



# Broadnook Garden Village

Specification

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**Bovis  
Homes** 

# Unique specification

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 luxury 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.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

## Kitchen

	2 bedroom The Iris The Hawthorn The Hawthorn SE			3 bedroom The Turnwood The Spruce The Rowan		
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				■	■	■
Indesit 4 burner hob with built-in single oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen / utility	■	■	■	■	■	■

## Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■

Shower over the bath (full height tiling to length and side of bath)		■	■	
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite		■		
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	

## Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■	■
White painted 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 Iris The Hawthorn The Hawthorn SE			3 bedroom The Turnwood The Spruce The Rowan		
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 bedroom 1 and family room (where applicable)	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, 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

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 house types 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.

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, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.



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## Kitchen

	4 bedroom	The Aspen	The Mayfield	The Larch	The Maple	The Rosewood	5 bedroom	The Limewood	The Oak	The Pinewood	The Cedarwood	The Fern	The Redwood
Choice of Standard fitted kitchen (doors & worktops)	■	■	■	■	■	■							
Choice of Premium fitted kitchen (doors & worktops)							■	■	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■	■
Indesit 5 burner hob with built in double oven with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	■							
Bosch 5 burner hob with 2 built-in single ovens, with glass splashback and stainless steel chimney hood							■	■	■	■			
Bosch 5 burner hob with built in double oven with glass splashback and stainless steel chimney hood												■	■
White downlights to kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■
Quartz worktops to kitchen and utility with matching upstands							■	■	■	■	■	■	■
Indesit integrated 50 / 50 fridge freezer	■	■	■	■	■	■	■	■	■	■	■	■	■
Indesit Integrated dishwasher	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen / utility	■	■	■	■	■	■	■	■	■	■	■	■	■

## Bathrooms and en suite(s)

	4 bedroom	The Aspen	The Mayfield	The Larch	The Maple	The Rosewood	5 bedroom	The Limewood	The Oak	The Pinewood	The Cedarwood	The Fern	The Redwood
Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■	■	■		■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■		■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■	■	■	■		■	■	■	■	■	■
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 towel warmer in bathroom and en suite(s)	■	■	■	■	■	■		■	■	■	■	■	■

## Doors and Windows

	4 bedroom	The Aspen	The Mayfield	The Larch	The Maple	The Rosewood	5 bedroom	The Limewood	The Oak	The Pinewood	The Cedarwood	The Fern	The Redwood
Front door with multi-point security locking system and security chain	■	■	■	■	■	■		■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■		■	■	■	■	■	■
Double glazed PVCu French doors			■	■		■							
Double glazed bi-fold doors	■				■			■	■	■	■	■	■
Contemporary Oak Croft premium internal doors with chrome fittings	■	■	■	■	■	■		■	■	■	■	■	■

4 bedroom  
The Aspen  
The Mayfield  
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The Fern  
The Redwood

	4 bedroom	The Aspen	The Mayfield	The Larch	The Maple	The Rosewood	5 bedroom	The Limewood	The Oak	The Pinewood	The Cedarwood	The Fern	The Redwood
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■							
<b>General</b>													
White painted walls and smooth white ceilings	■	■	■	■	■	■		■	■	■	■	■	■
White staircase with oak finish handrail	■	■	■	■	■	■		■	■	■	■	■	■
Chrome sockets and switches throughout the home	■	■	■	■	■	■		■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■		■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■		■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■		■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■							
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)						■		■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■		■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■		■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■		■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■		■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■		■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■		■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■		■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■		■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■		■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■		■	■	■	■	■	■

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