

# Broxborough Park

Ottershaw





# Broxborough Park

Ottershaw

A taste of local life

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Homes** 





## Welcome to Broxborough Park

This quality new development is in the sought-after Surrey village of Ottershaw, a community surrounded by beautiful woodlands and a speedy 35-minutes by rail to London.

With a new home at Broxborough Park you'll have local convenience shops, schools, a gastro-pub, social club and a choice of peaceful woodlands, walks and parks to explore. There's a host of activities for all ages at the village hall, as well as local football, cricket, bowls, golf and even a polo club.

Little ones will love the playground at Ottershaw Memorial Fields which also boasts basketball and tennis courts. Hare Hill woodland and wildlife pond is a locals' favourite and just over 1 mile away Homewood Park provides 23 hectares of parkland, including a nature trail, cycle and horse routes, a lake and woodland.

In the nearby town of Addlestone you'll find shops, restaurants, fitness and entertainment facilities all under one roof at Addlestone One, 2.3 miles away, while popular Thorpe Park Theme Park is less than 5 miles.

Broxborough Park is perfect for commuters who can reach London Waterloo in between 30 – 50 minutes by rail from Addlestone train station, just 2.4 miles away. By road Junction 11 of the M25 is only 2.2 miles and you can join the M3 for Hampshire less than 4 miles away.

Surrey's county town of Guildford is 11 miles and Woking just 4. Heathrow Airport is also easy, just 13 miles north via the M25.

Our range of 1, 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 and spacious main bedroom with en suites.

So, if you're looking for a quality new home in a Surrey village just 31 miles from the capital, your search ends here!





# The perfect position

## Education for everyone

There are two nursery schools in Ottershaw as well as local toddler groups. Ottershaw Church of England School takes children from the age of 4, with the Junior School, catering for pupils from the age of 7 – 11.

For senior pupils there are a number of secondary schools within 4 miles. The nearest is Jubilee High School, for 11 to 16s. The Philip Southcote School at Addlestone Moor with sixth form takes students aged 11 to 18, as does Fulbrook Secondary. Chertsey High School at Addlestone takes pupils from 11 to 16.

The independent Sir William Perkins School at Chertsey takes girls from 11 to 18 and in Woking the Halstead St Andrew's School offers co-education for pupils from aged 2 to 16 across two sites.

**Addlestone Railway Station**  
2.4 miles | 9 mins drive

9 mins



**Woking Leisure Centre**  
4.7 miles | 14 mins drive

14 mins




**Thorpe Park Resort**  
4.2 miles | 10 mins drive

10 mins




**Addlestone One**  
2.3 miles | 7 mins drive

7 mins



**Jubilee High School**  
2 miles | 6 mins drive

6 mins



**Ash Farm Polo Club**  
0.9 mile | 4 mins drive

4 mins



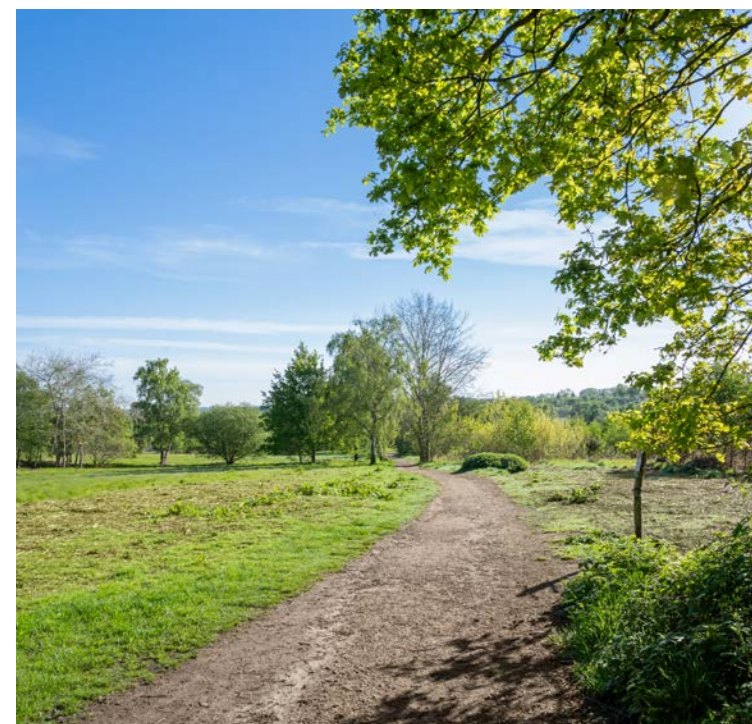
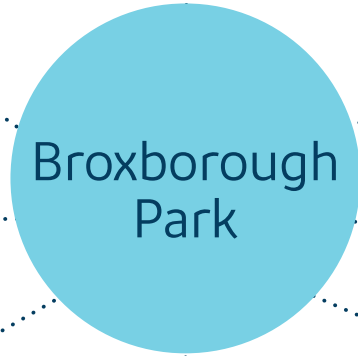
**The Castle Inn Pub and Dining**  
0.1 mile | 3 mins walk

3 mins



**Christ Church C of E Infants School**  
0.6 miles | 11 mins walk

11 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 over **£6.6 million** in local schemes to support the community surrounding your new home in Ottershaw.

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>NEW COMMUNITY FACILITIES</p>	<p>CYCLE ROUTES</p>
<p>PRIMARY AND SECONDARY EDUCATION</p>	<p>PUBLIC ART</p>	<p>SPORTS AND LEISURE FACILITIES</p>	<p>HIGHWAY AND ROAD IMPROVEMENT</p>

**Green initiatives** found at Broxborough Park:

<p>HEDGEHOG HIGHWAYS</p>	<p>WASTE WATER HEAT RECOVERY SYSTEMS</p>	<p>ELECTRIC VEHICLE CHARGING POINTS</p>	<p>SUSTAINABLE DRAINAGE SYSTEMS</p>
<p>PV SOLAR PANELS</p>	<p>ORCHARD, NEW WOODLAND PLANTING &amp; WILDFLOWER MEADOWS</p>	<p>A+ RATED DOUBLE-GLAZED WINDOWS</p>	<p>BAT AND BIRD BOXES</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.

### 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 french 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.**

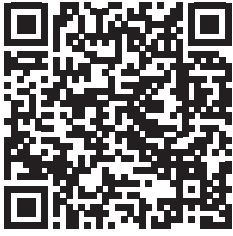
We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

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



# Broxborough Park

Brox Road, Ottershaw,  
Surrey KT16 0LQ  
01932 731 280

## From Woking, Surrey

- Depart and head west on Bradfield Close
- Turn left to stay on Bradfield Close
- Turn left onto York Road
- Turn left onto A320 / Guildford Road
- Keep straight to get onto Guildford Roadft
- Bear left onto A320 / Victoria Way (road name change)
- Go through 3 roundabouts, staying on A320
- Turn right onto Brox Road
- Arrive at Brox Road, Ottershaw, Chertsey, KT16 0LQ

Cover photograph of a canal that runs through Woking. 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 South East region

Linden House, Guards Avenue, Caterham, Surrey CR3 5XL. Telephone: 01883 334 400

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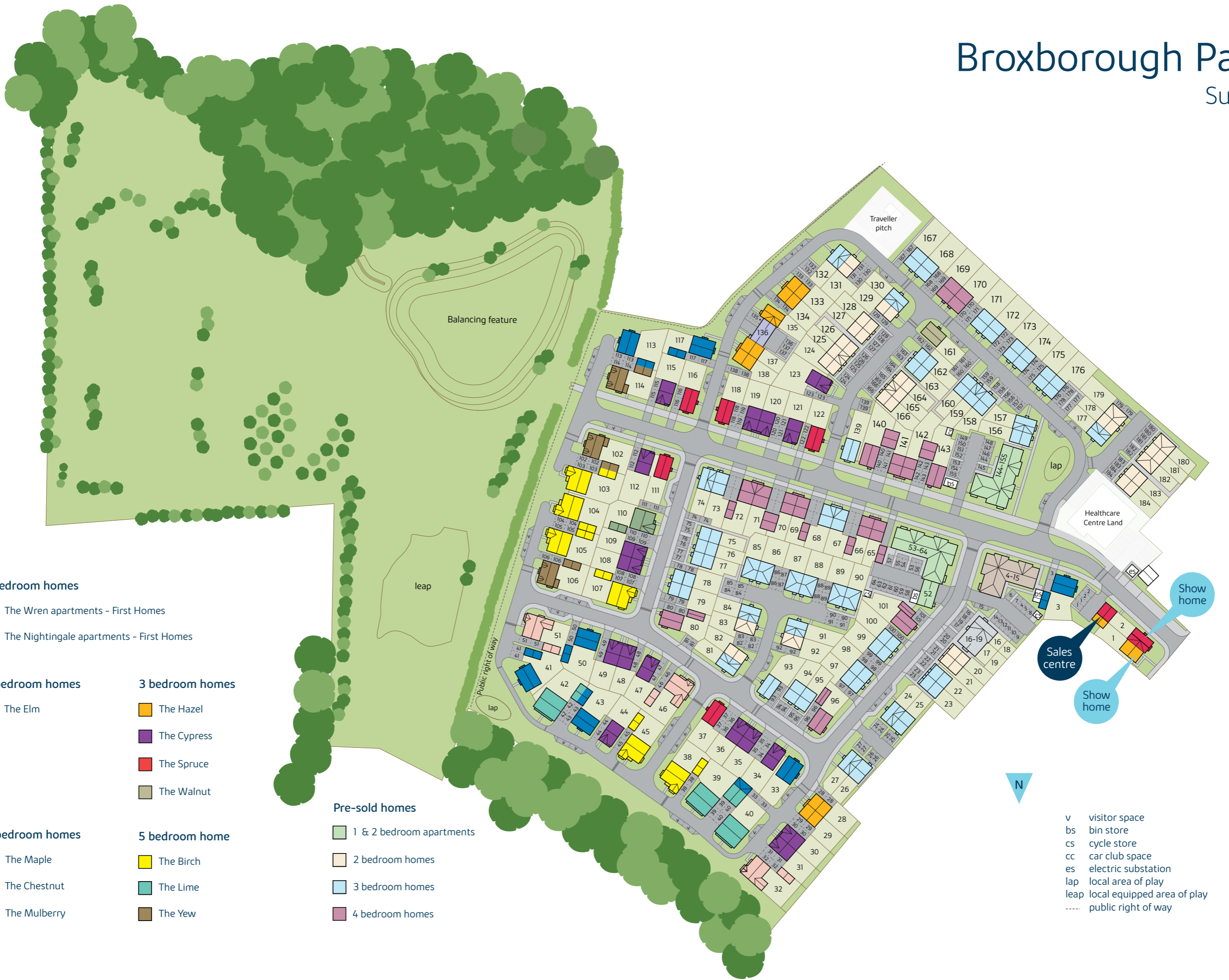
DS10367 / 02.25

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# Broxborough Park

Surrey



### 1 bedroom homes

- The Wren apartments - First Homes
- The Nightingale apartments - First Homes

### 2 bedroom homes

- The Elm

### 3 bedroom homes

- The Hazel
- The Cypress
- The Spruce
- The Walnut

### 4 bedroom homes

- The Maple
- The Chestnut
- The Mulberry

### 5 bedroom home

- The Birch
- The Lime
- The Yew

### Pre-sold homes

- 1 & 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v visitor space
- bs bin store
- cs cycle store
- cc car club space
- es electric substation
- lap local area of play
- leap local equipped area of play
- public right of way





# The Elm

2 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

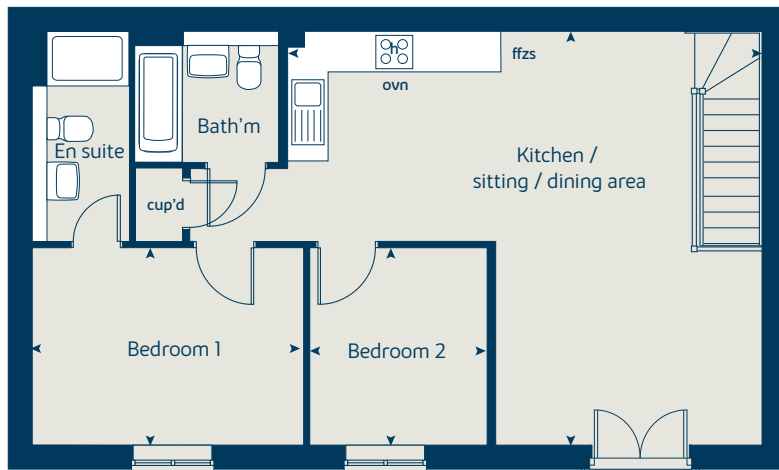
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# The Elm

2 bedroom home

## First floor



First floor	metres	feet / inches
Kitchen / sitting / dining	6.92 x 6.04	22' 7" x 19' 8"
Bedroom 1	3.99 x 2.87	13' 0" x 9' 4"
Bedroom 2	2.87 x 2.60	9' 4" x 8' 5"

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

### The Elm | Broxborough |

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.

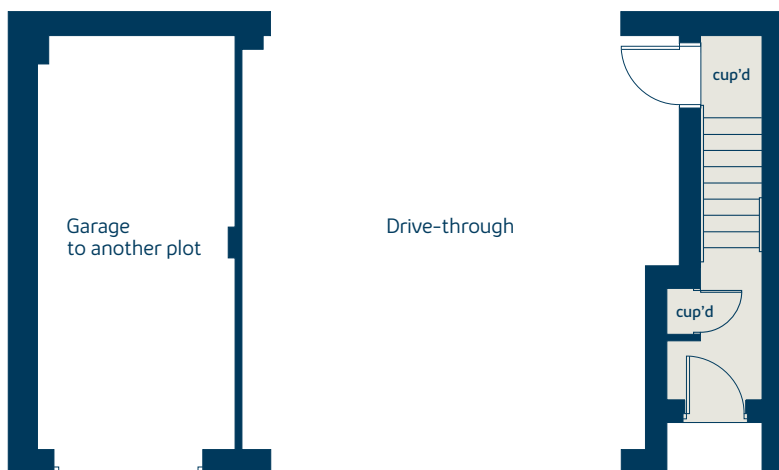
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles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

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## Ground floor







# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home



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

### First floor

Bedroom 1	3.54 x 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	3.48 x 2.15	11' 4" x 7' 0"

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

### The Hazel | X305 Broxborough |

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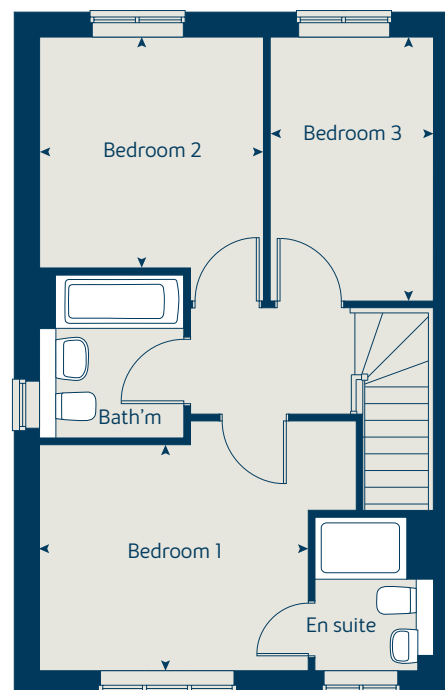
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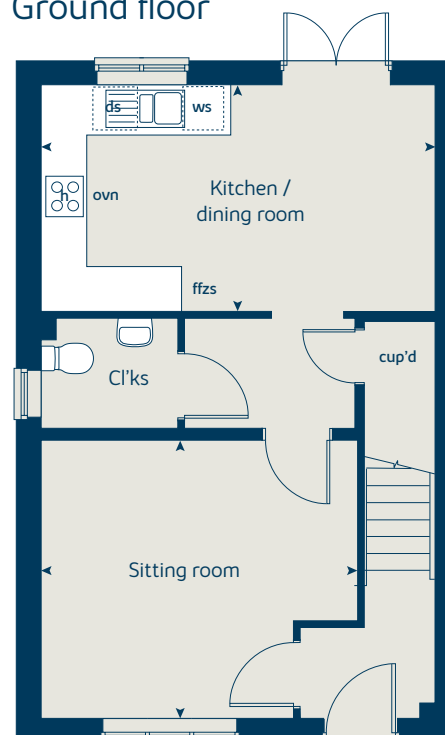
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### First floor



### Ground floor







# The Spruce

3 bedroom home

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# The Spruce

## 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	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

### The Spruce | X307 (IF) 02 Broxborough |

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① Alternative layout applies to plots 2 & 111 only. Please see sales consultant for further details.

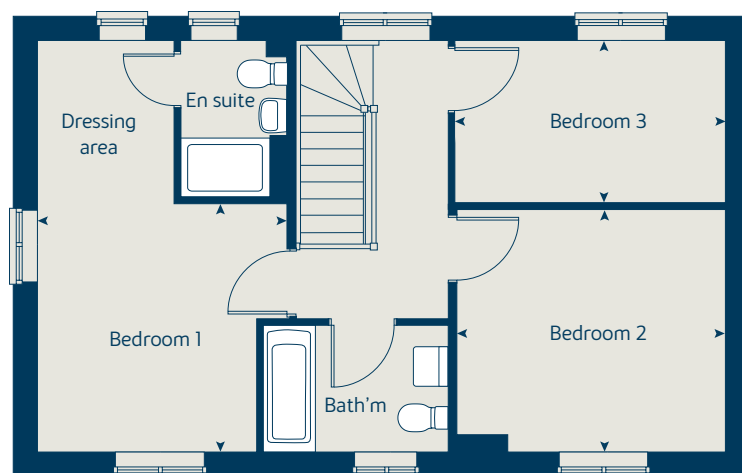
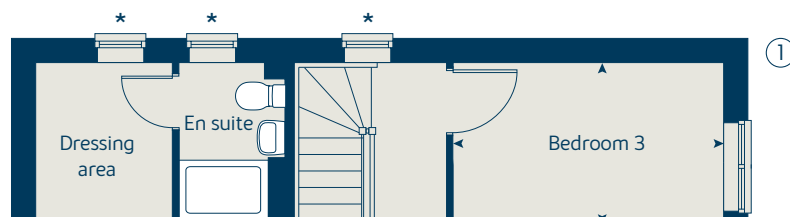
\* Windows omitted to plot 2 only. Please see sales consultant for further details.

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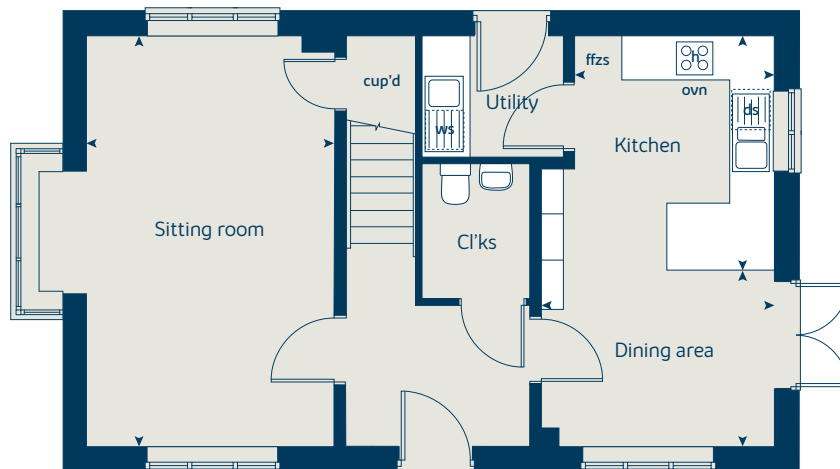
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Broxborough Park DS10367 / 12.24

### First floor



### Ground floor







# The Walnut

3 bedroom home

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# The Walnut

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.63 x 2.95	18' 4" x 9' 6"
Sitting room	5.63 x 3.33	18' 4" x 10' 9"

## First floor

Bedroom 1	3.43 x 3.38	11' 4" x 11' 0"
Bedroom 2	3.33 x 2.99	10' 9" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

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

## The Walnut | Broxborough |

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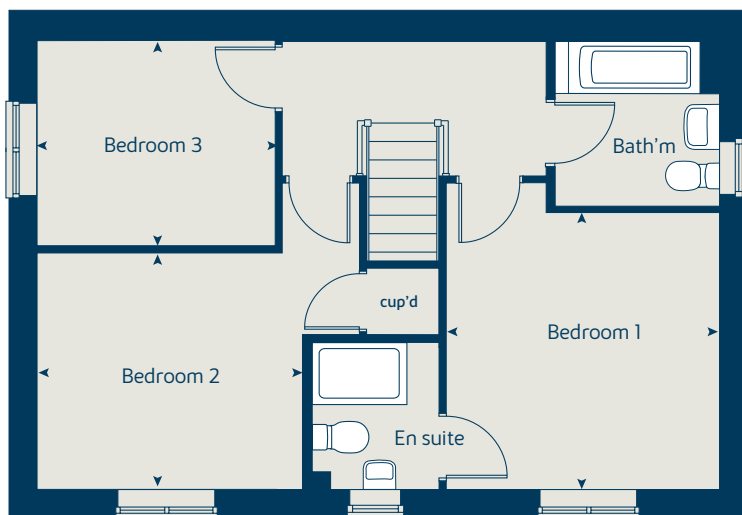
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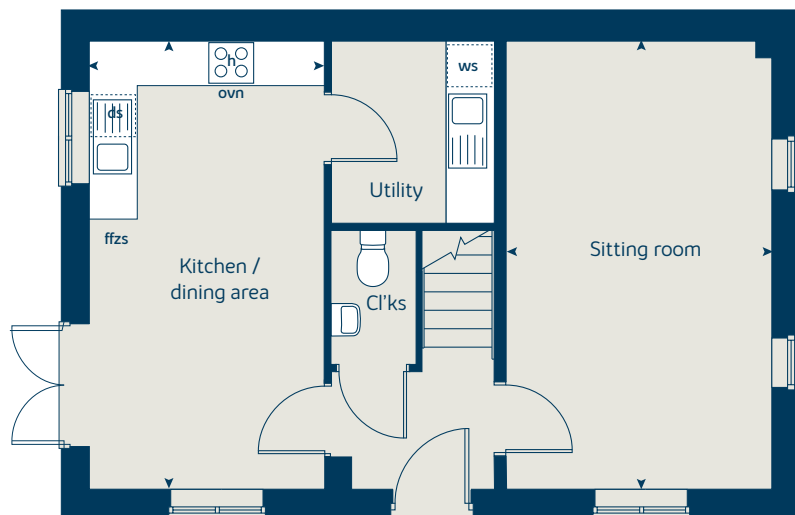
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## First floor



## Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home



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

### First floor

Bedroom 1	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	w	wardrobe
ws	washing machine space	< >	measuring points

### The Cypress | X308 (IF) 02 Broxborough |

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Wardrobes as standard specification if building to NDSS.

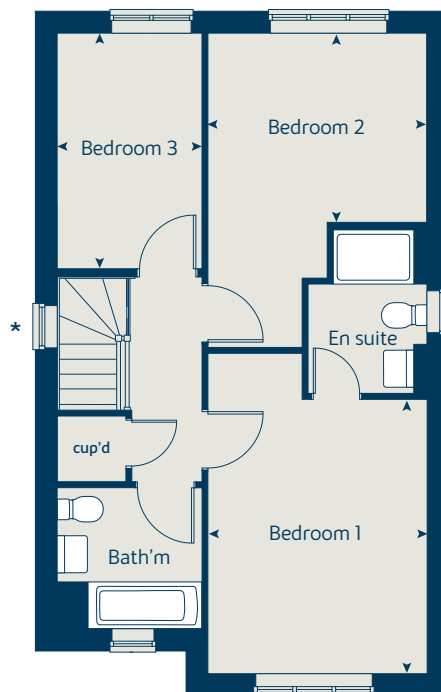
\* Windows apply to selected plots only. Please see sales consultant for further details.

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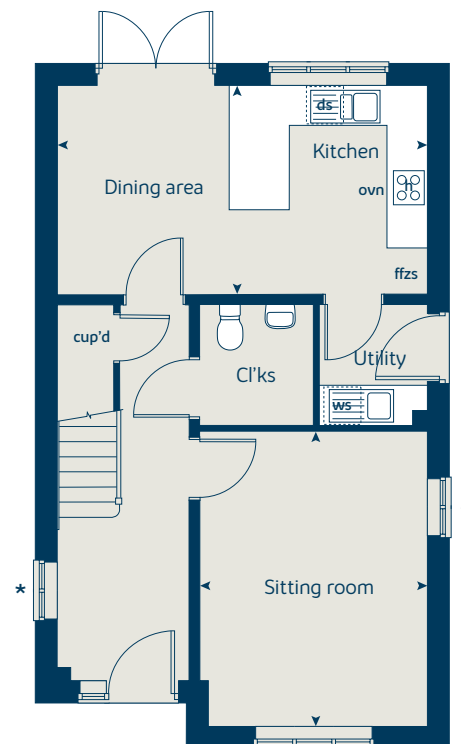
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Broxborough Park DS10367 / 12.24

### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home



Ground floor	metres	feet / inches
Kitchen	3.90 x 3.05	12' 7" 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	4.65 x 3.24	15' 2" x 10' 6"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.30 x 2.31	10' 8" x 7' 5"
Bedroom 4	3.44 x 2.35	11' 2" x 7' 7"

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

### The Chestnut | X413 02 |

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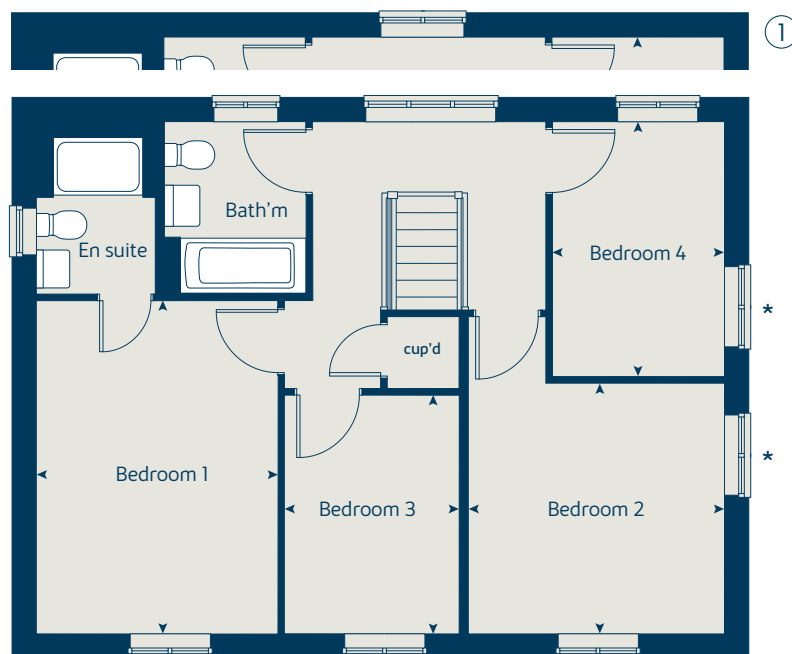
- \* Windows apply to plots 33 and 117 only. Please see sales consultant for further details.
- \*\* Window applies to plots 3, 41, 43 & 113 only. Please see sales consultant for further details.
- ① Alternative layout applies to plots 33 & 117 only. Please see sales consultant for further details.
- ② Alternative layout applies to plots 3, 33 & 117 only. Please see sales consultant for further details.

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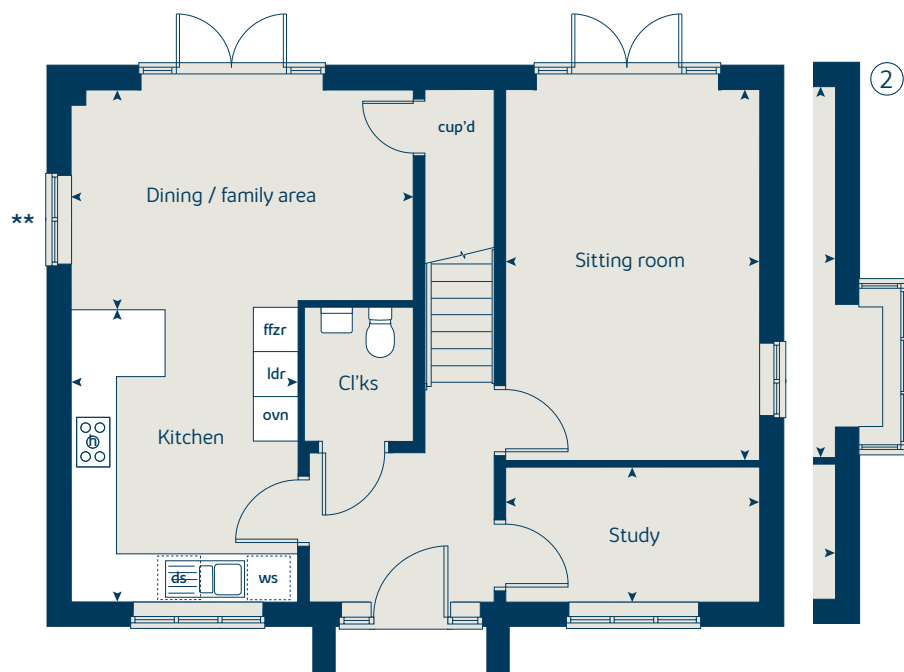
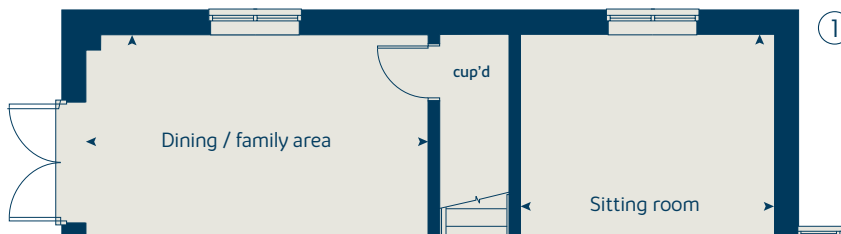
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### First floor



### Ground floor





# The Maple

4 bedroom home

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# The Maple

4 bedroom home



Ground floor	metres	feet / inches
Kitchen	3.73 x 3.50	12' 2" 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	3.64 x 3.49	11' 9" x 11' 4"
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 | X416 02 Broxborough |

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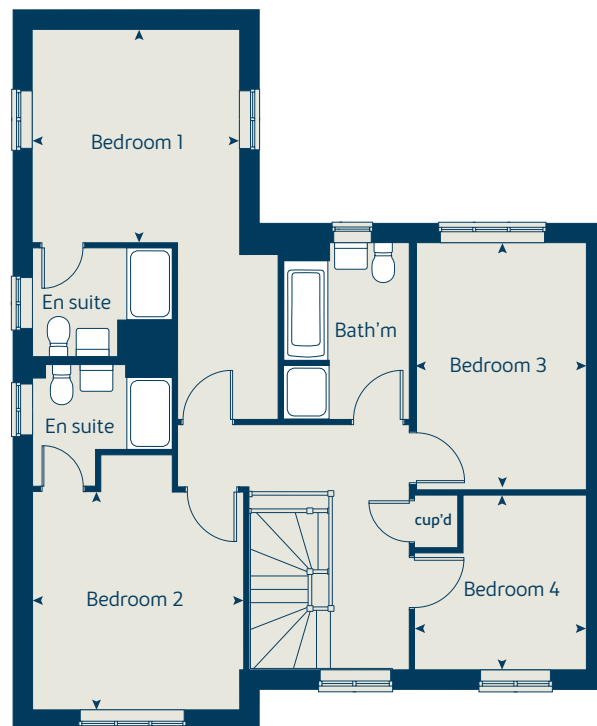
① Bay window applies to plots 46 and 51 only. Please see sales consultant for further details.

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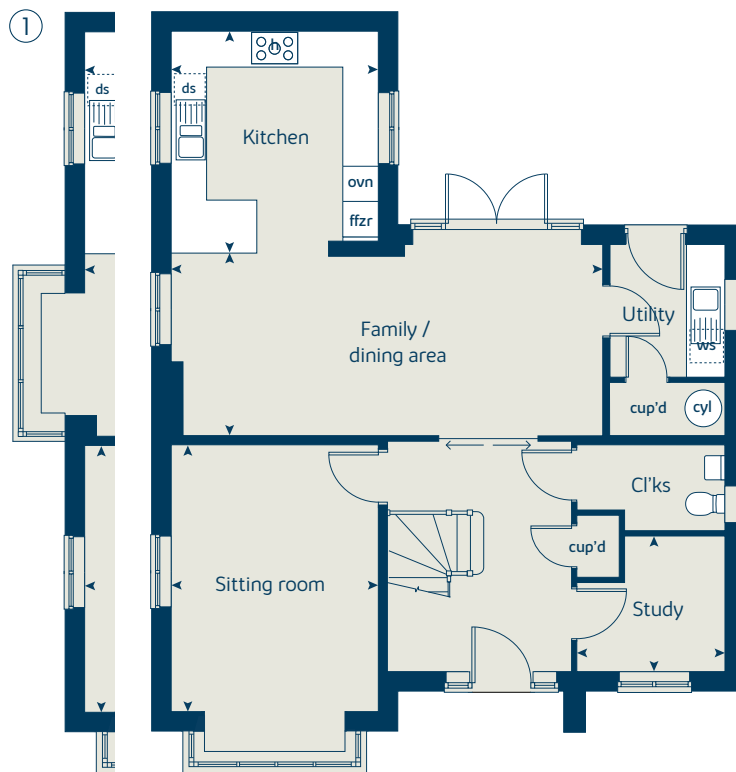
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## First floor



## Ground floor





# The Mulberry

4 bedroom home

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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	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

### The Mulberry | X418 02 (IF) Broxborough |

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.

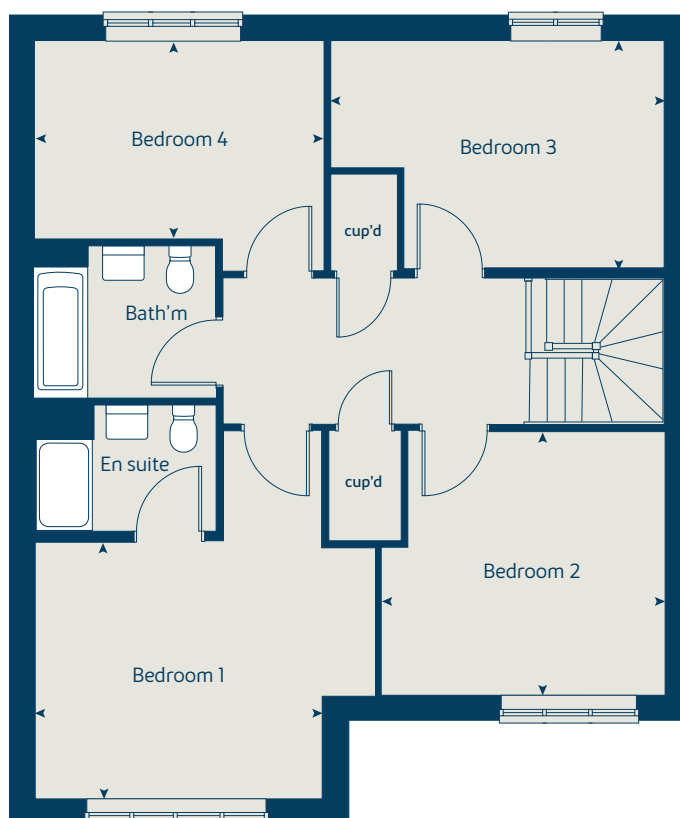
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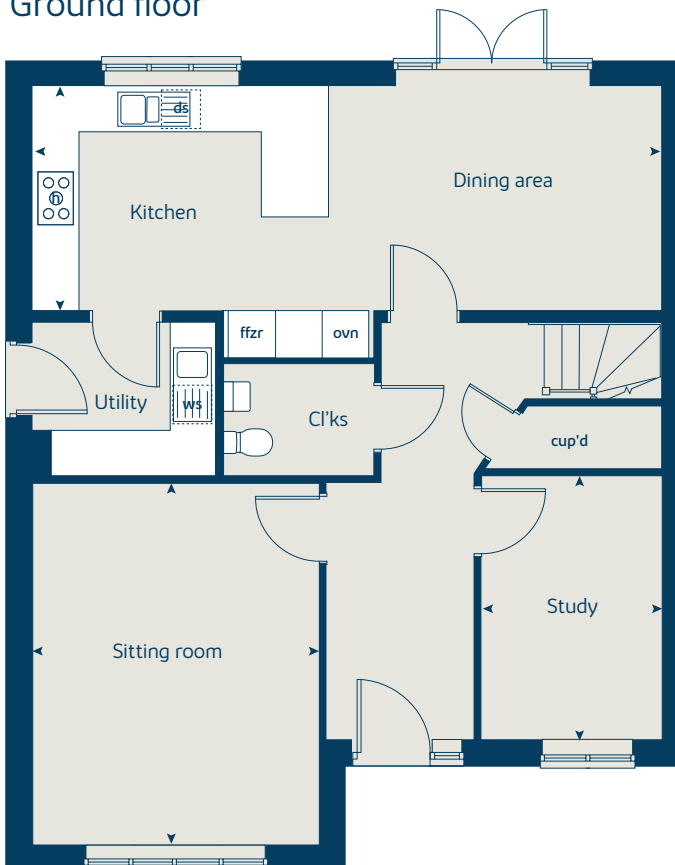
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### First floor



### Ground floor





# The Yew

5 bedroom home

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**Bovis  
Homes** 



# The Yew

## 5 bedroom home



Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 5"
Family / dining area	4.74 x 3.17	15' 7" x 10' 5"
Sitting room	4.69 x 3.17	15' 5" x 10' 5"
Study	3.17 x 1.76	10' 5" x 5' 9"

### First floor

Bedroom 1	4.18 x 3.73	13' 7" x 12' 3"
Bedroom 3	4.20 x 3.23	13' 8" x 10' 7"
Bedroom 5	2.92 x 2.27	9' 6" x 7' 5"

### Second floor

Bedroom 2	4.45 x 3.22	14' 8" x 10' 7"
Bedroom 4	3.73 x 2.57	12' 3" x 8' 5"

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

### The Yew | X519 (F) 02 Broxborough |

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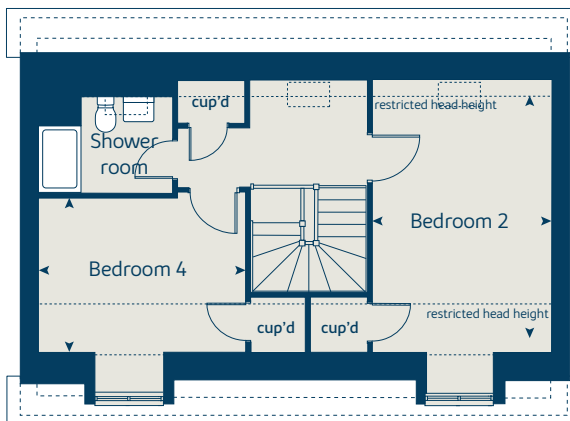
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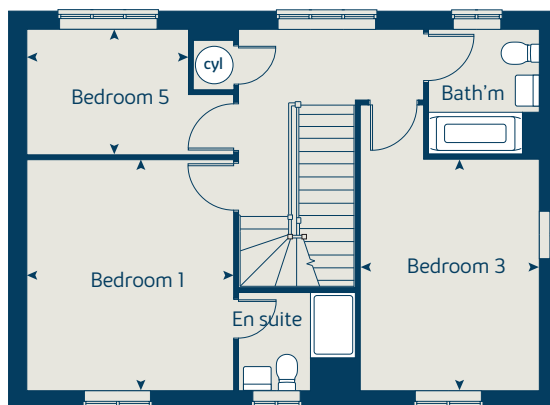
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## Second floor



## First floor



## Ground floor





# The Birch

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 



# The Birch

## 5 bedroom home



Ground floor	metres	feet / inches
Kitchen	4.54 x 3.33	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 / dining room	3.41 x 3.00	11' 2" 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 2.14	10' 10" x 7' 0"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

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

### The Birch | X518 (IF) 02 Broxborough |

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① Bay window applies to plots 38, 45 and 107 only. Please see sales consultant for further details.

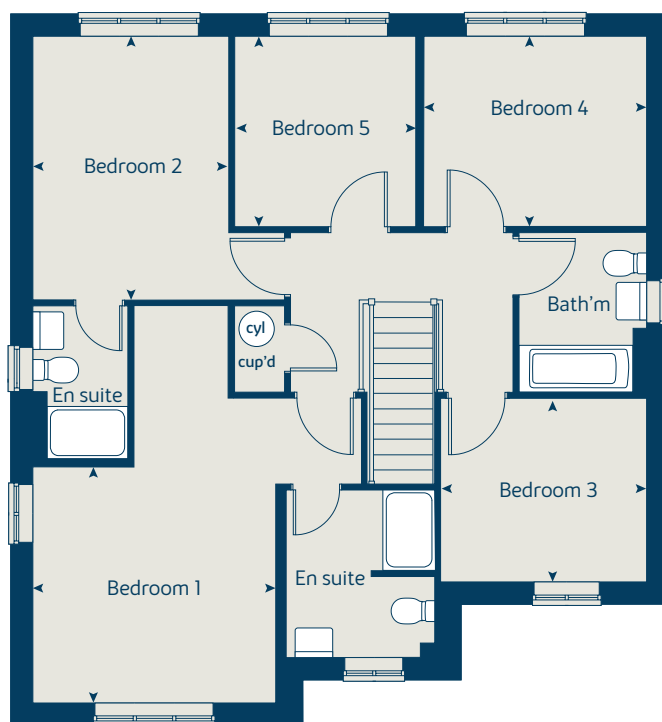
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### First floor



### Ground floor





# The Lime

5 bedroom home

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# The Lime

## 5 bedroom home



Ground floor	metres	feet / inches
Kitchen	4.24 x 3.05	13' 10" x 10' 0"
Family / dining area	4.65 x 3.58	15' 2" 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

Bedroom 1	4.05 x 3.75	13' 4" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 4" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 9" x 10' 7"
Bedroom 4	3.54 x 2.25	11' 8" x 7' 5"
Bedroom 5	2.86 x 2.64	9' 5" x 8' 8"

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

### The Lime | X520 (IF) 02 Broxborough |

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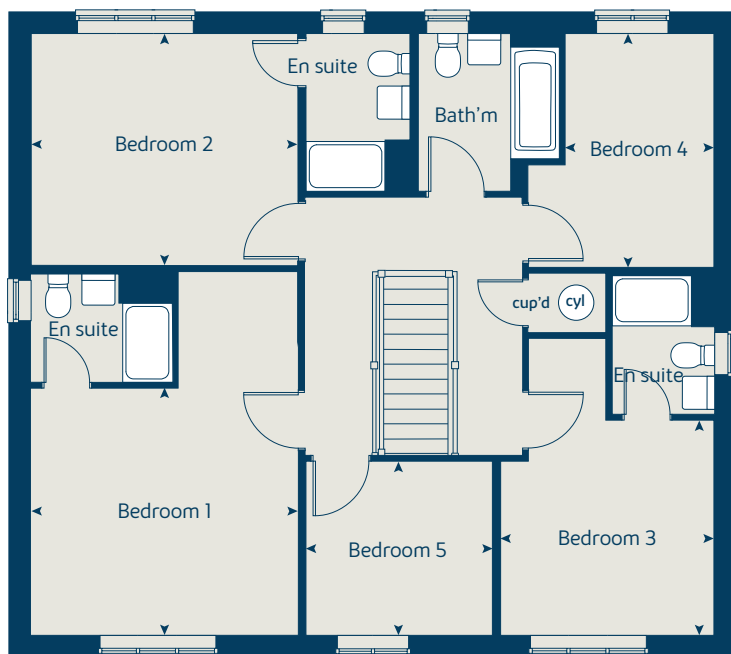
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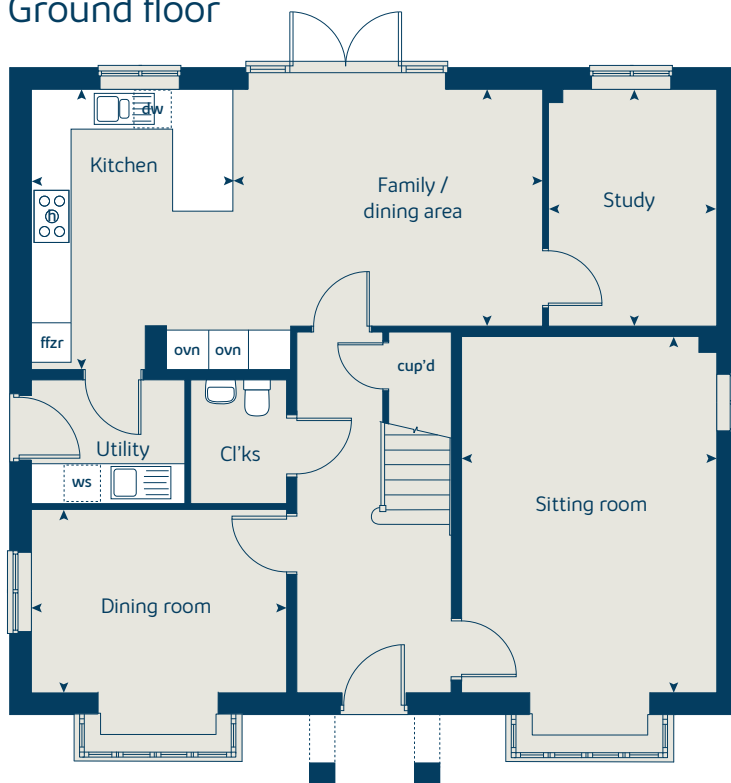
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## First floor



## Ground floor





# The Wren

Broxborough Park

1 bedroom apartments

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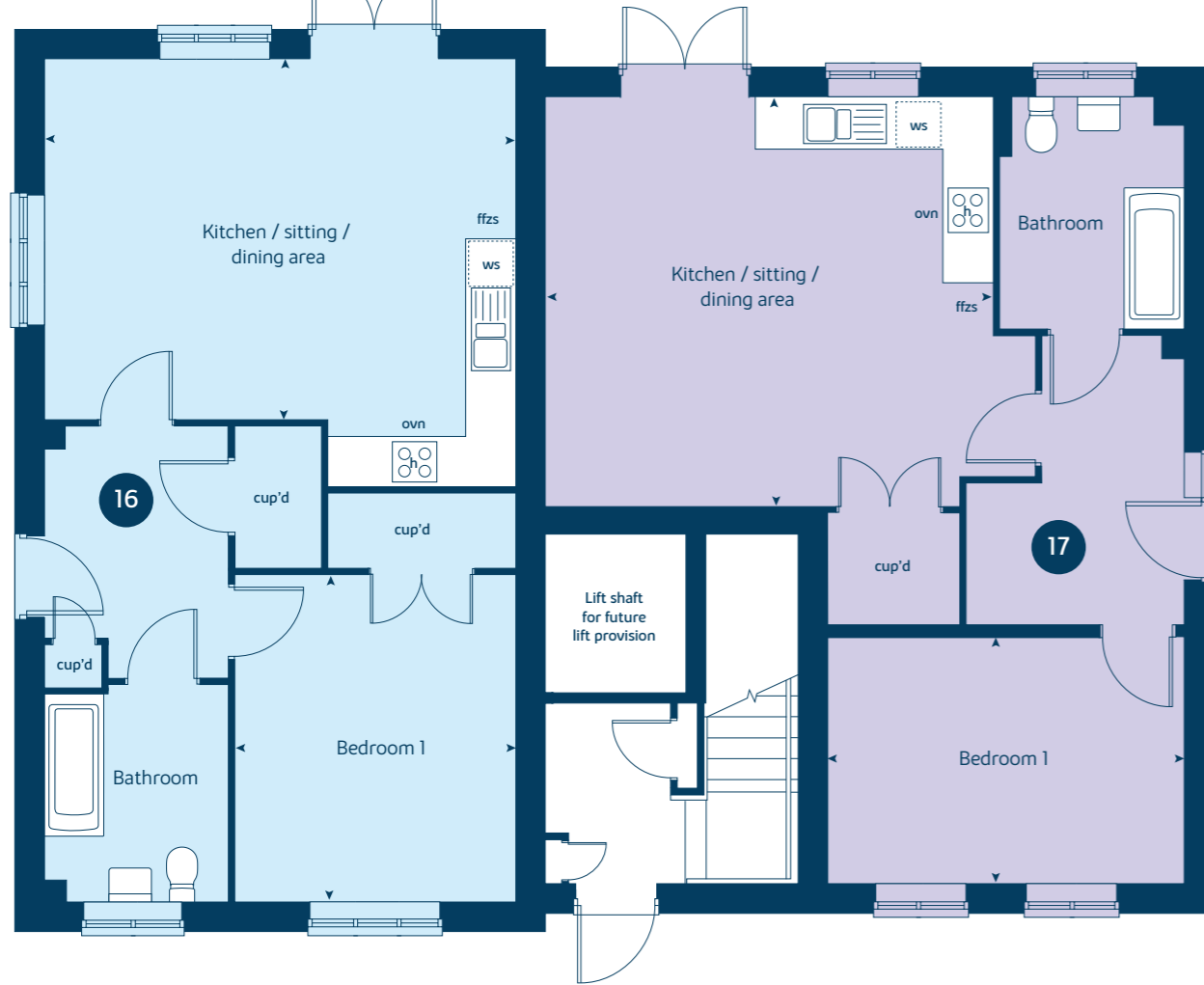
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Homes** 



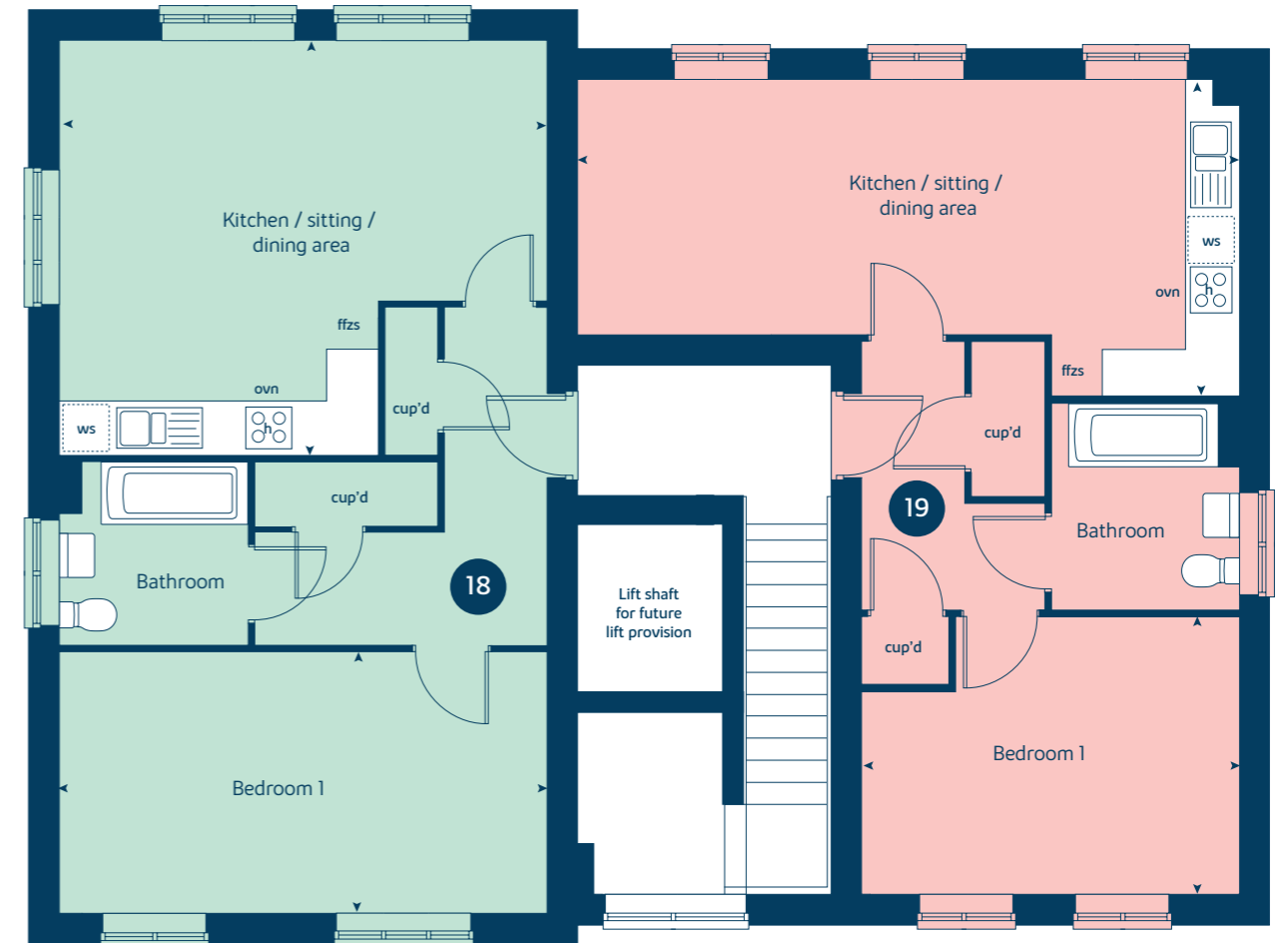
# The Wren apartments

1 bedroom homes

Ground floor



First floor



**Plot 16**

	metres	feet / inches
Kitchen / sitting / dining area	5.64 x 4.27	18' 6" x 17' 6"
Bedroom 1	3.91 x 3.36	12' 10" x 11' 0"

**Plot 17**

	metres	feet / inches
Kitchen / sitting / dining area	5.35 x 4.90	17' 6" x 16' 1"
Bedroom 1	4.26 x 2.95	13' 11" x 9' 8"

**Plot 18**

	metres	feet / inches
Kitchen / sitting / dining area	5.64 x 5.00	18' 6" x 16' 5"
Bedroom 1	5.64 x 2.77	18' 6" x 9' 1"

**Plot 19**

	metres	feet / inches
Kitchen / sitting / dining area	7.64 x 3.87	25' 1" x 12' 8"
Bedroom 1	4.26 x 3.05	13' 11" x 10' 0"

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

**The Wren | Block B Broxborough Park |**

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# The Nightingale

Broxborough Park

1 bedroom apartments

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**Bovis  
Homes** 



# The Nightingale apartments

## 1 bedroom homes

**Plot 7**

	metres	feet / inches
Kitchen	4.57 x 3.07	14' 9" x 10' 1"
Sitting / dining area	4.23 x 3.10	13' 11" x 10' 2"
Bedroom 1	3.77 x 3.72	12' 4" x 12' 2"

**Plots 11 & 15**

	metres	feet / inches
Kitchen	3.72 x 3.57	12' 2" x 11' 9"
Sitting / dining area	3.58 x 3.10	11' 9" x 10' 2"
Bedroom 1	3.77 x 3.72	12' 4" x 12' 2"

**Plot 5**

	metres	feet / inches
Kitchen / sitting / dining area	6.74 x 3.52	22' 1" x 11' 7"
Bedroom 1	3.91 x 3.60	12' 10" x 11' 10"

**Plots 9 & 13**

	metres	feet / inches
Kitchen / sitting / dining area	6.44 x 3.56	21' 2" x 11' 8"
Bedroom 1	3.92 x 3.57	12' 10" x 11' 9"

**Plots 4, 8 & 12**

	metres	feet / inches
Kitchen	5.07 x 2.79	16' 8" x 9' 2"
Sitting / dining area	3.30 x 3.26	10' 10" x 10' 8"
Bedroom 1	4.71 x 2.79	15' 5" x 9' 2"

**Plots 6, 10 & 14**

	metres	feet / inches
Kitchen	5.24 x 2.79	17' 2" x 9' 2"
Sitting / dining area	3.49 x 3.30	11' 5" x 10' 10"
Bedroom 1	5.19 x 2.79	17' 0" x 9' 2"

### The Nightingale | Block A Broxborough Park |

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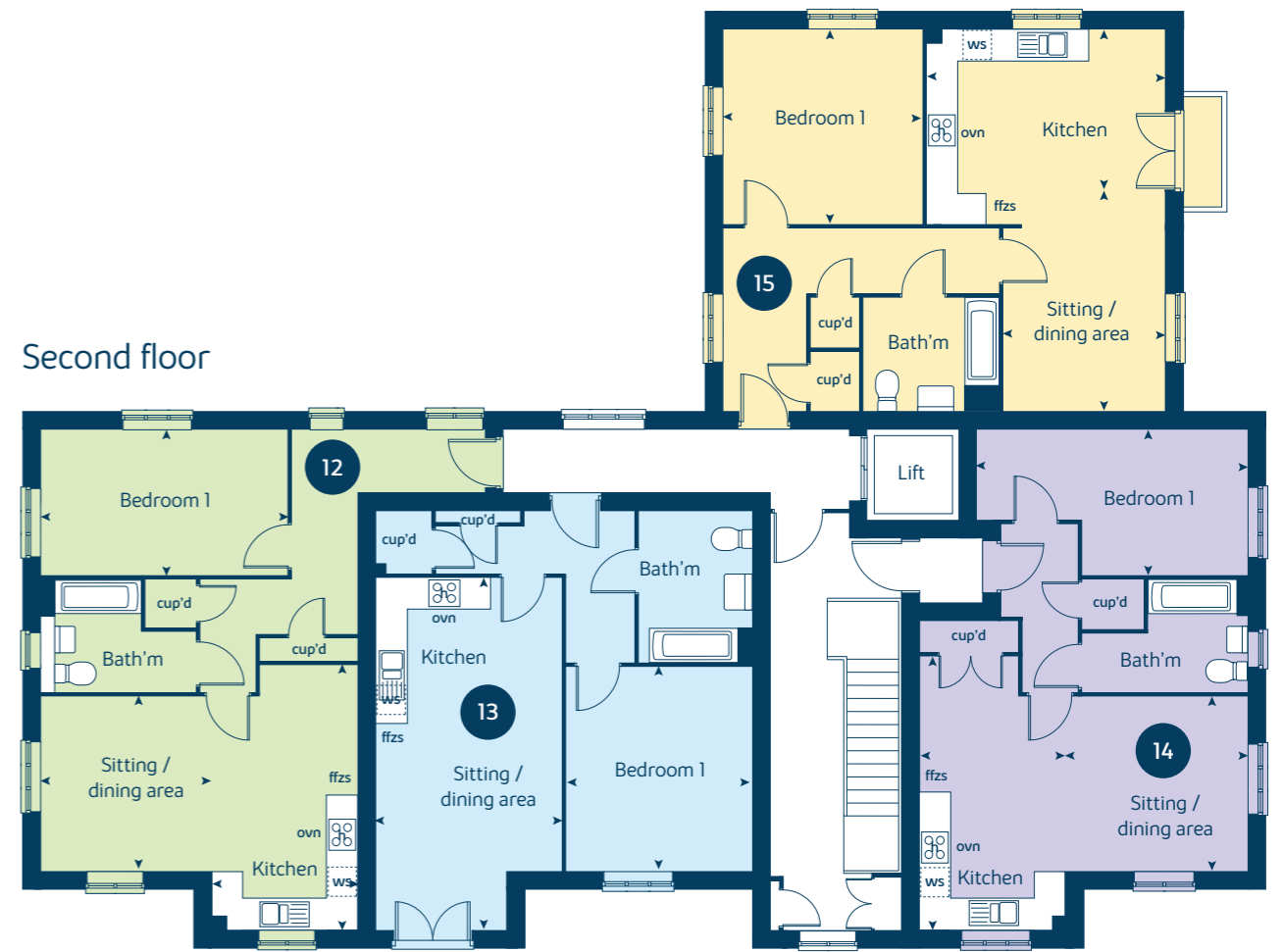
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	< >	measuring points

### Ground floor



### Second floor



### First floor



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

- Choice of Standard fitted kitchen (doors and worktops)\*
- Integrated oven, hob and hood
- Fridge / freezer space
- Space for dishwasher and washing machine (with plumbing and electrics)

### Bathroom

- Ideal Standard I.life sanitary ware
- Shower over the bath (full height tiling to length and side of bath)
- Choice of standard Porcelanosa wall tiling (splashback, full height to bath)\*

### Doors and Windows

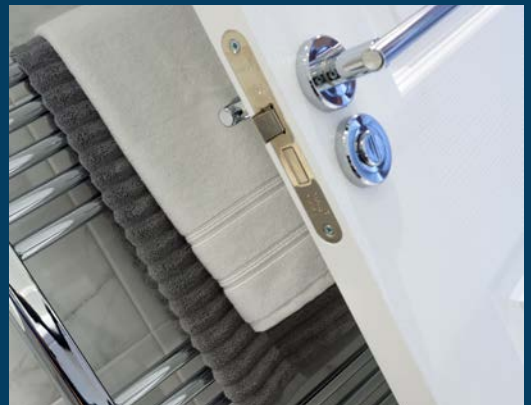
- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows\*\*
- White painted four panel doors with chrome lever handles

### General

- White painted walls and smooth white ceilings
- Multi-media point in sitting room
- 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)
- Mains wired smoke detectors with battery back-up
- NHBC Buildmark cover
- First two years' customer service support from Bovis Homes

\* Subject to stage of construction

\*\* Some plots are triple glazed  
Please see sales consultant for further details.



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.

Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.

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# Broxborough Park

Surrey

Specification

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**Bovis  
Homes** 

# Broxborough Park

Surrey

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 Elm  
3 bedroom  
The Hazel  
The Cypress  
The Spruce  
The Walnut  
4 bedroom  
The Chestnut  
The Maple  
The Mulberry  
5 bedroom  
The Birch  
The Yew  
The Lime

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	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■		
LED under-unit flexible strip lighting								■	■	■
Fridge / freezer space	■	■	■	■	■					
Indesit 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)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■	■
Ideal Standard 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)						■	■	■	■	■
Water waste heat recovery system		■	■	■	■	■	■	■	■	■

## 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**	■	■	■	■	■	■	■	■	■	■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■	■	■	■	■	■	■	■
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)	■	■	■	■	■	■	■	■	■	■
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

\*\* Triple glazed windows/doors apply to selected plots. Please see sales consultant for further details.



## 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.



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