



# Redlands Grove

Wanborough

A taste of local life

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

**Bovis  
Homes** 





# Welcome to Redlands Grove

This attractive new development near the pretty Wiltshire village of Wanborough is just 5 miles from the thriving town of Swindon, famed for the steam railway heritage.

Wanborough is a vibrant community with its own playgroup, primary school, a doctor's surgery and five pubs. Its village hall is brimming with leisure activities and there are sports clubs and a monthly Farmers' Market. Its quirky St Andrew's Church is one of just three in the UK with both a spire and a tower and the parish has plenty of outdoor public space with conservation areas, play parks, the peaceful Warneage Wood and two walking trails. For shopping and entertainment, it's just a 15-minute drive to Swindon.

The A419 for Cirencester and the A420 for Oxford are both within a few miles of the development. London and Bristol are easily accessible via the nearby M4.

Swindon railway station is just 5 miles away with regular services to London, Reading, Bristol and Cheltenham. Bristol Airport is 54 miles away.

Our range of 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious main bedrooms with en suites.

So, if you're looking for a quality new home in a rural setting within easy reach of Swindon, your search ends here!





# The perfect position

## Education for everyone

Wanborough has its own Playgroup for pre-school children in the Village Hall and its Primary School caters for 4 to 11-year-olds.

For senior pupils there are schools in the area including the Dorcan Academy and Lawn Manor Academy for 11 to 16-year-olds,

and Commonweal with a sixth form, caters for pupils from 11 up to 18.

New College Swindon, with its two campuses offers a vast array of courses from GCSE up to degree level.

**New College Swindon**  
3.8 miles | 9 mins drive



**Wanborough Primary School**  
1 miles | 22 mins walk



**Wanborough Surgery**  
1.6 miles | 4 mins drive



**Swindon Railway Station**  
4.5 miles | 13 mins drive



**Dorcan Academy**  
1.7 miles | 4 mins drive



**Supermarket**  
2 miles | 6 mins drive



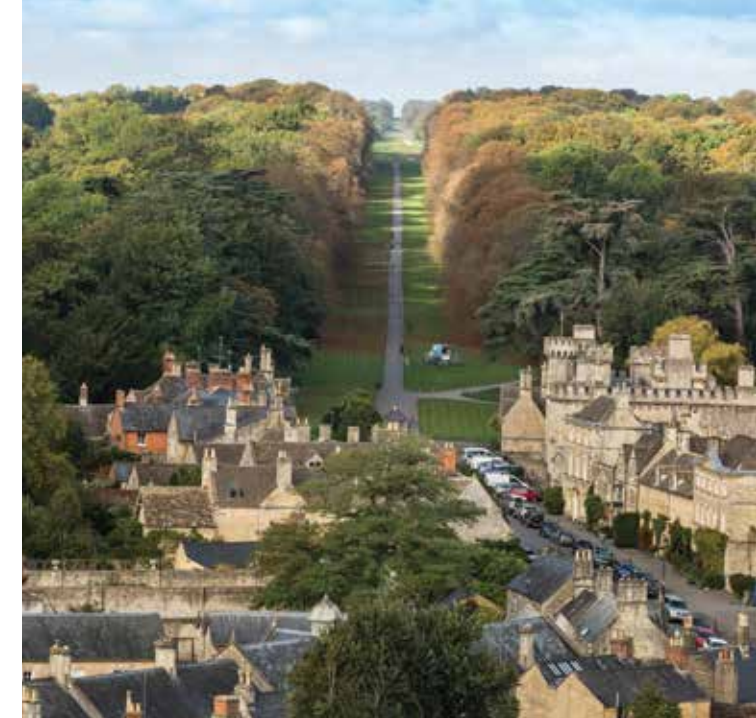
**Swindon Designer Outlet Shopping Centre**  
5.4 miles | 13 mins drive



**Coate Water Country Park**  
3.1 miles | 7 mins drive



Redlands  
Grove



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



# A community to be proud of



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£8.5 million** in local schemes to support the community surrounding your new home in Wanborough.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** include:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	WASTE MANAGEMENT	CYCLE ROUTES
PRIMARY EDUCATION	PUBLIC ART	SPORTS AND LEISURE FACILITIES	LIBRARIES

**Green initiatives** found at Redlands Grove:

HEDGEHOG HIGHWAYS	WASTE WATER HEAT RECOVERY SYSTEMS	VEHICLE CHARGING POINTS	TREES PLANTED
PV SOLAR PANELS	HIGH QUALITY INSULATION	A+ RATED DOUBLE-GLAZED WINDOWS	INCREASED VENTILATION

# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

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

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

Smooth Move	Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.
Key Worker	Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.
Armed Forces <b>TRINITY</b>	Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.
Own New 	We have partnered with Own New to bring you Rate Reducer*, a new scheme designed to help first time buyers and home movers to access mortgages at a lower rate over the initial fixed period, when buying a new Bovis home.



# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

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

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

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



# Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

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

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



Scan me  
for directions



# Redlands Grove

Wanborough Road,  
Wanborough,  
Wiltshire SN4 0AA  
[redlands.grove@bovishomes.co.uk](mailto:redlands.grove@bovishomes.co.uk)

## From M4 Junction 15

- Follow A419 onto Marlborough Road
- Take the A4312 exit towards A420 / Oxford / Swindon
- At the roundabout, take the 1st exit onto Merlin Way
- Go through 2 Roundabouts
- Continue onto Wanborough Road
- Bovis Homes will be on your left

Cover photograph of «PHOTO». Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

### Vistry Cotswolds region

Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS10873 / 09.24





# Wanborough

### 3 bedroom homes

## 4 bedroom homes

## Pre-sold homes

- bollards

v visitor space

bcp bin collection point

leap local equipped area of play

 The Spruce

 3 bedroom homes

 The Cypress

## The Chestnut

 The Cypress II

 The Maple

 The Beech

## The Alder

## The Mulberry

## The Briar



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Produced by the Vistry Group Design Studio.

Wanborough DS10873 / 01.25

**Bovis  
Homes**





# The Spruce

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

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

**The Spruce | X307 (IF) 02 Redlands Grove |**  
 The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

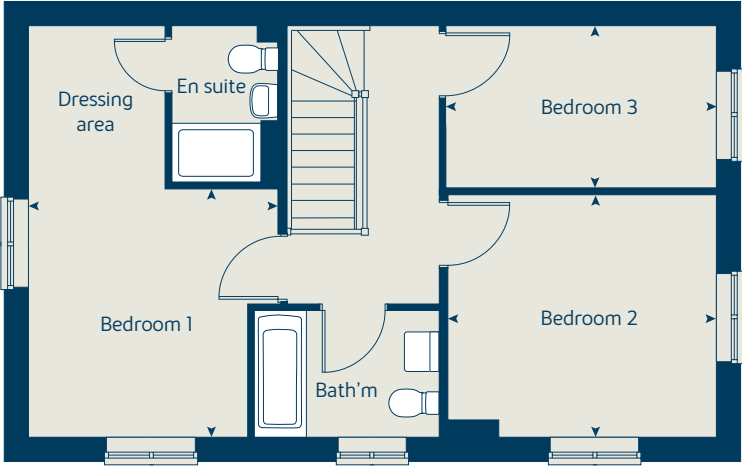
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles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

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

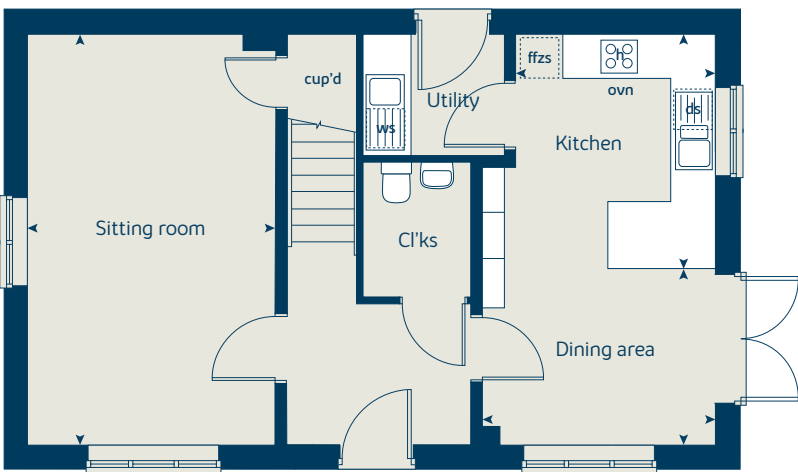
Produced by the Vistry Group Design Studio.  
 When you have finished with this leaflet please recycle it.  
 Wanborough DS10873 / 04.25



### First floor



### Ground floor







# The Cypress

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.10 x 3.27	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

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

### The Cypress | X308 (F) 02 Redlands Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

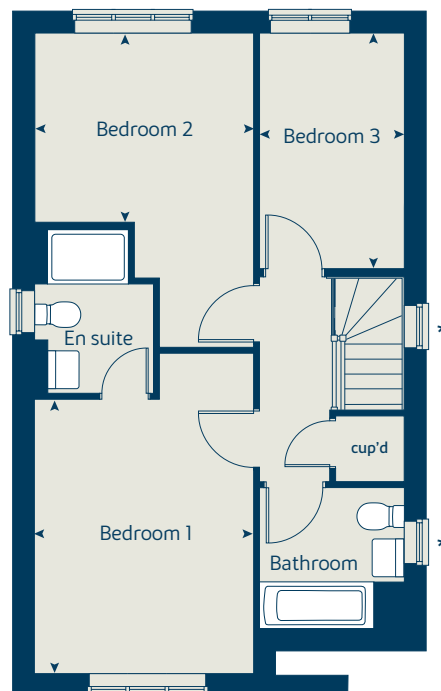
\* Windows apply to selected plots only. Please see sales consultant for further details.

Produced by the Vistry Group Design Studio.

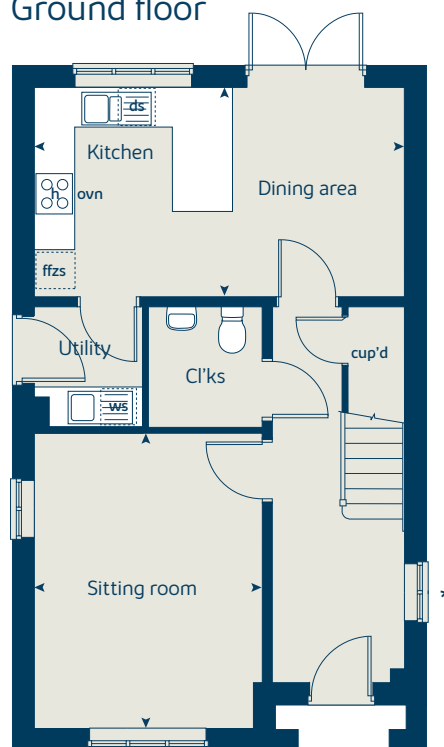
When you have finished with this leaflet please recycle it.

Wanborough DS10873 / 04.25

### First floor



### Ground floor







# The Cypress II

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Cypress II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.10 x 3.27	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

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

### The Cypress II | X308 (IF) 02 Redlands Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

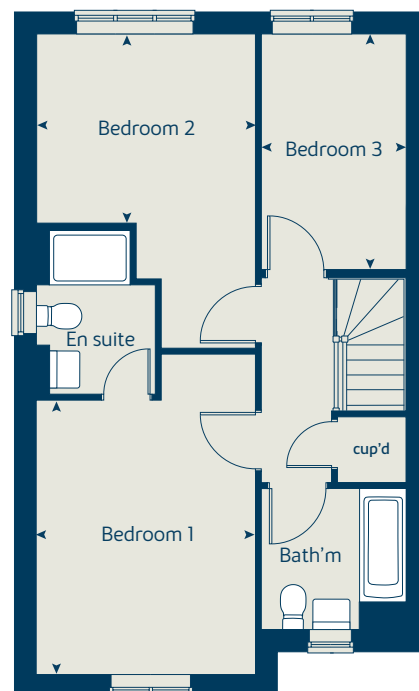
\* Windows apply to selected plots only. Please see sales consultant for further details.

Produced by the Vistry Group Design Studio.

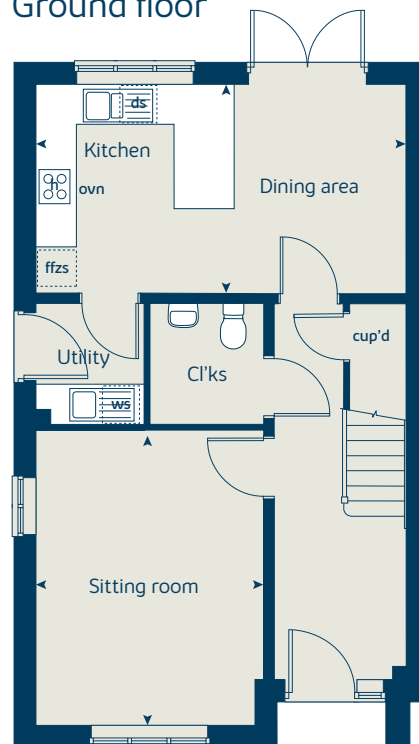
When you have finished with this leaflet please recycle it.

Wanborough DS10873 / 04.25

### First floor



### Ground floor







# The Beech

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.71	15' 7" x 8' 11"
Sitting room	3.96 x 3.72	13' 0" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.35 x 2.49	11' 0" x 8' 2"

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

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

### The Beech | X309 02 Redlands Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

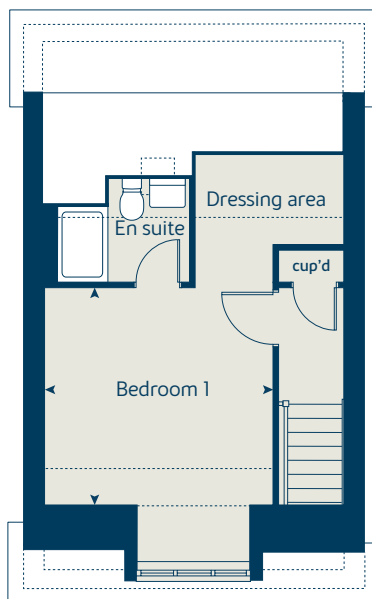
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles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

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

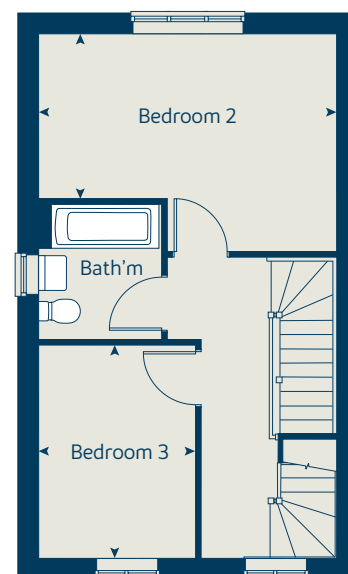
Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.  
Wanborough DS10873 / 04.25

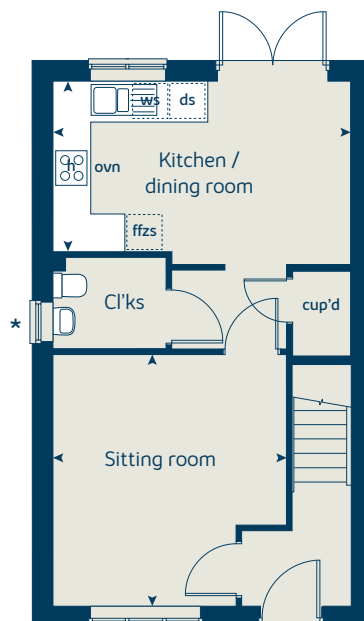
### Second floor



### First floor



### Ground floor







# The Chestnut

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.60 x 2.83	15' 1" x 9' 3"
Dining / family area	4.05 x 3.05	13' 3" x 10' 0"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

### First floor

Bedroom 1	4.47 x 3.24	14' 8" x 10' 8"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.20 x 2.35	10' 6" x 7' 9"

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

### The Chestnut | X413 02 vt Redlands Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

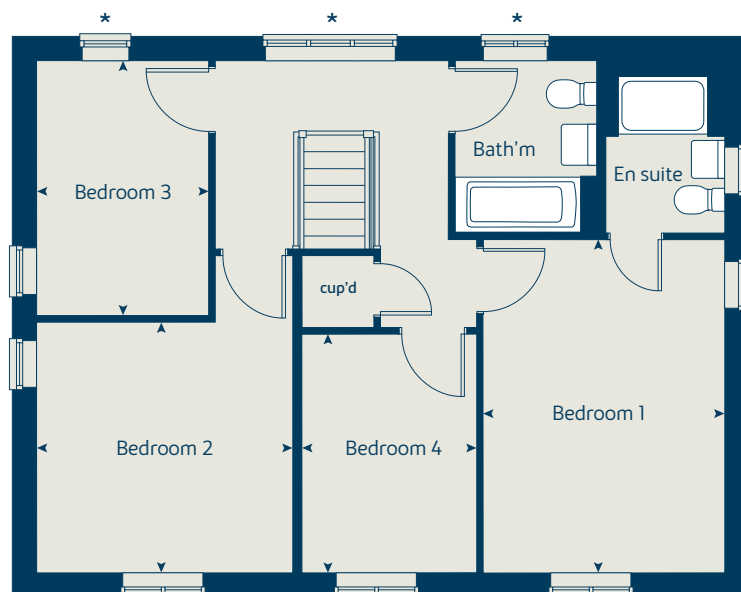
\* Windows apply to plot 136 only. Please see sales consultant for further details.

Produced by the Vistry Group Design Studio.

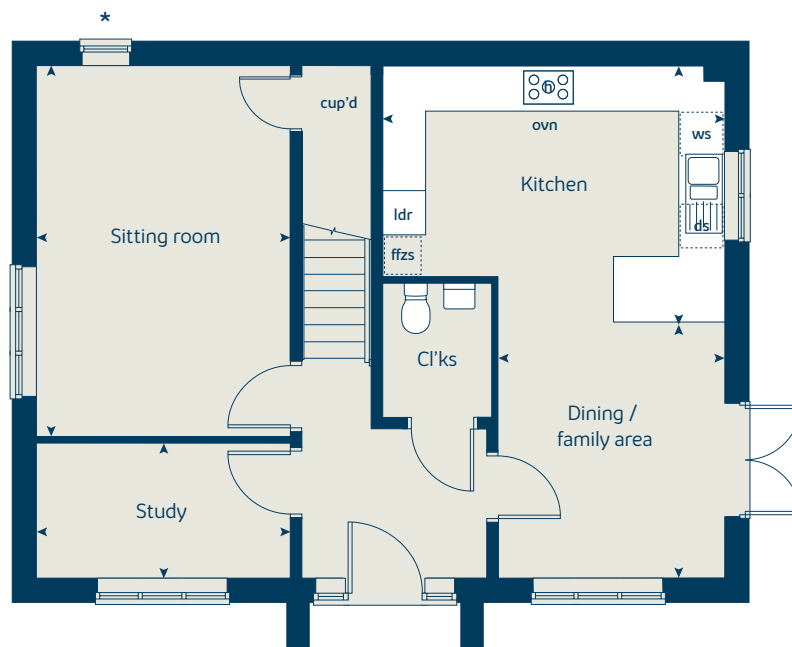
When you have finished with this leaflet please recycle it.

Wanborough DS10873 / 04.25

### First floor



### Ground floor







# The Aspen

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.58	25' 6" x 11' 9"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 8" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" 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' 1"

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

**The Aspen | X414 (F) 02 Redlands Grove |**

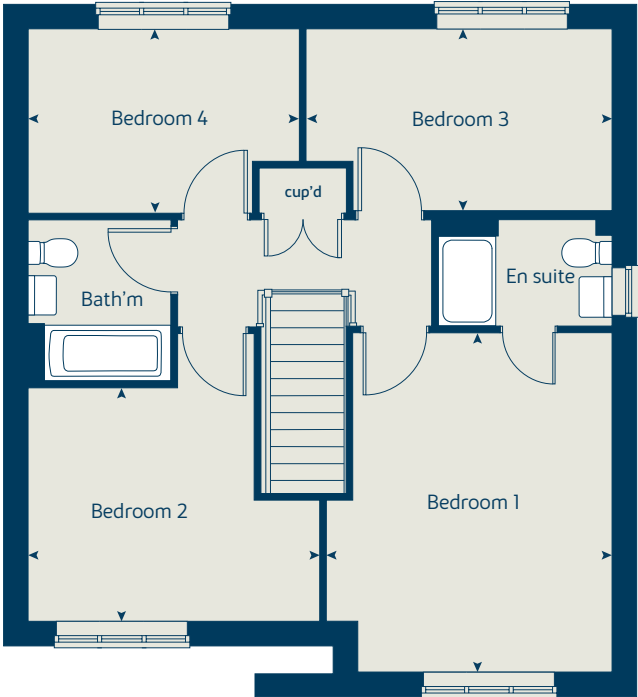
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

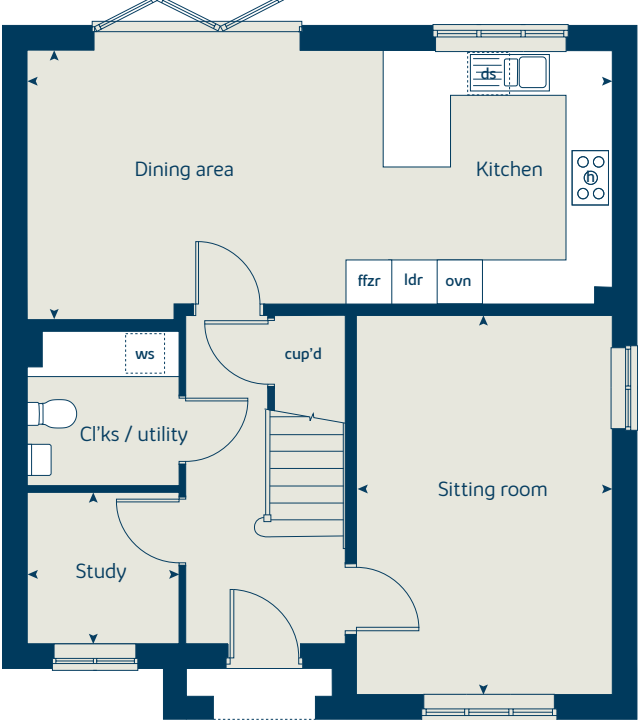
Produced by the Vistry Group Design Studio.  
 When you have finished with this leaflet please recycle it.  
 Wanborough DS10873 / 04.25



### First floor



### Ground floor







# The Alder

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Alder

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.52 x 3.24	11' 7" x 10' 8"
Dining / family area	5.26 x 3.24	17' 3" x 10' 8"
Sitting room	4.28 x 3.39	14' 1" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.88 x 3.39	12' 9" x 11' 1"
Bedroom 2	4.32 x 3.03	14' 2" x 9' 11"
Bedroom 3	3.79 x 3.03	12' 5" x 9' 11"
Bedroom 4	3.35 x 3.13	11' 0" x 10' 3"

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

### The Alder | X415 02 Redlands Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

\* Door and window omitted to plot 146 only. Please see sales consultant for further details.

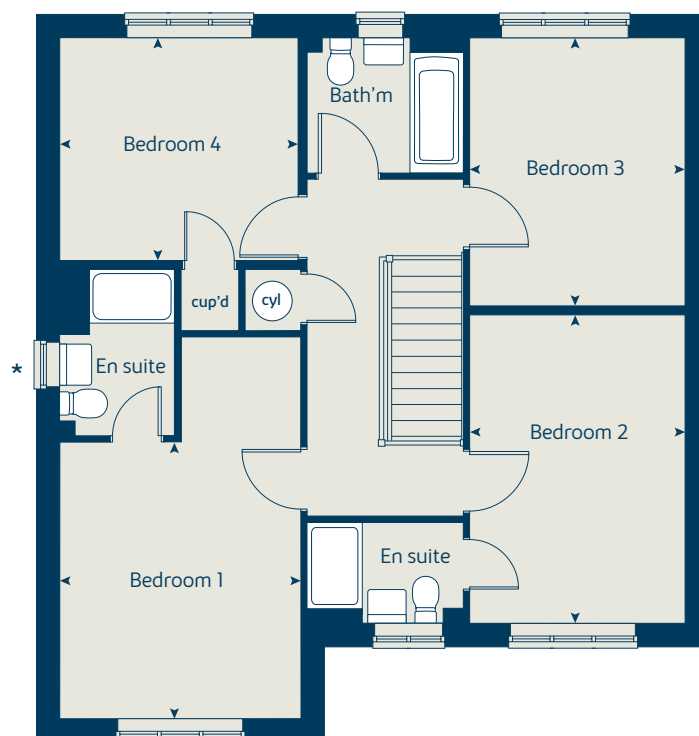
Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

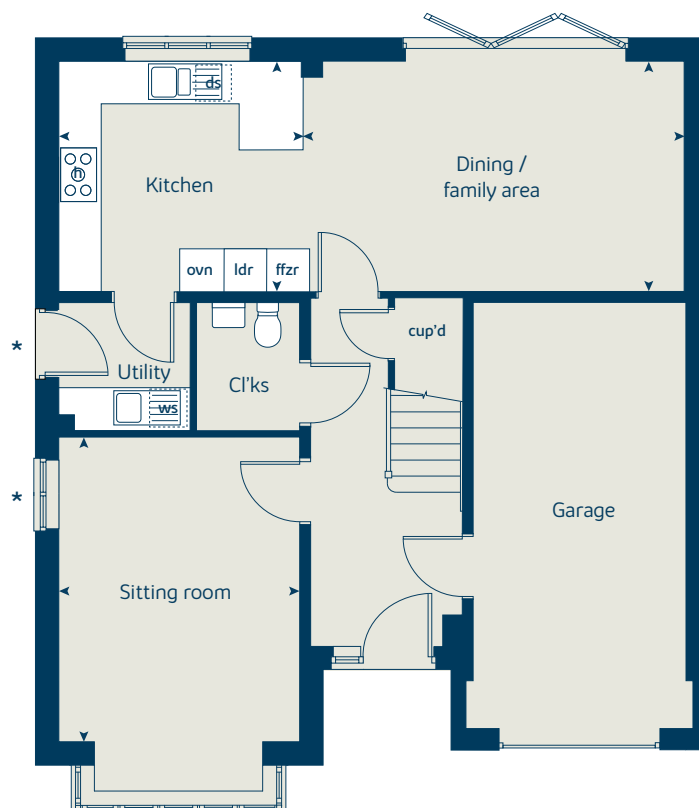
Wanborough DS10873 / 04.25



## First floor



## Ground floor







# The Maple

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Maple

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 7"
Family / dining area	7.28 x 3.02	23' 11" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 3" x 7' 6"

### First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.69 x 3.56	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

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

### The Maple | X416 02 Redlands Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

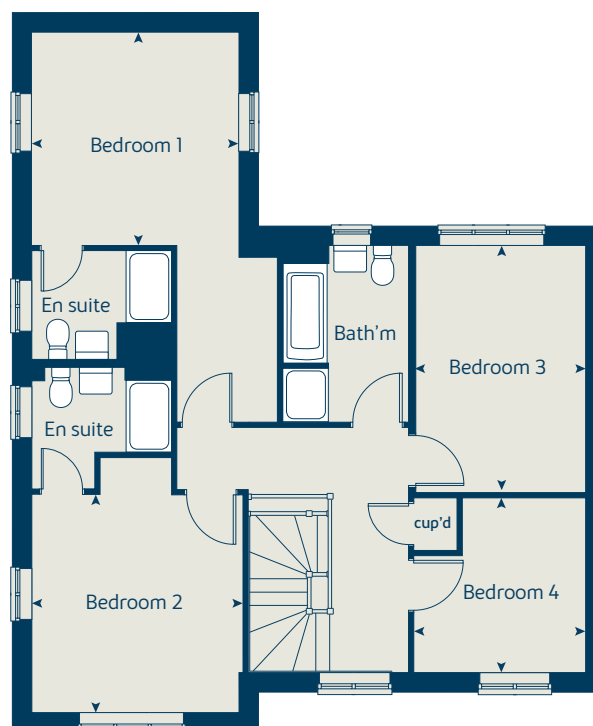
- ① Alternative window layout applies to plot 181 only. Please see sales consultant for further details.

Produced by the Vistry Group Design Studio.

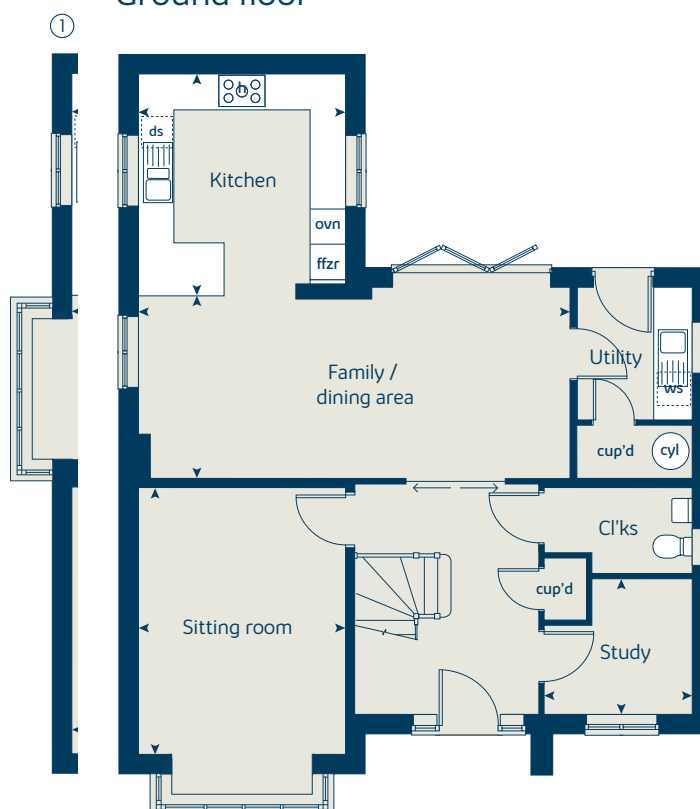
When you have finished with this leaflet please recycle it.

Wanborough DS10873 / 04.25

### First floor



### Ground floor







# The Briar

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Briar

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.04	12' 7" x 10' 0"
Dining area	4.27 x 3.04	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 11" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 3"

First floor		
Bedroom 1	5.12 x 3.11	16' 10" x 10' 3"
Bedroom 2	3.86 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.12 x 3.11	13' 6" x 10' 2"
Bedroom 4	3.11 x 2.86	10' 3" x 9' 5"

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

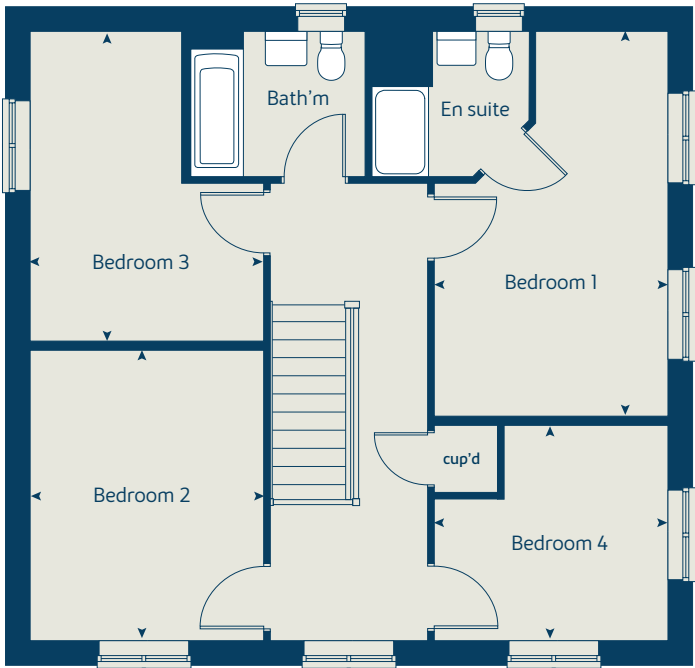
**The Briar | X417 04 (IF) Redlands Grove |**  
 The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

Produced by the Vistry Group Design Studio.  
 When you have finished with this leaflet please recycle it.  
 Wanborough DS10873 / 04.25



### First floor



### Ground floor







# The Mulberry

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- Waste water heat recovery system

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

**Bovis  
Homes** 

# The Mulberry

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.18 x 2.92	26' 10" x 9' 7"
Sitting room	4.76 x 3.74	15' 3" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

First floor		
Bedroom 1	3.72 x 3.35	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.43	12' 0" x 11' 3"
Bedroom 3	4.32 x 2.94	14' 2" x 9' 8"
Bedroom 4	3.75 x 2.57	12' 4" x 8' 5"

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

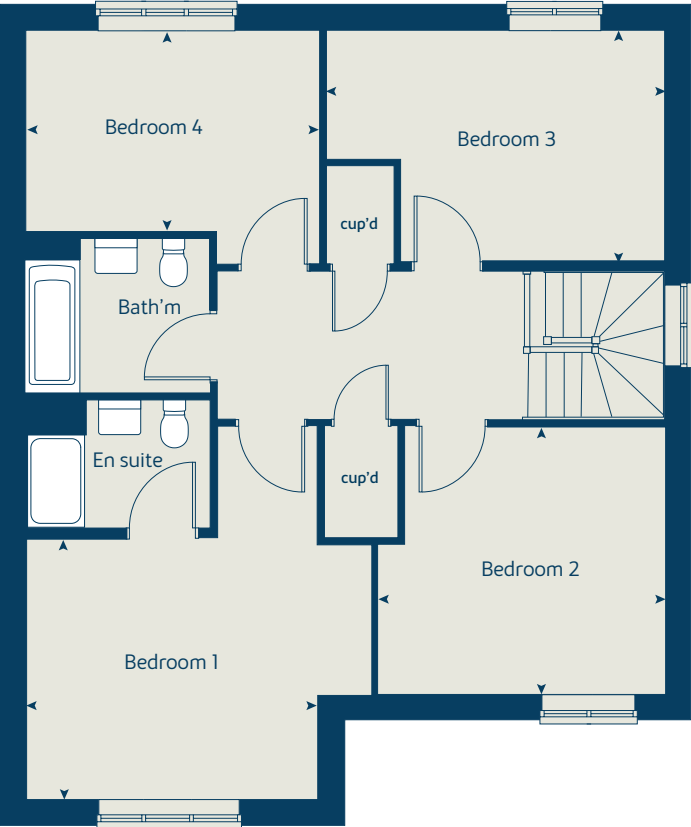
**The Mulberry | X418 02 (F) Redlands Grove |**  
 The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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

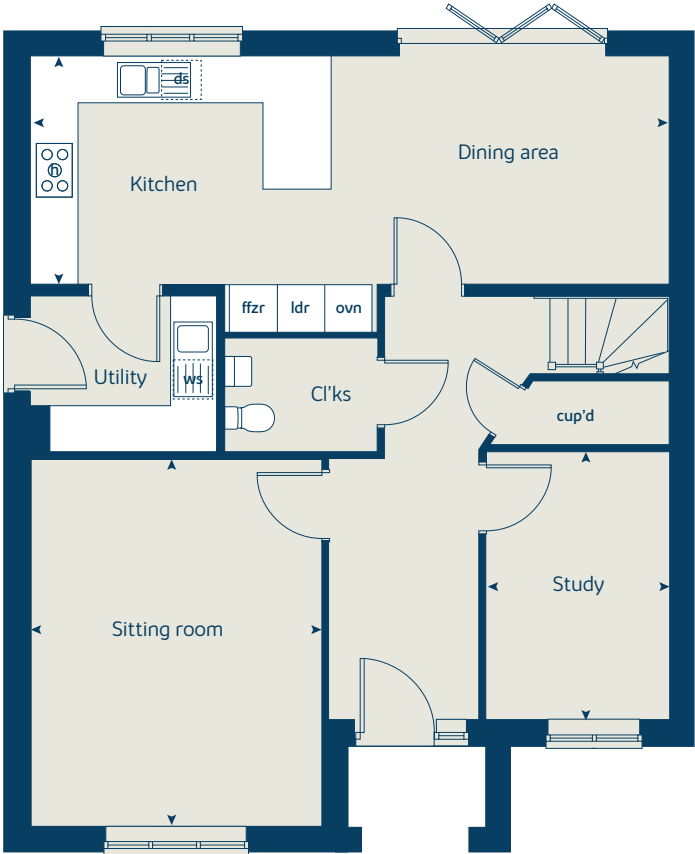
Produced by the Vistry Group Design Studio.  
 When you have finished with this leaflet please recycle it.  
 Wanborough DS10873 / 04.25



### First floor



### Ground floor







# Redlands Grove

Wanborough

Specification

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

**Bovis  
Homes** 

# Redlands Grove

## Wanborough

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



	3 bedroom	The Cypress	The Cypress II	The Spruce	The Beech	4 bedroom	The Chestnut	The Aspen	The Alder	The Maple	The Briar	The Mulberry
Kitchen												
Choice of Standard fitted kitchen (doors & worktops)	■	■	■	■		■	■	■	■	■	■	
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■		■	■	■	■	■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	■	■	■	■				■	■	■	■	
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■							
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood						■	■	■	■	■	■	
White batten holder	■	■	■	■	■	■	■	■	■	■	■	
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■	■	■	■	
Fridge / freezer space	■	■	■	■	■							
Integrated 50 / 50 fridge freezer						■	■	■	■	■	■	
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	
Space for washing machine with plumbing and electrics in kitchen					■	■						
Space for washing machine with plumbing and electrics in utility	■	■	■	■			■	■	■	■	■	
Bathrooms and en suite(s)												
Contemporary white Concept Air sanitaryware	■	■	■	■	■	■	■	■	■	■	■	
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■	■	■	
Low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■	■	■	■	■	■	■	■	■	
Second shower en suite to selected bedrooms								■	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■	■	■	■	
Chrome towel warmer in bathroom and en suite(s)						■	■	■	■	■	■	
Water waste heat recovery system	■	■	■	■	■	■	■	■	■	■	■	
Bedrooms												
Dressing area to Bedroom 1					■							

	3 bedroom	The Cypress	The Cypress II	The Spruce	The Beech	4 bedroom	The Chestnut	The Aspen	The Alder	The Maple	The Briar	The Mulberry
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						■	■	■	■	■	■	
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■	■	■	■	■	■	■	■	■	
Paving outside French / bi-fold door	■	■	■	■	■							
General												
PV solar panels	■	■	■	■	■	■	■	■	■	■	■	
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■	■	■	
Multi-media point in living room	■	■	■	■	■	■	■	■	■	■	■	
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	
Master telephone socket to sitting room and study (where applicable)	■	■	■	■	■	■	■	■	■	■	■	
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)												
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	
Fitted external tap	■	■	■	■	■	■	■	■	■	■	■	
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■	■	■	■	■	
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	
Battery powered Carbon Monoxide detector to be provided for each floor	■	■	■	■	■	■	■	■	■	■	■	
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■	■	■	■	
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	
Landscaped front gardens	■	■	■	■	■	■	■	■	■	■	■	
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	
Electric Vehicle Charging Point	■	■	■	■	■	■	■	■	■	■	■	
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■	■	■	

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



# So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

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

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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.

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

Wanborough DSI0873 / 01.25

**Bovis  
Homes** 