

The Chancery

Stratford-upon-Avon





The Chancery
Stratford-upon-Avon



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 The Chancery

Our prestigious development of brand-new homes is enviably located in the highly sought after area of Shotton.

Just 2 miles from the very heart of Stratford-upon-Avon. The Chancery offers an exquisite collection of beautiful one to five bedroom homes.





A taste of local life

The Chancery is a prestigious development of brand new one to five bedroom luxury homes, located in the sought after area of Shottery, less than 2 miles from Stratford-upon-Avon.

Location

The Chancery is located in Shottery, just 2 miles from the very heart of the historic town of Stratford-upon-Avon. Situated off the Evesham Road, the development enjoys excellent commuter links by road while the Stratford-upon-Avon train station is less than 2 miles away. Regular trains run directly into London Marylebone taking around 2 hours while you can get to Birmingham Moor Street in about 45 minutes.

Entertainment and leisure

The medieval market town of Stratford-upon-Avon offers a rich array of retail, leisure and entertainment.

You will find a large Waitrose, Tesco Superstore and Morrisons for weekly grocery shopping while Stratford-upon-Avon town centre offers a great mix of shops for everyone, from unique independents and designer boutiques to national retailers. There are also farmers markets held twice a month, presenting a wide selection of local Warwickshire produce. Stratford also boasts many pubs and bars, Michelin star restaurants and, of course, theatres.

With the rolling Warwickshire countryside and the Cotswolds on your doorstep, awash with historic landmarks, stately homes and National Trust properties, living at The Chancery really does offer everything you'll need for your work life, social life and family life.

Education

Stratford-upon-Avon has many primary schools and nurseries a short distance from the development. It also hosts Stratford Girls' Grammar School, less than 1 mile away and Stratford-upon-Avon Secondary School and College situated less than 2 miles away.





Development layout

Phase 1 of The Chancery boasts a stunning range of one to five bedroom homes each with unique views and aspects. Discover your dream home today.



■ The Oak
5 bedroom home



■ The Lime
5 bedroom home



■ The Thatch
5 bedroom home



■ The Bramble
5 bedroom home



■ The Maple
4 bedroom home



■ The Aspen
4 bedroom home



■ The Cedar
3 bedroom home with 3 en suites



■ The Orchard
3 / 4 bedroom home



■ The Bay
3 / 4 bedroom home



■ The Grove
3 bedroom home



■ The Cypress
3 bedroom home



■ The Spruce
3 bedroom home



■ The Holly
2 bedroom home



■ The Walton
1 bedroom bungalow with study



■ The Copse
2 bedroom home



■ The Clove
1 bedroom home

Pre-sold homes

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



- bcp bin collection point
- cs cycle store
- ss substation
- v visitor space

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 Oak

5 bedroom home

Floor area
230 sq.m 2486 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.30 x 5.10	27' 3" x 16' 9"
Sitting room	5.70 x 4.06	18' 8" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.51 x 2.38	14' 9" x 7' 10"

First floor	metres	feet / inches
Bedroom 1	4.69 x 4.09	15' 4" x 13' 5"
Bedroom 2	4.37 x 2.97	14' 4" x 9' 9"
Bedroom 3	4.13 x 3.16	13' 6" x 10' 4"
Bedroom 4	3.23 x 2.56	10' 7" x 8' 5"
Bedroom 5	3.19 x 2.54	10' 6" x 8' 4"

The Oak | X531 01 CSHOT |

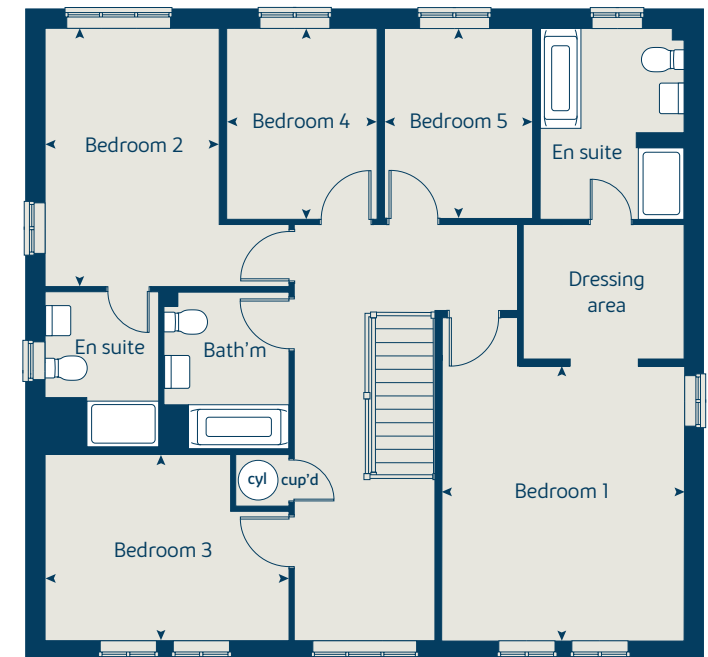
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



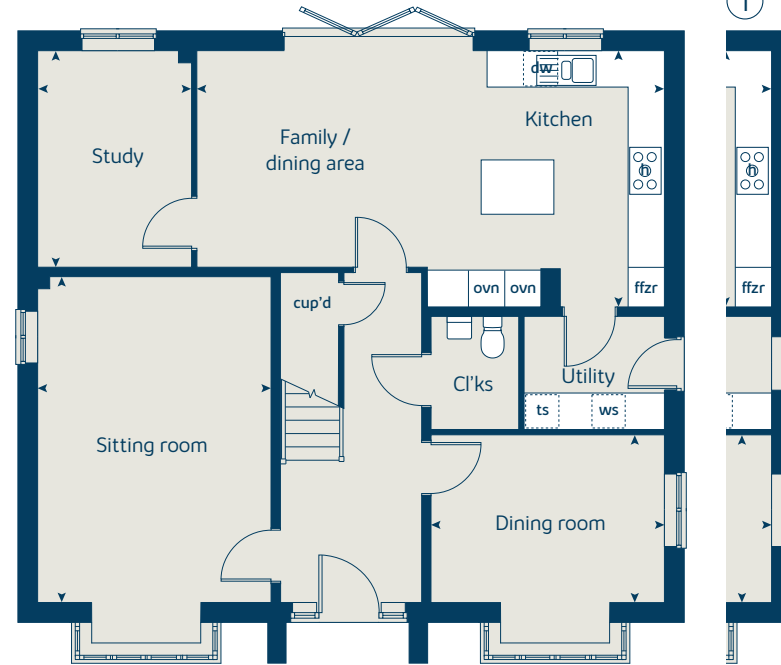
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



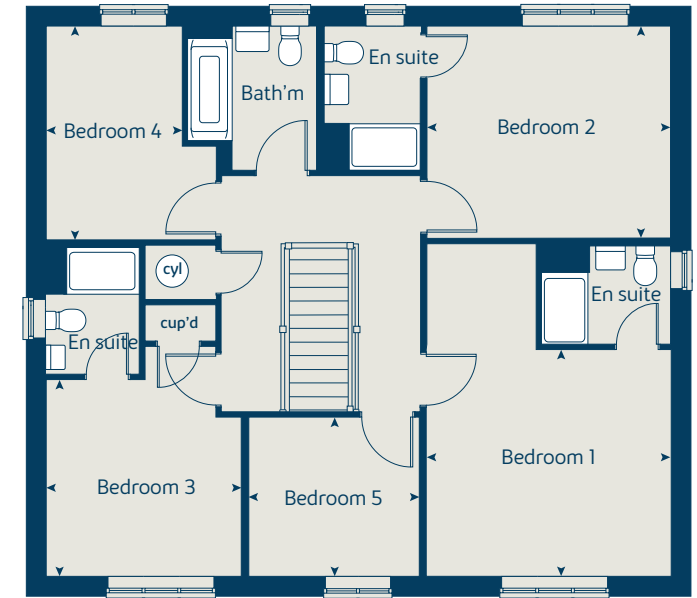
The Lime

5 bedroom home

Ground floor



First floor



Floor area

191 sq.m 2066 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	7.69 x 4.24	25' 3" x 13' 11"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.77	12' 8" x 9' 1"
Study	3.58 x 2.54	11' 9" x 8' 4"

First floor

Bedroom 1	4.05 x 3.75	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 8" x 10' 7"
Bedroom 4	3.54 x 2.25	11' 8" x 7' 5"
Bedroom 5	2.82 x 2.64	9' 3" x 8' 8"

The Lime | X520 CSHOT |

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

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

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



The Thatch

5 bedroom home

Floor area

193 sq.m 2080 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.91 x 3.35	12' 10" x 11' 0"
Family / dining area	5.62 x 5.60	18' 5" x 18' 4"
Sitting room	4.81 x 4.05	15' 9" x 13' 3"
Study	3.35 x 2.03	11' 0" x 6' 8"
Snug / play room	3.82 x 2.36	12' 6" x 7' 9"

First floor

Bedroom 1	4.40 x 3.84	14' 5" x 12' 7"
Bedroom 2	4.14 x 3.81	13' 7" x 12' 6"
Bedroom 3	3.81 x 3.31	12' 6" x 10' 11"
Bedroom 4	3.47 x 2.93	11' 5" x 9' 8"
Bedroom 5	3.03 x 2.28	9' 11" x 7' 6"

The Thatch | P505v3 CSHOT |

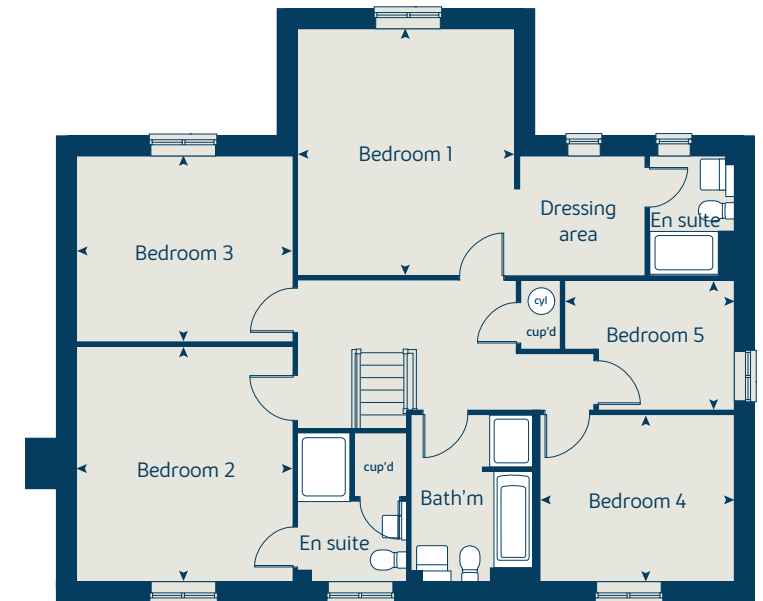
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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



The Bramble

5 bedroom home

Floor area

168 sq.m 1809 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining room	6.37 x 3.36	20' 11" x 11' 0"
Sitting room	6.38 x 4.31	20' 11" x 14' 2"

First floor

Bedroom 1	3.98 x 3.49	13' 1" x 11' 5"
Bedroom 3	3.57 x 3.42	11' 9" x 11' 3"
Bedroom 4	3.61 x 2.86	11' 10" x 9' 5"

Second floor

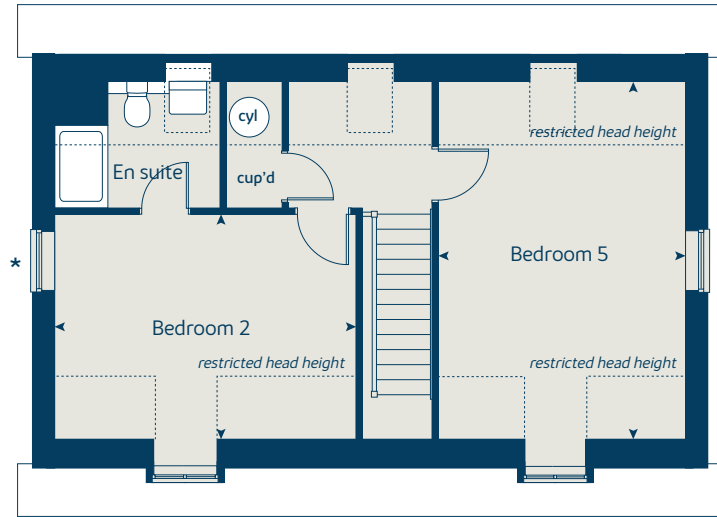
Bedroom 2	4.39 x 3.27	14' 5" x 10' 9"
Bedroom 5	5.20 x 3.61	17' 1" x 11' 10"

The Bramble | P504v1 CSHOT |

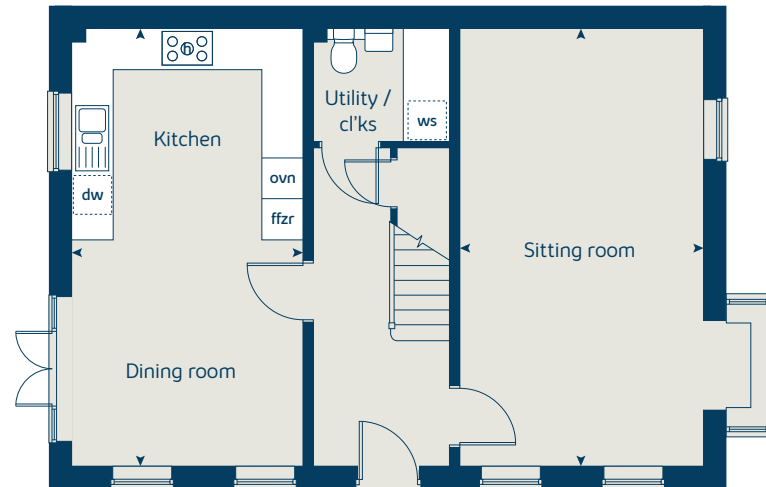
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

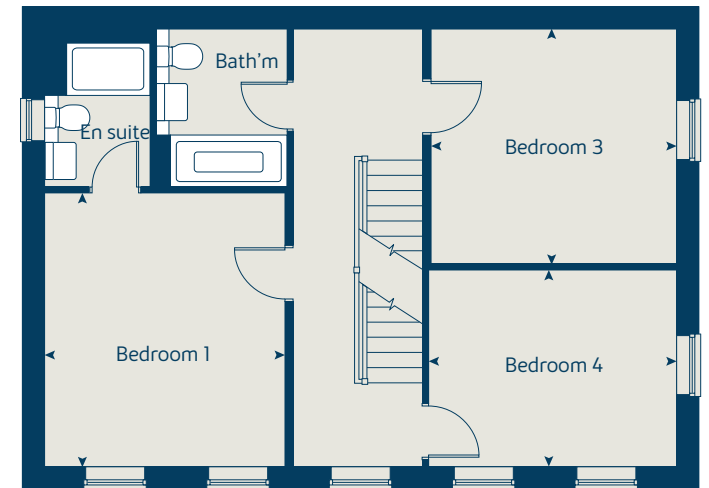
Second floor



Ground floor



First floor



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

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



The Maple

4 bedroom home

Floor area

166 sq.m 1791 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.50 x 3.39	11' 6" x 11' 1"
Family / dining area	7.28 x 3.23	23' 11" x 10' 7"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

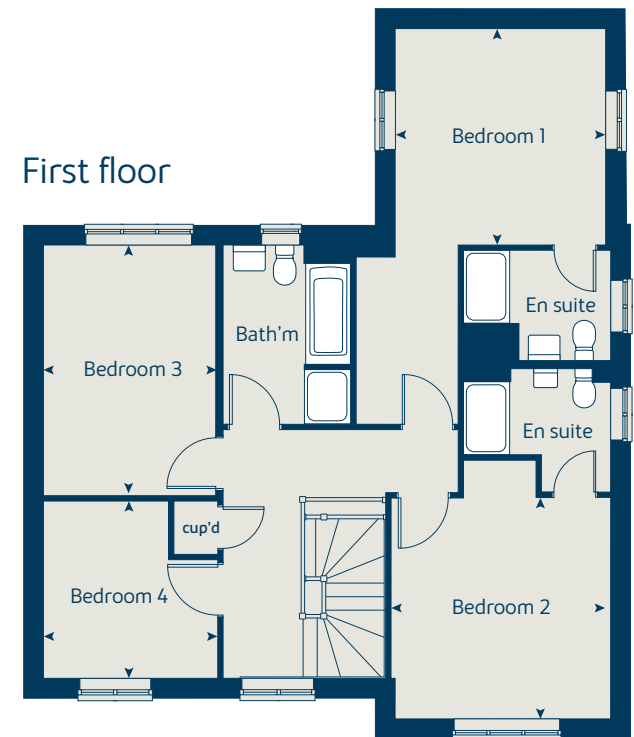
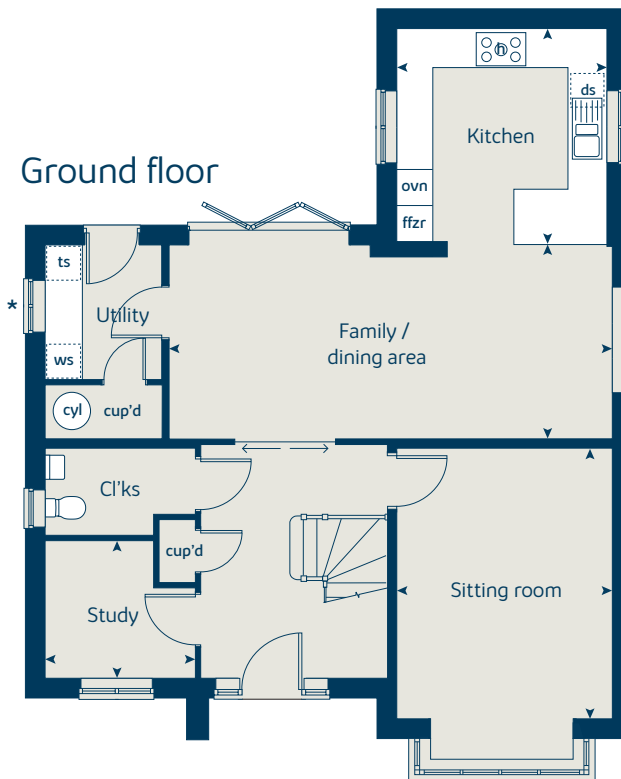
First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.69 x 3.56	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.93	13' 8" x 9' 7"
Bedroom 4	2.95 x 2.93	9' 8" x 9' 7"

The Maple | X416 01 CSHOT |

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	ts	tumble dryer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		



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

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



The Aspen

4 bedroom home

Floor area

127 sq.m 1370 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.58	25' 6" x 11' 9"
Sitting room	5.03 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 7" x 6' 7"

First floor

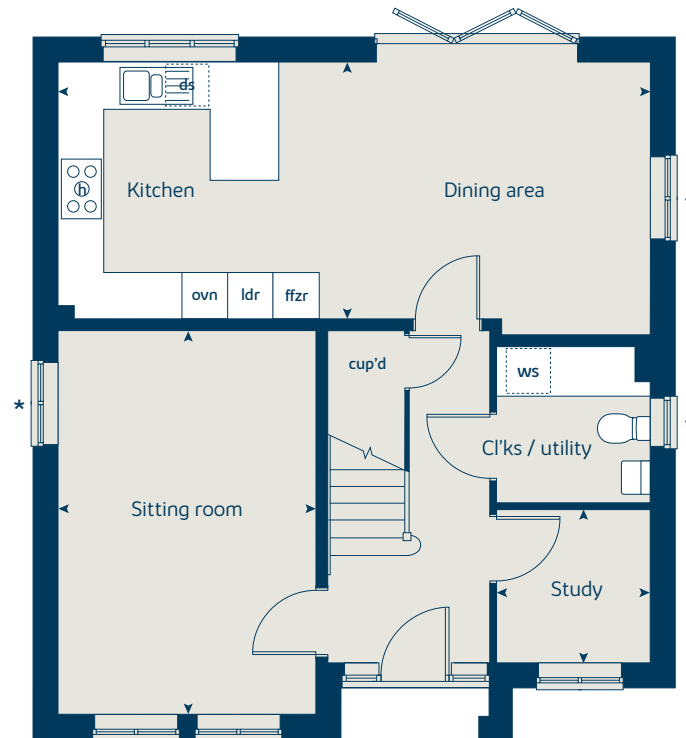
Bedroom 1	4.52 x 3.39	14' 10" x 11' 1"
Bedroom 2	3.59 x 3.11	11' 10" x 10' 2"
Bedroom 3	4.07 x 2.41	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

The Aspen | X414 CSHOT |

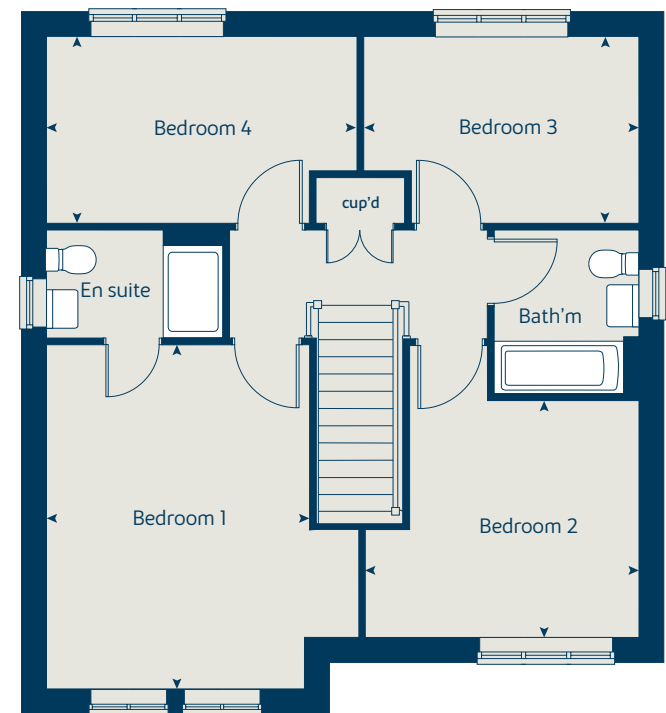
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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

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



The Cedar

3 bedroom home
with 3 en suites

Floor area

124 sq.m 1341 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	7.70 x 3.15	25' 3" x 10' 4"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.31 x 2.01	7' 7" x 6' 7"

First floor

Bedroom 1	4.70 x 3.54	15' 5" x 11' 7"
Bedroom 2	3.02 x 3.01	9' 11" x 9' 10"
Bedroom 3	6.06 x 2.87	19' 10" x 9' 5"

The Cedar | C3404v CSHOT |

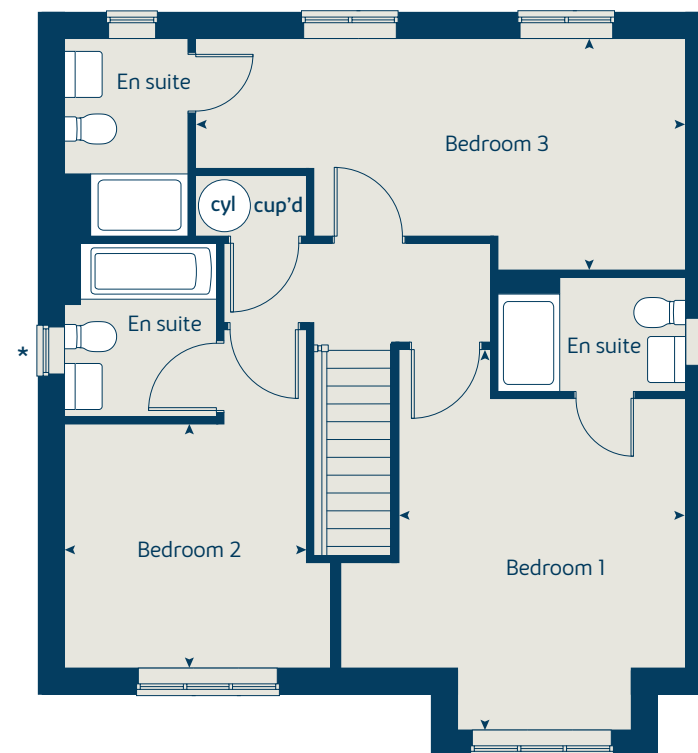
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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

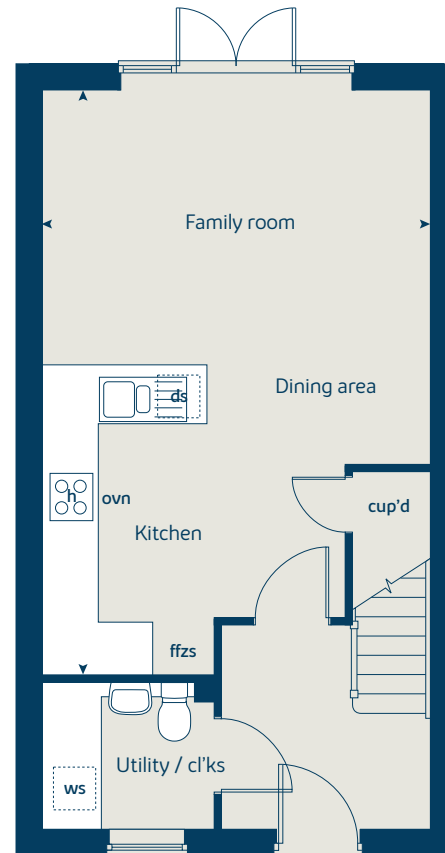
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



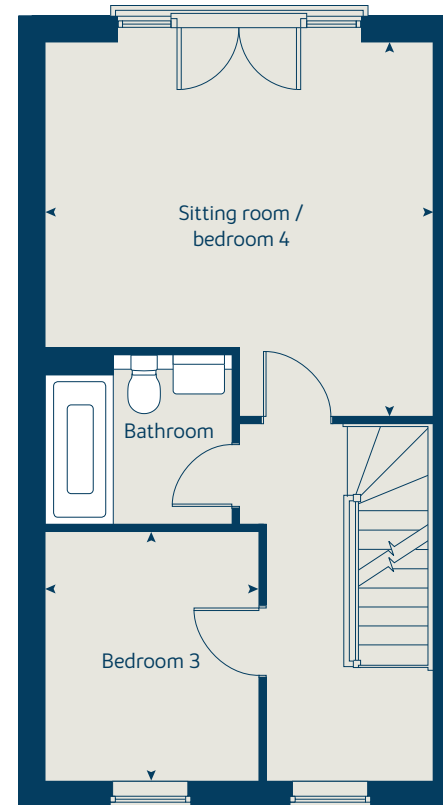
The Orchard

3 / 4 bedroom home

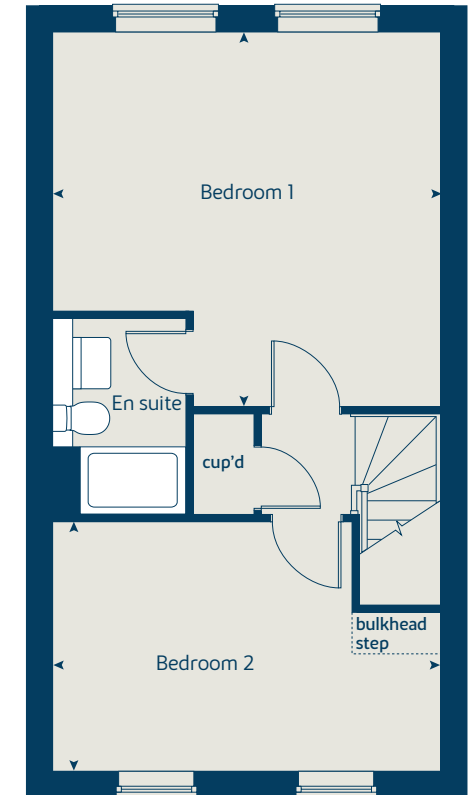
Ground floor



First floor



Second floor



Floor area

110 sq.m 1178 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining / family room	6.63 x 4.36	21 9" x 14' 4"

First floor	metres	feet / inches
Sitting room / bedroom 4	4.36 x 4.23	14' 4" x 13' 11"
Bedroom 3	2.81 x 2.40	9' 3" x 7' 10"

Second floor	metres	feet / inches
Bedroom 1	4.36 x 4.23	14' 4" x 13' 11"
Bedroom 2	4.36 x 2.81	14' 4" x 9' 3"

The Orchard | P308v1 CSHOT |

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		

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



The Bay

3 / 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.53 x 3.42	11' 7" x 11' 3"
Family room	4.36 x 3.10	14' 4" x 10' 2"

First floor	metres	feet / inches
Sitting room	4.36 x 4.23	14' 4" x 13' 11"
Bedroom 2	4.05 x 3.20	13' 4" x 10' 6"
Bedroom 4 / study	2.81 x 2.40	9' 3" x 7' 10"

Second floor	metres	feet / inches
Bedroom 1	4.36 x 4.23	14' 4" x 13' 11"
Bedroom 2	4.36 x 2.81	14' 4" x 9' 3"

The Bay | P308V2 CSHOT |

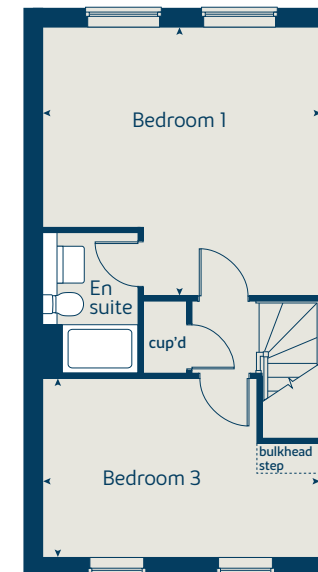
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

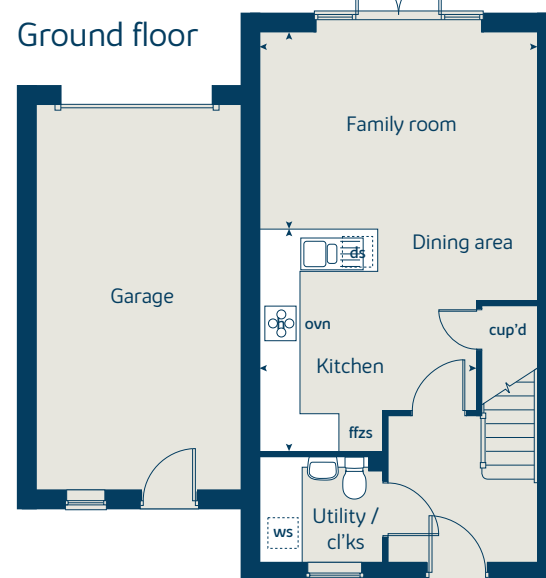
First floor



Second floor



Ground floor



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



The Grove

3 bedroom home

Floor area

123 sq.m 1325 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 1" x 10' 3"
Sitting room	4.40 x 3.40	14' 5" x 11' 2"

First floor

Bedroom 1	4.28 x 3.28	14' 1" x 10' 9"
Bedroom 2	3.37 x 3.36	11' 1" x 11' 0"
Bedroom 3	3.99 x 3.27	13' 1" x 10' 9"

The Grove | X308v2 CSHOT |

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	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



Please note: Bedroom 2 on plot 66 is 5.03m x 3.57m (16' 6" x 11' 8"). Please see sales consultant for further details.

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



The Cypress

3 bedroom home

Floor area

102 sq.m 1101 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.15	18' 1" x 10' 4"
Sitting room	4.40 x 3.40	14' 5" x 11' 2"

First floor

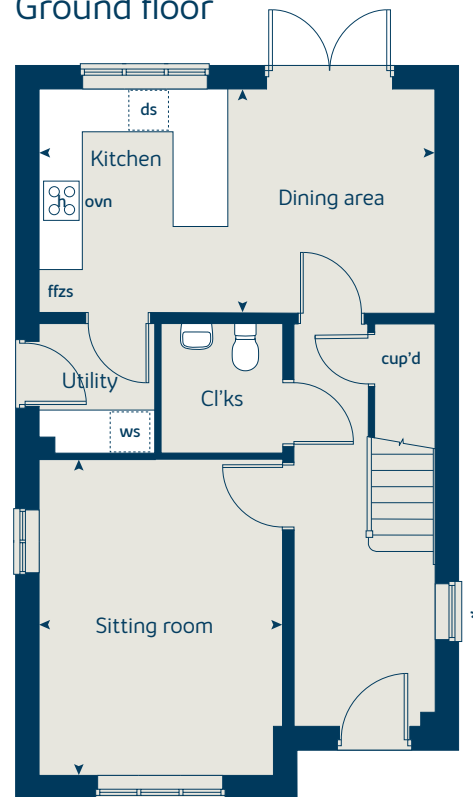
Bedroom 1	4.10 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.27 x 2.84	10' 9" x 9' 4"
Bedroom 3	3.55 x 2.16	11' 6" x 7' 1"

The Cypress | X308v CSHOT |

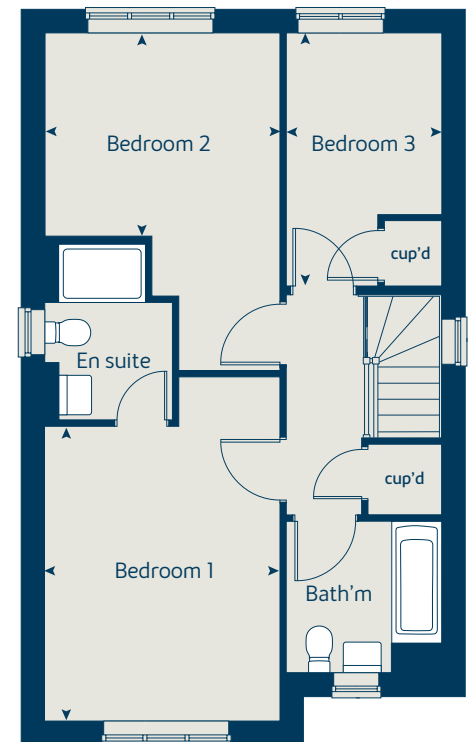
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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

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



The Spruce

3 bedroom home

Floor area

100 sq.m 1082 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.37	10' 3" x 7' 9"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

First floor

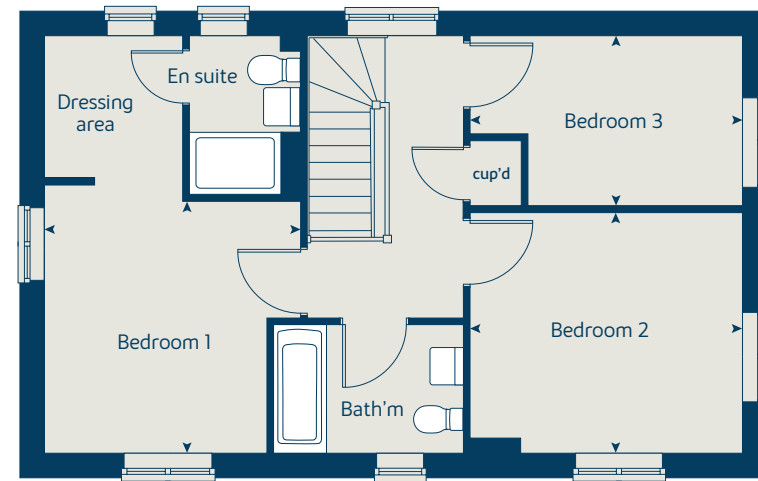
Bedroom 1	3.33 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.59 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 5"

The Spruce | X307V1 CSHOT |

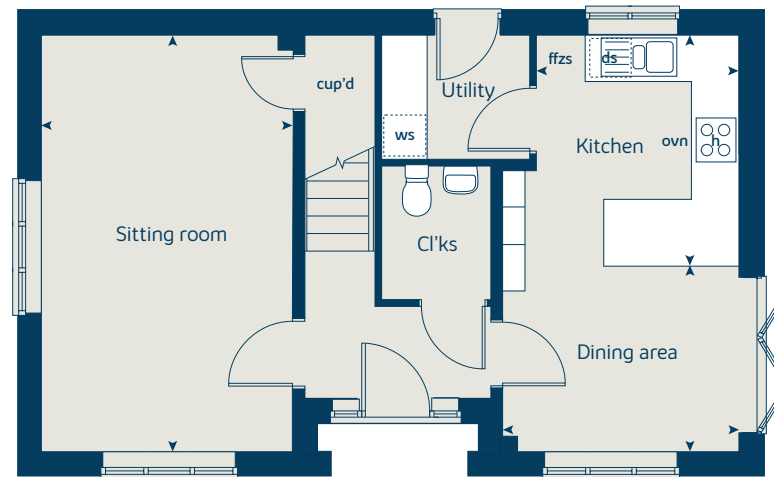
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

First floor



Ground floor



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



The Copse

2 bedroom home

Floor area

86 sq.m 932 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.19 x 2.98	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 10' 11"

First floor

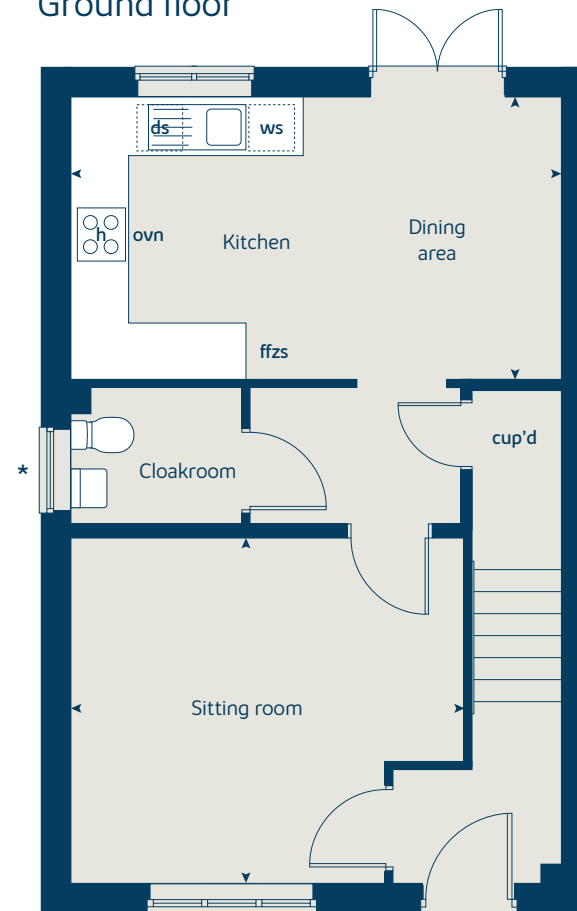
Bedroom 1	4.17 x 3.29	13' 8" x 10' 9"
Bedroom 2	5.19 x 3.48	17' 0" x 11' 5"

The Copse | X2305v CSHOT |

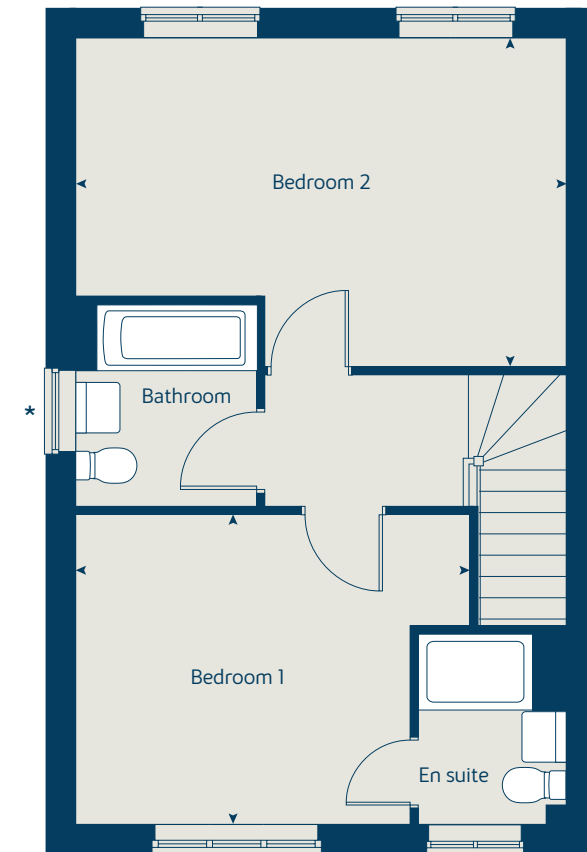
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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

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



The Holly

2 bedroom home

Floor area

79 sq.m 851 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.24	15' 6" x 10' 8"
Sitting room	3.72 x 3.66	12' 2" x 12' 0"

First floor

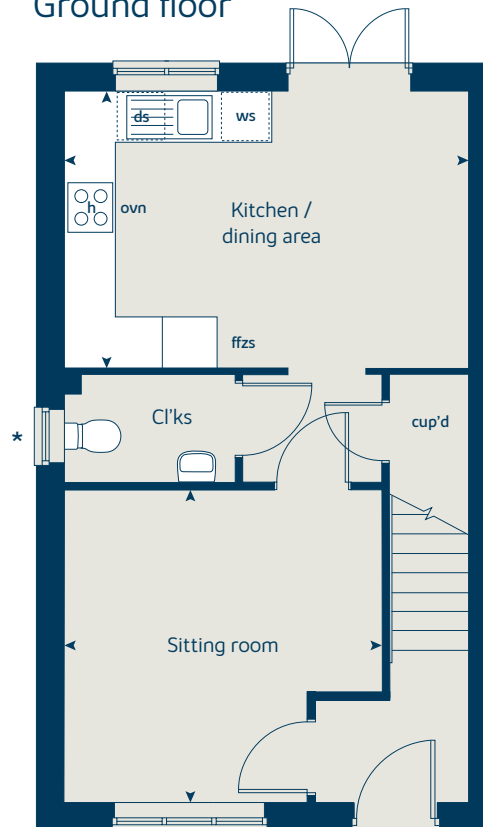
Bedroom 1	3.59 x 3.20	11' 9" x 10' 6"
Bedroom 2	4.74 x 3.93	15' 6" x 11' 1"

The Holly | X204 01 CSHOT |

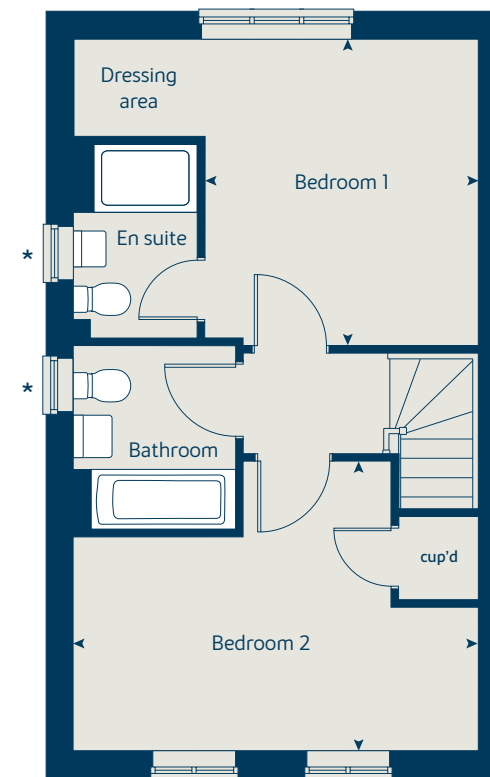
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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

Ground floor



First floor



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

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



The Walton

1 bedroom bungalow
with study

Floor area

60 sq.m 650 sq.ft

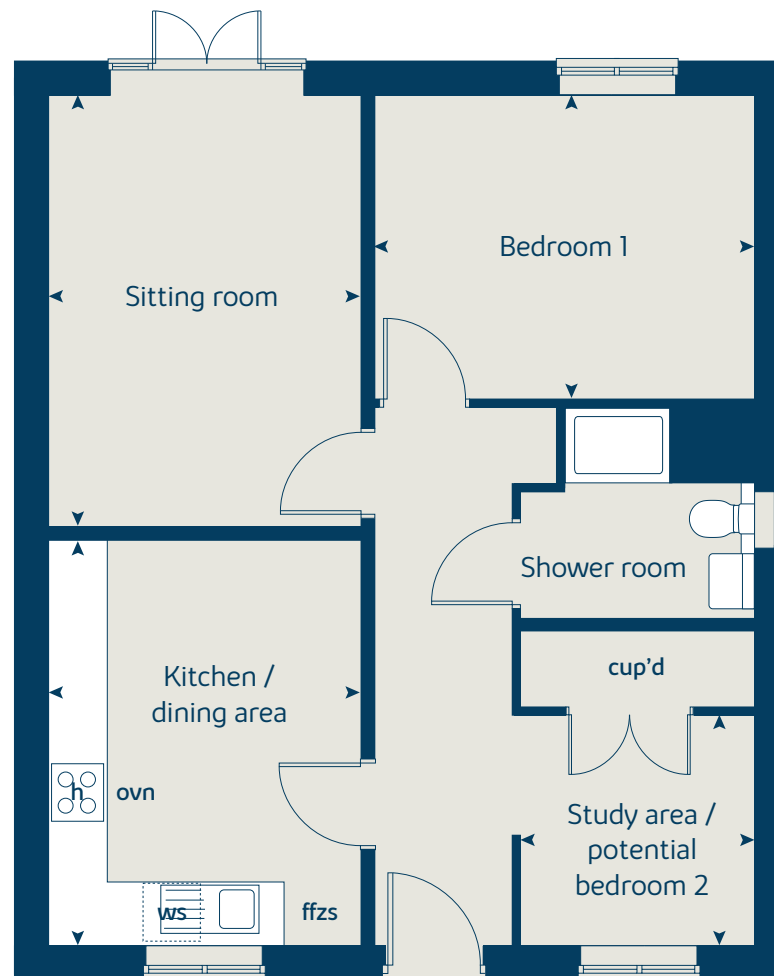
Ground floor	metres	feet / inches
Kitchen / dining area	4.06 x 3.12	13' 4" x 10' 3"
Sitting room	4.31 x 3.12	14' 2" x 10' 3"
Bedroom 1	3.79 x 3.03	12' 5" x 9' 11"
Study area	2.34 x 2.31	7' 8" x 7' 7"

The Walton | PB1 CSHOT |

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
ws	washing machine space	◀ ▶	measuring points

Ground floor



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



The Clove

1 bedroom home

First floor	metres	feet / inches
Kitchen	3.66 x 1.85	12' 0" x 6' 1"
Sitting room	5.12 x 3.64	16' 10" x 11' 11"
Bedroom 1	5.52 x 3.16	18' 1" x 10' 5"

The Clove | AF05 CSHOT |

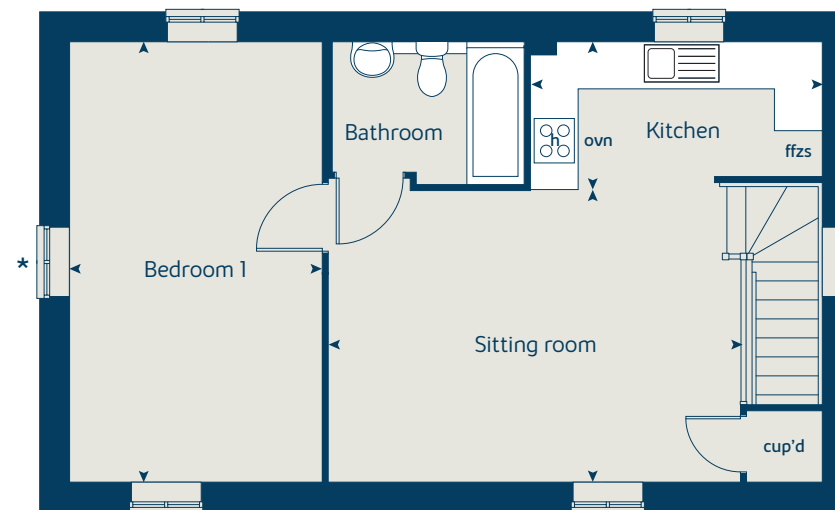
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

* Window applies to plot 183 only.

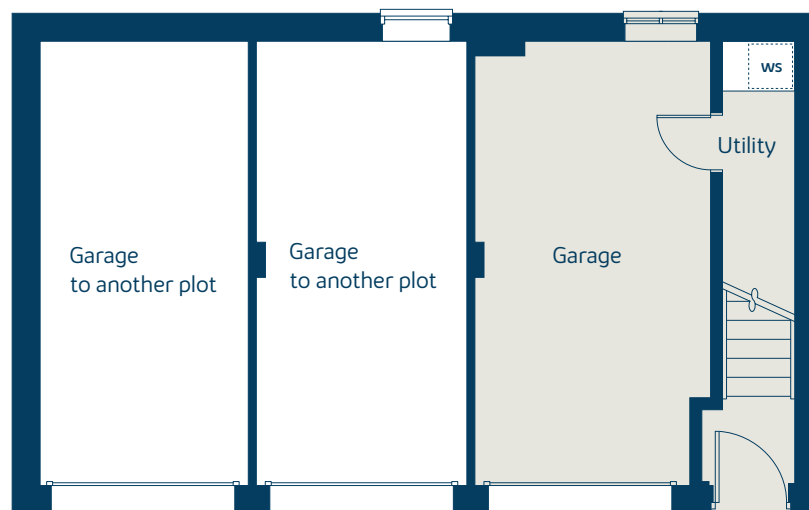
Please speak to our sales consultant for further details.

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

First floor



Ground floor



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









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

On top of the unique specification at The Chancery, 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.

From upgrading your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and choices available.

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades.

The availability of items is subject to the stage of build and house type, but our sales consultants will be happy to provide guidance so you can tailor your new home however you choose.

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

- **Quartz kitchen worktops**
- **Upgraded fridge freezer**
- **Upgraded dishwasher**
- **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.

Many of our properties include luxurious bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.

The Chancery

Evesham Road, Shotton, Stratford-upon-Avon, Warwickshire CV37 9RZ

01789 548 340

www.bovishomes.co.uk







Every care has been taken in the preparation of this brochure. Bovis Homes 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.

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. CSHOT DS16495 / 05.26



The Chancery

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.

Kitchen

	1 bedroom The Walton	2 bedroom The Holly The Copse	3 bedroom The Spruce The Cypress The Grove The Orchard The Cedar	4 bedroom The Aspen The Maple	5 bedroom The Bramble The Thatch The Lime The Oak
Choice of Standard fitted kitchen (doors and worktops)*	■	■ ■	■ ■ ■ ■ ■	■ ■	
Choice of Premium fitted 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 (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■ ■	■ ■ ■ ■ ■		
Indesit hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood				■ ■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood					■ ■ ■ ■
Fridge / freezer space	■	■ ■	■ ■ ■ ■ ■		
Integrated (Indesit) 50 / 50 fridge freezer				■ ■	■ ■ ■ ■
Space for integrated dishwasher with plumbing and electrics		■ ■	■ ■ ■ ■ ■	■ ■	
Integrated (Indesit) dishwasher					■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen / utility	■	■ ■	■ ■ ■ ■ ■	■ ■	■ ■ ■ ■

Bathrooms and en suite(s)

	1 bedroom The Walton	2 bedroom The Holly The Copse	3 bedroom The Spruce The Cypress The Grove The Orchard The Cedar	4 bedroom The Aspen The Maple	5 bedroom The Bramble The Thatch The Lime The Oak
Ideal Standard contemporary white sanitary ware suite	■	■ ■	■ ■ ■ ■ ■	■ ■	■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure		■ ■	■ ■ ■ ■ ■	■ ■	■ ■ ■ ■
Shower over the bath	■				
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■ ■	■ ■ ■ ■ ■	■ ■	
Choice of Premium 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) (where applicable)				■ ■	■ ■ ■ ■

Safety and security

Front door with multi-point security locking system and security chain	■	■ ■	■ ■ ■ ■ ■	■ ■	■ ■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■	■ ■ ■ ■ ■	■ ■	■ ■ ■ ■

Heating

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)				■	■ ■ ■ ■

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.

When you have finished with this brochure please recycle it.

CNORW DS16495 / 05.26

