

# The Chancery

Shottery - Phase 2



# The Chancery

## Shottery - Phase 2

### 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

### Affordable 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 Clove

1 bedroom home

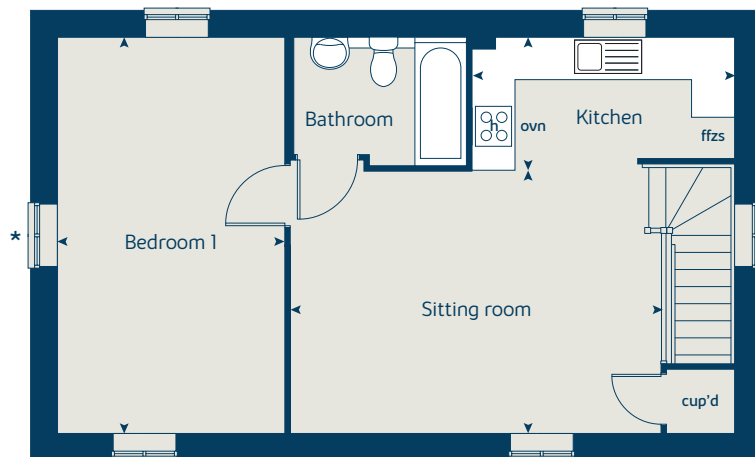
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# The Clove

1 bedroom home

## First 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"   |

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

### The Clove | AF05 CSHOT |

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.

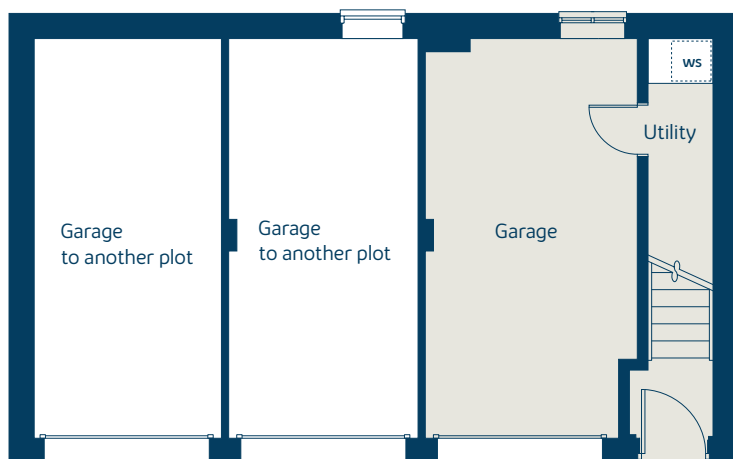
Produced by the Vistry Group Design Studio.

\* Window applies to plot 183 only.

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Please speak to our sales consultant for further details.  
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## Ground floor





# The Bay

3 / 4 bedroom home

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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

|                   |             |                  |
|-------------------|-------------|------------------|
| 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

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.36 x 3.15 | 14' 4" x 10' 4" |
| Bedroom 3 | 4.36 x 2.81 | 14' 4" x 9' 3"  |

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

### The Bay | P308V2 CSHOT |

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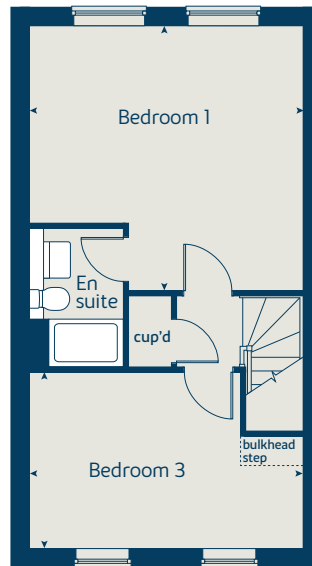
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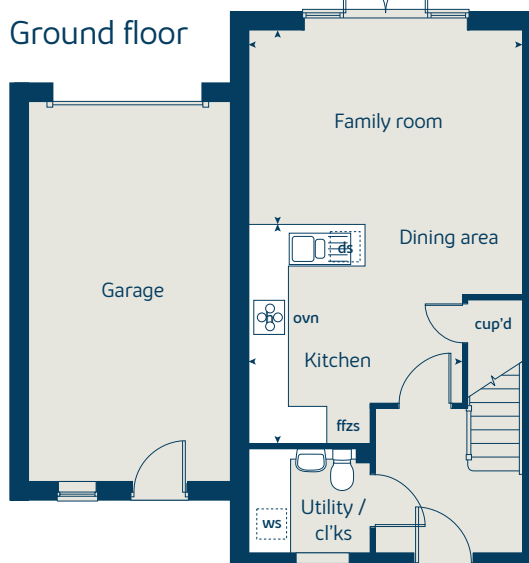
## Second floor



## First floor



## Ground floor





# The Chancery Specification

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# 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<br>The Walton<br>The Clove | 2 bedroom<br>The Holly<br>The Copse | 3 bedroom<br>The Spruce<br>The Cypress<br>The Grove<br>The Orchard<br>The Cedar<br>The Bay | 4 bedroom<br>The Aspen<br>The Maple | 5 bedroom<br>The Bramble<br>The Thatch<br>The Lime<br>The Oak |
|---|--------------------------------------|-------------------------------------|--|-------------------------------------|---|
| <b>Kitchen</b>  |                                      |                                     |  |                                     |   |
| 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  | ■                                    | ■                                   | ■  | ■                                   | ■   |

|   | 1 bedroom<br>The Walton<br>The Clove | 2 bedroom<br>The Holly<br>The Copse | 3 bedroom<br>The Spruce<br>The Cypress<br>The Grove<br>The Orchard<br>The Cedar<br>The Bay | 4 bedroom<br>The Aspen<br>The Maple | 5 bedroom<br>The Bramble<br>The Thatch<br>The Lime<br>The Oak |
|---|--------------------------------------|-------------------------------------|--|-------------------------------------|---|
| <b>Bathrooms and en suite(s)</b>  |                                      |                                     |  |                                     |   |
| 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)  |                                      |                                     |  | ■                                   | ■   |
| <b>Safety and security</b>  |                                      |                                     |  |                                     |   |
| Front door with multi-point security locking system and security chain  | ■                                    | ■                                   | ■  | ■                                   | ■   |
| Mains wired smoke detectors with battery back-up  | ■                                    | ■                                   | ■  | ■                                   | ■   |
| <b>Heating</b>  |                                      |                                     |  |                                     |   |
| 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)                               |                                      |                                     | ■  | ■                                   | ■   |

|   | 1 bedroom<br>The Walton<br>The Clove | 2 bedroom<br>The Holly<br>The Copse | 3 bedroom<br>The Spruce<br>The Cypress<br>The Grove<br>The Orchard<br>The Cedar<br>The Bay | 4 bedroom<br>The Aspen<br>The Maple | 5 bedroom<br>The Bramble<br>The Thatch<br>The Lime<br>The Oak |
|---|--------------------------------------|-------------------------------------|--|-------------------------------------|---|
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■                                    | ■                                   | ■  | ■                                   | ■   |
| <b>General - indoors</b>  |                                      |                                     |  |                                     |   |
| 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)  | ■                                    | ■                                   | ■  | ■                                   | ■   |
| <b>General - outdoors</b>   |                                      |                                     |  |                                     |   |
| 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                    | ■                                    | ■                                   | ■  | ■                                   | ■   |
| <b>Warranties</b>   |                                      |                                     |  |                                     |   |
| 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.



The streetscene shown on the front 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, West Midlands region**  
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