

WOODLANDS

South Marston





Welcome to **WOODLANDS**

Nestled in the picturesque village of South Marston, just outside Swindon, **Woodlands** is a brand-new collection of beautifully designed 4-bedroom homes.

This development perfectly balances rural tranquillity with modern convenience, offering open-plan living spaces, energy-efficient features, and eco-friendly technology such as PV solar panels and EV charging points. Residents will enjoy thoughtfully landscaped green spaces, wildflower meadows, and plans for a community primary school and pre-school – all within a neighbourhood created for growing families and discerning buyers. Discover your dream home with Bovis Homes and embrace a vibrant, connected lifestyle at Woodlands, where every detail is designed with your comfort and the future in mind.





THE PERFECT LOCATION

Woodlands offers more than just a new home – it places you in a thriving village on the edge of Swindon, where the best of countryside and town living come together.

Spend your weekends exploring the idyllic Cotswolds, with walking, cycling, and horse-riding routes winding through charming villages like Bourton-on-the-Water and Bibury. Closer to home, Stanton Country Park provides a perfect spot for scenic walks, and family-friendly Roves Farm ensures there's always something to do. Golfers can enjoy Shrivenham Park Golf Club, while South Marston's pubs and restaurants, along with Swindon's array of independent eateries and well-known chains, cater to every taste.

For shopping, residents benefit from proximity to Swindon Designer Outlet and Greenbridge Retail Park, which features high street brands, a cinema, and a bowling alley. Local produce and artisan foods are on offer at Roves Farm Shop, and weekly groceries are easily sourced from nearby supermarkets like Sainsbury's, Aldi, and Morrisons. Education is a key strength, with a proposed primary school on-site

and several highly rated schools – such as Grange Junior, Colebrook Junior, and Rodbourne Cheney Primary – within easy reach. Secondary schools including Kingsdown School and The Dorcan Academy are less than two miles away, and prestigious universities in Bristol and Oxford are accessible for further education.

Despite its village setting, Woodlands is exceptionally well connected. The A420 and A419 provide swift routes to Swindon, Oxford, Cirencester, and Cheltenham, while the M4 puts Bristol within an hour's drive. Swindon train station, just 13 minutes by car, offers frequent fast services to London, Bath, and Bristol, and the S6 bus route makes commuting even more convenient. Whether you're seeking countryside charm, urban amenities, or seamless travel links, Woodlands is the ideal place to call home.

WOODLANDS

THE CARPENTERS ARMS

0.2 miles

ROVES FARM, SHOP & CAFE

1.3 miles

SAINSBURY'S SUPERMARKET

1.5 miles

THE GRANGE JUNIOR SCHOOL

2.4 miles

STANTON COUNTRY PARK

2.5 miles

GREENBRIDGE RETAIL & LEISURE PARK

2.8 miles

SHRIVENHAM PARK GOLF CLUB

3.5 miles

SWINDON RAIL STATION

4.6 miles

STEAM - MUSEUM OF THE GREAT WESTERN RAILWAY

5.6 miles

SWINDON DESIGNER OUTLET

5.6 miles

DEVELOPMENT LAYOUT

Woodlands boasts a stunning range of four bedroom homes each with unique views and aspects. Discover your dream home today.



PRE Pre-sold homes

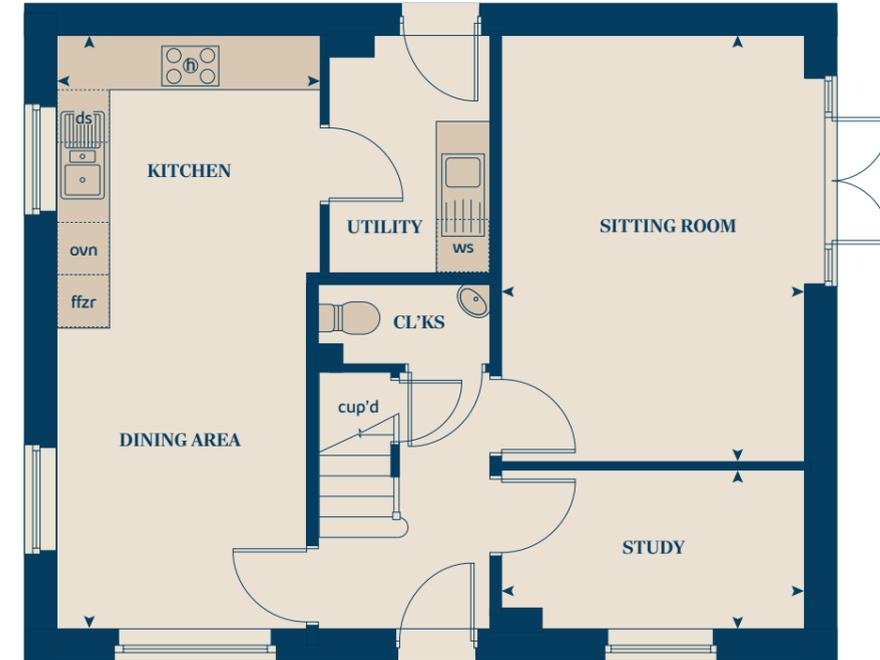
The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general 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.



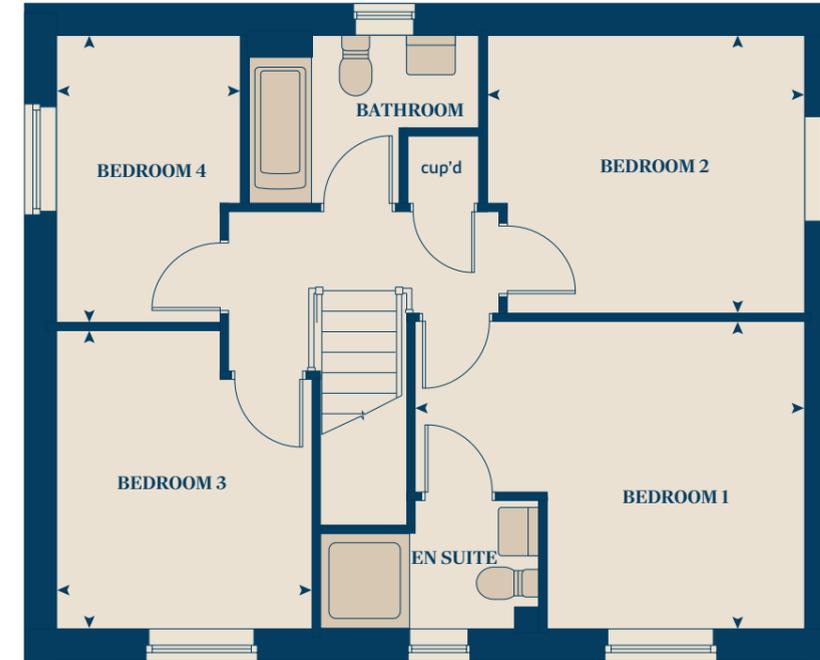
THE LIDDINGTON

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	6.66 x 2.94	21' 10" x 9' 8"
Sitting room	4.77 x 3.38	15' 8" x 11' 1"
Study	3.38 x 1.78	11' 1" x 5' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.36 x 3.44	14' 3" x 11' 3"
Bedroom 2	3.56 x 3.11	11' 8" x 10' 2"
Bedroom 3	3.34 x 2.83	10' 11" x 9' 3"
Bedroom 4	3.22 x 2.04	10' 6" x 6' 8"

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

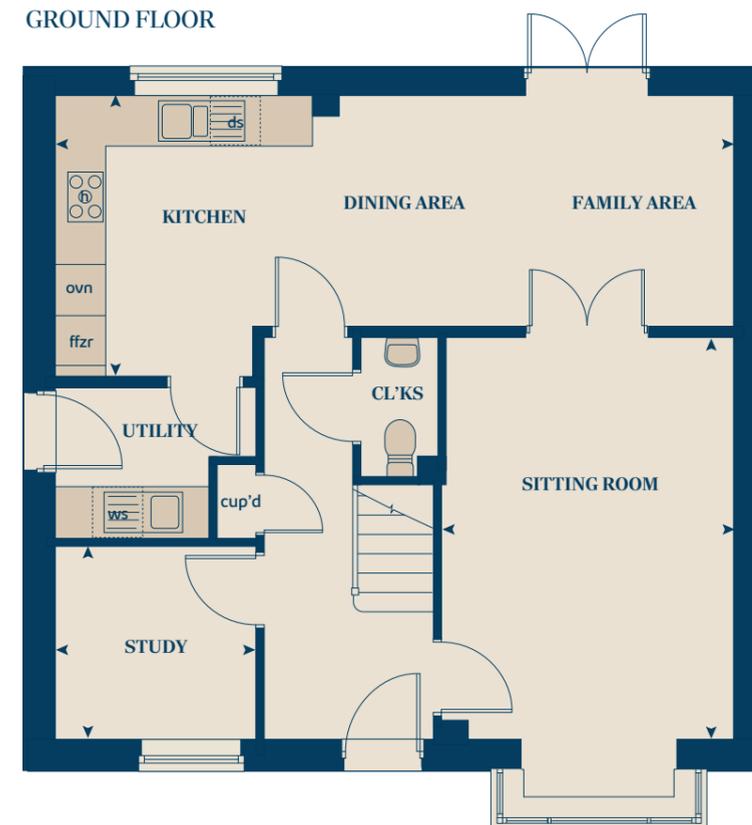
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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



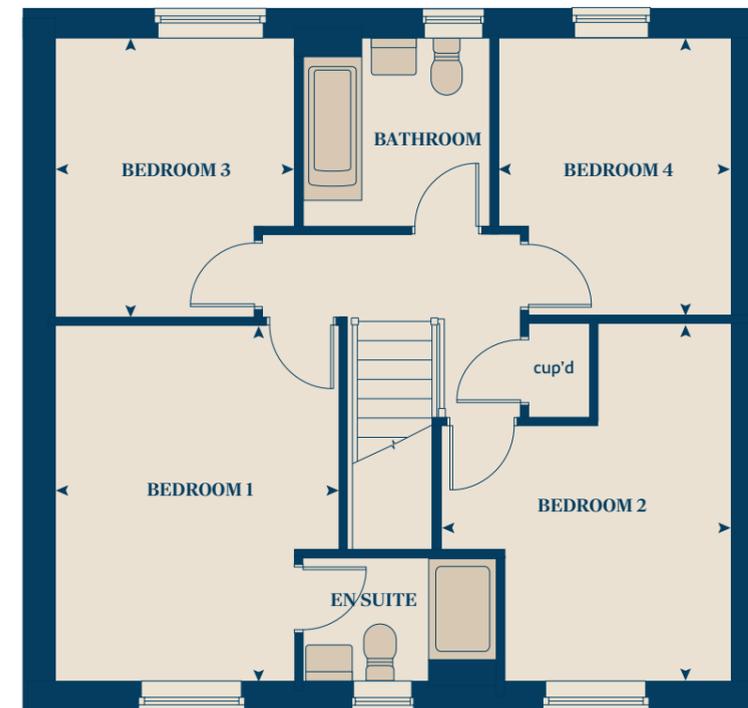
THE BLUNSDON

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen/dining/family area	8.00 x 3.33	26' 3" x 10' 11"
Sitting room	4.80 x 3.45	15' 1" x 11' 3"
Study	2.37 x 2.32	7' 9" x 7' 8"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	4.31 x 2.73	14' 2" x 9' 0"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

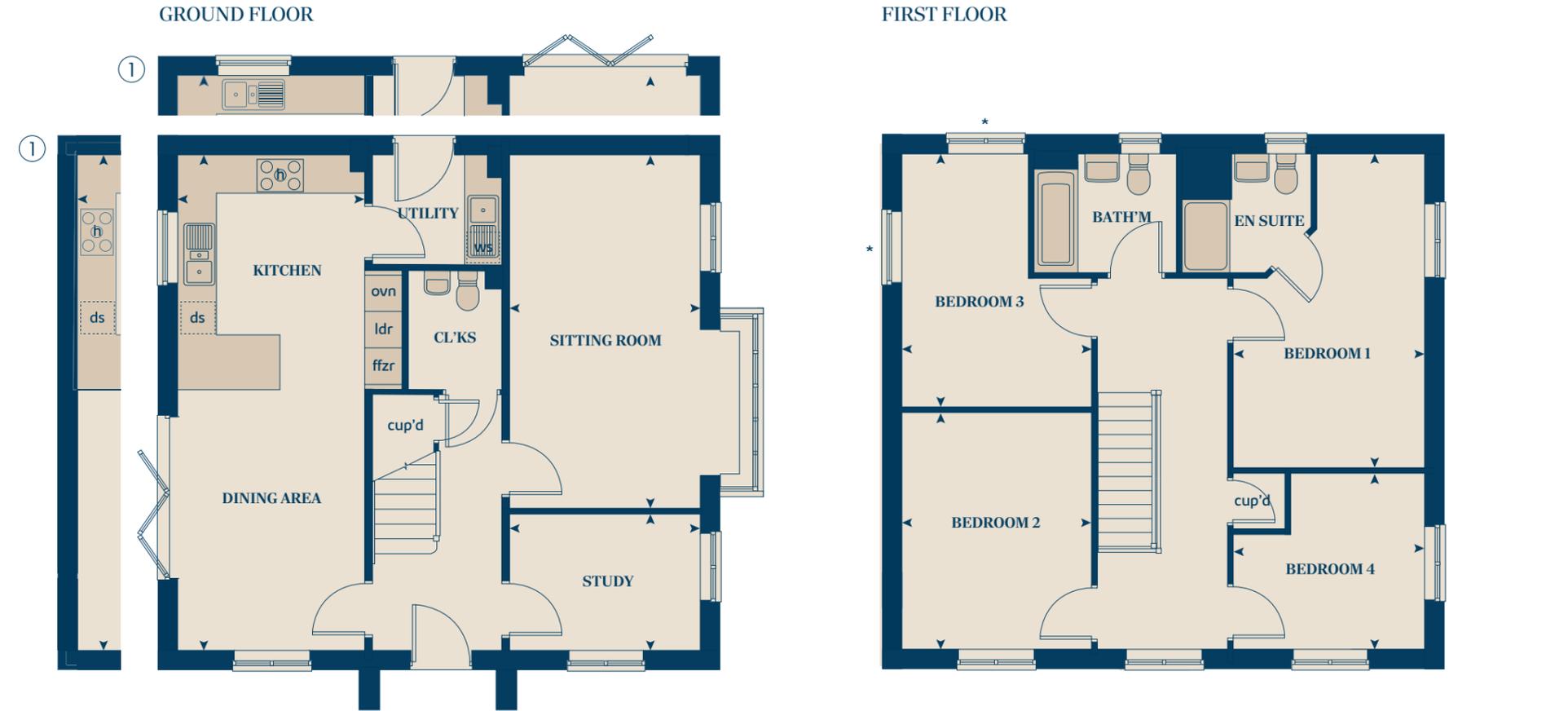
< >	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h		cup'd	cupboard
ovn	oven		

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.



THE BRIAR

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	8.05 x 3.01	26' 5" x 9' 10"
Sitting room	5.76 x 3.06	18' 10" x 10' 1"
Study	3.06 x 2.21	10' 1" x 7' 3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	5.14 x 3.06	16' 11" x 10' 1"
Bedroom 2	3.89 x 3.08	12' 9" x 10' 1"
Bedroom 3	4.10 x 3.04	13' 5" x 9' 11"
Bedroom 4	3.06 x 2.85	10' 1" x 9' 4"

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

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.

* Window applies to selected plots only. Please see sales consultant for further details. ① Alternative side and rear elevations apply to selected plots only. Please see sales consultant for further details.



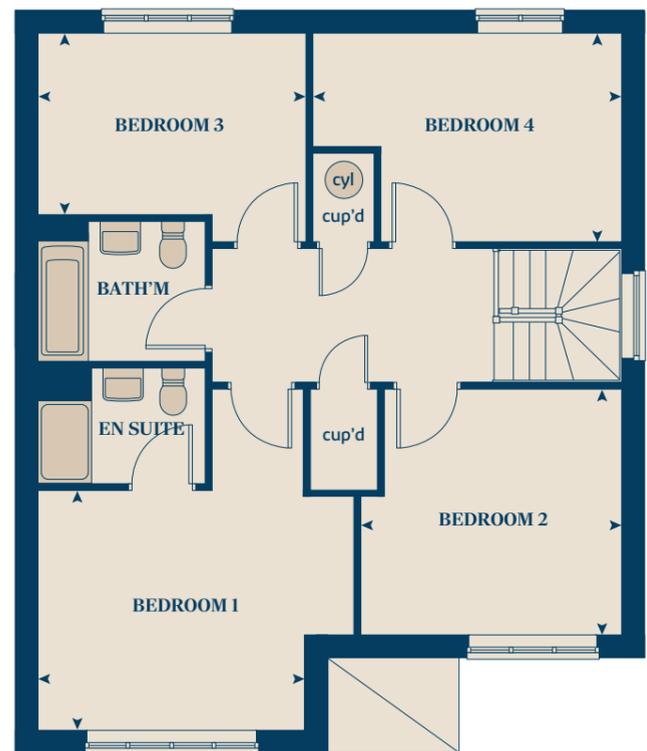
THE MULBERRY

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	8.05 x 2.87	26' 5" x 9' 5"
Sitting room	4.58 x 3.72	15' 1" x 12' 2"
Study	3.40 x 2.31	11' 2" x 7' 7"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.66 x 3.34	12' 1" x 10' 11"
Bedroom 2	3.63 x 3.43	11' 11" x 11' 3"
Bedroom 3	3.72 x 2.53	12' 2" x 8' 3"
Bedroom 4	4.29 x 2.91	14' 1" x 9' 6"

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

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.

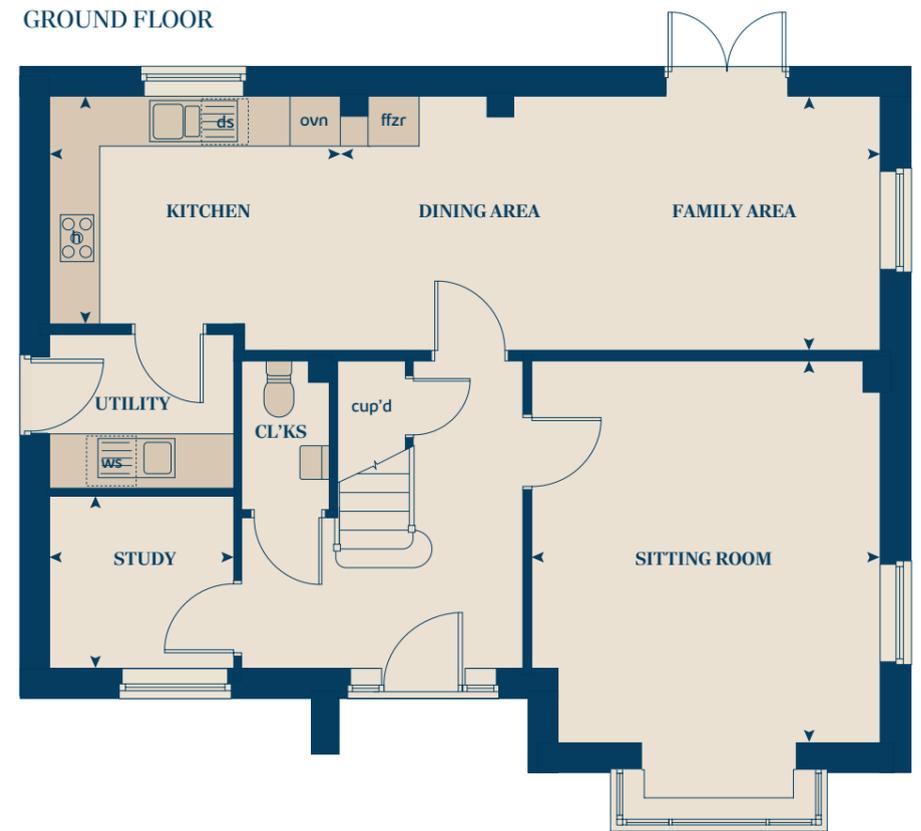
* Window applies to selected plots only. Please see sales consultant for further details.



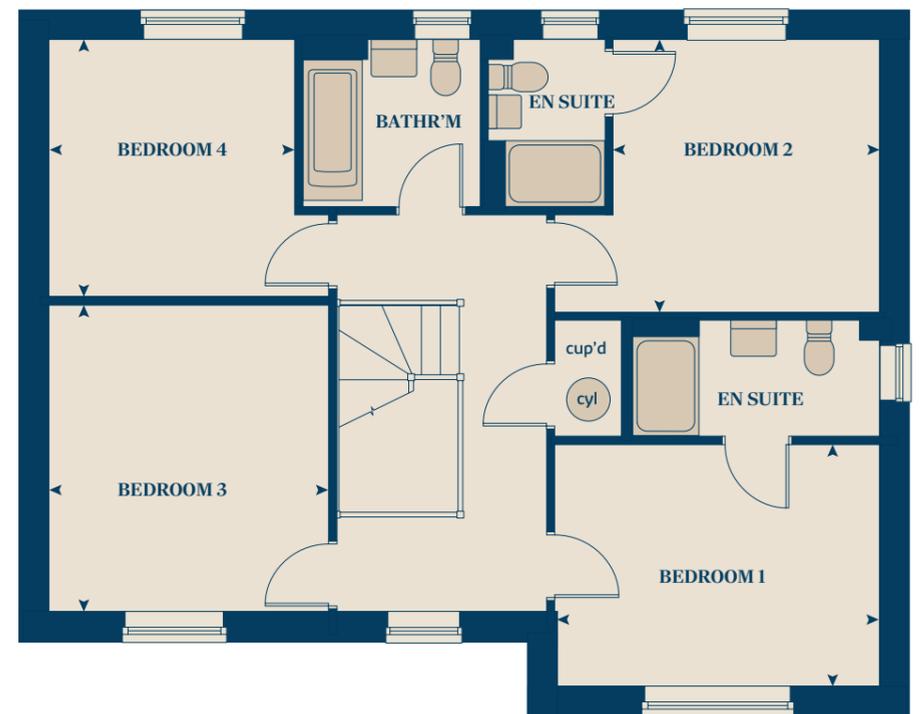
THE CHARLBURY

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining / family area	9.92 x 3.06	32' 6" x 10' 1"
Sitting room	4.59 x 4.17	15' 1" x 13' 8"
Study	2.20 x 2.07	7' 2" x 6' 9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.84 x 2.91	12' 7" x 9' 6"
Bedroom 2	3.31 x 3.22	10' 11" x 10' 7"
Bedroom 3	3.73 x 3.39	12' 2" x 11' 1"
Bedroom 4	3.09 x 2.93	10' 1" x 9' 7"

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

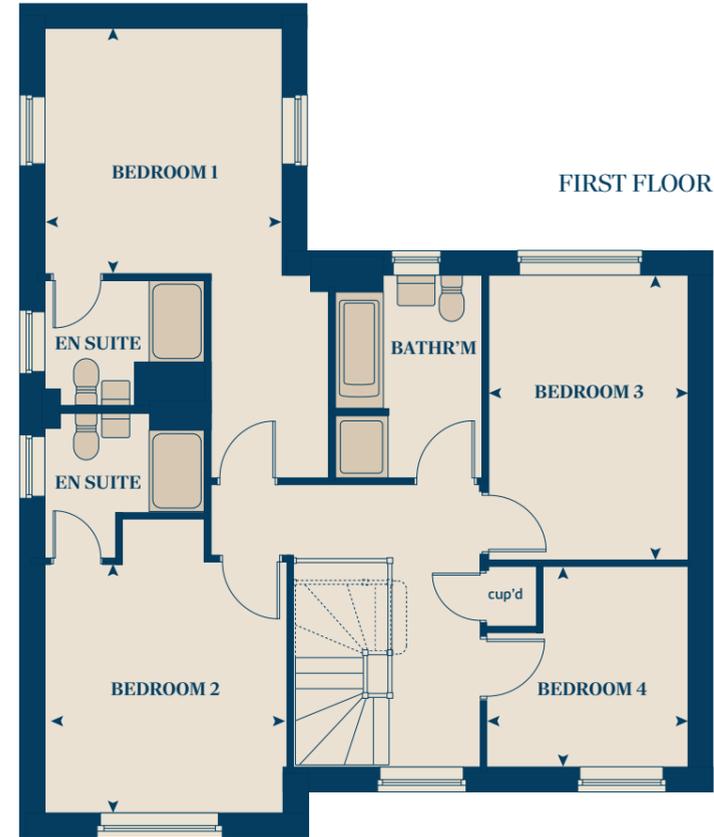
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

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



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 3.23	23' 11" x 10' 7"
Sitting room	4.47 x 3.44	14' 8" x 11' 3"
Study	2.46 x 2.26	8' 1" x 7' 4"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.58 x 3.44	11' 9" x 11' 3"
Bedroom 2	3.63 x 3.44	11' 11" x 11' 3"
Bedroom 3	4.14 x 2.90	13' 7" x 9' 6"
Bedroom 4	2.92 x 2.90	9' 7" x 9' 6"

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

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.

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



A UNIQUE SPECIFICATION

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

The 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. 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.

4 bedroom
THE LIDDINGTON
THE BLUNSDON
THE BRIAR
THE MULBERRY
THE CHARLBURY
THE MAPLE

KITCHEN

Choice of standard range 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	■	■	■	■	■	■
Built-in double high level oven, with glass splashback and curved glass chimney hood	■	■	■	■	■	■
Integrated 50 / 50 fridge freezer	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility	■	■	■	■	■	■

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology	■	■	■	■	■	■
Rainhead shower to en suite	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■
Second shower ensuite to selected bedrooms					■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■	■	■	■	■	■

4 bedroom
THE LIDDINGTON
THE BLUNSDON
THE BRIAR
THE MULBERRY
THE CHARLBURY
THE MAPLE

Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to stand alone shower cubicle)*	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)	■	■	■	■	■	■
Water waste heat recovery system	■	■	■	■	■	■

DOORS AND WINDOWS

Double glazed PVCu French doors	■	■			■	
Powder coated aluminium double glazed bi-fold doors			■	■		■

GENERAL

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)				■	■	■
PV solar panels and room thermostat(s)	■	■	■	■	■	■
Electric vehicle charging point	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■



MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

Bring Your Dream Home to Life with Select

At Woodlands, your new home already comes with a unique and thoughtfully designed specification—but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Amtico flooring, or timeless ceramic tiles—each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

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

- Quartz kitchen worktops
- Premium appliance packages
- Flooring
- Built-in 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 COMMUNITY TO BE PROUD OF



We believe that a truly special home extends beyond its walls—it's shaped by the community and environment that surround it. At **Woodlands**, we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, we've contributed towards over **£53 million** into local initiatives that nurture both community spirit and environmental wellbeing. Because when you move into a Bovis home, you're not just moving into a home - you're joining a community and becoming part of something truly lasting at **Woodlands**.

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

COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES 	PUBLIC OPEN SPACES 	NEW COMMUNITY FACILITIES 	CYCLE ROUTES 
PRIMARY AND SECONDARY EDUCATION 	CHILDREN'S PLAY AREAS 	SPORTS AND LEISURE FACILITIES 	HIGHWAY AND ROAD IMPROVEMENT 

GREEN INITIATIVES FOUND AT WOODLANDS:

HEDGEHOG HIGHWAYS 	WASTE WATER HEAT RECOVERY SYSTEMS 	VEHICLE CHARGING POINTS 	TREES PLANTED 
PV SOLAR PANELS 	BAT / BIRD BOXES 	A+ RATED DOUBLE-GLAZED WINDOWS 	TIMBER FRAME CARBON REDUCTION 



PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey - taking your first step, moving up the ladder, or looking to rightsize - we've got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.

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

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.



DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!



SCAN FOR DIRECTIONS



WOODLANDS

Old Vicarage Lane
South Marston
Swindon
SN3 4SJ

01793 351 220

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 Cotswolds region

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

Produced by the Vistry Design Studio.

When you have finished with this brochure please recycle it.

DS16360 / 0426


Bovis Homes
Est. 1885