

Haddon Peake

Norman Cross





Haddon Peake

Norman Cross

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Haddon Peake



This new development of 2, 3, 4 and 5 bedroom homes is situated within easy reach of Peterborough City Centre.

Haddon Peake at Great Haddon Wood is a new housing development that offers the best of both worlds. You can enjoy life amongst the villages, with the option to venture into more bustling urban areas.

The surrounding area will have you spoilt for choice with its green spaces. The picturesque Crown Lakes Country Park and Ferry Meadows Country Park can be reached in approximately 12 minutes by car. Sacrewell Farm is another great day out and takes a similar amount of time to get to by car.

Our range of homes at Haddon Peake are designed to embrace contemporary living with popular features such as open-plan living, stylish fitted kitchens and master bedrooms with en suite.

These new homes are the perfect choice for first-time buyers and growing families alike. Surrounded by villages steeped in history, with old buildings that give each area a unique charm.

When it comes to amenities, you'll be situated within easy reach of schools, shopping centres and employment opportunities, and a road network that'll get you to London and more local destinations. Transport links are excellent, with a fast access to the A1, and Peterborough Station just a 15-minute drive away providing access to major hubs such as London King's Cross, Stanstead Airport and Birmingham New Street. Cambridge is also easily accessible in just under an hour.

So, if you're looking for a quality new home near Peterborough, then your search ends here!

The perfect position

Education for everyone

When deciding on a new home for you and the family, we understand how important it is to be able to choose a good school. The good news is that Peterborough is noted for its array of excellent schools.

With renowned state schools including the 'Good' Stanground Academy, 'Good' rated Braybrook Primary School, and St John's Primary School nearby, you'll be spoiled for choice living in one of our new homes near Peterborough.

Yaxley football club

1.6 miles | 5 mins drive

5
mins



Co-op

2.0 miles | 6 mins drive

6
mins



Queensgate shopping Centre

10.3 miles | 16 mins drive

16
mins



Haddon
Peake

Boongate retail park

8.6 miles | 10 mins drive

10
mins



Vivacity Premier Fitness

3.6 miles | 10 mins drive

10
mins





Elton Furze Golf Club

6.3 miles | 9 mins drive



Ferry Meadows

5.4 miles | 8 mins drive



Dobbies Garden Centre

3.1 miles | 9 mins drive



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, ceramics and vinyl.

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

- **Silestone 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

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

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 master bedrooms 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.

Haddon Peake

Norman Cross, Peterborough,
PE7 3TB

Tel 01733 910 483

Directions

- From the A1 - junction 16
- Take the exit to Norman Cross
- Exit onto the A15 London Road towards Yaxley and Haddon
- Follow the road
- Turn left off the A15 on to Central Boulevard



Cover photograph of local countryside. 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 the sales consultant.

Bovis Homes Limited, East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396600

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Haddon Peake

Norman Cross

Specification

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**Bovis
Homes** 

Haddon Peake

Norman Cross

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.



2 bedroom
The Cherry
3 bedroom
The Beech
The Cypress
The Hazel
The Poplar
The Rowan
The Spruce
4 bedroom
The Aspen
The Maple
The Willow
5 bedroom
The Yew

Kitchen

	2 bedroom The Cherry	3 bedroom The Beech	The Cypress	The Hazel	The Poplar	The Rowan	The Spruce	4 bedroom The Aspen	The Maple	The Willow	5 bedroom The Yew
Choice of standard fitted kitchen (doors & worktops)	■	■	■	■	■	■	■	■	■	■	■
Choice of premium fitted kitchen (doors & 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		■	■	■	■	■	■	■	■	■	■
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 (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.								■	■	■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood											■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■	■	■	
LED under-unit flexible strip lighting											■
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 utility			■					■	■		■
Space for washing machine with plumbing and electrics in kitchen	■			■	■	■				■	

Bathrooms and en suites(s)

	2 bedroom The Cherry	3 bedroom The Beech	The Cypress	The Hazel	The Poplar	The Rowan	The Spruce	4 bedroom The Aspen	The Maple	The Willow	5 bedroom The Yew
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment		■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to ensuite		■	■	■	■	■	■	■	■	■	■
Walk in shower in ensuite to selected bedrooms								■			■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■
Choice of standard 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)								■	■	■	■

Doors and Windows

	2 bedroom The Cherry	3 bedroom The Rowan	The Cypress	The Hazel	The Poplar	The Spruce	The Beech	4 bedroom The Aspen	The Maple	The Willow	5 bedroom The Yew
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■	■	■				■
Powder coated aluminium double glazed bi-fold doors								■	■	■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■	■
Paving outside French/bi fold door	■	■	■	■	■	■	■				■

General

	2 bedroom The Cherry	3 bedroom The Rowan	The Cypress	The Hazel	The Poplar	The Spruce	The Beech	4 bedroom The Aspen	The Maple	The Willow	5 bedroom The Yew
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 (plus to study where shown)	■	■	■	■	■	■	■	■	■	■	■
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 (wall mounted) 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	■	■	■	■	■	■	■	■	■	■	■
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.

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Haddon Peake

Development plan

2 bedroom homes

- The Cherry
- v visitor parking

3 bedroom homes

- The Beech
- The Cypress
- The Hazel
- The Rowan
- The Spruce
- Sage Home 

4 bedroom homes

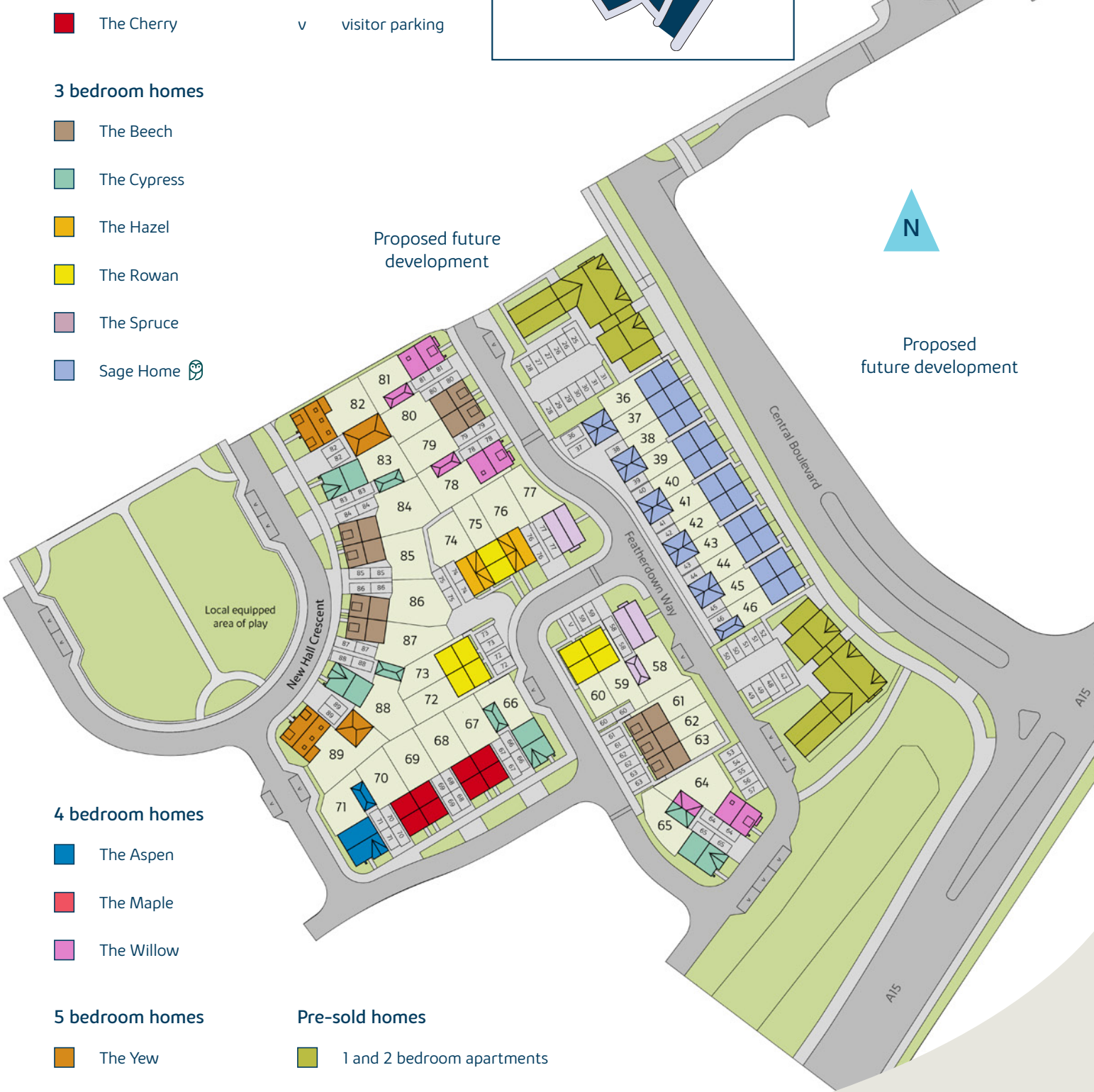
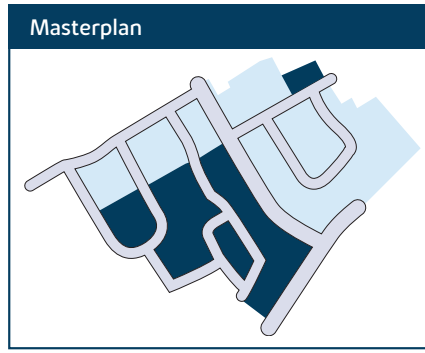
- The Aspen
- The Maple
- The Willow

5 bedroom homes

- The Yew

Pre-sold homes

- 1 and 2 bedroom apartments



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.

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The Cherry

2 bedroom home

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The Cherry

2 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.72 x 3.65	12' 2" x 12' 0"
Kitchen / dining	4.73 x 3.25	15' 7" x 10' 8"

First floor

Bedroom 1	4.74 x 3.45	15' 7" x 11' 4"
Bedroom 2	4.74 x 2.56	13' 2" x 8' 5"

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

The Cherry | C224011A HADDON |

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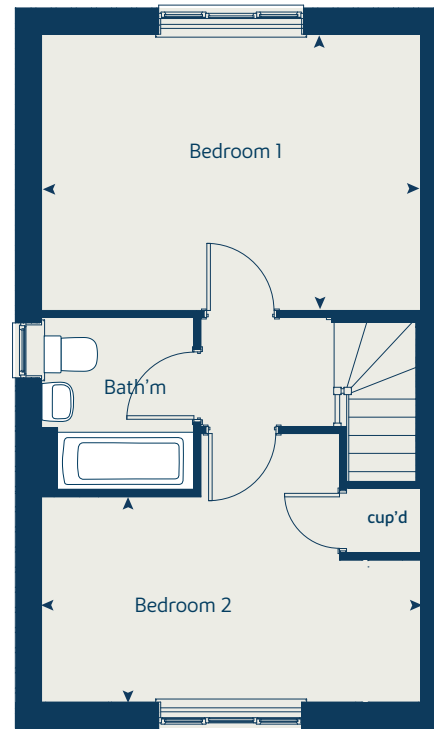
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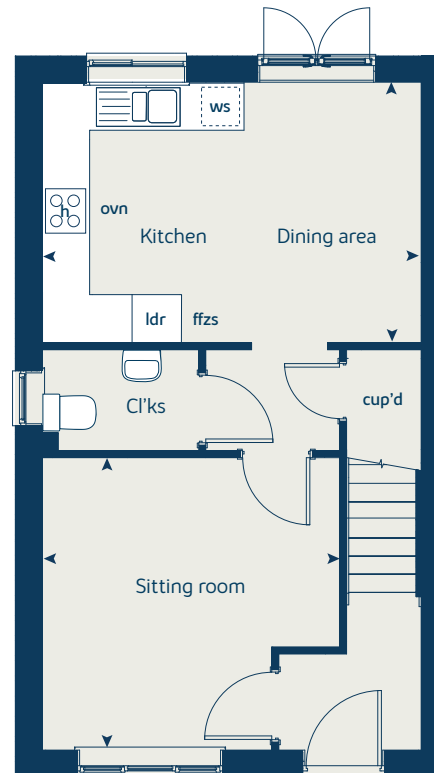
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First floor



Ground floor





The Beech

3 bedroom home

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Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.72 x 3.99	12' 2" x 13' 1"
Kitchen / dining	4.74 x 2.91	15' 7" x 9' 7"

First floor

Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	2.47 x 3.39	8' 2" x 11' 2"

Second floor

Bedroom 1	3.01 x 3.62	9' 11" x 11' 11"
-----------	-------------	------------------

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

The Beech | C30911A HADDON |

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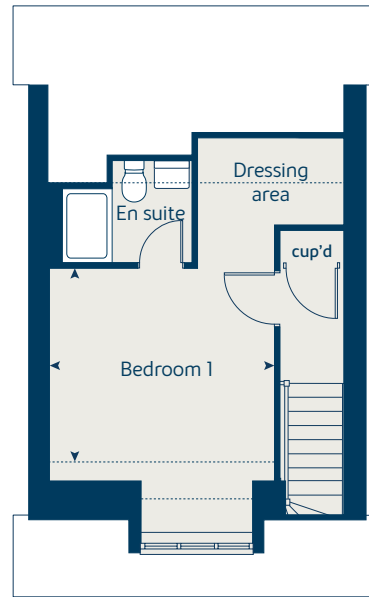
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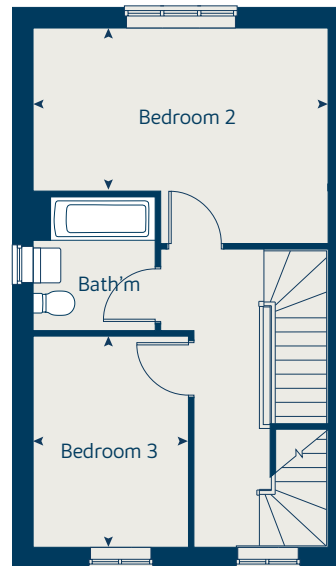
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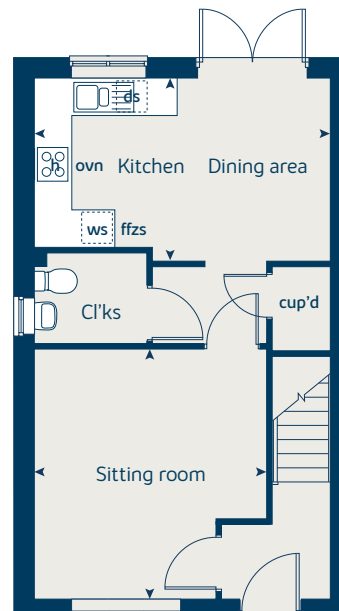
Second Floor



First Floor



Ground Floor





The Cypress

3 bedroom home

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**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.40 x 4.40	11' 2" x 14' 6"
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"

First floor

Bedroom 1	3.27 x 4.10	10' 9" x 13' 6"
Bedroom 2	3.27 x 2.82	10' 9" x 9' 3"
Bedroom 3	2.16 x 2.53	7' 1" x 11' 7"

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

The Cypress | C308001A HADDON |

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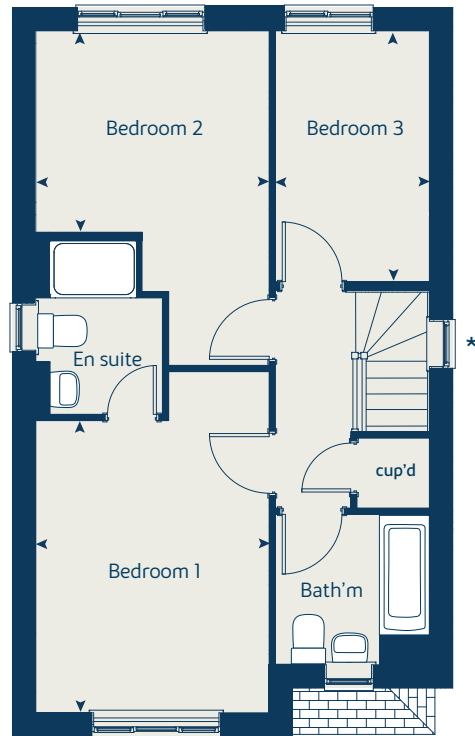
* Window applies to plot 65 & 66 only. Please speak to your sales consultant for more information.

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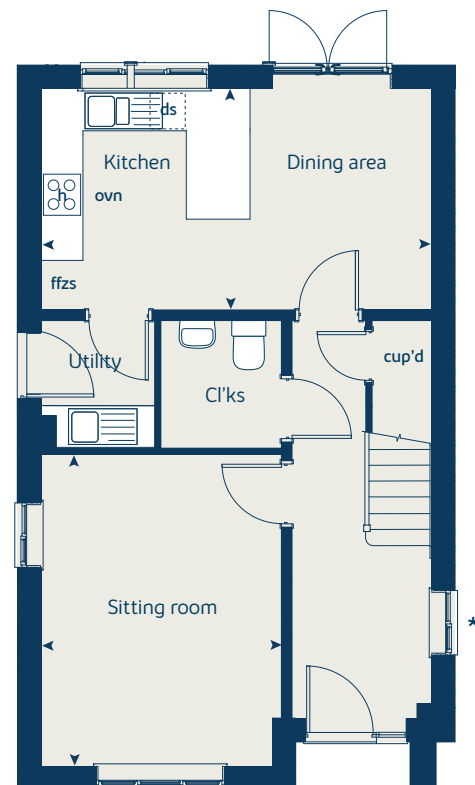
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First floor



Ground floor





The Hazel

3 bedroom home

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The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.66 x 4.16	12' - 0" x 13' - 8"
Kitchen / dining	2.98 x 5.19	9' - 10" x 17' - 0"

First floor

Bedroom 1	3.54 x 3.28	11' - 7" x 10' - 9"
Bedroom 2	2.95 x 2.72	9' - 8" x 8' - 11"
Bedroom 3	2.15 x 3.48	7' - 1" x 11' - 5"

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

The Hazel | C305011A HADDON |

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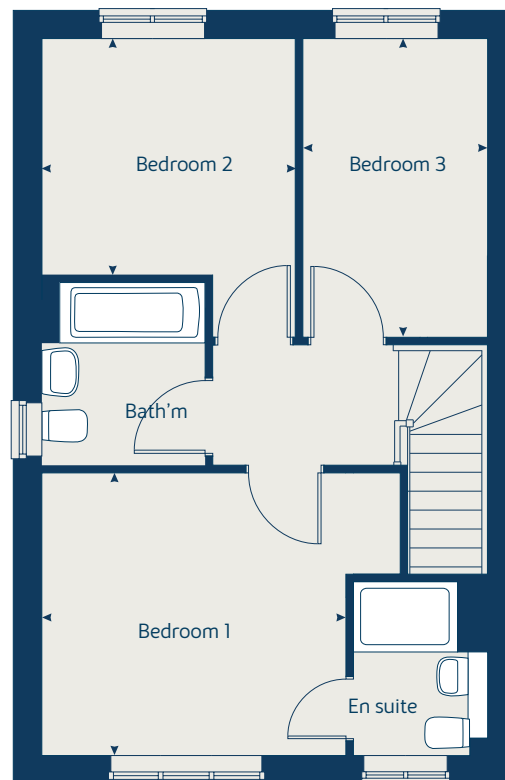
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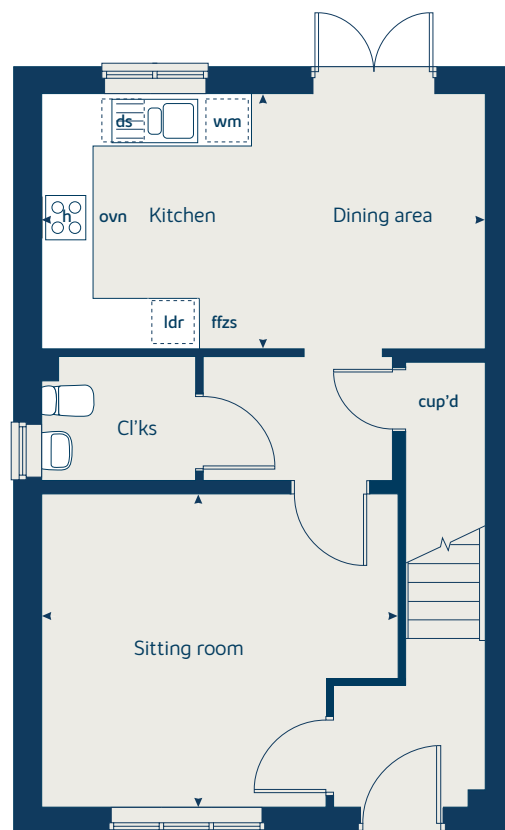
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First floor



Ground floor





The Poplar

3 bedroom home

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The Poplar

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining	4.74 x 4.38	15' 7" x 14' 5"
Study	2.57 x 2.32	8' 5" x 7' 7"

First floor

Sitting room	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 3	4.74 x 2.57	15' 7" x 8' 5"

Second floor

Bedroom 1	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 7" x 8' 5"

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

The Poplar | C31001 HADDON |

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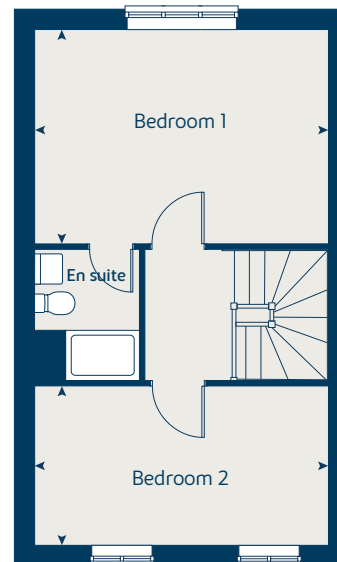
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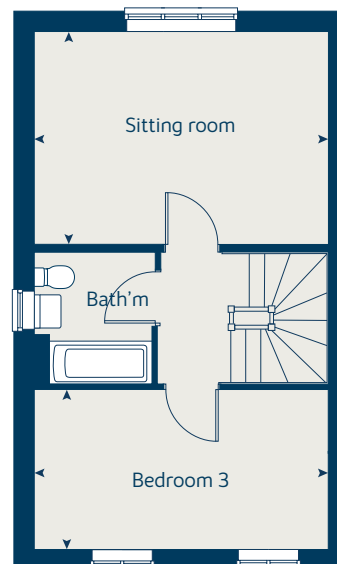
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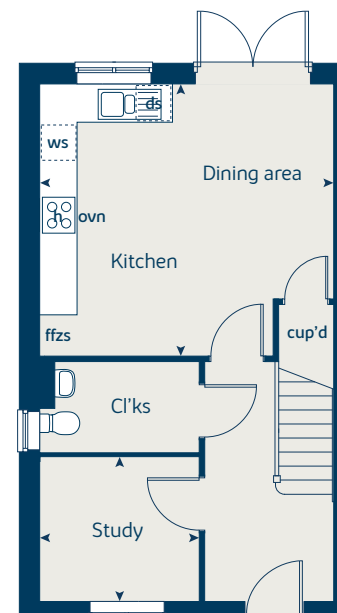
Second Floor



First Floor



Ground Floor





The Rowan

3 bedroom home

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**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Sitting / dining room	5.19 x 5.23	17' 0" x 18' 0"
Kitchen	2.46 x 2.85	8' 1" x 9' 4"

First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	2.12 x 3.54	7' 0" x 11' 7"

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

The Rowan | C306011A HADDON |

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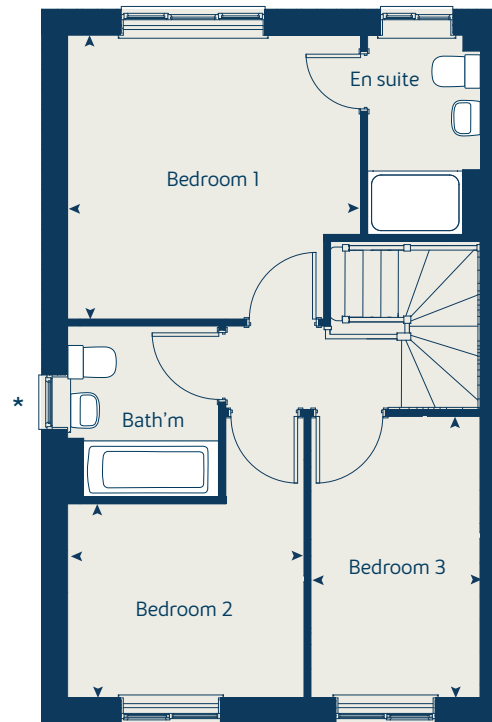
* Window applies to plots 59, 60, 72 & 73 only. Please speak to your sales consultant for more information.

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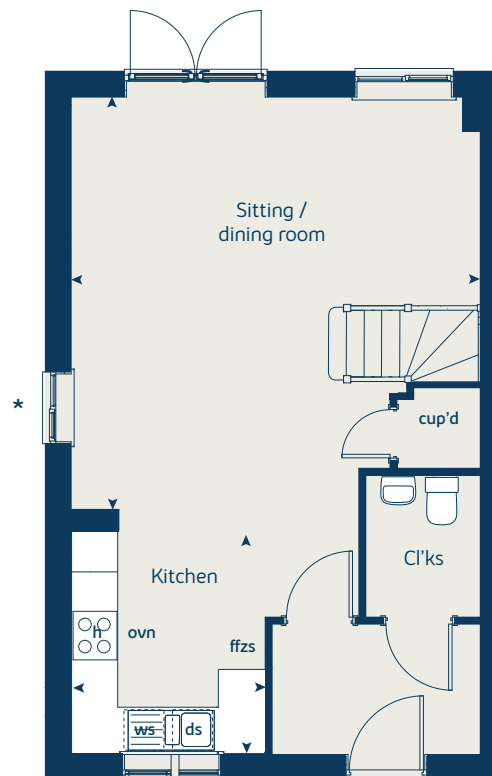
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HADDON GTHAD / 10.24

First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.32 x 5.52	10' 11" x 18' 2"
Kitchen	2.69 x 3.16	8' 10" x 10' 4"
Dining area	3.14 x 2.36	10' 4" x 7' 9"

First floor

Bedroom 1	2.94 x 5.52	9' 8" x 10' 11"
Bedroom 2	3.59 x 3.26	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 | C307001A HADDON |

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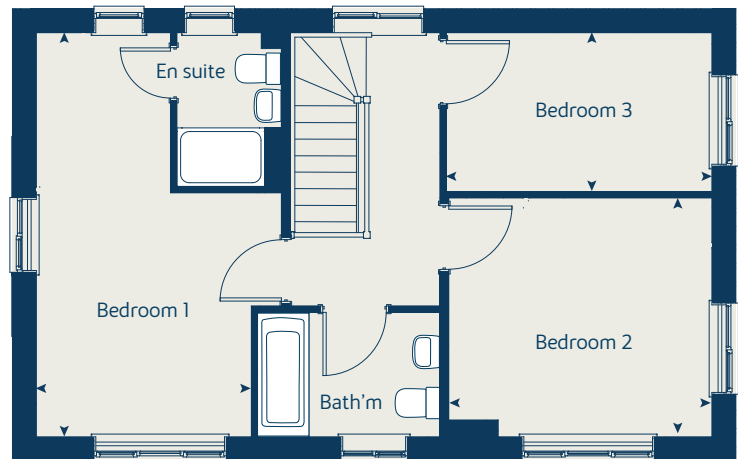
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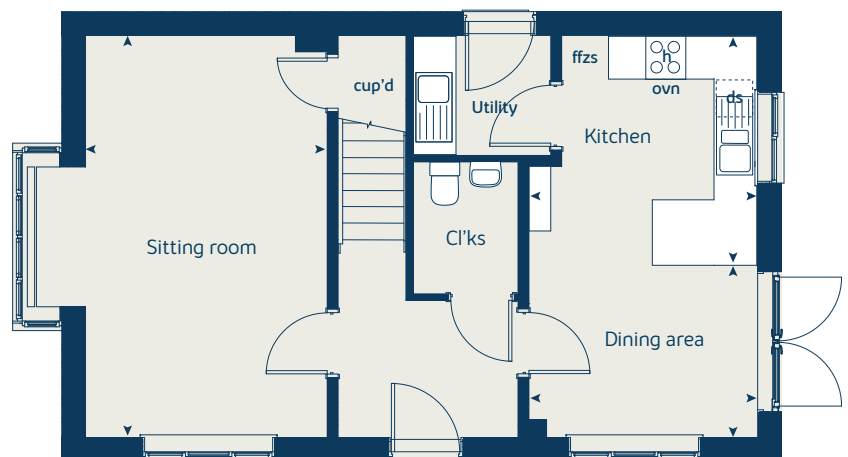
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HADDON GTHAD / 07.24

First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.39 x 5.04	11' 1" x 16' 6"
Kitchen / dining area	7.79 x 3.38	25' 6" x 11' 1"
Study	2.02 x 2.02	6' 8" x 6' 7"

First floor

Bedroom 1	3.82 x 4.52	12' 6" x 14' 10"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.08 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.46	11' 10" x 8' 1"

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

The Aspen | C414001A HADDON |

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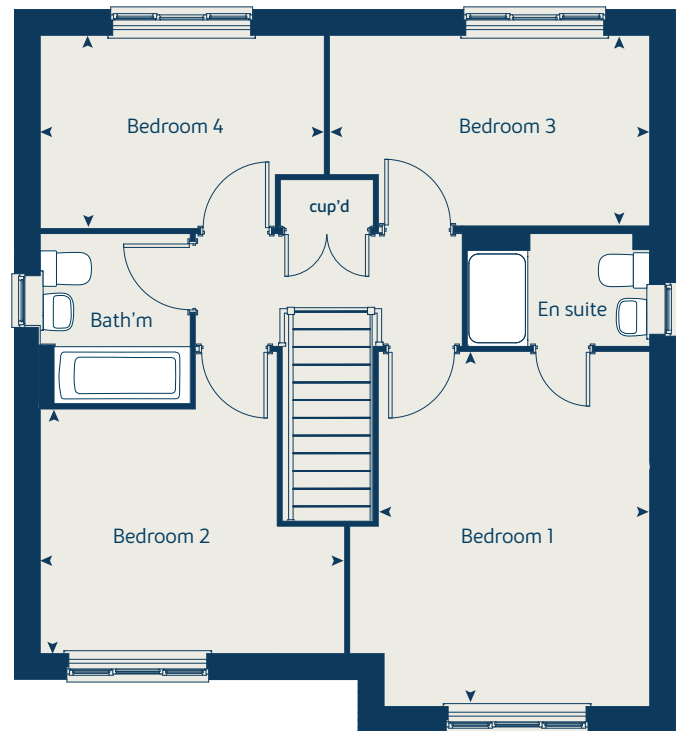
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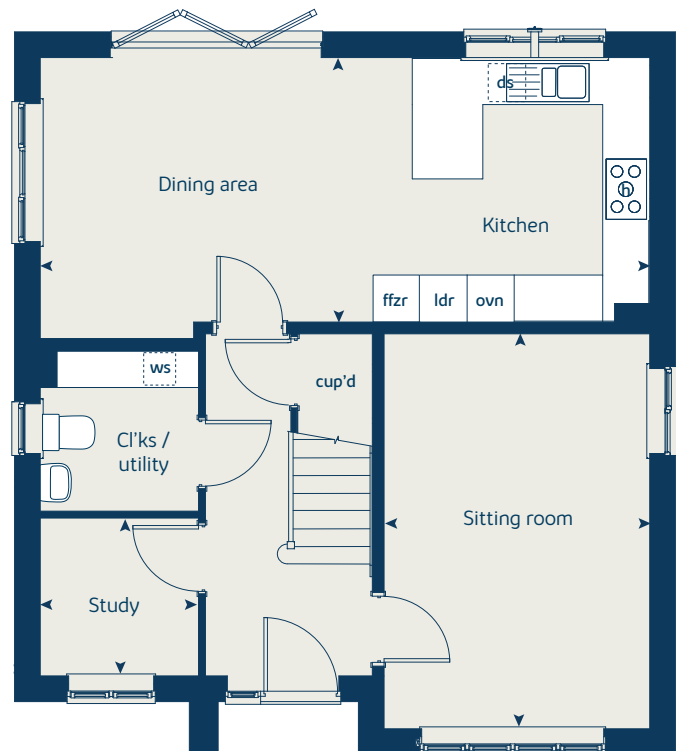
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HADDON GTHAD / 02.24

First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Maple

4 bedroom home

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

First floor

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

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

The Maple | C416001A HADDON |

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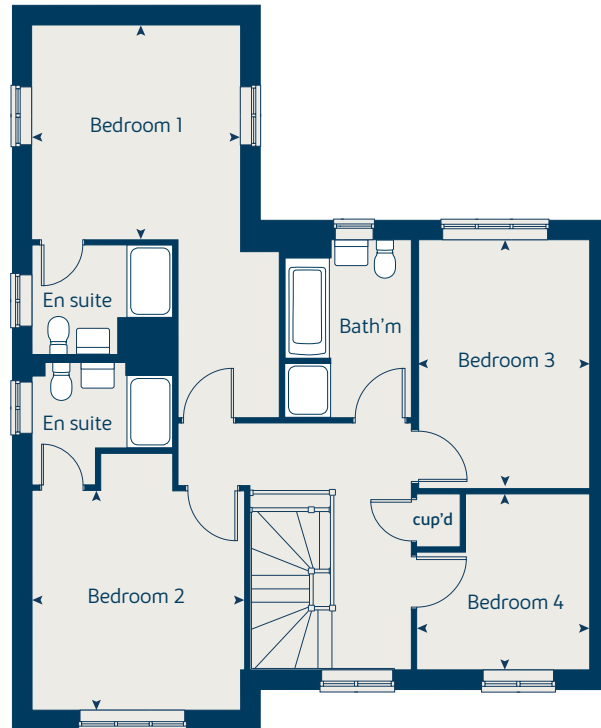
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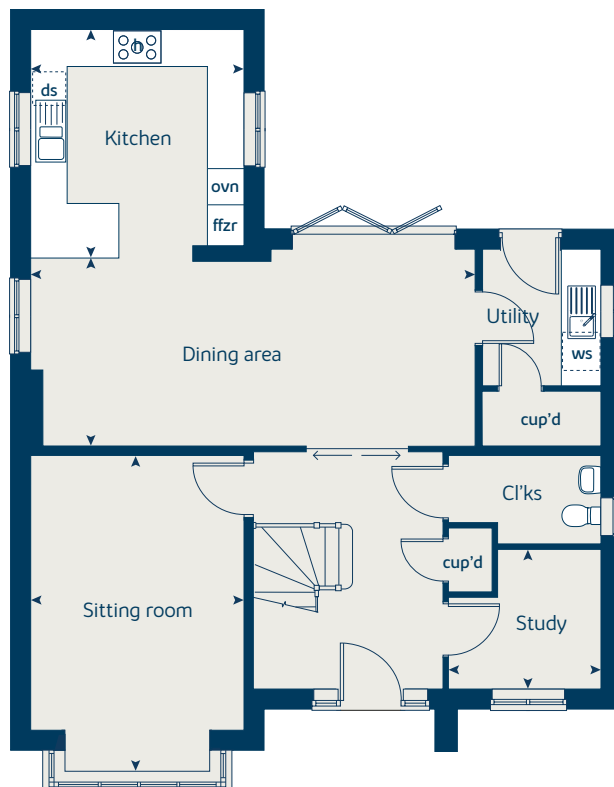
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HADDON GTHAD / 02.24

First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.22 x 4.42	10' 7" x 14' 6"
Kitchen / dining area	5.97 x 3.77	19' 7" x 12' 4"

First floor

Bedroom 2	3.33 x 4.89	10' 11" x 16' 1"
Bedroom 3	3.33 x 4.04	10' 11" x 11' 0"
Bedroom 4	2.56 x 2.92	8' 5" x 9' 7"

Second floor

Bedroom 1	4.34 x 5.61	14' 3" x 11' 6"
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Willow | C411001A HADDON |

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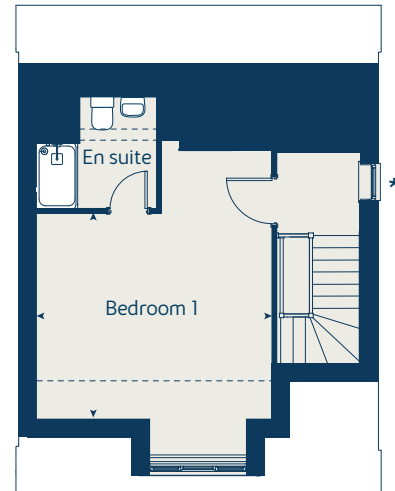
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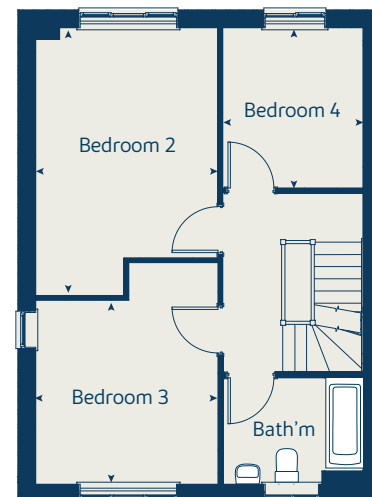
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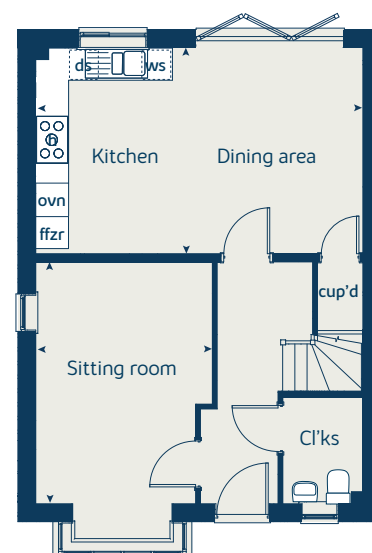
Second floor



First floor



Ground floor





The Yew

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Yew

5 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.17 x 4.69	10' 5" x 15' 5"
Kitchen	3.16 x 3.71	10' 5" x 12' 2"
Dining area	3.16 x 4.73	10' 5" x 15' 7"
Study	3.17 x 1.76	10' 5" x 5' 9"

First floor

Bedroom 1	3.73 x 4.18	12' 3" x 11' 5"
Bedroom 3	3.22 x 4.20	10' 7" x 13' 9"
Bedroom 5	2.91 x 2.27	9' 7" x 7' 5"

Second floor

Bedroom 2	3.21 x 5.01	10' 7" x 14' 8"
Bedroom 4	3.73 x 2.86	12' 3" x 8' 5"

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

The Yew | C519001A HADDON |

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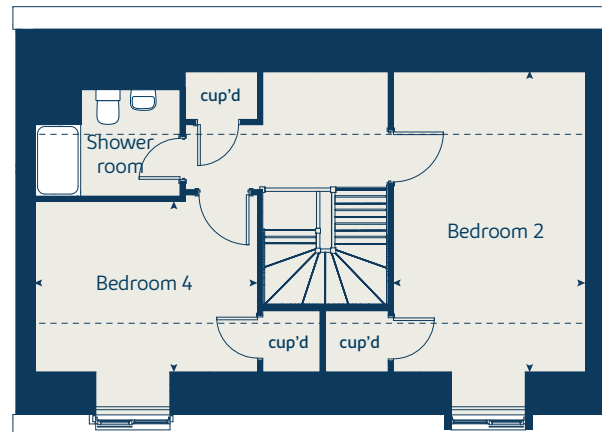
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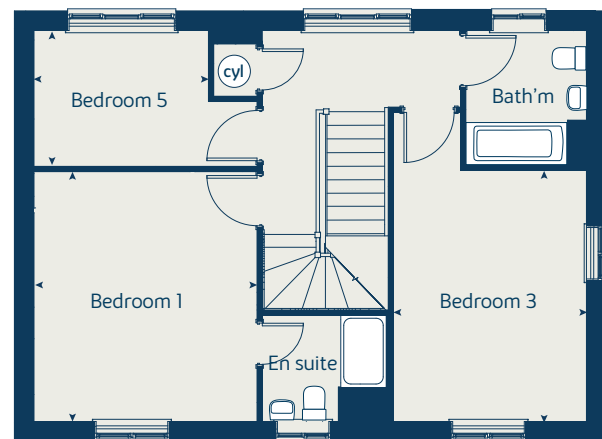
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Second floor



First floor



Ground floor

