region
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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Pippins Place

West Malling

Development plan

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**Bovis
Homes** 

Pippins Place

West Malling



- | | | |
|-----------------------|-----------------------|--|
| 3 bedroom home | 4 bedroom home | 5 bedroom home |
| The Hazel | The Willow | The Birch |
| The Spruce | The Juniper | The Lime |
| The Spruce II | The Chestnut | |
| The Beech | The Aspen | Affordable housing |
| | The Aspen II | |
| | The Briar | cb community building |
| | The Mulberry | lap local area of play |
| | The Mulberry II | ps pumping station |
| | | ss substation |
| | | v visitor space |
| | | neap neighbourhood 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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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	metres	feet / inches
Bedroom 1	3.54 x 3.29	11' 7" x 9' 8"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

The Hazel | X305 04 West Malling |

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* Windows apply 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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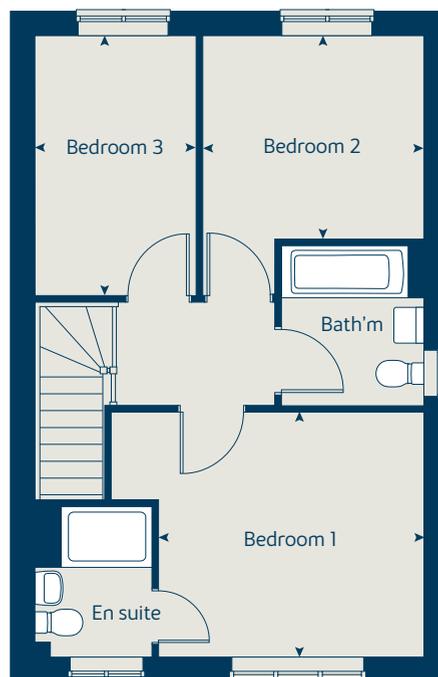
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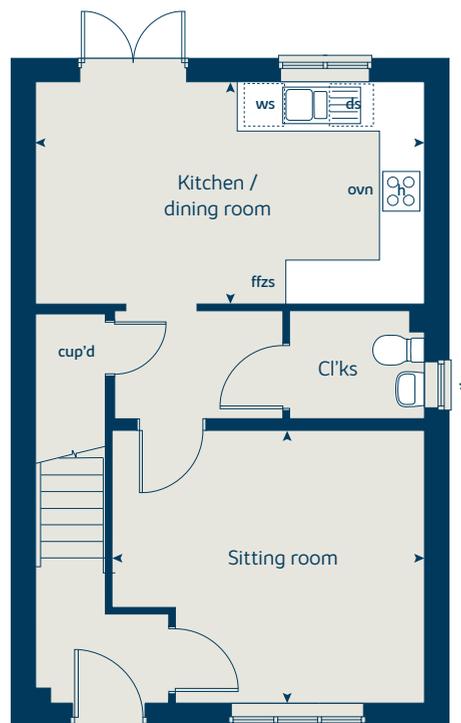
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First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.36 x 3.33	11' 0" x 10' 11"
Bedroom 2	3.61 x 3.26	11' 10" x 10' 8"
Bedroom 3	3.61 x 2.17	11' 10" x 7' 1"

The Spruce | X307 (IF) 02 West Malling |

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

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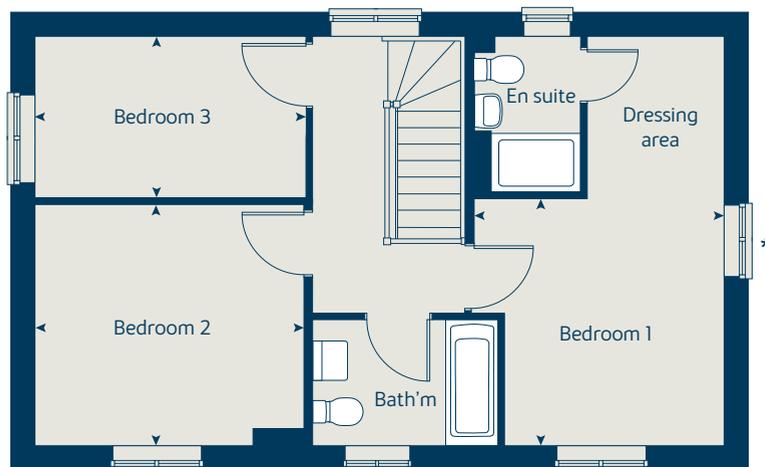
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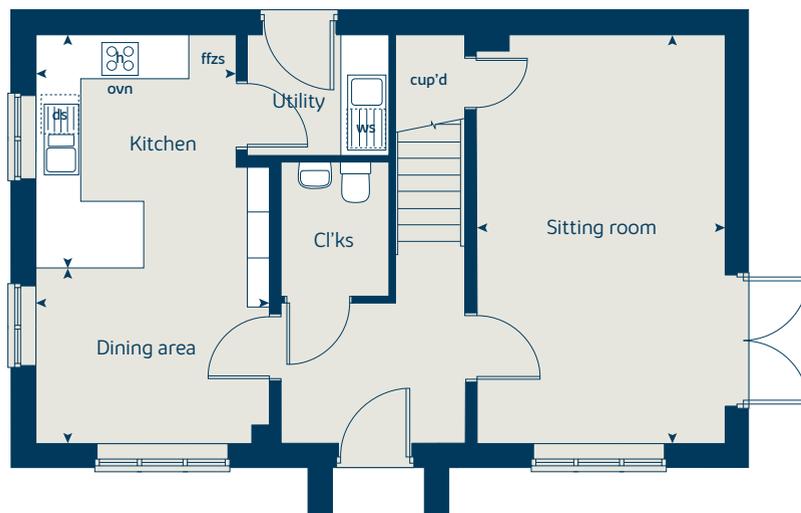
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First floor



Ground floor





The Spruce II

3 bedroom home

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**Bovis
Homes** 

The Spruce II

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.36 x 3.33	11' 0" x 10' 11"
Bedroom 2	3.61 x 3.26	11' 10" x 10' 8"
Bedroom 3	3.61 x 2.17	11' 10" x 7' 1"

The Spruce | X307 (F) 02 West Malling |

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① Alternative ground floor rear elevation layout 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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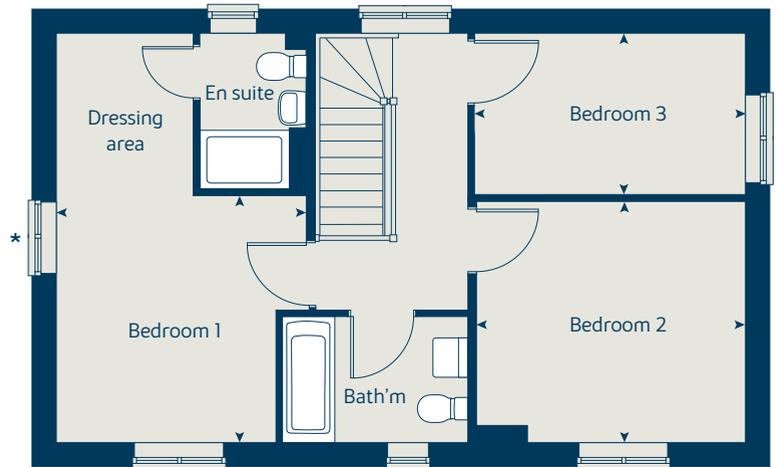
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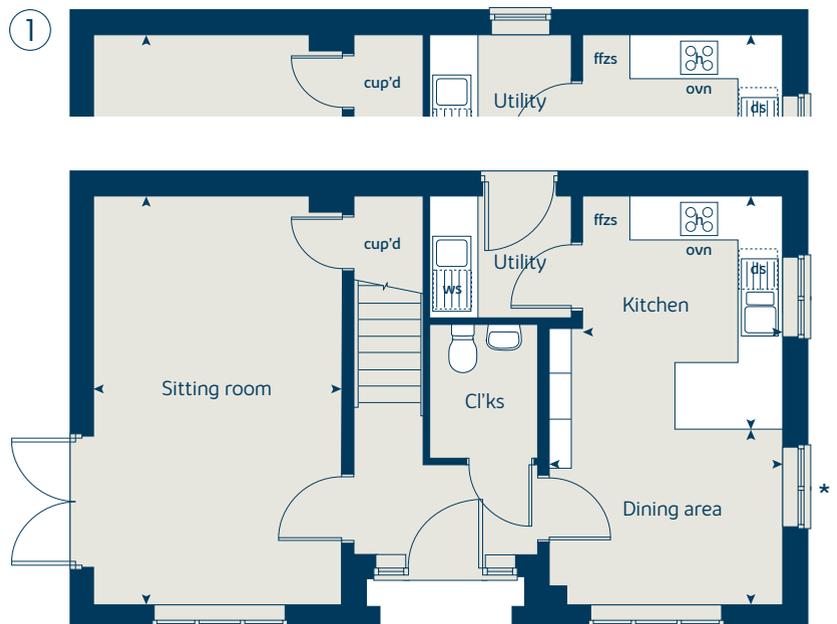
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First floor



Ground floor





The Beech

3 bedroom home

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**Bovis
Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 6" x 9' 6"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.44 x 3.25	11' 3" x 10' 7"

The Beech | X309 02 West Malling |

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

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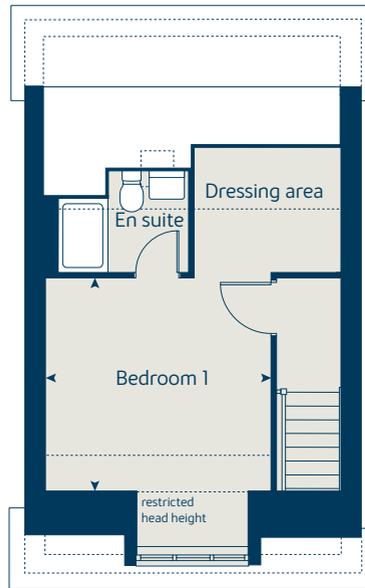
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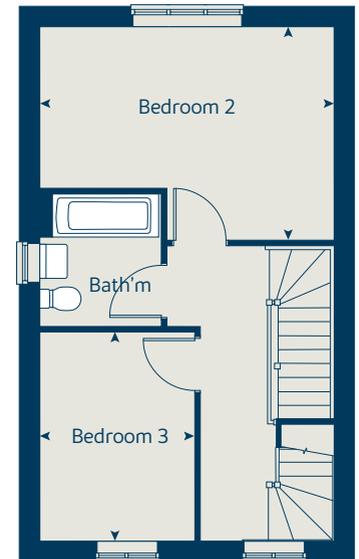
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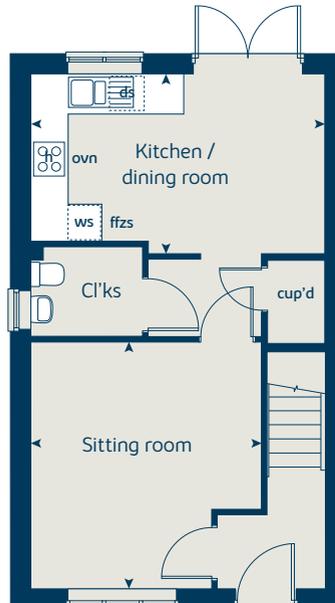
Second floor



First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**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' 0" x 10' 11"
Bedroom 3	4.04 x 3.32	13' 3" x 10' 11"
Bedroom 4	2.92 x 2.56	9' 6" x 8' 4"

Second floor	metres	feet / inches
Bedroom 1	4.34 x 3.79	14' 2" x 12' 5"

The Willow | X411 02 West Malling |

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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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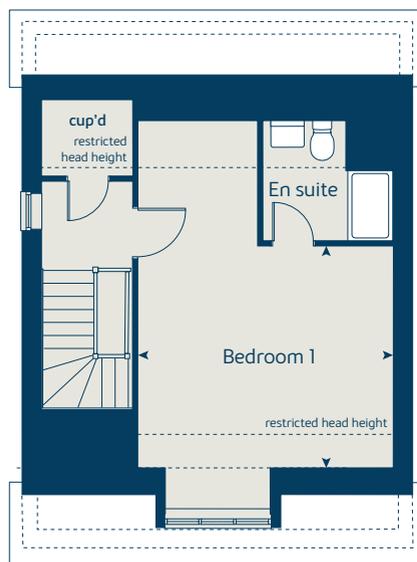
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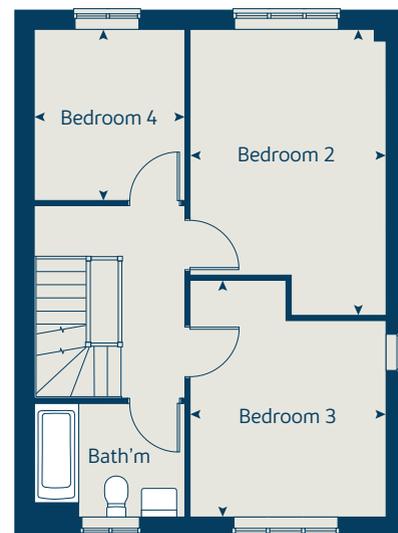
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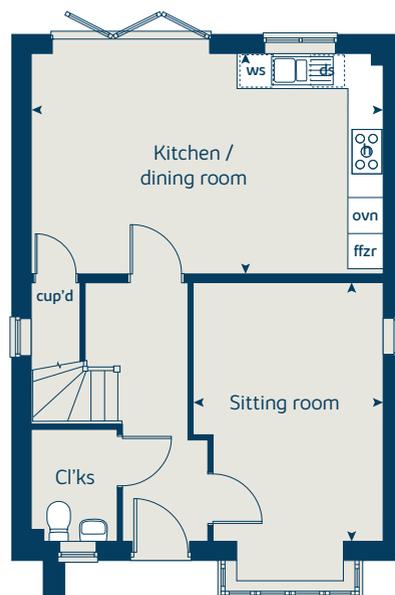
Second floor



First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 7" x 11' 6"
Sitting room	4.55 x 3.52	14' 7" x 11' 6"
Study	2.34 x 1.86	7' 8" x 6' 1"

First floor

Bedroom 1	3.46 x 3.33	11' 4" x 10' 11"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.51 x 2.36	11' 6" x 7' 8"
Bedroom 4	3.60 x 2.38	11' 9" x 7' 9"

The Juniper | X412 02 West Malling |

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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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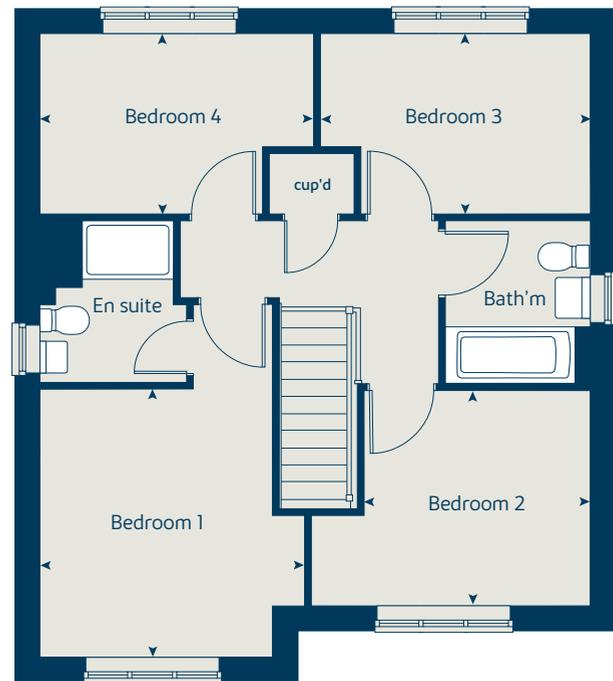
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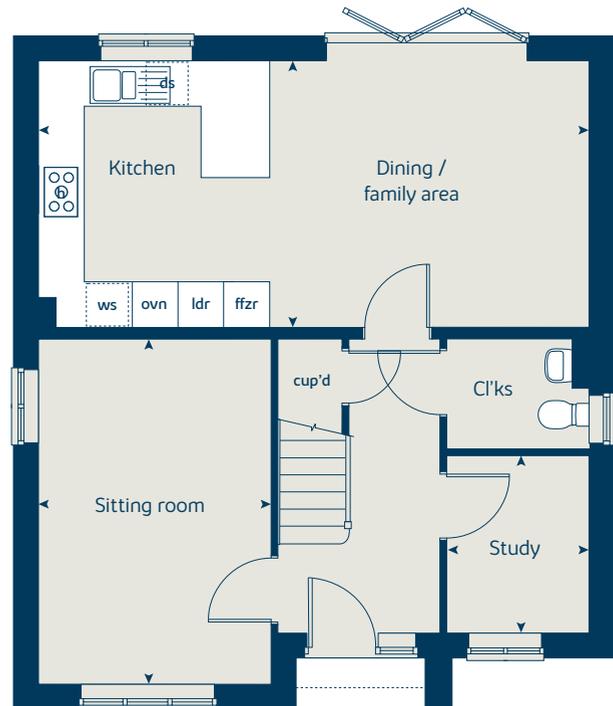
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First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.30 x 3.04	14' 1" x 9' 11"
Dining / family area	4.59 x 2.91	15' 0" x 9' 6"
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	4.47 x 3.24	14' 7" x 10' 7"
Bedroom 2	3.44 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.42 x 2.30	11' 2" x 7' 6"
Bedroom 4	3.20 x 2.31	10' 5" x 7' 6"

The Chestnut | X413 02 West Malling |

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

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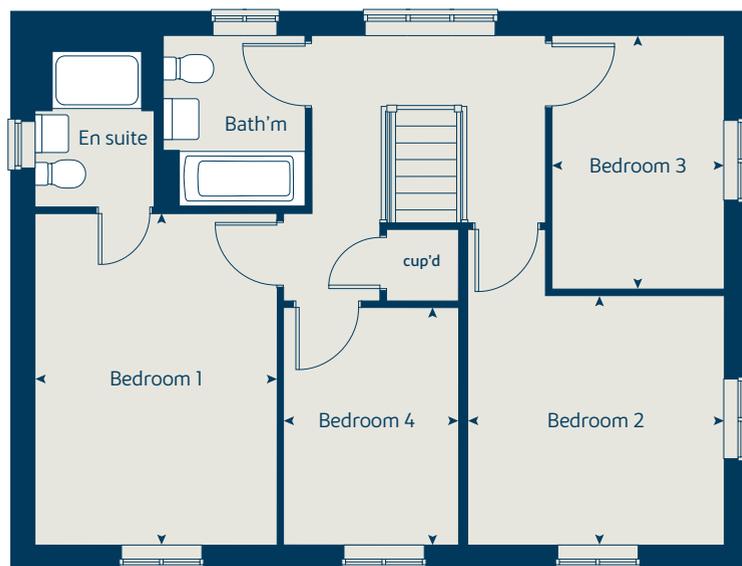
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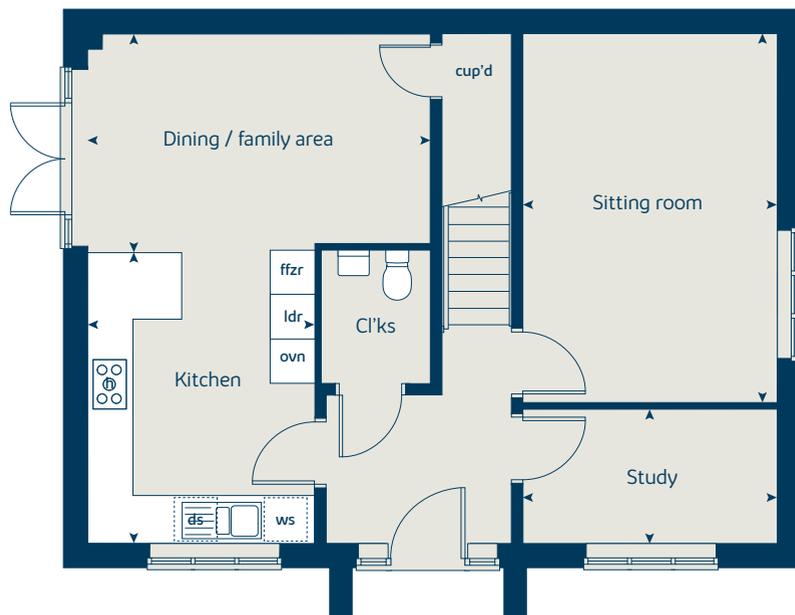
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First floor



Ground floor





The Aspen

4 bedroom home

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	4.51 x 3.86	14' 9" x 12' 7"
Bedroom 2	3.87 x 3.10	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' 0"

The Aspen | X414 (IF) 02 West Malling |

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

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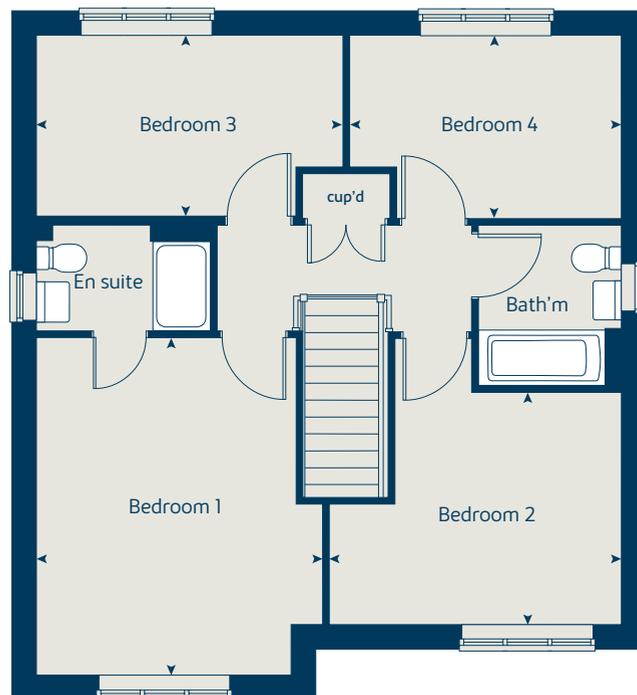
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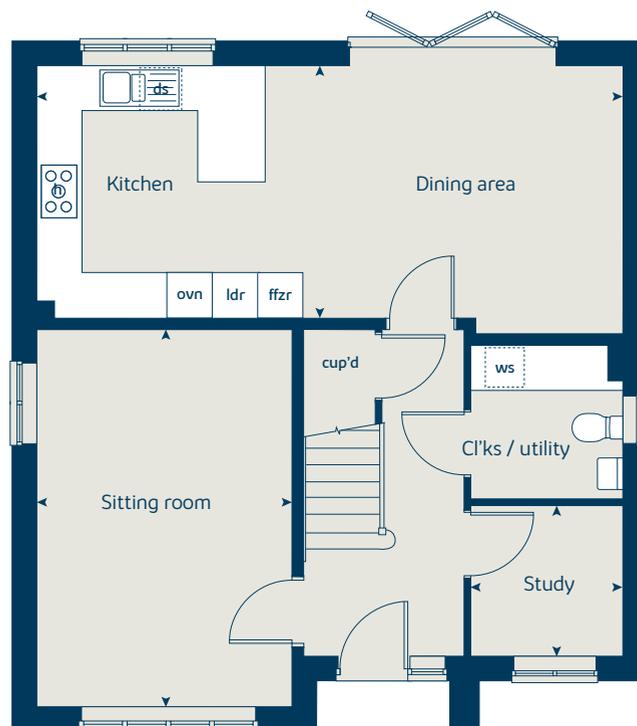
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160-EWML DS05825 / 09.23

First floor



Ground floor





The Aspen II

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen II

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	4.51 x 3.86	14' 9" x 12' 7"
Bedroom 2	3.87 x 3.10	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' 0"

The Aspen | X414 (F) 02 West Malling |

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

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

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

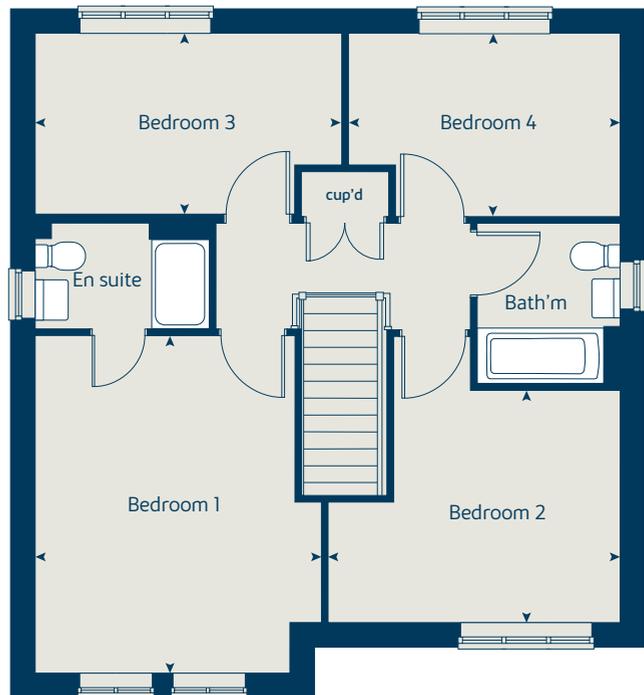
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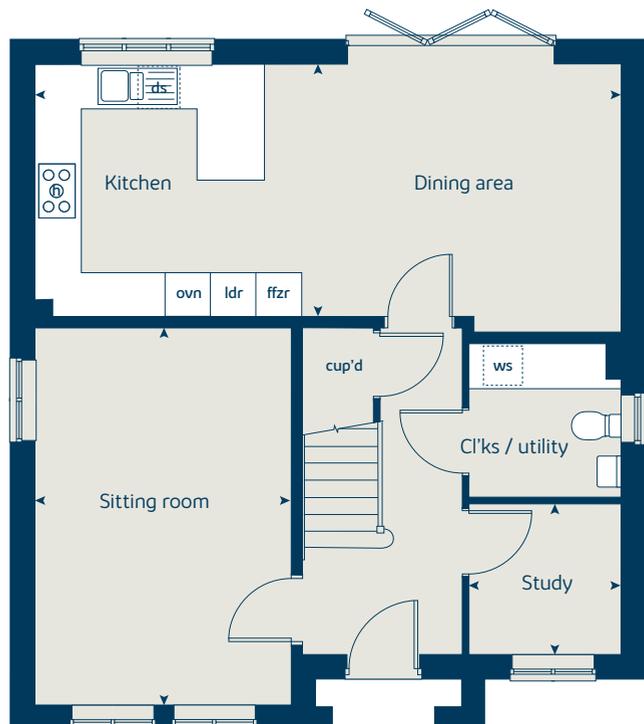
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160-EWML DS05825 / 09.23

First floor



Ground floor





The Briar

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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 3.10	16' 10" x 10' 2"
Bedroom 2	3.86 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.12 x 3.10	13' 6" x 10' 2"
Bedroom 4	3.11 x 2.86	10' 3" x 9' 5"

The Briar | X417 04 (IF) West Malling |

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

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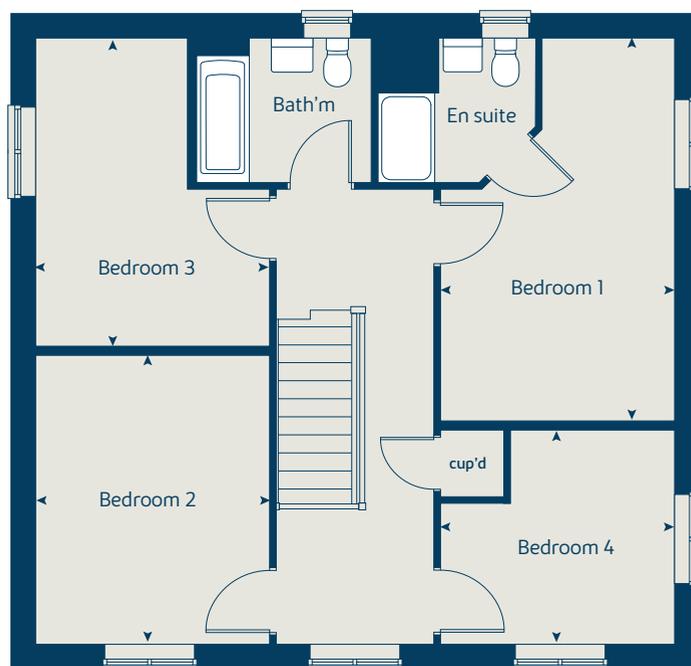
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160-EWML DS05825 / 09.23

First floor



Ground floor





The Mulberry

4 bedroom home

bovishomes.co.uk

**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	metres	feet / inches
Bedroom 1	4.40 x 3.35	14' 5" x 10' 11"
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	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Mulberry | X418 02 (IF) West Malling |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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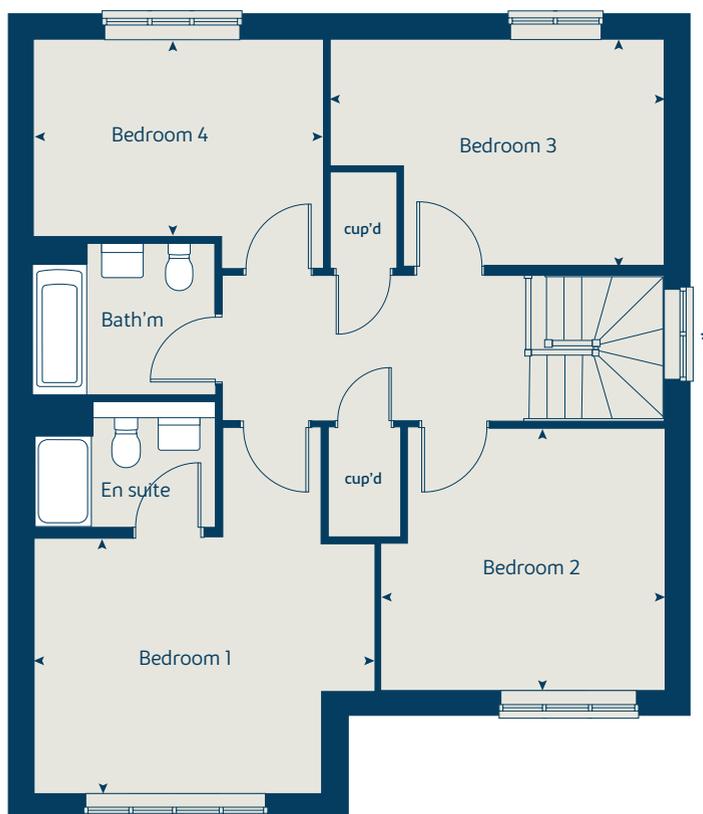
* Window omitted to plot 128 only.
Please see sales consultant for further details.

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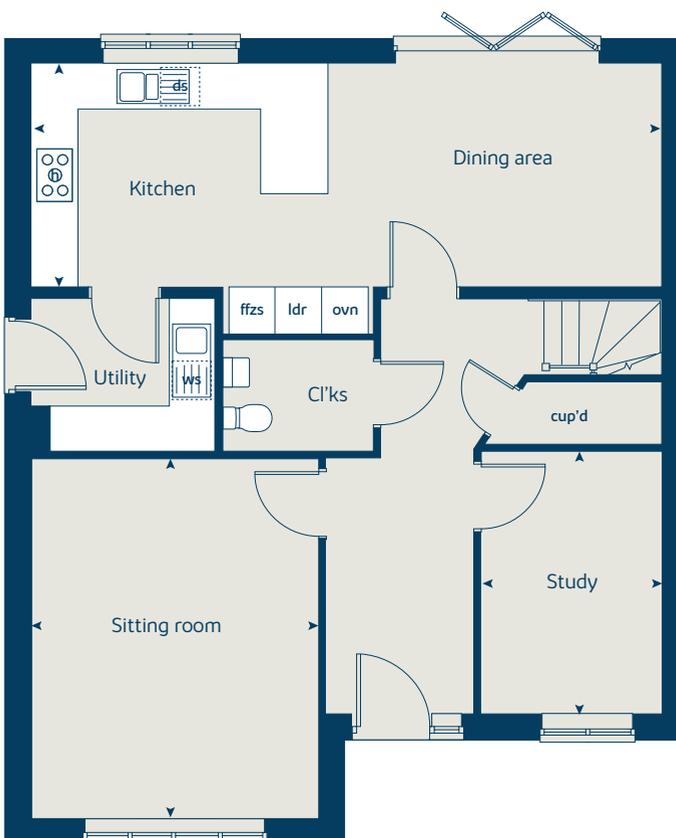
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160-EWML DS09671 / 03.24

First floor



Ground floor





The Mulberry II

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Mulberry II

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	4.40 x 3.35	12' 5" x 10' 11"
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"

The Mulberry | X418 02 (F) West Malling |

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

* 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	ldr	larder
ws	washing machine space	< >	measuring points

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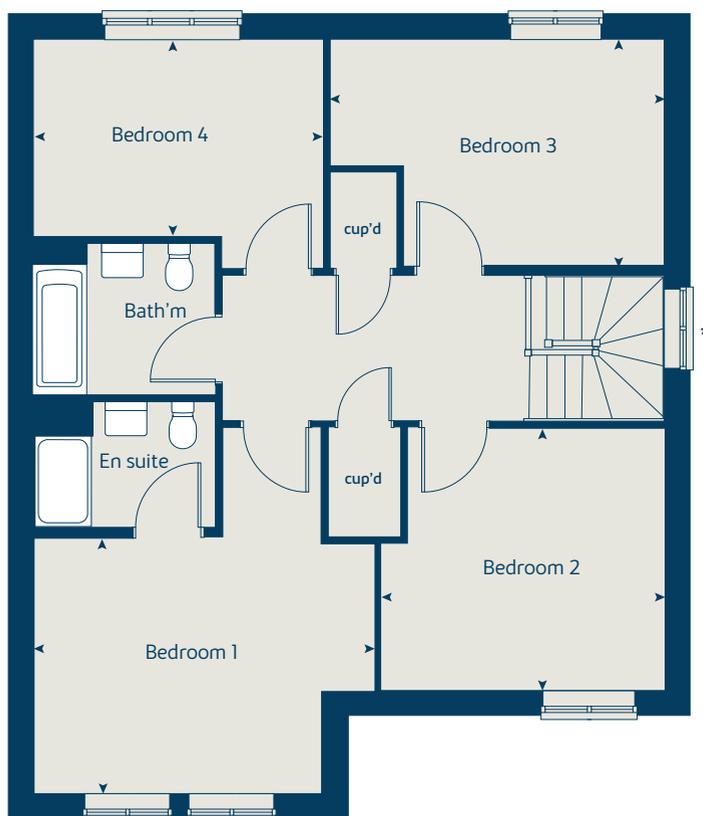
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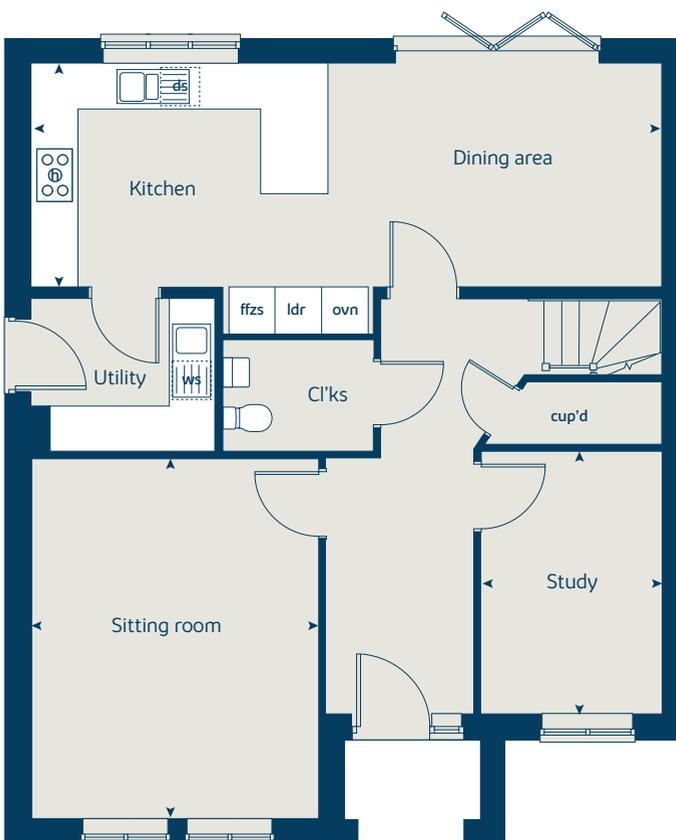
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160-EWML DS05825 / 09.23

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk



The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.71	14' 10" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.75	10' 0" x 9' 0"
Bedroom 4	3.32 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 9"

The Birch | X518 (IF) 02 West Malling |

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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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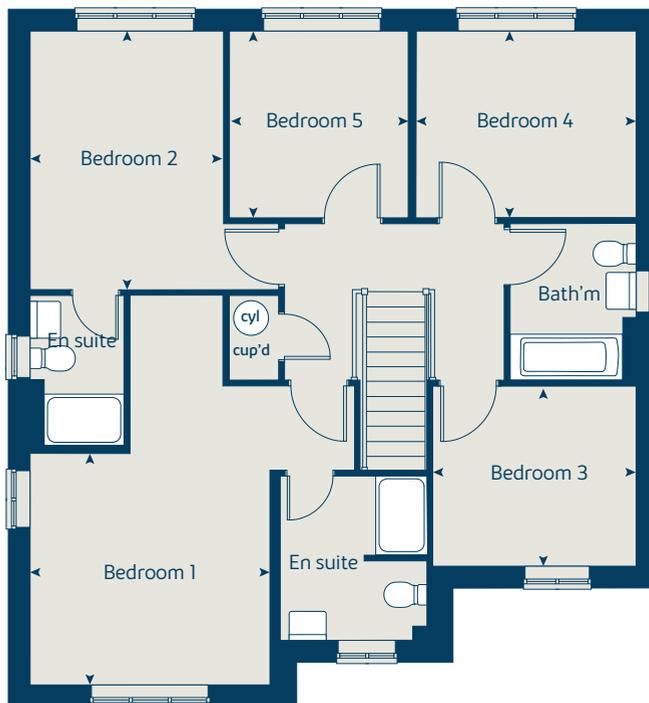
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First floor



Ground floor





The Lime

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Lime

5 bedroom home

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

First floor	metres	feet / inches
Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" x 7' 4"
Bedroom 5	2.83 x 2.64	9' 3" x 8' 7"

The Lime | X520 (IF) 02 West Malling |

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* Window omitted to plot 117 only. Please see sales consultant for further details.

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

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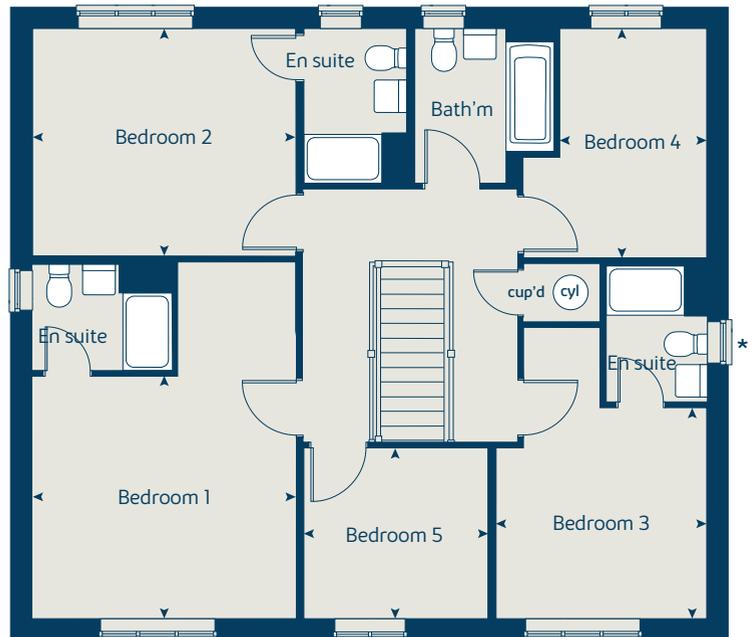
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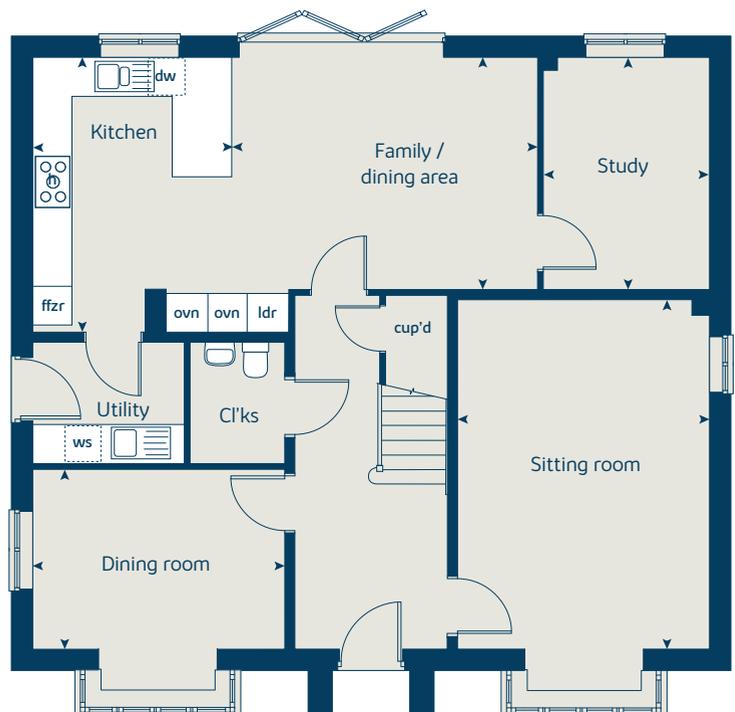
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First floor



Ground floor





Pippins Place

West Malling

Specification

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**Bovis
Homes** 

Pippins Place

West Malling

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.



- 3 bedroom
- The Hazel
- The Spruce
- The Spruce II
- The Beech
- 4 bedroom
- The Willow
- The Juniper
- The Chestnut
- The Aspen
- The Aspen II
- The Briar
- The Mulberry
- The Mulberry II
- 5 bedroom
- The Birch
- The Lime

Kitchen

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 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	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LED under-unit flexible strip lighting													■	■
Fridge / freezer space	■	■	■	■										
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		■	■					■	■	■	■	■	■	■

Bathrooms and en suite(s)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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)*	■	■	■	■	■	■	■	■	■	■	■	■		
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)**					■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property ** Subject to space
 * Subject to stage of construction † Excluding WC

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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 polished chrome finish handles	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■

General

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)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Main 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)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■

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 bedroom, there are a wide range of additional options and upgrades available.

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



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. 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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