



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 Shottery.

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.



The Chancery

Shottery

1 bedroom home

-  The Walton
-  The Clove

2 bedroom home

-  The Holly
-  The Copse

3 bedroom home

-  The Spruce
-  The Cypress
-  The Grove
-  The Cedar

3 / 4 bedroom home

-  The Bay
-  The Orchard

4 bedroom home

-  The Aspen
-  The Maple

5 bedroom home

-  The Bramble
-  The Thatch
-  The Lime
-  The Oak

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 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 |

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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



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The Lime

5 bedroom home

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"

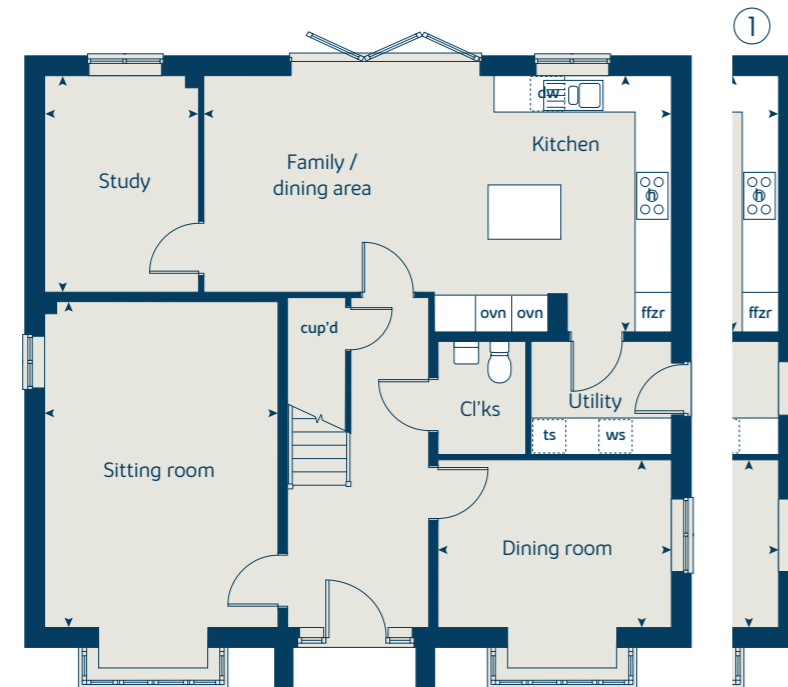
First floor	metres	feet / inches
Bedroom 1	4.05 x 3.75	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 8" x 10' 7"
Bedroom 4	3.54 x 2.25	11' 8" x 7' 5"
Bedroom 5	2.82 x 2.64	9' 3" x 8' 8"

The Lime | X520 CSHOT |

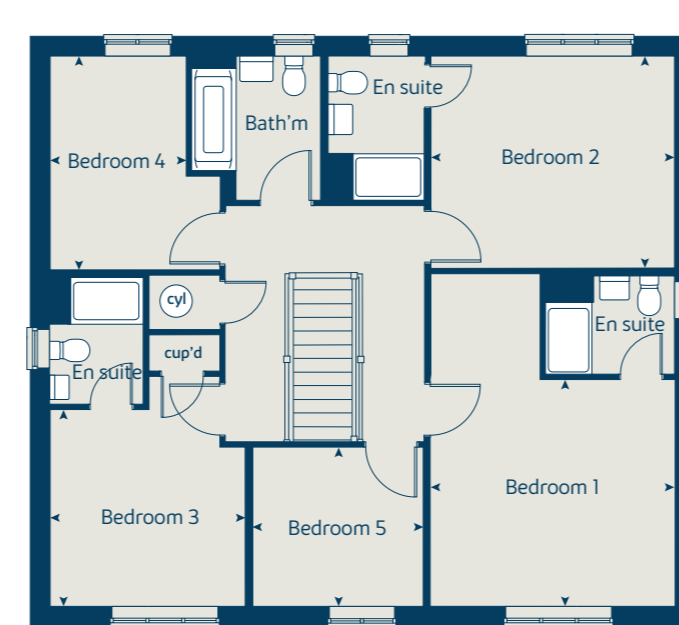
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ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ts	tumble dryer space		

Ground floor



First floor



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

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The Thatch

5 bedroom home

Floor area
193 sq.m 2080 sq.ft

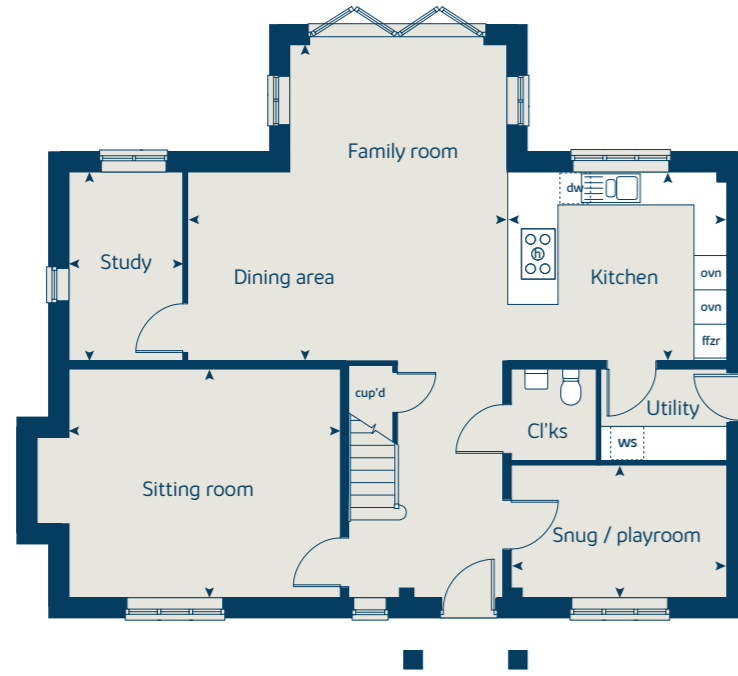
Ground floor	metres	feet / inches
Kitchen	3.91 x 3.35	12' 10" x 11' 0"
Family / dining area	5.62 x 5.60	18' 5" x 18' 4"
Sitting room	4.81 x 4.05	15' 9" x 13' 3"
Study	3.35 x 2.03	11' 0" x 6' 8"
Snug / play room	3.82 x 2.36	12' 6" x 7' 9"

First floor	metres	feet / inches
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"

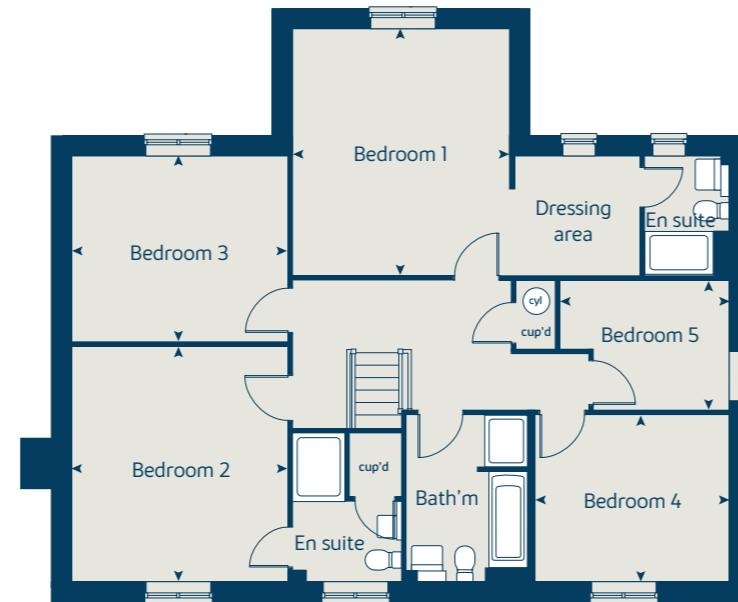
The Thatch | P505v3 CSHOT |
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ovn	oven	cup'd	cupboard
h	hob	ffzr	fridge freezer
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

Ground floor



First floor



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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	metres	feet / inches
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"

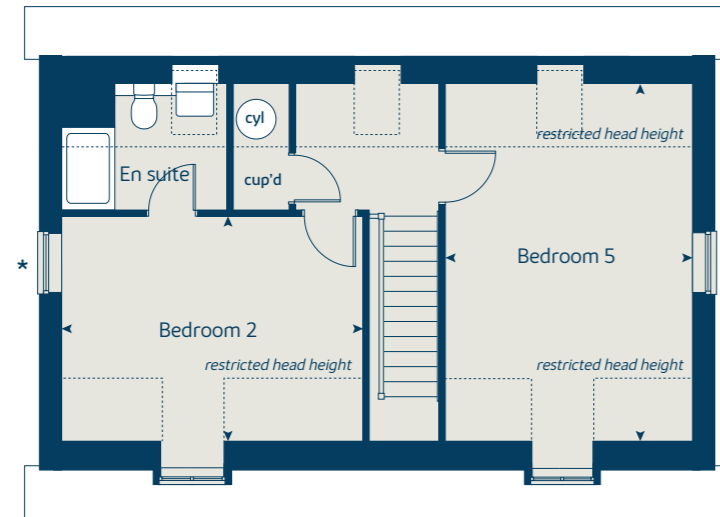
Second floor	metres	feet / inches
Bedroom 2	4.39 x 3.27	14' 5" x 10' 9"
Bedroom 5	5.20 x 3.61	17' 1" x 11' 10"

The Bramble | P504v1 CSHOT |

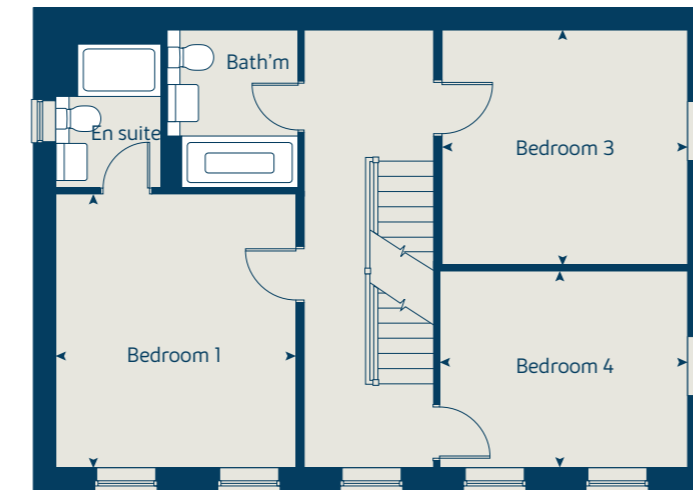
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ovn	oven	cup'd	cupboard
h	hob	ffzr	fridge freezer
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

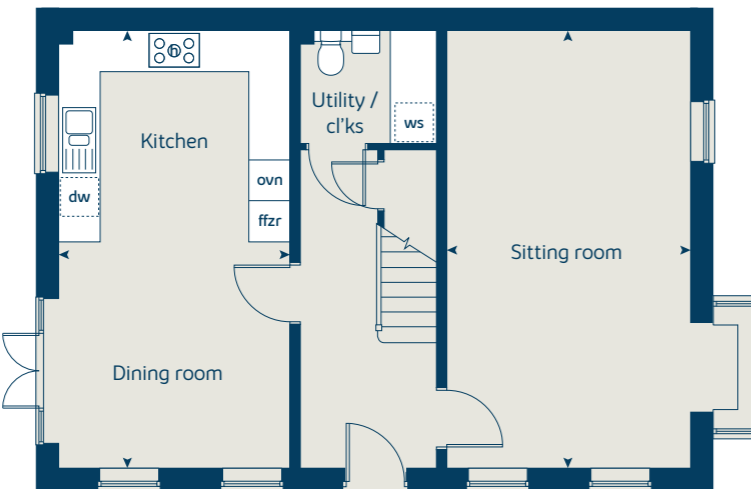
Second floor



First floor



Ground floor



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

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The Maple

4 bedroom home

Floor area
166 sq.m 1791 sq.ft

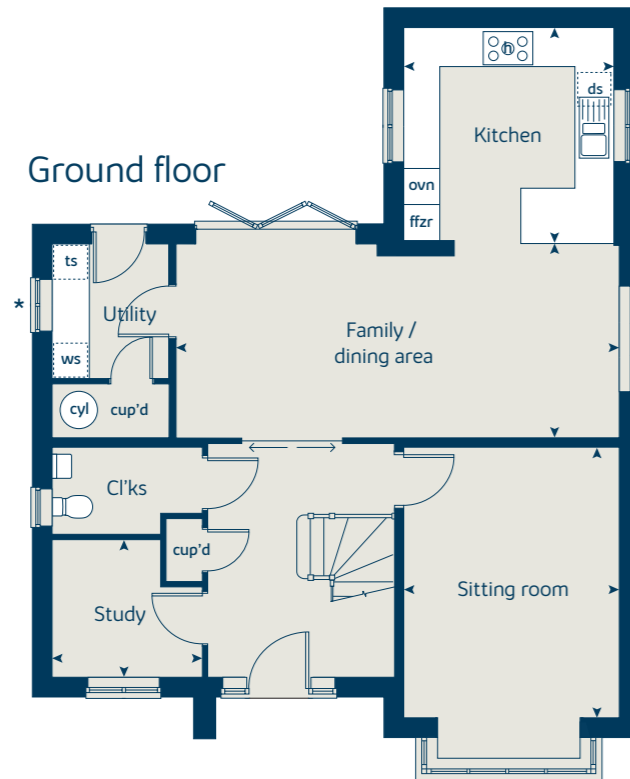
Ground floor	metres	feet / inches
Kitchen	3.50 x 3.39	11' 6" x 11' 1"
Family / dining area	7.28 x 3.23	23' 11" x 10' 7"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor	metres	feet / inches
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 |

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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.

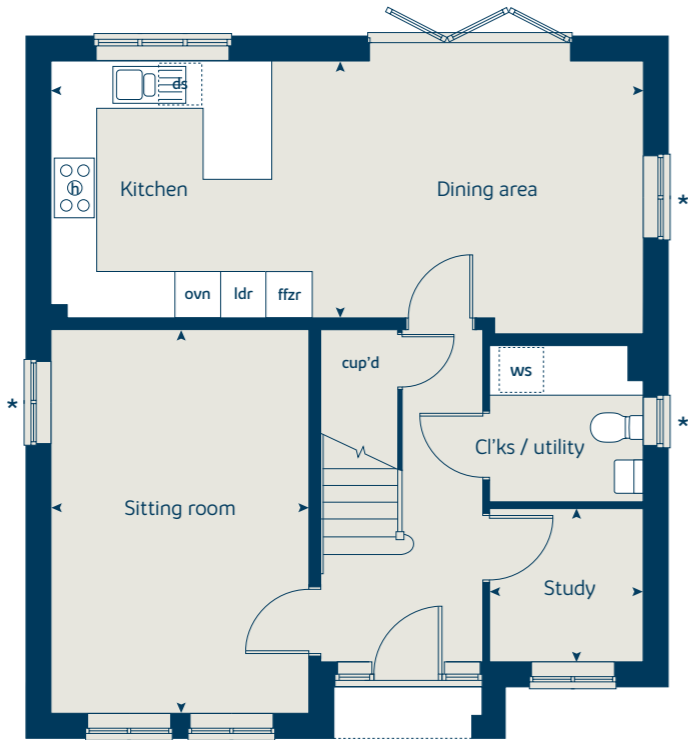
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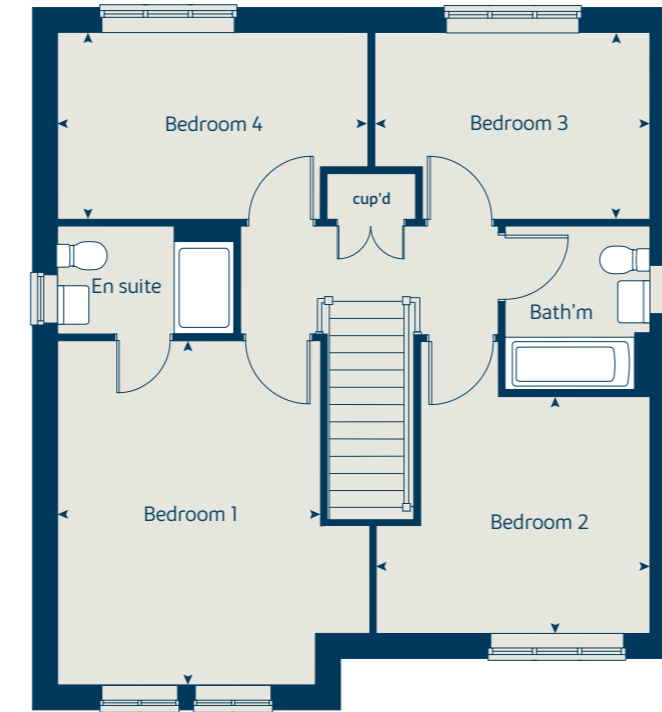
The Aspen

4 bedroom home

Ground floor



First floor



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

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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	metres	feet / inches
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 |

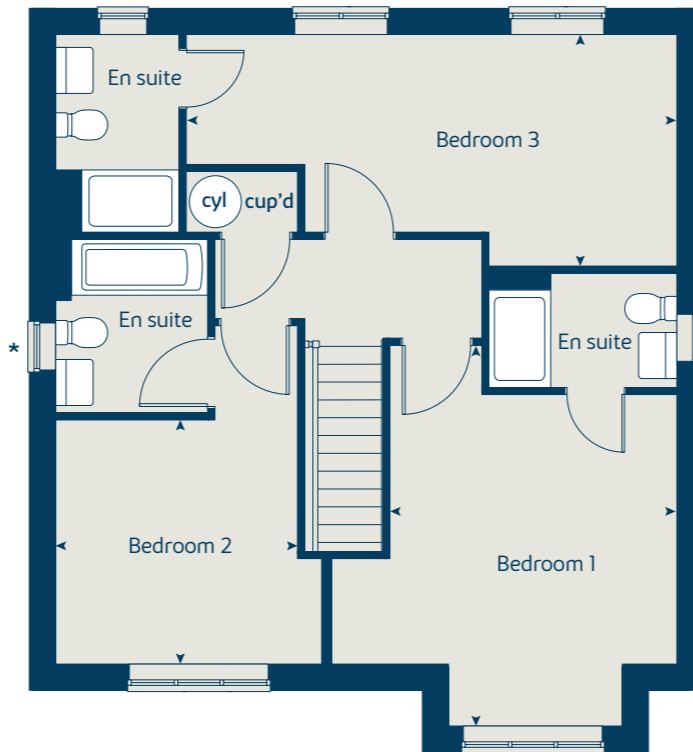
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

Ground floor



First floor



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

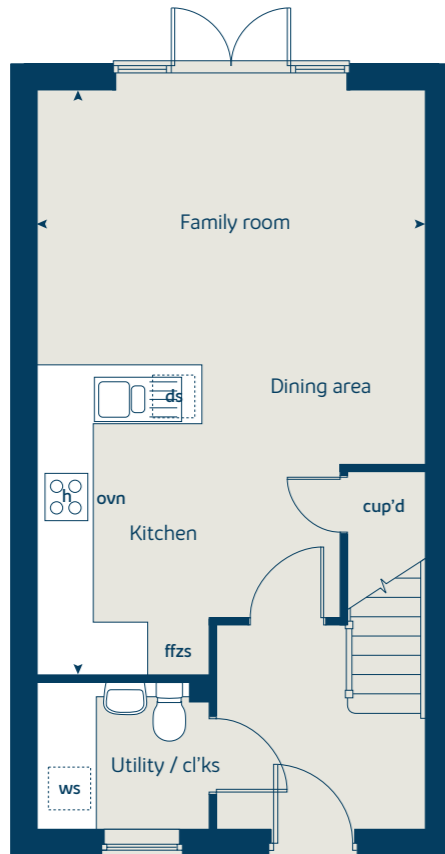
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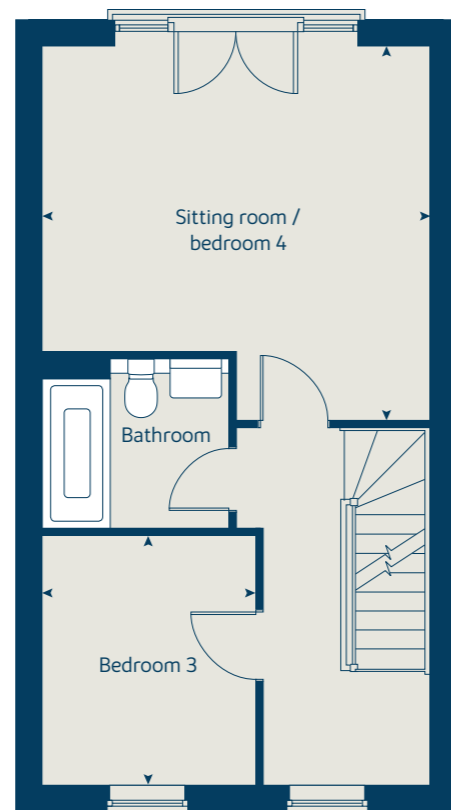
The Orchard

3 / 4 bedroom home

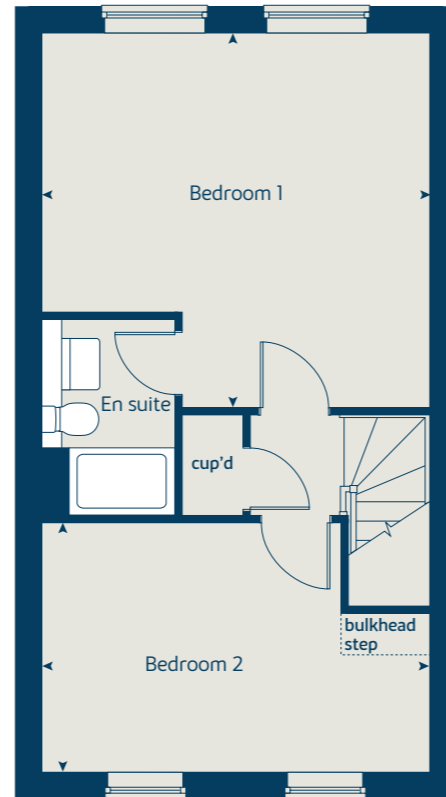
Ground floor



First floor



Second floor



Floor area

110 sq.m 1178 sq.ft

Ground floor

Kitchen / dining / family room 6.63 x 4.36 21'9" x 14'4"

First floor

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

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 |

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

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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 3.15	14' 4" x 10' 4"
Bedroom 3	4.36 x 2.81	14' 4" x 9' 3"

The Bay | P308V2 CSHOT |

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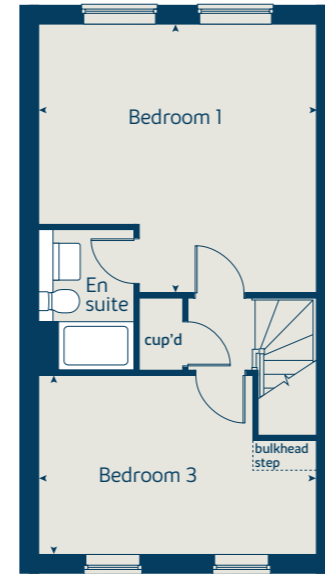
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

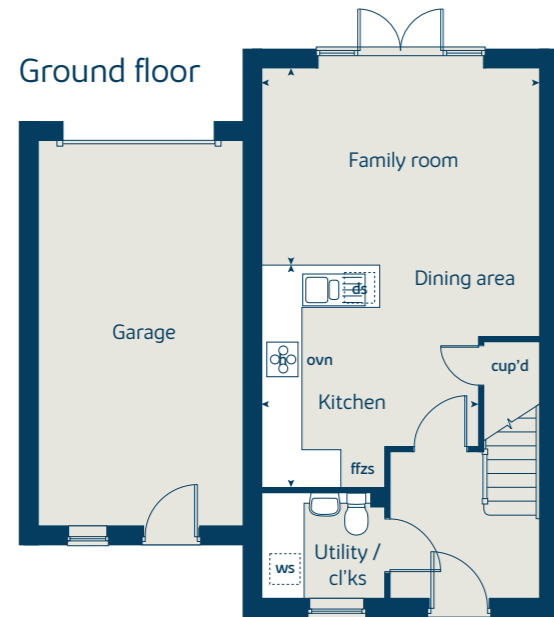
First floor



Second floor



Ground floor

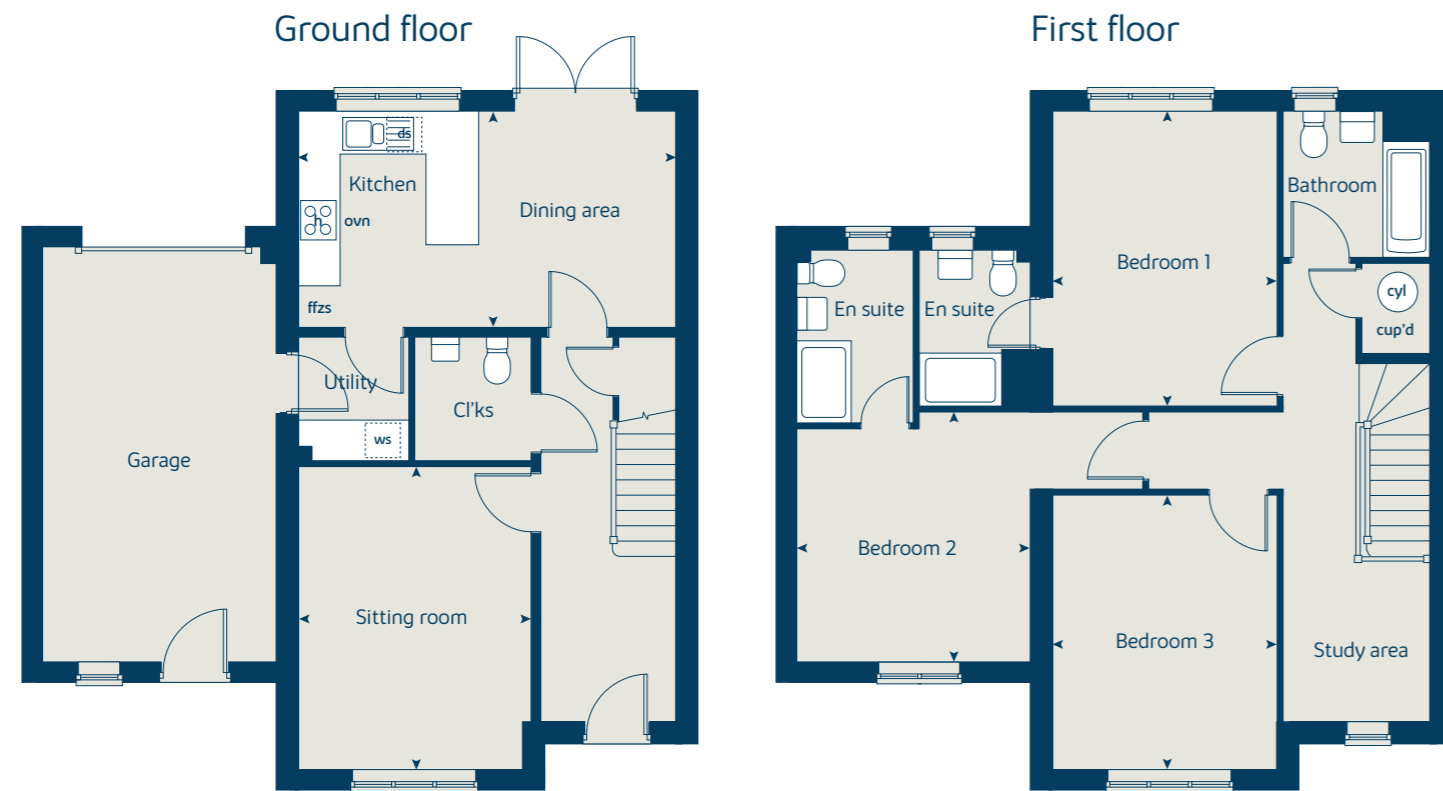


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The Grove

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 |

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

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.

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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

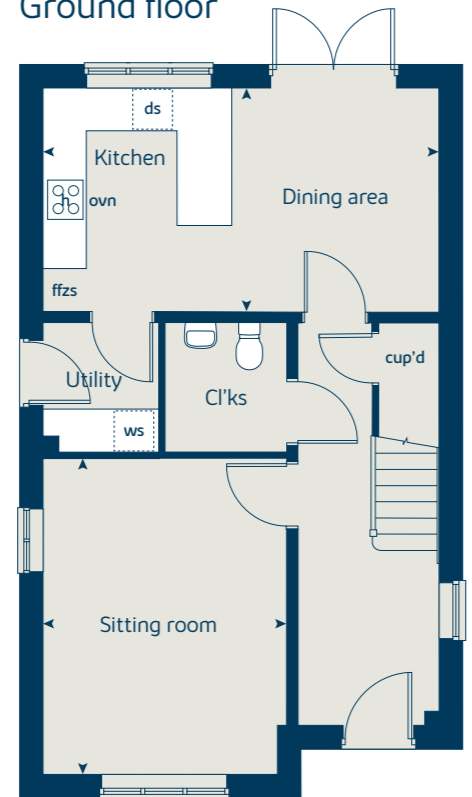
Bedroom 1	4.10 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.27 x 2.84	10' 9" x 9' 4"
Bedroom 3	3.55 x 2.16	11' 6" x 7' 1"

The Cypress | X308v CSHOT |

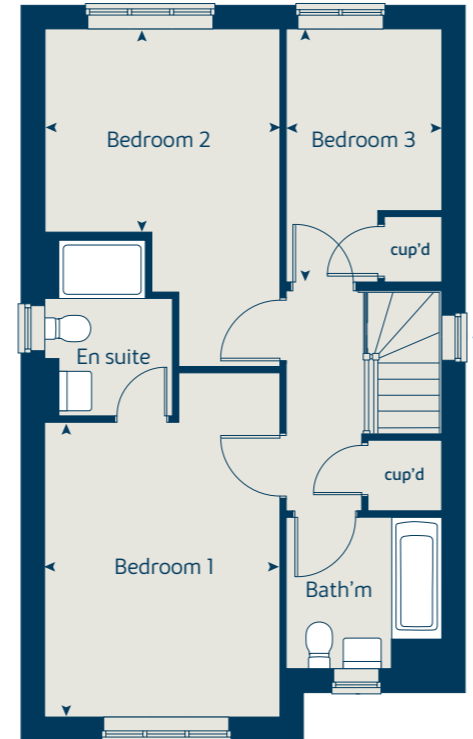
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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The 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"

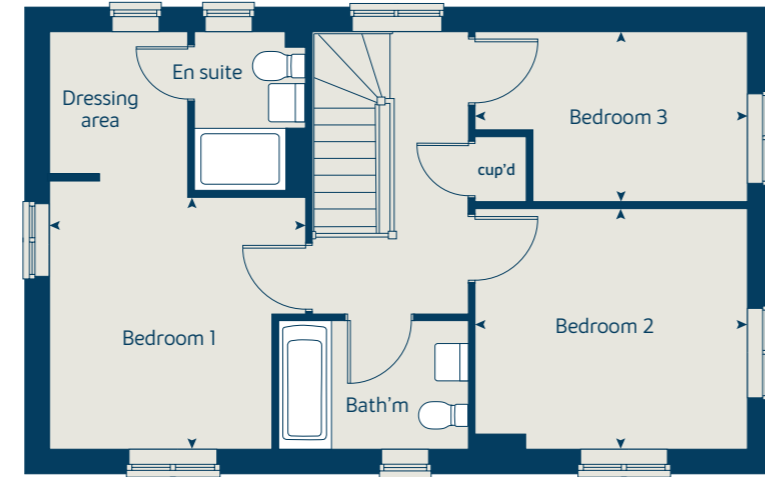
First floor	metres	feet / inches
Bedroom 1	3.33 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.59 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 5"

The Spruce | X307v1 CSHOT |

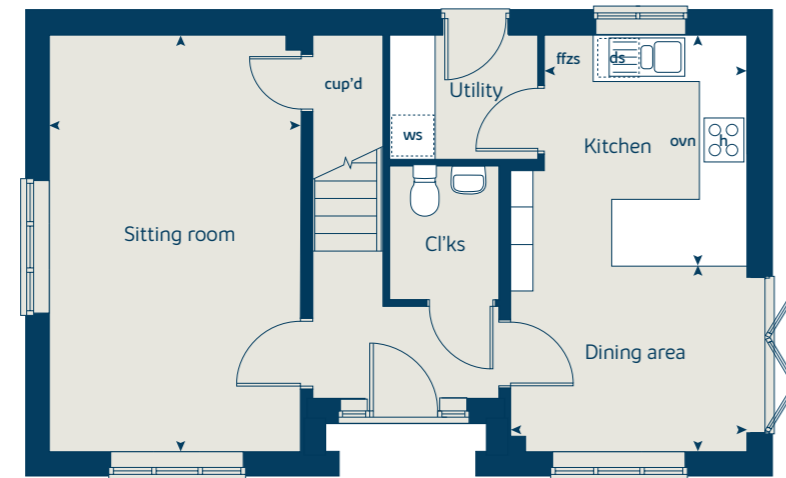
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

First floor



Ground floor



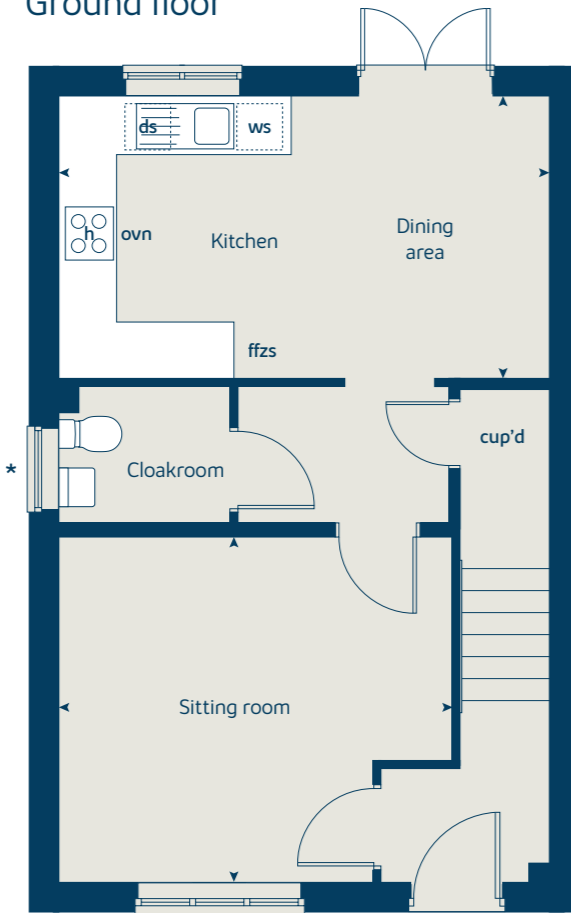
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending 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.



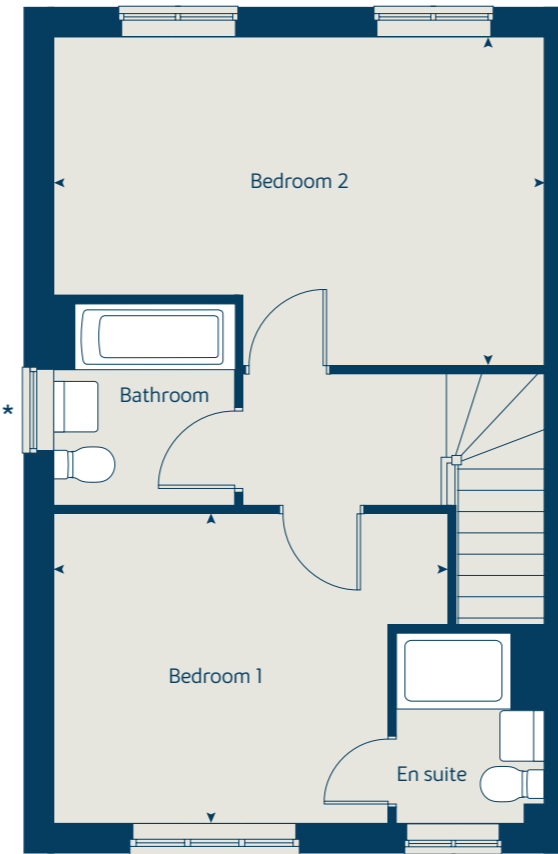
The Copse

2 bedroom home

Ground floor



First floor



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	metres	feet / inches
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		

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

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The Holly

2 bedroom home

Floor area
79 sq.m 851 sq.ft

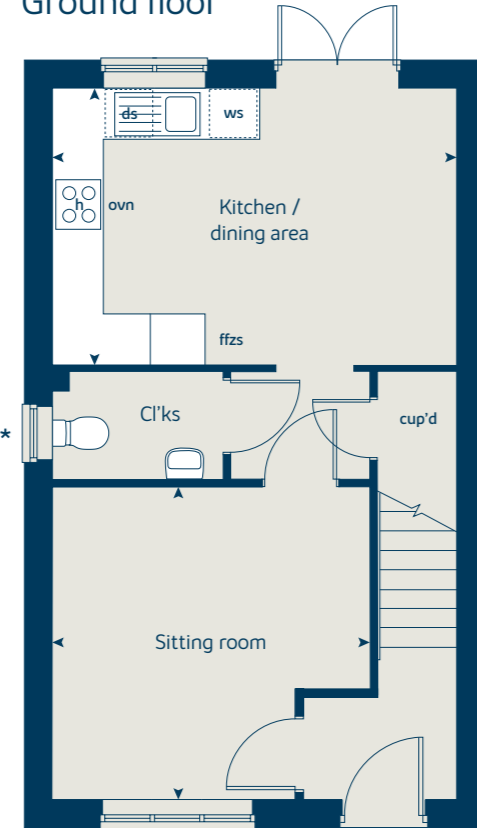
Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.24	15' 6" x 10' 8"
Sitting room	3.72 x 3.66	12' 2" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.59 x 3.20	11' 9" x 10' 6"
Bedroom 2	4.74 x 3.93	15' 6" x 11' 1"

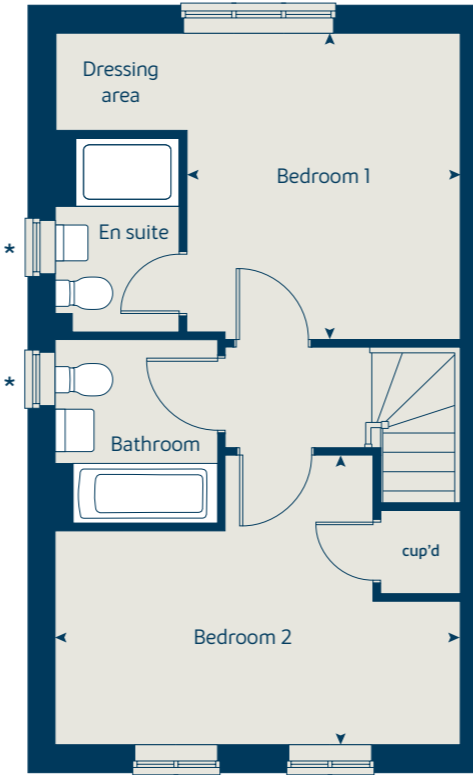
The Holly | X204 01 CSHOT |
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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

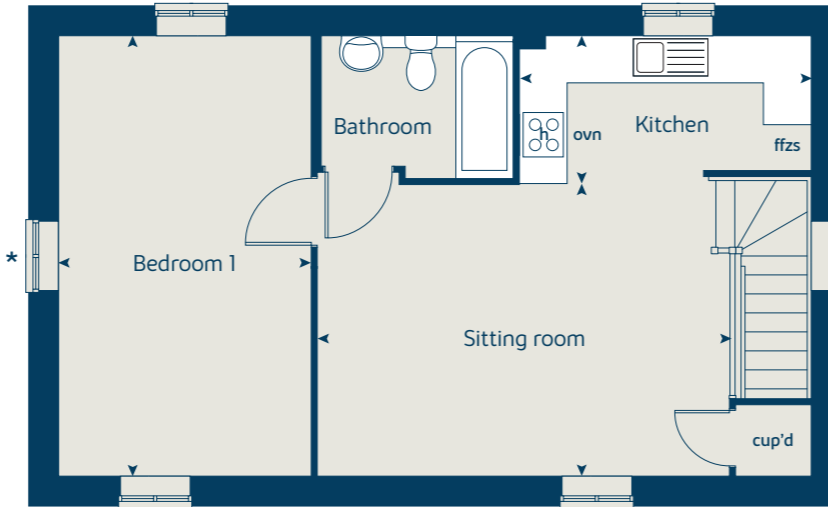
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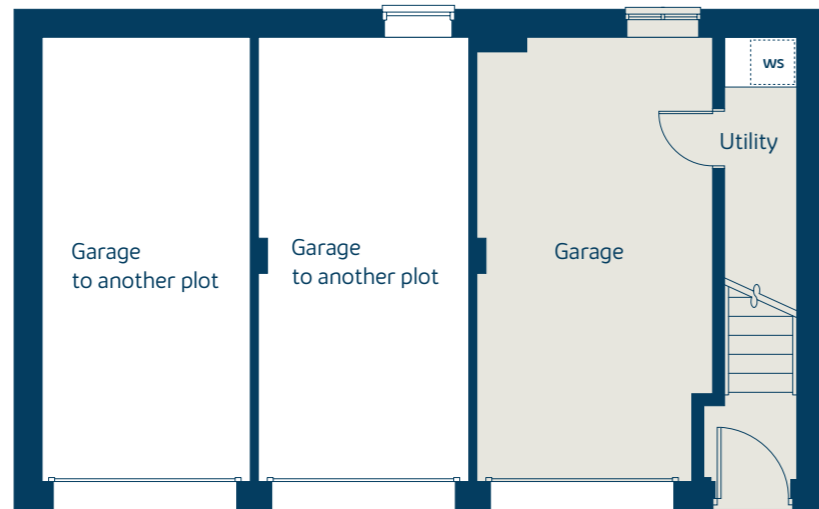
The Clove

1 bedroom home

First floor



Ground floor



First floor

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 |

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* Window applies to plot 183 only. Please speak to our sales consultant for further details.

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

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The Walton

1 bedroom bungalow with study

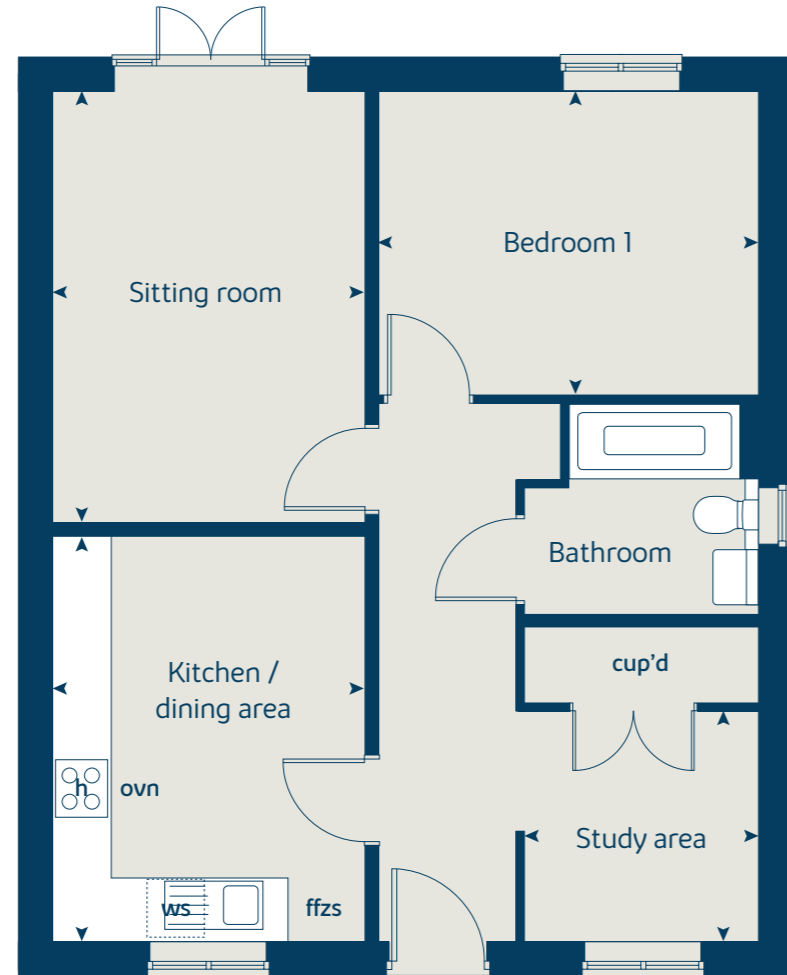
Floor area
60 sq.m 650 sq.ft

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

Ground 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 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

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 you with a full brochure and guidance.

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, Shottery, Stratford-upon-Avon, Warwickshire CV37 9RZ

01789 548 340

www.bovishomes.co.uk





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.

	1 bedroom The Walton The Clove	2 bedroom The Holly The Copse	3 bedroom The Spruce The Cypress The Grove The Orchard The Cedar The Bay	4 bedroom The Aspen The Maple	5 bedroom The Bramble The Thatch The Lime The Oak
Kitchen					
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 The Clove	2 bedroom The Holly The Copse	3 bedroom The Spruce The Cypress The Grove The Orchard The Cedar The Bay	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)			■	■	■

Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
General - indoors					
White painted walls and smooth white ceilings	■	■	■	■	■
White painted cottage style internal doors with chrome lever handles	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■
Double glazed bi-fold doors			■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
General - outdoors					
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)		■	■	■	■
External light fitted to front porch, and wiring for external light to rear door	■	■	■	■	■
Warranties					
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

- Fitted as standard - included in the property
- * Subject to stage of construction



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Vistry South Central Midlands region

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