

Cotterstock Meadows

Oundle





Cotterstock Meadows

Oundle

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Cotterstock Meadows

Our attractive new development is in the historic market town of Oundle, that nestles beside the pretty River Nene in Northamptonshire.

This vibrant town boasts centuries-old buildings and many local shops, supermarkets, pubs, restaurants, local businesses and services. There's a weekly market and a monthly Farmers' Market, plus schools, sports clubs and the scenic Barnwell Country Park.

Oundle is just off the A605, which leads to Junction 17 of the A1 M and on to Peterborough, 12 miles away. Head south and you'll reach the A14 at Thrapston, while Corby is 9 miles to the east. There's a daily bus service to Peterborough and Northampton.

Our range of 2, 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 a charming old market town, your search ends here



The perfect position

Education for everyone

For little ones, Oundle Community Pre School is about half a mile from Cotterstock Meadows, and Oundle Church of England Primary is across the road. For senior pupils Prince William School is less than 2 miles and caters for students up to 18 years. There are several independent schools in

the town, including Laxton Junior and Oundle School, which between them take reception pupils from 4 years through to sixth formers at 18.

Oundle Golf Club
2.2 miles | 5 mins drive

5 mins



Waitrose supermarket
1.3 miles | 4 mins drive

4 mins



Oundle C of E Primary School
0.4 miles | 8 mins walk

8 mins



Prince William School
1.8 miles | 7 mins drive

7 mins



Barnwell Country Park
2 miles | 6 mins drive

6 mins



Oundle Recreation Ground
0.9 miles | 18 mins walk

18 mins



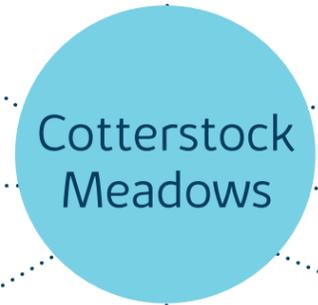
Tap and Kitchen restaurant
0.8 mile | 3 mins drive

3 mins



Oundle School Sports Centre
1.1 miles | 4 mins drive

4 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

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 invest **£1.85 million** in local schemes to support the community surrounding your new home in Oundle.

“Bovis Homes is proud to invest **£1.85 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



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 laminate, ceramics and vinyl.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available, including:

- Quartz 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

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!



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 master bedrooms 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.

Cotterstock Meadows

Cotterstock Road,
Oundle PE8 5HA

From Peterborough

- Take the Fletton Parkway out of the City
- At the A1 roundabout take the 2nd exit onto the A605
- Continue onto the A605, taking the 2nd exit at the following two roundabouts
- At the third roundabout take the 3rd exit into Oundle, over the bridge
- Take the first right hand turn onto New Road and follow it for 0.4 miles all the way to the end
- Turn right onto Glapthorn Road
- Follow the road for 500 yards then turn right opposite The George onto Cotterstock Road
- Follow the road for approx. 300 yards and you will find us on the right hand side



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Cover photograph of the River Nene. 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 the sales consultant.

Bovis Homes Limited, East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01832 430029

Produced by the Vistry Group Design Studio.

POUNDL DS08882 / 03.24

**Bovis
Homes** 

Cotterstock Meadows

Oundle



2 bedroom home

- The Holly
- The Sycamore

3 bedroom home

- The Spruce
- The Rowan
- The Cypress
- The Hazel
- The Beech

4 bedroom home

- The Alder
- The Aspen
- The Juniper
- The Briar

5 bedroom home

- The Birch

Pre-sold homes

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

- v visitor space
- lap local area of play
- leap local equipped area of play
- ess electric substation

Please note: due to the level of the site many of our gardens are tiered, please speak to our sales consultant for more information.



The site plan which can be found 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. 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.

Produced by the Vistry Group Design Studio.
 POUNDL D508882 / 02.24



Electric
charging
points with
this home!



The Holly

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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	3.60 x 3.20	11' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

The Holly | X204 02 POUNDL |

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.

* Windows omitted to plots 50 and 51 only. Please see sales consultant for further details.

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

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For loft hatch locations please speak to our sales consultant for further information.

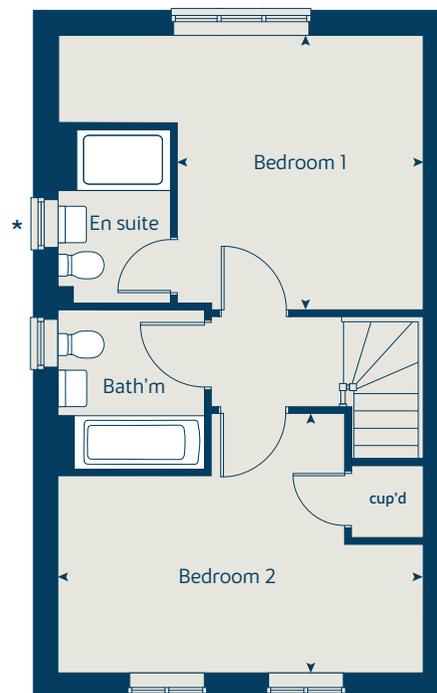
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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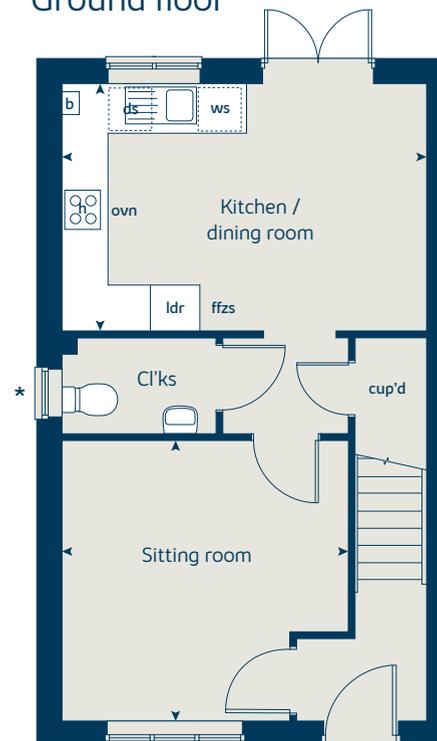
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POUNDL DS04025 / 10.22

First floor



Ground floor



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points with
this home!



The Sycamore

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Sycamore

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.69 x 2.45	15' 5" x 8' 0"
Sitting / dining room	6.00 x 3.95	19' 8" x 13' 0"
Bedroom 1	4.69 x 3.60	15' 5" x 11' 10"
Bedroom 2	3.64 x 3.57	11' 11" x 11' 8"

The Sycamore | X202 02 POUNDL |

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

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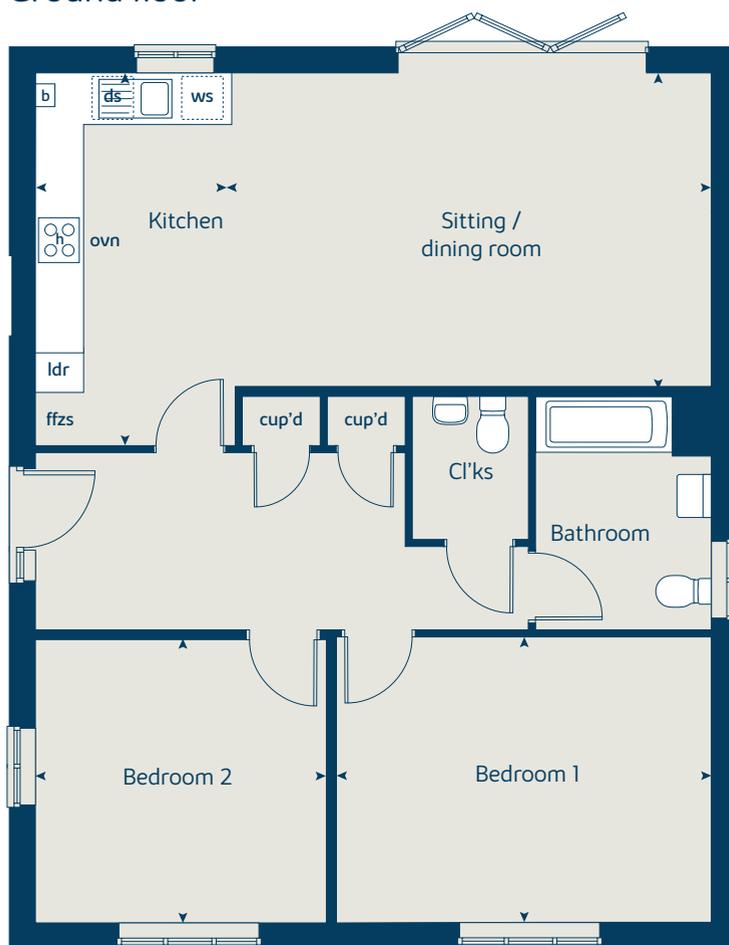
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Ground floor



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points with
this home!



The Spruce

3 bedroom home

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**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.70	10' 4" x 8' 10"
Dining area	3.15 x 2.37	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor

Bedroom 1	3.39 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"

The Spruce | X307 (IF) 01 POUNDL |

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- ① Door to utility applies to plots 48, 81, 105, 107 and 124 only. Please see sales consultant for further details.

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

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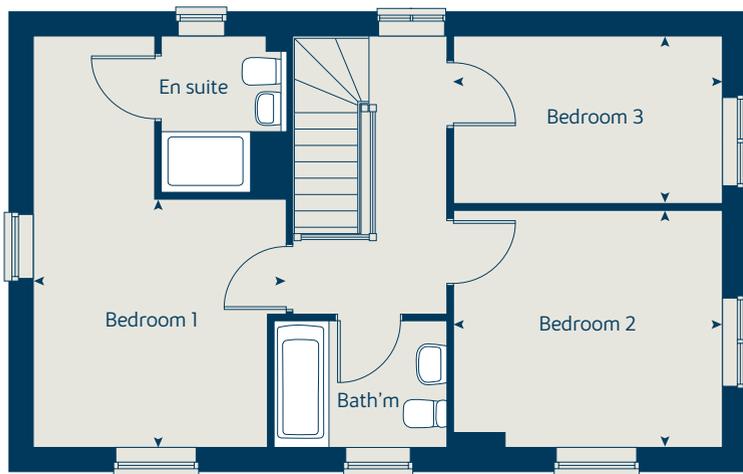
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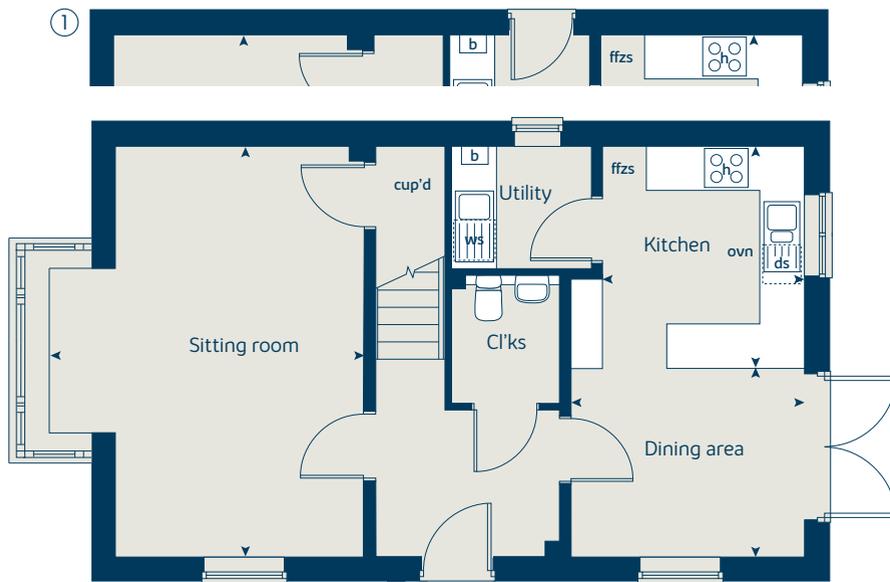
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First floor



Ground floor



Electric
charging
points with
this home!



The Rowan

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.98 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

The Rowan | X306 01 POUNDL |

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* Window omitted to plots 11, 14, 68 and 69 only. Please see sales consultant for further details.

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

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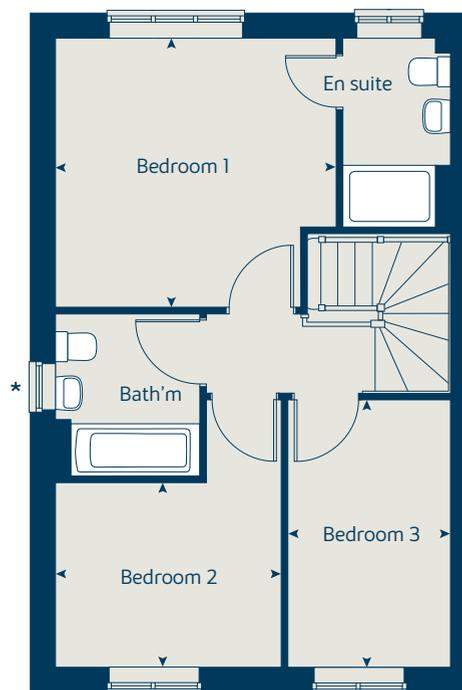
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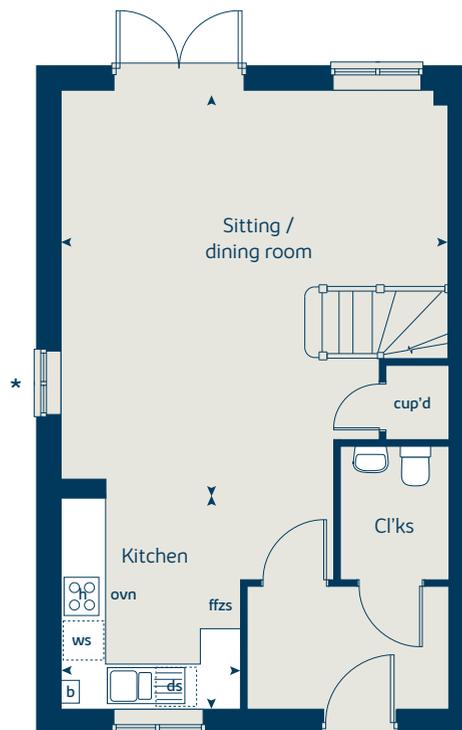
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First floor



Ground floor



Electric
charging
points with
this home!



The Hazel

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.73	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

The Hazel | X305 03 POUNDL |

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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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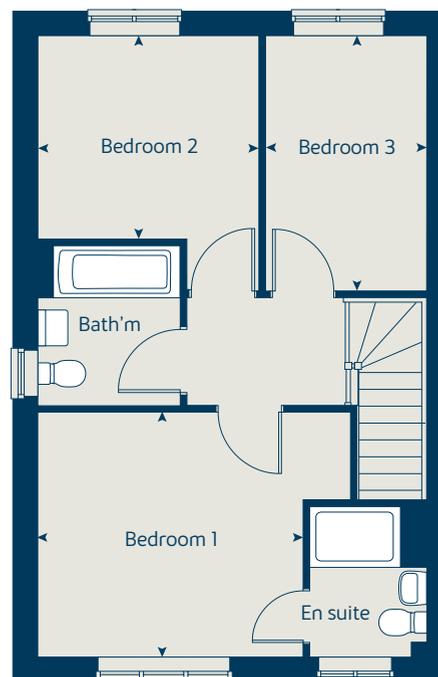
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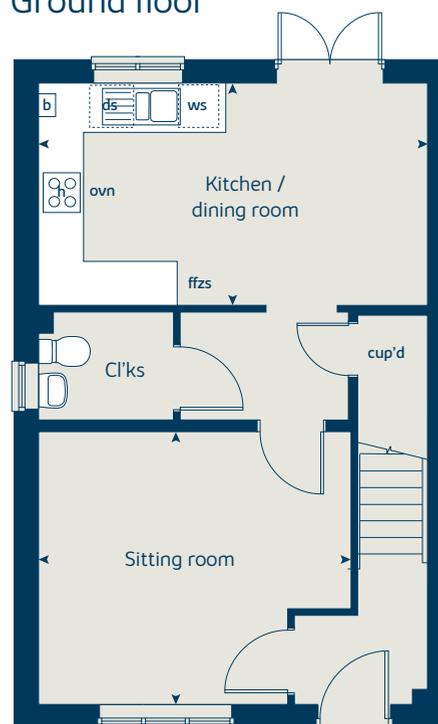
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First floor



Ground floor



Electric
charging
points with
this home!



The Beech

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 7" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.50	15' 7" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 2" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 8" x 9' 9"

The Beech | X309 01 POUNDL |

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

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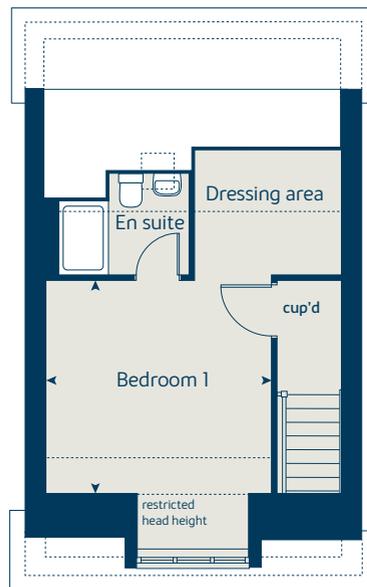
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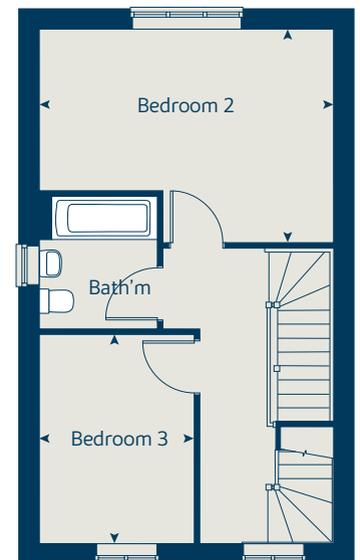
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POUNDL DS08299 / 12.23

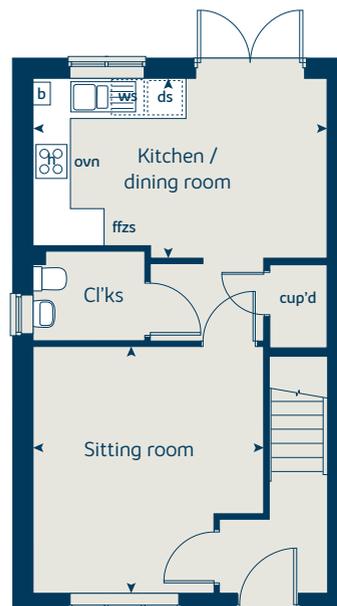
Second floor



First floor



Ground floor



Electric
charging
points with
this home!



The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 2" x 10' 3"
Sitting room	4.41 x 3.40	14' 6" x 11' 2"

First floor

Bedroom 1	4.10 x 3.28	13' 6" 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"

The Cypress | X308 (IF) 01 POUNDL |

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

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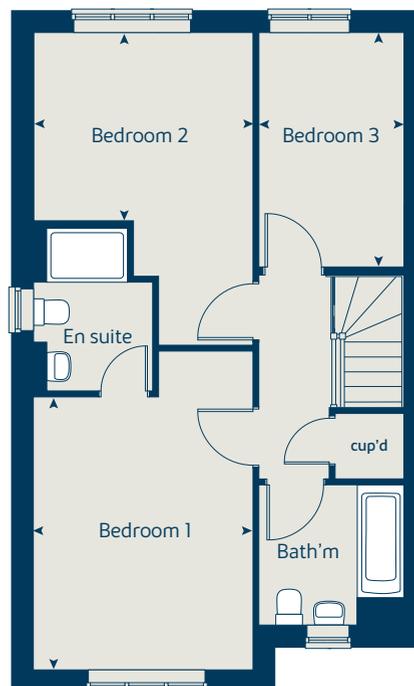
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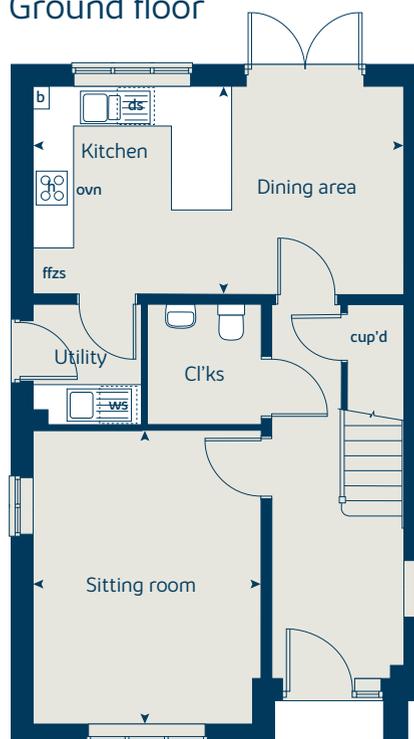
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POUNDL DS04025 / 10.22

First floor



Ground floor



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charging
points with
this home!



The Alder

4 bedroom home

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**Bovis
Homes** 

The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.53 x 3.24	11' 7" x 10' 8"
Dining / family area	5.26 x 3.24	17' 3" x 10' 8"
Sitting room	4.29 x 3.39	14' 1" x 11' 1"

First floor

Bedroom 1	3.88 x 3.39	12' 9" x 11' 1"
Bedroom 2	4.35 x 3.03	14' 3" x 9' 11"
Bedroom 3	3.80 x 3.03	12' 5" x 9' 11"
Bedroom 4	3.36 x 3.13	11' 0" x 10' 3"

The Alder | X415 01 POUNDL |

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* Window applies to plot 59 only. Please see sales consultant for further details.

** Utility door does not apply to plot 58. Please see sales consultant for further details.

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

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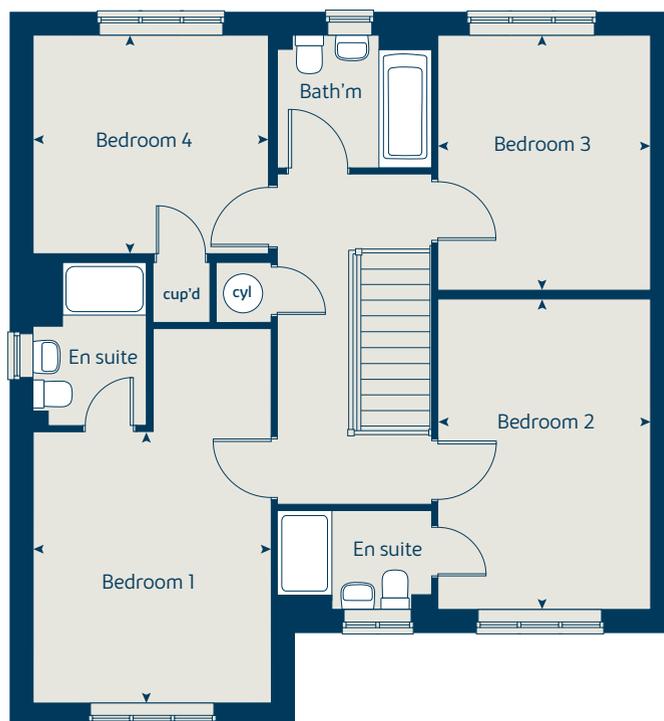
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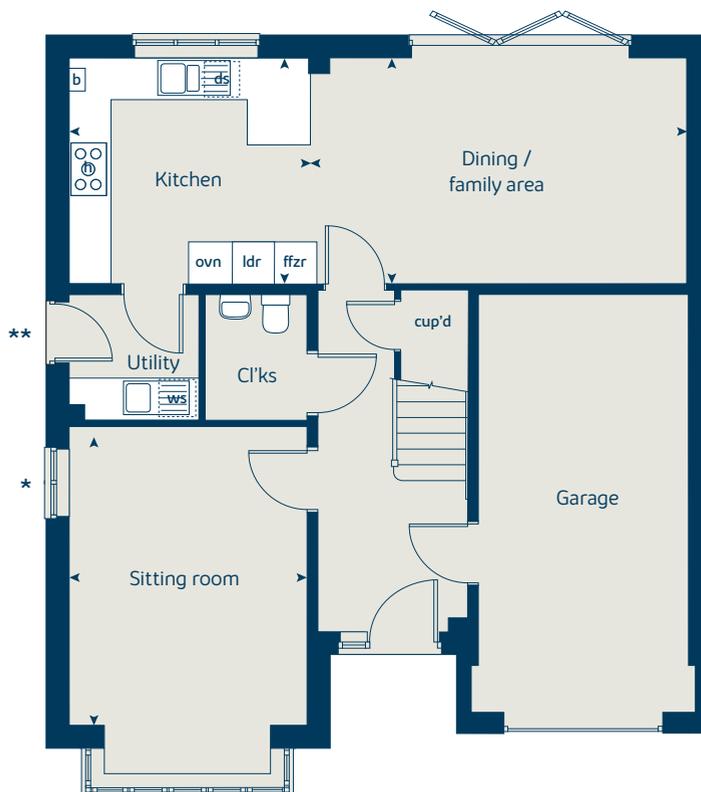
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POUNDL DS07669 / 09.23

First floor



Ground floor



Electric
charging
points with
this home!



The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.78 x 3.59	25' 6" x 11' 9"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.02	6' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.82	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.08 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.46	11' 10" x 8' 1"

The Aspen | X414 (IF) 01 POUNDL |

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 omitted to plot 26 only. Please see sales consultant for further details.

** Window omitted to plots 26 and 126 only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	b	boiler
ffzr	fridge freezer	< >	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.

For loft hatch locations please speak to our sales consultant for further information.

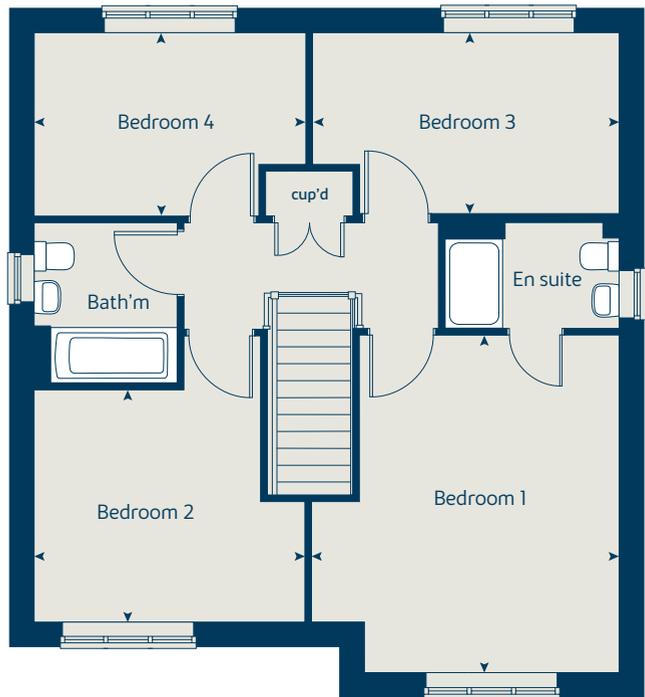
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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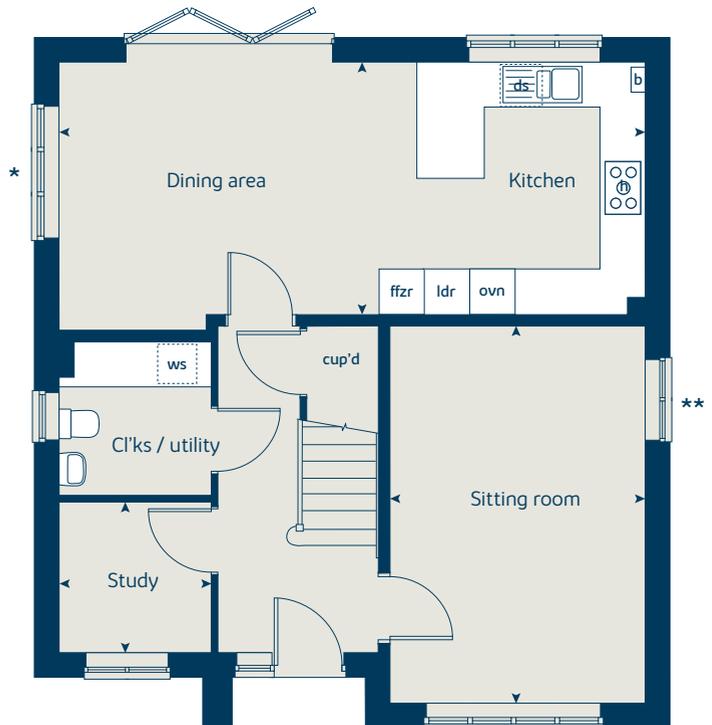
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POUNDL DS05425 / 04.23

First floor



Ground floor



Electric
charging
points with
this home!



The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.22 x 3.52	23' 8" x 11' 7"
Sitting room	4.46 x 3.05	14' 11" x 10' 0"
Study	2.34 x 1.87	7' 8" x 6' 1"

First floor

Bedroom 1	3.47 x 2.85	11' 5" x 9' 4"
Bedroom 2	3.66 x 2.84	12' 0" x 9' 4"
Bedroom 3	3.52 x 2.38	11' 7" x 7' 10"
Bedroom 4	3.61 x 2.38	11' 10" x 7' 10"

The Juniper | X412 01 POUNDL |

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* Windows applies to plot 75 only. Please see sales consultant for further details.

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

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For loft hatch locations please speak to our sales consultant for further information.

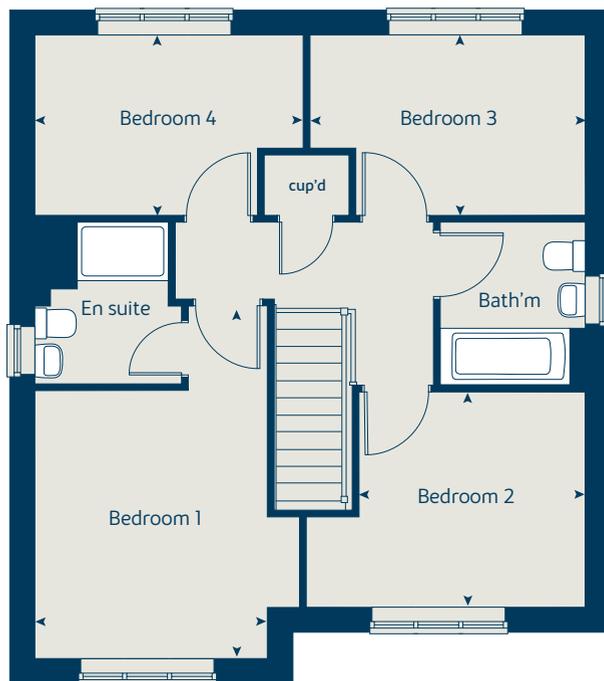
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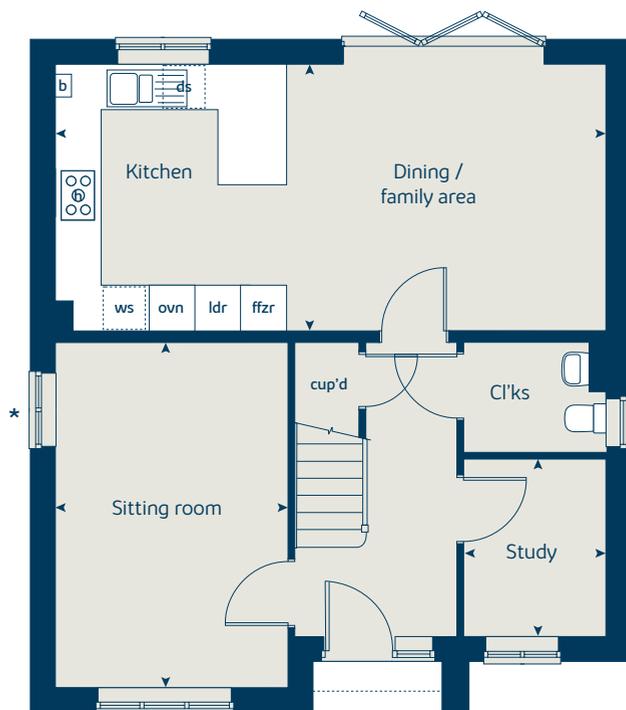
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POUNDL DS05425 / 04.23

First floor



Ground floor



Electric
charging
points with
this home!



The Briar

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Briar

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.84 x 3.05	12' 5" x 10' 0"
Dining area	4.28 x 3.05	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 8" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 2"

First floor

Bedroom 1	5.12 x 3.11	16' 7" x 10' 2"
Bedroom 2	3.87 x 3.11	12' 6" x 10' 2"
Bedroom 3	4.12 x 3.11	13' 5" x 10' 2"
Bedroom 4	3.11 x 2.87	10' 2" x 9' 4"

The Briar | X417 03 (IF) POUNDL |

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

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For loft hatch locations please speak to our sales consultant for further information.

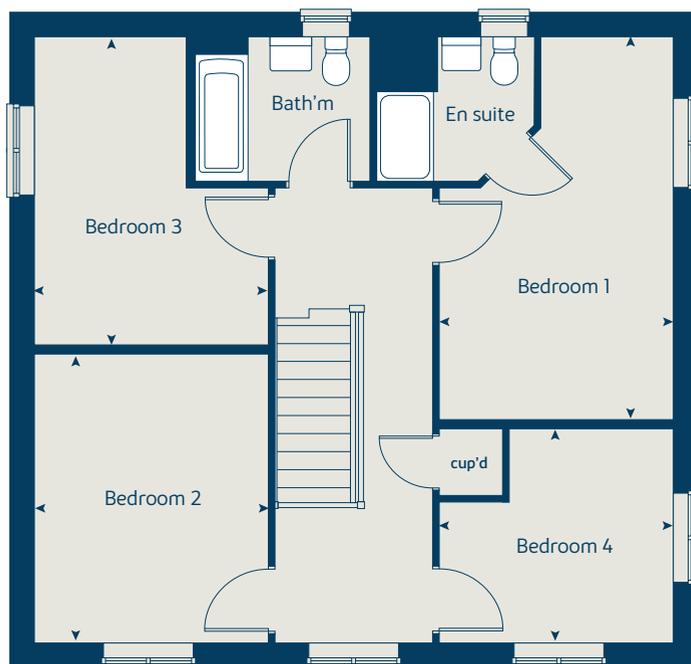
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POUNDL DS12817 / 12.24

First floor



Ground floor



Electric
charging
points with
this home!



The Birch

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.34	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study	3.42 x 3.00	11' 3" x 9' 10"

First floor

Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

The Birch | X518 (IF) 01 POUNDL |

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* Window omitted to plots 73, 82, 85, 128 and 129 only. Please see sales consultant for further details.

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

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.

For loft hatch locations please speak to our sales consultant for further information.

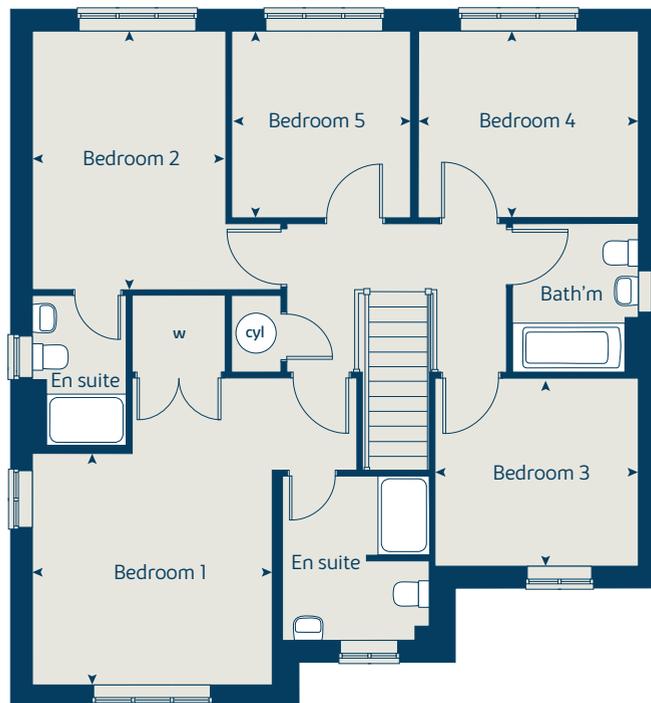
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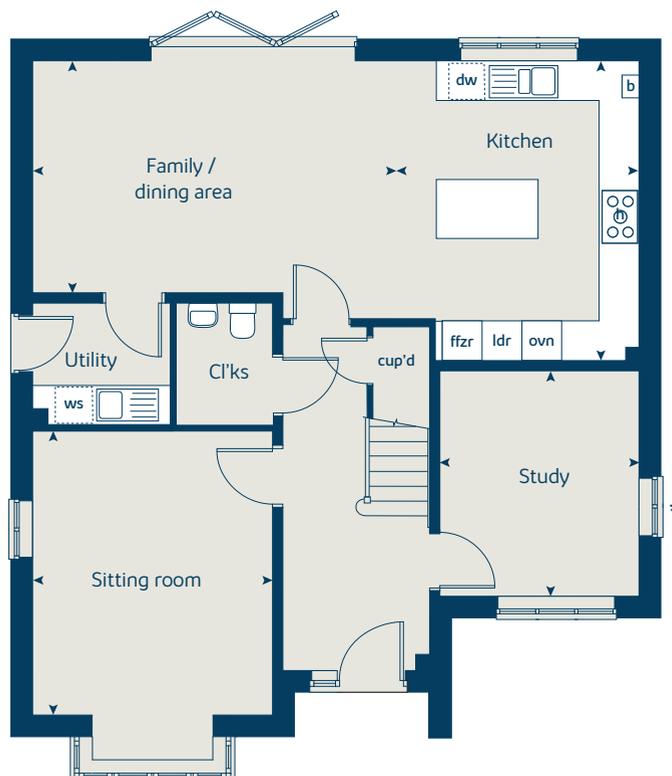
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First floor



Ground floor





Cotterstock Meadows

Oundle

Specification

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Bovis
Homes 

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 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 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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POUNDL DS15912 / 03.26

