

Beaumont Park

Nuneaton





Beaumont Park

Nuneaton

bovishomes.co.uk





Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

Welcome to Beaumont Park

Our stylish development of brand-new homes is located in the historic market town of Nuneaton, the largest town in the beautiful county of Warwickshire.

Beaumont Park offers a contemporary collection of 2, 3, 4 and 5 bedroom homes.





A taste of local life

Beaumont Park is a prestigious development of brand new two to five bedroom family homes, positioned on the outskirts of Nuneaton, just off The Long Shoot.

Location

Beaumont Park is located on the desirable north side of Nuneaton, located just 3 miles from the centre of the historic town. It is less than 10 miles from Coventry and the M69 is just 5 miles away. Being 3 miles from Nuneaton train station, getting around for work or pleasure is a breeze. Regular trains run directly to London Euston taking around 1 hour and 15 minutes. Trains also run to Birmingham New Street taking around 30 minutes. For international destinations, Birmingham Airport is just 20 miles away.

Entertainment and Leisure

There are plenty of options for things to do with the family in Nuneaton, with ODEON Luxe Cinema, Adventure Soft Play World and Nuneaton Bowl, all in the town and Hartshills Hayes Country Park just 3 miles from the town centre. There is also a Nuffield Health with a gym and swimming pool as well as a multitude of local sports facilities at The Pingles Stadium.

Nuneaton town centre offers a great mix of shops for everyone, from unique independents and designer boutiques to national retailers at Ropewalk Shopping Centre. There is also a market held in the town centre twice a week, presenting a wide selection of local Warwickshire produce. Nuneaton is also host to a wide variety of pubs, bars and restaurants all within easy access.

Education

There are several primary schools in Nuneaton with the nearest school to the development being Milby Primary School, which offers reception to year six. While for secondary and sixth form education, Higham Lane School is located 2 miles away. There are also several other primary and secondary schools, sixth forms and colleges located close to the development and in the surrounding area.

The Beaumont Park collection

Beaumont Park boasts a stunning range of two to five bedroom homes each with unique views and aspects. Discover your dream home in Nuneaton today.



 The Redwood
5 bedroom home



 The Maple
4 bedroom home



 The Aspen
4 bedroom home




 The Chestnut
4 bedroom home



 The Juniper
4 bedroom home



 The Rosewood
4 bedroom home



 The Beech
3 bedroom home



 The Spruce
3 bedroom home





 The Rowan
3 bedroom home



 The Acer
2 bedroom home

Pre-sold homes

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

-  visitor space
-  bin collection point



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.

The Redwood

5 bedroom home

Floor area
1504 sqft 139 sqm

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 7"
Dining / family area	5.35 x 3.24	17' 6" x 10' 7"
Sitting room	4.28 x 3.39	14' 0" x 11' 1"

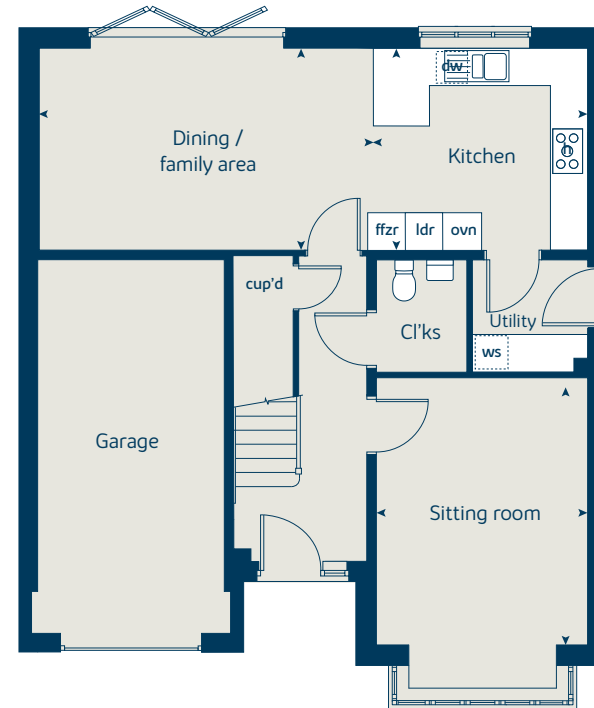
First floor	metres	feet / inches
Bedroom 1	4.10 x 3.39	13' 5" x 11' 1"
Bedroom 2	3.02 x 2.91	9' 9" x 9' 11"
Bedroom 3	3.35 x 2.91	10' 11" x 9' 6"
Bedroom 4	3.03 x 2.94	9' 11" x 9' 6"
Bedroom 5	2.94 x 2.19	9' 6" x 7' 2"

The Redwood | X5415 01 vt CNUNE |

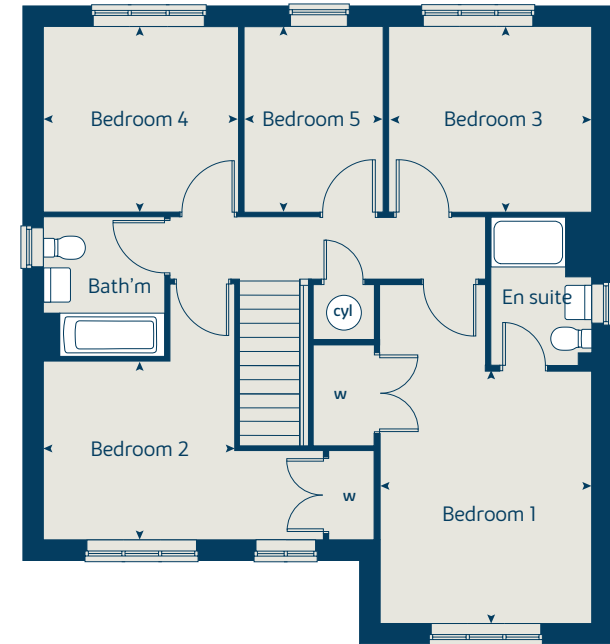
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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The Maple

4 bedroom home

Floor area
1792 sqft 166 sqm

Ground floor	metres	feet / inches
Kitchen	3.74 x 3.50	12' 3" x 11' 5"
Family / dining area	7.29 x 3.80	23' 11" x 12' 6"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

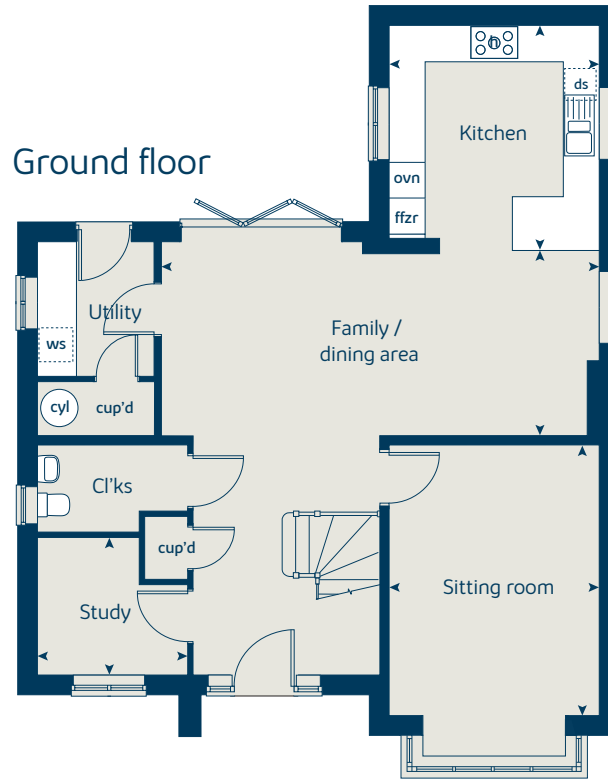
First floor	metres	feet / inches
Bedroom 1	6.58 x 3.50	21' 6" x 11' 5"
Bedroom 2	3.69 x 3.50	12' 1" x 11' 5"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

The Maple | X416 01 CNUNE |

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

Ground floor



First floor



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The Aspen

4 bedroom home

Floor area
1370 sqft 127 sqm

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	2.02 x 2.01	6' 7" x 6' 7"

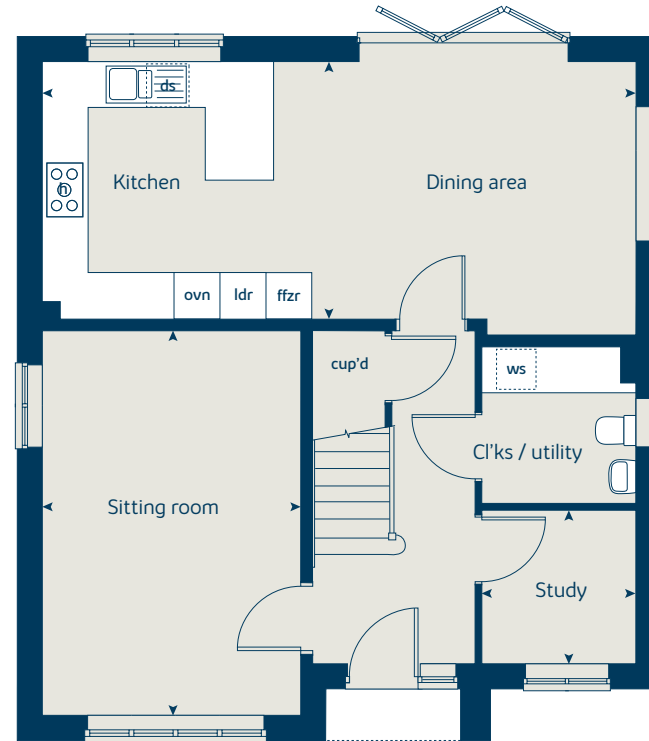
First floor	metres	feet / inches
Bedroom 1	4.51 x 4.09	14' 10" x 13' 5"
Bedroom 2	3.63 x 3.10	11' 11" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

The Aspen | X414 (IF) 01 CNUNE |

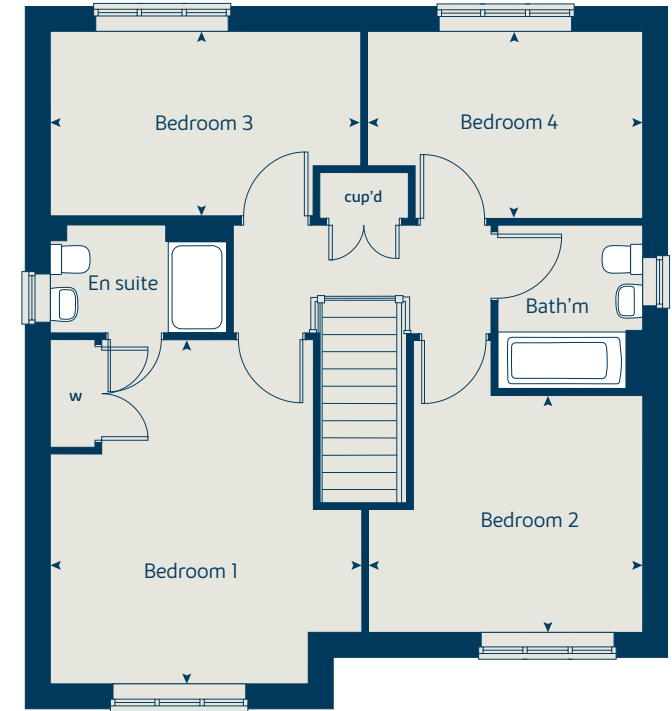
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ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



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The Chestnut

4 bedroom home

Floor area
1368 sqft 127 sqm

Ground floor	metres	feet / inches
Kitchen	3.91 x 3.04	12' 9" x 9' 8"
Dining / family area	4.59 x 2.96	15' 0" x 9' 9"
Sitting room	4.97 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

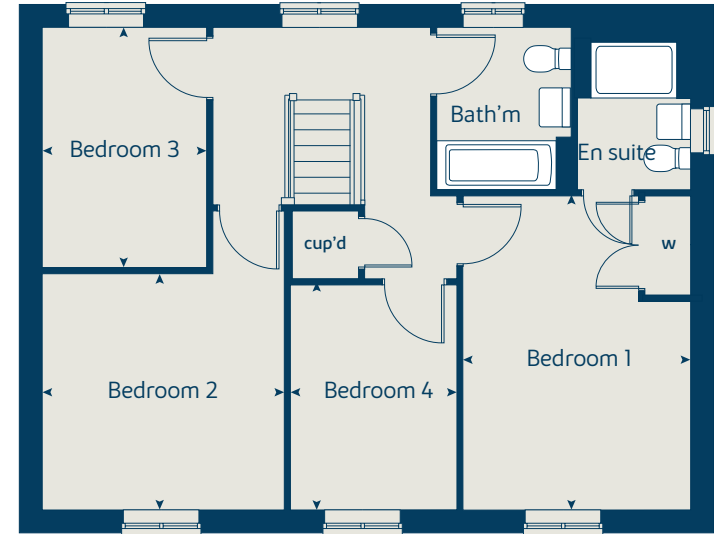
First floor	metres	feet / inches
Bedroom 1	4.47 x 3.24	14' 8" x 10' 8"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.20 x 2.34	10' 6" x 7' 8"

The Chestnut | X413 01 CNUNE |

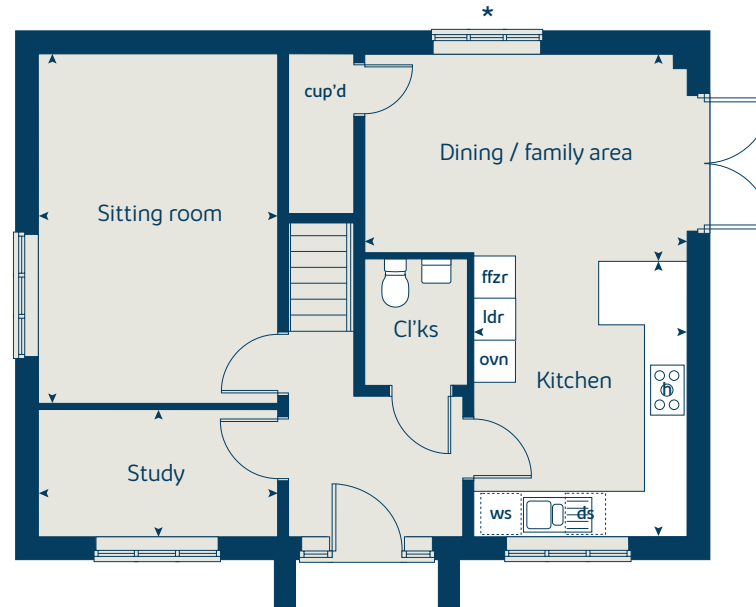
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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ldr	larder		

First floor



Ground floor



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

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The Juniper

4 bedroom home

Floor area
1217 sqft 113 sqm

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 7" x 11' 7"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor	metres	feet / inches
Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.51 x 2.38	11' 6" x 7' 9"
Bedroom 4	2.93 x 2.38	9' 7" x 7' 9"

The Juniper | X412 01 CNUNE |

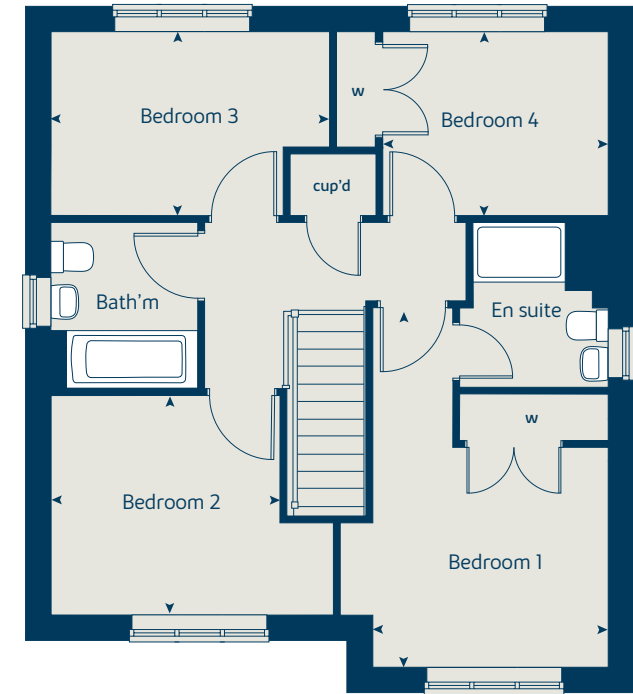
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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

Ground floor



First floor



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The Rosewood

4 bedroom home

Floor area
1160 sqft 107 sqm

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.50	18' 1" x 11' 6"
Sitting room	4.41 x 3.40	14' 5" x 11' 2"

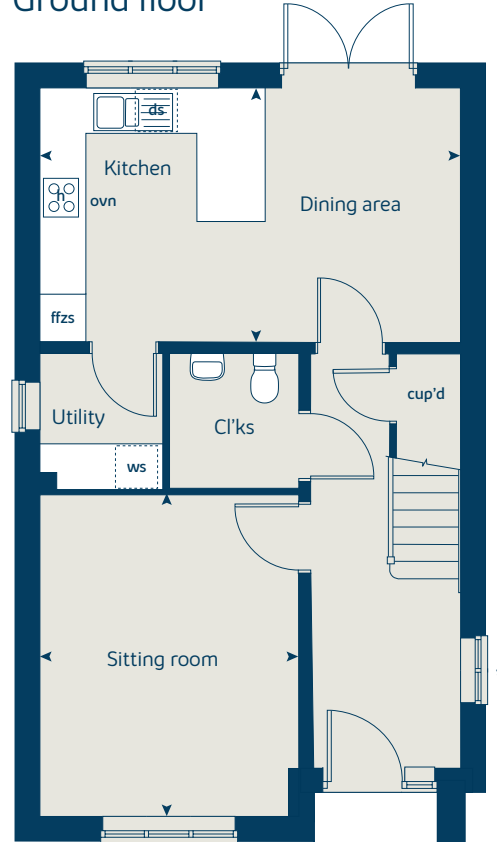
First floor	metres	feet / inches
Bedroom 1	3.60 x 3.28	11' 9" x 10' 9"
Bedroom 2	3.28 x 2.68	10' 9" x 8' 9"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"
Bedroom 4	2.56 x 2.16	8' 5" x 7' 1"

The Rosewood | X4308 (IF) 01 VT CNUNE |

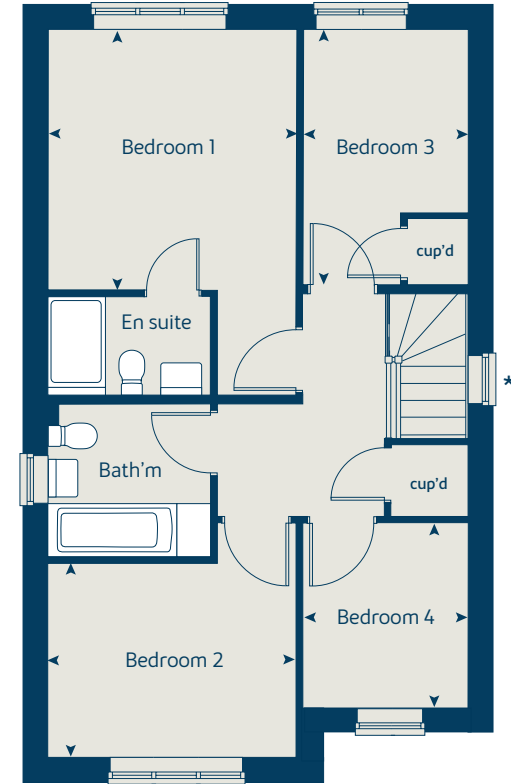
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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The Beech

3 bedroom home

Floor area
1124 sqft 104 sqm

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

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 6" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

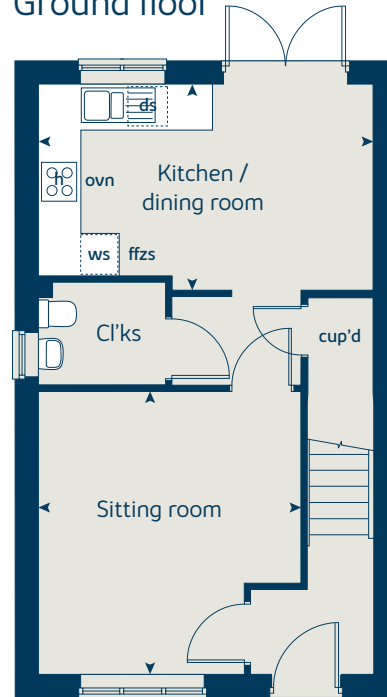
Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.44	11' 10" x 11' 3"

The Beech | X309 v1 CNUNE |

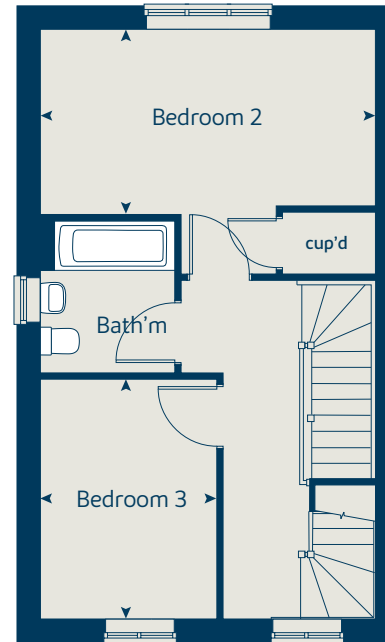
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

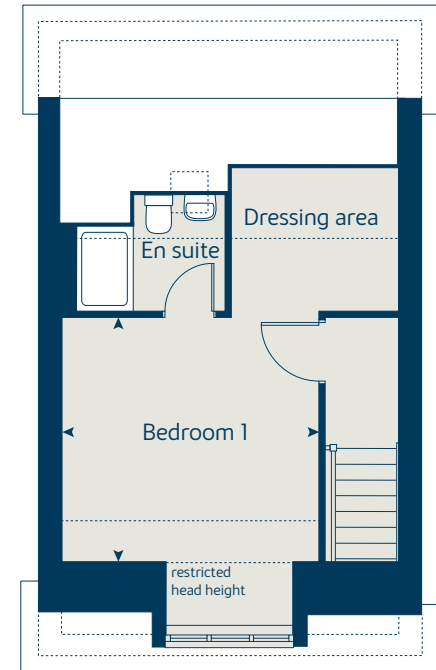
Ground floor



First floor



Second floor



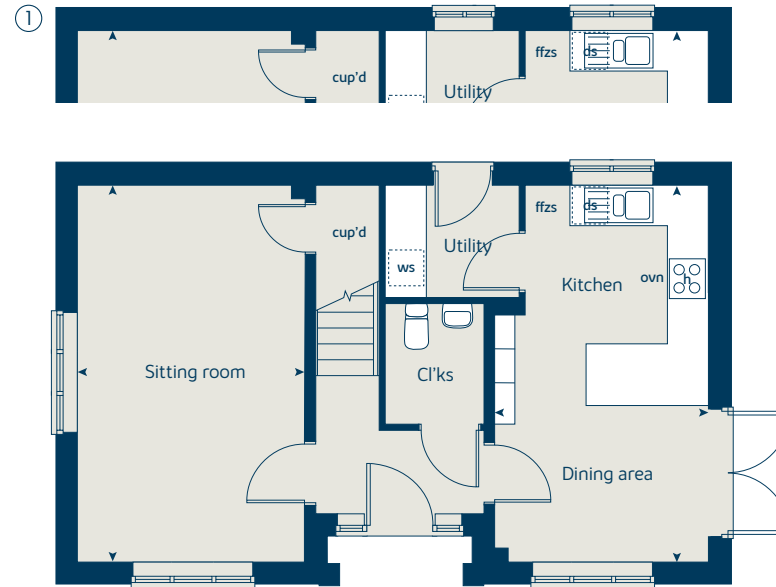
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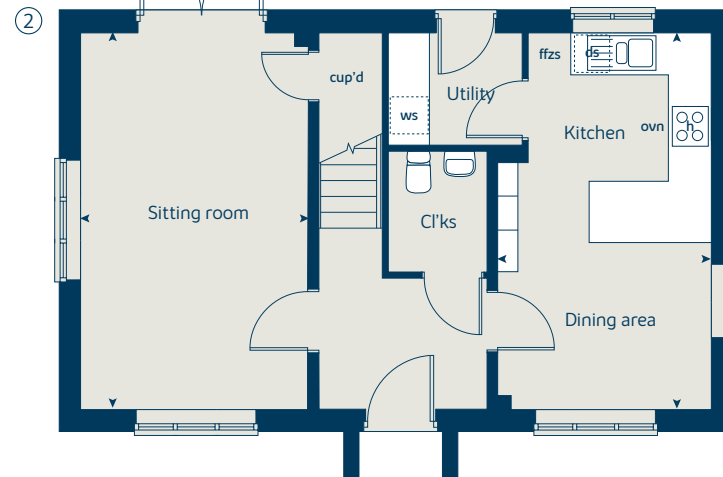
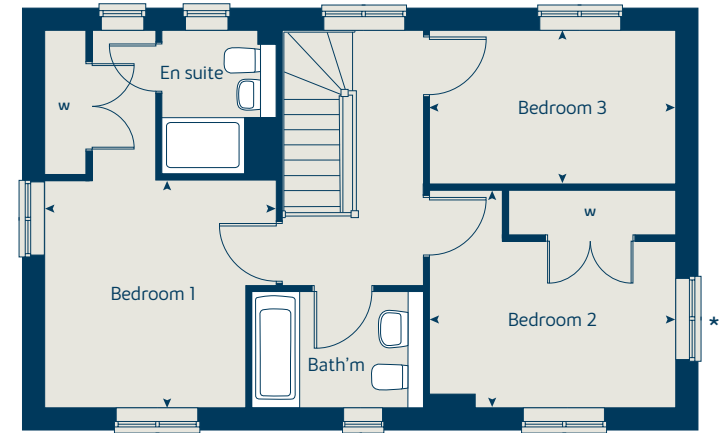
The Spruce

3 bedroom home

Ground floor



First floor



Floor area

1079 sqft 100 sqm

Ground floor	metres	feet / inches
Kitchen / dining area	5.51 x 3.12	18' 1" x 10' 2"
Sitting room	5.52 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.35 x 3.33	10' 11" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 (IF) 01 CNUNE |

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

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

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

② Alternative ground floor applies to selected plots only. Please see sales consultant for further details.

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The Rowan

3 bedroom home

Floor area
931 sqft 86 sqm

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"

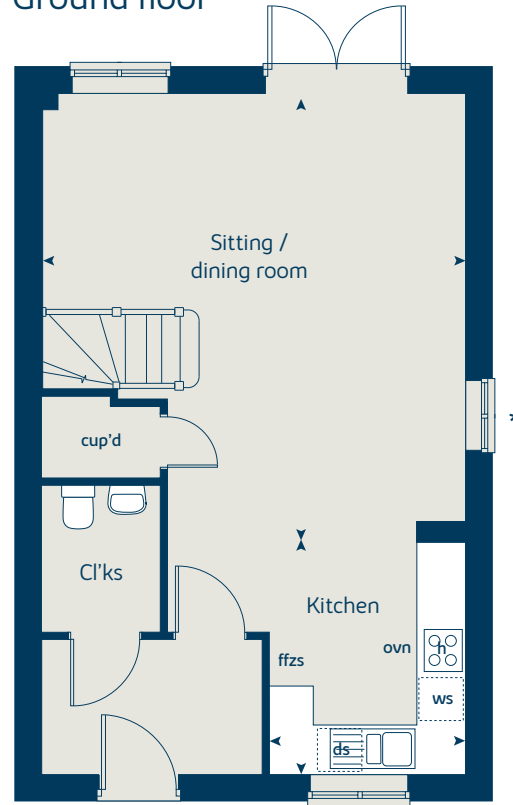
First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.98 x 2.43	9' 8" x 8' 0"
Bedroom 3	3.52 x 2.13	11' 7" x 6' 11"

The Rowan | X306 01 CNUNE |

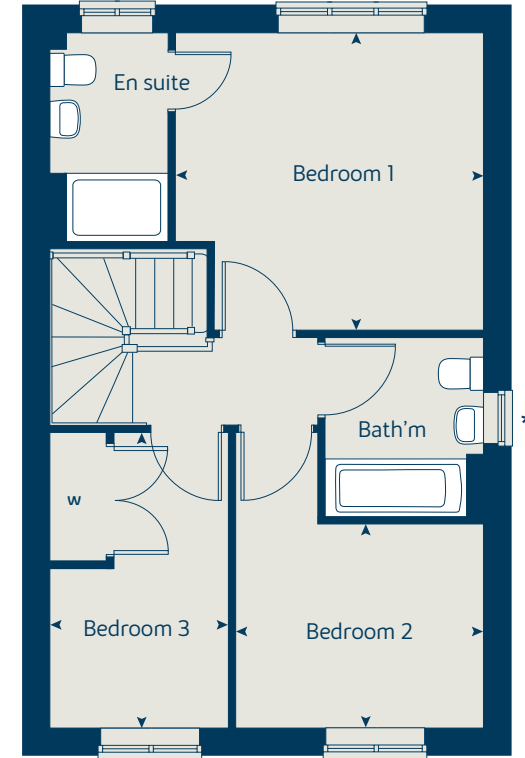
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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The Acer

2 bedroom home

Floor area
768 sqft 71 sqm

Ground floor	metres	feet / inches
Kitchen / dining area	3.33 x 3.24	10' 9" x 10' 0"
Sitting room	5.18 x 4.19	16' 9" x 13' 7"

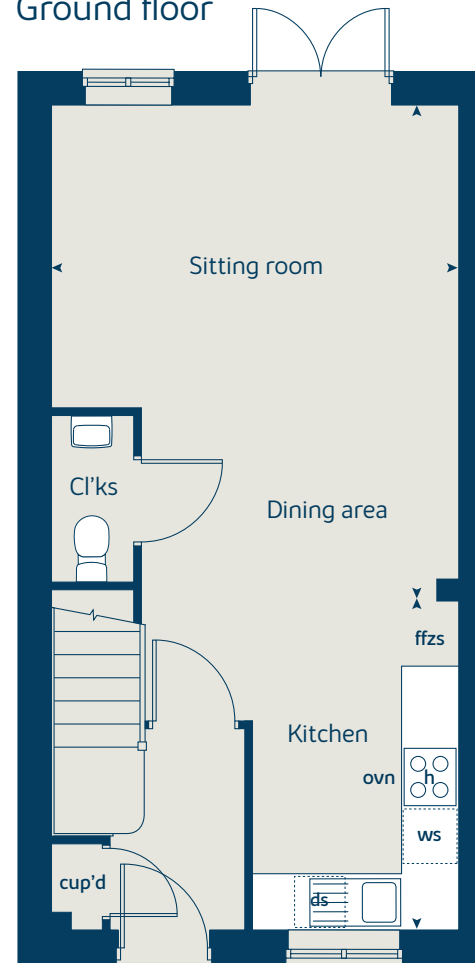
First floor	metres	feet / inches
Bedroom 1	4.19 x 3.57	13' 9" x 11' 9"
Bedroom 2	4.19 x 2.76	13' 9" x 9' 0"

The Acer | WM222 CNUNE |

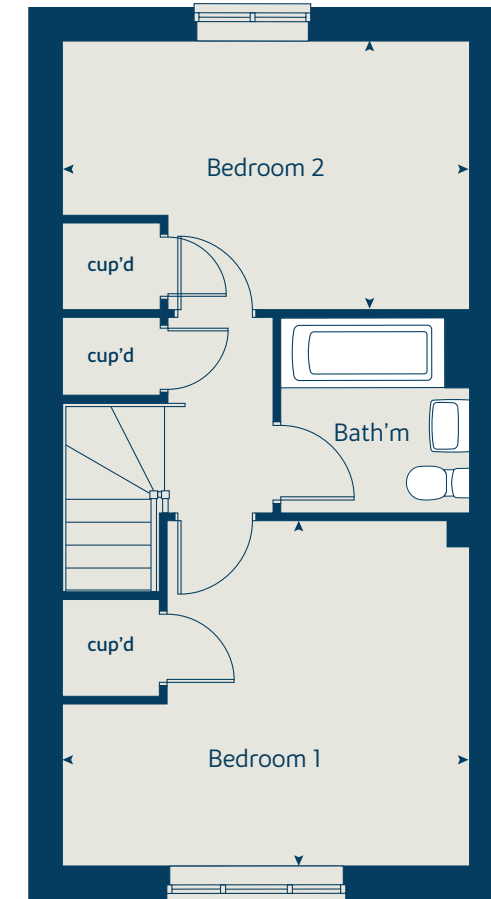
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Beaumont Park, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

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, ceramics and vinyl.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide guidance.

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

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in Symphony wardrobes**
- **Upgraded tiling in main bathroom and en suite**

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. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

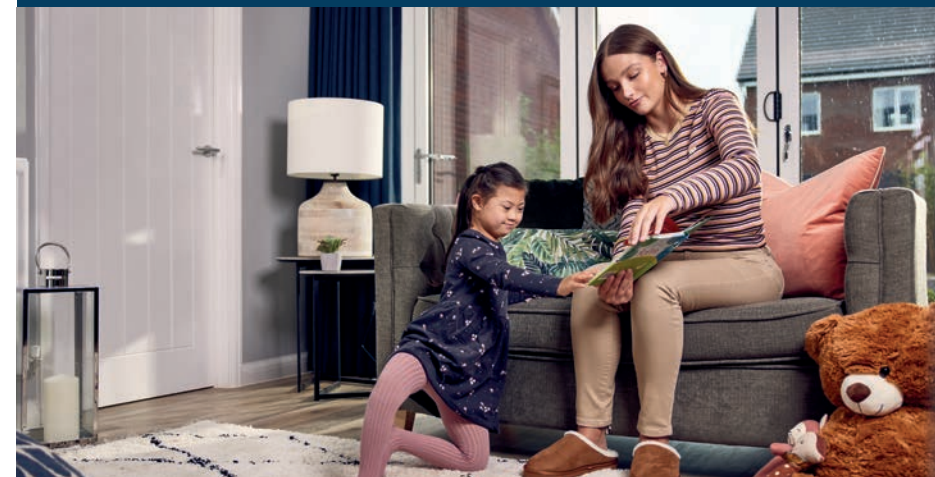
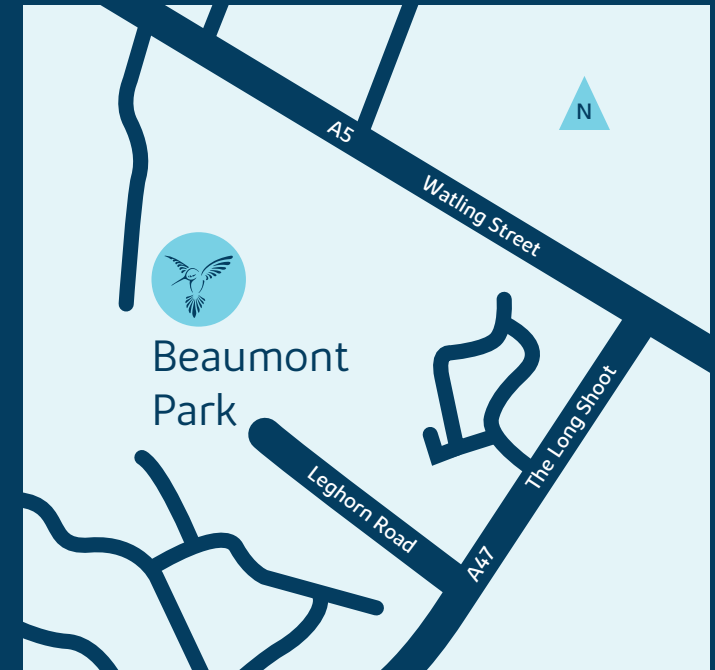
An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new 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 to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

Beaumont Park

The Long Shoot, Nuneaton CV11 6BG
02477 283951





Every care has been taken in the preparation of this brochure. [Brand] operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

The streetscene shown on the front has been produced for illustrative purposes only. Please check the details of the homes you are interested in with the sales consultant.

Vistry South Central Midlands region

Ingenuity House, 3rd Floor, Bickenhill Lane, Marston Green, Birmingham, B37 7HQ Telephone: 01675 437 000

Produced by the Vistry Design Studio.

CNUNE DSI6477 / 05.26





Beaumont Park

Specification

bovishomes.co.uk

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.

	2 bedroom The Acer	3 bedroom The Rowan The Spruce The Beech	4 bedroom The Rosewood The Juniper The Chestnut The Aspen The Maple	5 bedroom The Redwood	2 bedroom The Acer	3 bedroom The Rowan The Spruce The Beech	4 bedroom The Rosewood The Juniper The Chestnut The Aspen The Maple	5 bedroom The Redwood	
Kitchen									
Choice of Standard range kitchen (doors and 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 hob with built-in single Indesit oven, stainless steel splashback and curved glass chimney hood	■	■ ■ ■							
Indesit hob with built-in double oven, with glass splashback and curved glass chimney hood			■ ■ ■ ■ ■	■					
Fridge / freezer space	■	■ ■ ■							
Integrated (Indesit) 50 / 50 fridge freezer			■ ■ ■ ■ ■	■					
Space for dishwasher with plumbing and electrics	■	■ ■ ■	■ ■ ■ ■ ■						
Integrated (Indesit) dishwasher				■					
Space for washing machine with plumbing and electrics in kitchen or utility room	■	■ ■ ■	■ ■ ■ ■ ■	■					
Bathrooms and en suite(s)									
Ideal Standard contemporary white sanitaryware	■	■ ■ ■							
En suite									
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology									■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■							■
Rainhead shower to en suite									■
Shower over the bath	■								
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■	■ ■ ■							■
Chrome towel warmer in bathroom and en suite(s)									■
Doors and Windows									
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									■
Cottage style internal doors	■	■ ■ ■							■
Paving outside French / bi-fold door and path to garage personnel door (as appropriate)	■	■ ■ ■							■
Bedrooms									
Built in wardrobe(s) to selected bedrooms**		■ ■							■

General

	2 bedroom The Acer	3 bedroom The Rowan The Spruce The Beech	4 bedroom The Rosewood The Juniper The Chestnut The Aspen The Maple	5 bedroom The Redwood
White painted walls and ceilings	■	■ ■ ■	■ ■ ■ ■ ■	■
Combined usb / double socket in kitchen and 2 in bedroom 1	■	■ ■ ■	■ ■ ■ ■ ■	■
Multi-media point in living room (CAT 6 cabling)	■	■ ■ ■	■ ■ ■ ■ ■	■
TV point to bedroom 1 and family room (where applicable)	■	■ ■ ■	■ ■ ■ ■ ■	■
Master telephone socket (plus to study where applicable)	■	■ ■ ■	■ ■ ■ ■ ■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■ ■ ■	■ ■ ■ ■ ■	■
Gas central heating with wall mounted heat 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)	■	■ ■ ■	■ ■ ■ ■ ■	■
Outside tap	■	■ ■ ■	■ ■ ■ ■ ■	■
External light fitted to front porch and wiring for external light to rear door	■	■ ■ ■	■ ■ ■ ■ ■	■
Mains wired smoke detectors with battery back-up (1 per floor)	■	■ ■ ■	■ ■ ■ ■ ■	■
Battery powered Carbon Monoxide detector located next to boiler	■	■ ■ ■	■ ■ ■ ■ ■	■
Power and lighting to 'on plot' garage (where applicable)		■ ■ ■	■ ■ ■ ■ ■	■
Appropriate power is supplied for future electric car charging installation	■	■ ■ ■	■ ■ ■ ■ ■	■
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
- ** Please see floorplans for further details

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.



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.

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.

Vistry South Central Midlands region

Ingenuity House, 3rd Floor, Bickenhill Lane, Marston Green, Birmingham, B37 7HQ. Telephone: 01675 437 000

Produced by the Vistry Design Studio.

CNUNE DS16477 / 05.26

