

# The Pastures

Bideford





# The Pastures

Biddeford

A taste of local life

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

**Bovis  
Homes** 





## Welcome to The Pastures

This attractive new development is close to the historic harbour town of Bideford in North Devon on the scenic River Torridge and a short drive from the seaside village Westward Ho!

Bideford town centre has a range of independent shops, cafes and restaurants and is home to a Victorian Pannier Market. You'll find leading brands, takeaways and restaurants close by at the Affinity Devon Outlet Shopping and children will love The Big Sheep, an animal-themed park less than 2 miles away. Take to two-wheels on the stunning Tarka Trail, a 163-mile traffic-free route that passes through Bideford.

There are local schools, health and leisure facilities in and around Bideford, while Barnstaple, the region's largest town on the impressive River Taw, is only 12 miles away. For sand and surf, the beautiful beaches of Saunton and Woolacombe are a 35 to 45 minute- drive around the estuary.

The A39 – also known as the North Atlantic Highway - links Bideford to Barnstaple and the stunning Exmoor National Park. Head south for Clovelly, 10 miles and Bude in North Cornwall, 24 miles, or take the A386 for Dartmoor National Park, 30 miles. The A361 North Devon Link Road leads to junction 27 of the M5, 46 miles away. Trains from Barnstaple run to Exeter.

Our range of 2, 3, 4 and 5-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 master bedrooms with en suites.

So, if you're looking for a quality new home on a scenic North Devon estuary close to the sea, your search ends here!





# The perfect position

## Education for everyone

Bideford has a range of Ofsted-rated 'good' pre and primary schools, including Abbotsham and Alwington Pre-School and St Helen's Church of England Primary School, both less than 1.5 miles from The Pastures.

For senior education, Bideford College caters for pupils from 11 to 18, and has its own sixth form. The independent Kingsley School takes children from 2 years, through to sixth form students.

**Bideford College**  
1.4 miles | 26 mins walk

26 mins




**Bideford Quay**  
2.2 miles | 8 mins drive

8 mins



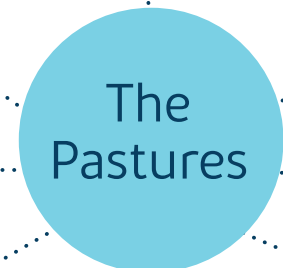
**Westward Ho! Sea Pool**  
5.1 miles | 15 mins drive

15 mins



**Barnstaple Railway Station**  
12 miles | 21 mins drive

21 mins



**Bideford Cinema**  
2.8 miles | 8 mins drive

8 mins



**Kenwith Valley Nature Reserve**  
2.3 miles | 9 mins drive

9 mins



**Bideford Heritage Railway Centre**  
2.3 miles | 8 mins drive

8 mins



**St Helens Church of England Primary School**  
1.4 miles | 5 mins drive

5 mins





# 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.

Alongside the development of The Pastures we will be contributing to the following areas for the local community:

## Libraries



## Public open space improvement



## Primary schools and early years



## Bus services



## Pedestrian and cycle routes



## Allotments





# 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 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
- 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 **TRINITY**

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!



# 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.

# The Pastures

Clovelly Road, Bideford, Devon

EX39 3DU

01237 260027

## From Barnstaple

- Take the A361 towards the A39 for 1.3miles and at the Lake roundabout take the 2nd exit on to the A39
- Follow and remain on the A39 for 9.9miles
- At the Abbotsham Cross roundabout take the first exit on to Clovelly Road
- Continue along Clovelly Road and The Pastures will be on your right hand side

## From Bideford

- Head south on The Quay / A386 towards King Street
- Follow High Street and Old Town to Clovelly Road
- Make a slight right on to Clovelly Road
- Continue along Clovelly Road passing by Atlantic Village and The Pastures will be on your left hand side
- Continue along Clovelly Road and The Pastures will be on your right hand side



When you have finished with this leaflet please recycle it.

Cover photograph of Bideford. 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.

Vistry Devon South West region  
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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# The Pastures

Bideford




2 bedroom home

 The Hawthorn

3 bedroom home


 The Rowan

 The Spruce

4 bedroom home

 The Juniper

 The Chestnut

 The Aspen

5 bedroom home

 The Birch

v visitor space

ss substation



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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DS11203 / 07.24



# The Pastures

Bideford



## 2 bedroom home

- The Hawthorn
- Sage Home

## 3 bedroom home

- The Rowan
- The Spruce
- Sage Home
- Sage Home

## 4 bedroom home

- The Chestnut
- The Aspen
- The Maple
- Sage Home

## 5 bedroom home

- The Birch
- Sage Homes built by Bovis Homes
- v visitor space
- ss substation



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# The Hawthorn

2 bedroom home

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# The Hawthorn

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 3.99	13' 4" x 12' 5"

### First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

### The Hawthorn | X203 02 Bideford |

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

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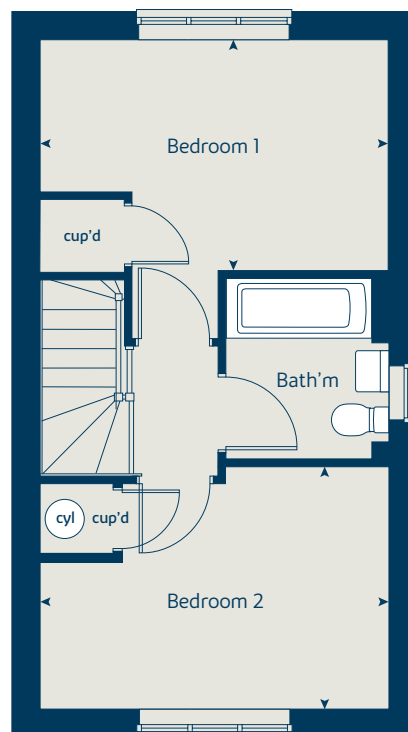
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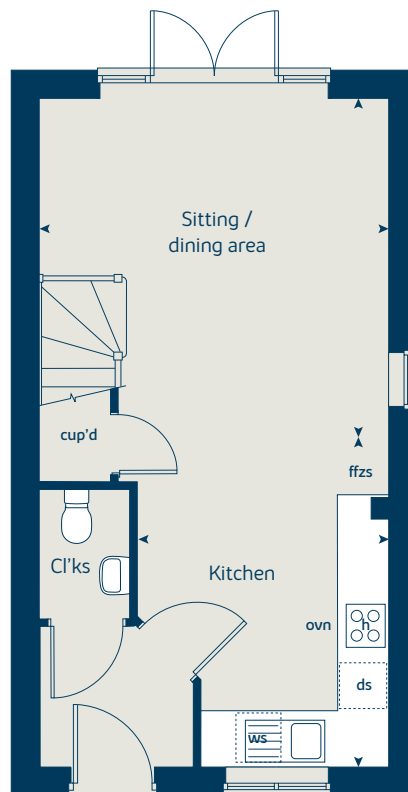
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### First floor



### Ground floor







# The Rowan

3 bedroom home

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# The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

## First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

## The Rowan | X306 01 Bideford |

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

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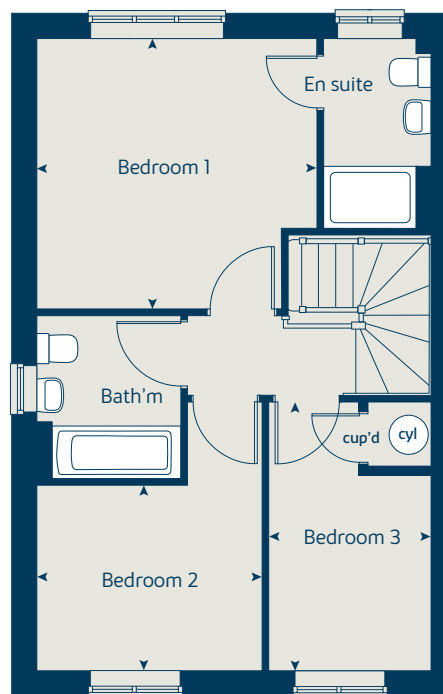
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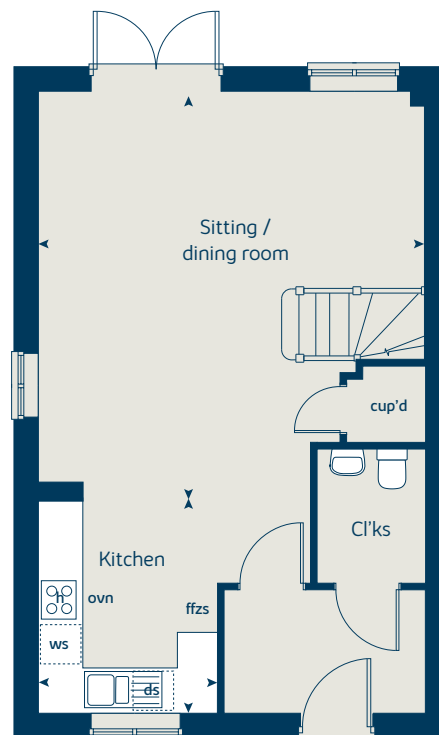
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## First floor



## Ground floor







# The Spruce

3 bedroom home

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# The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

## First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

## The Spruce | X307 (IF) 01 Bideford |

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

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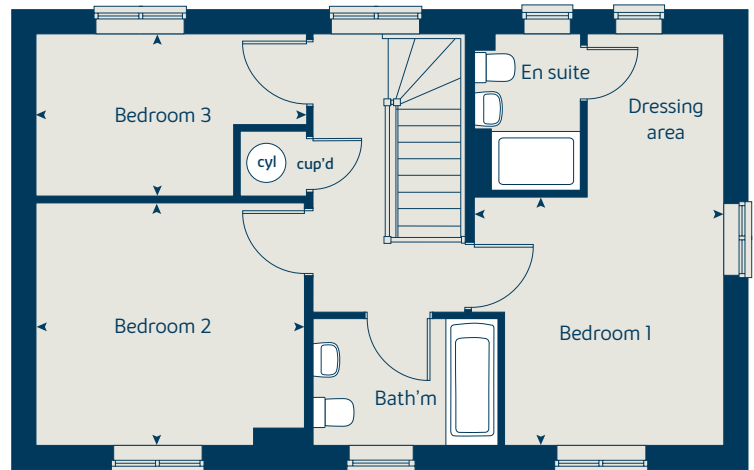
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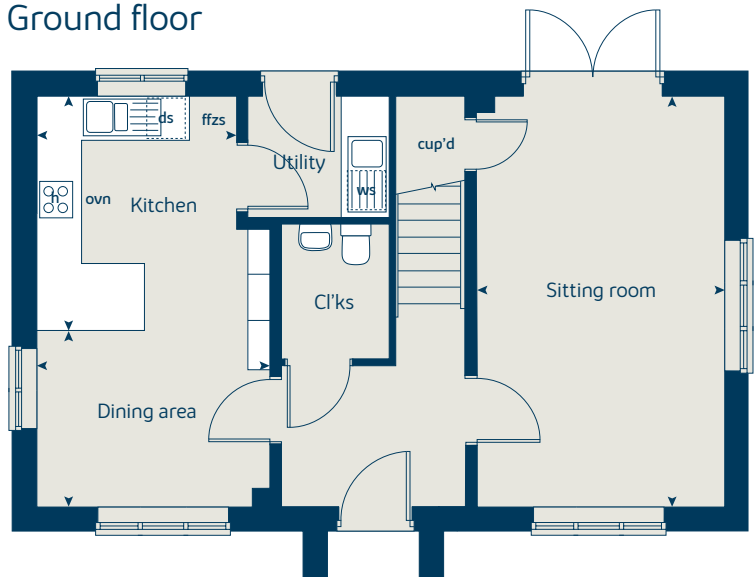
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## First floor



## Ground floor







# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

### First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

### The Juniper | X412 01 Bideford |

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

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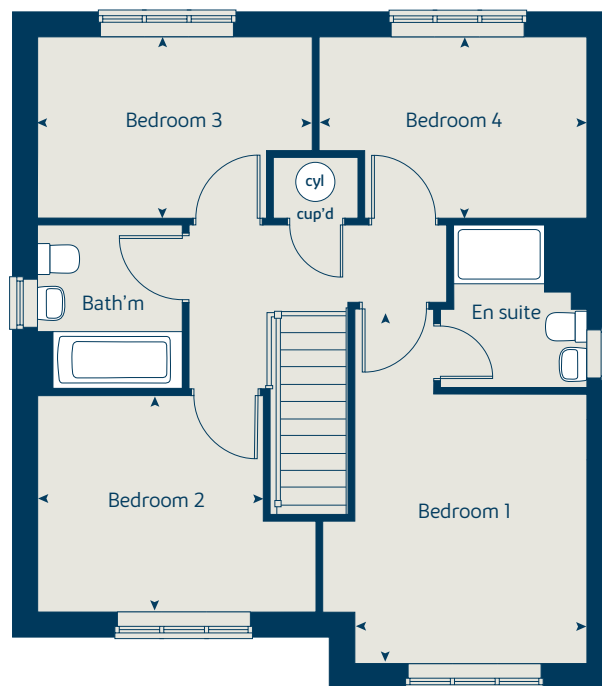
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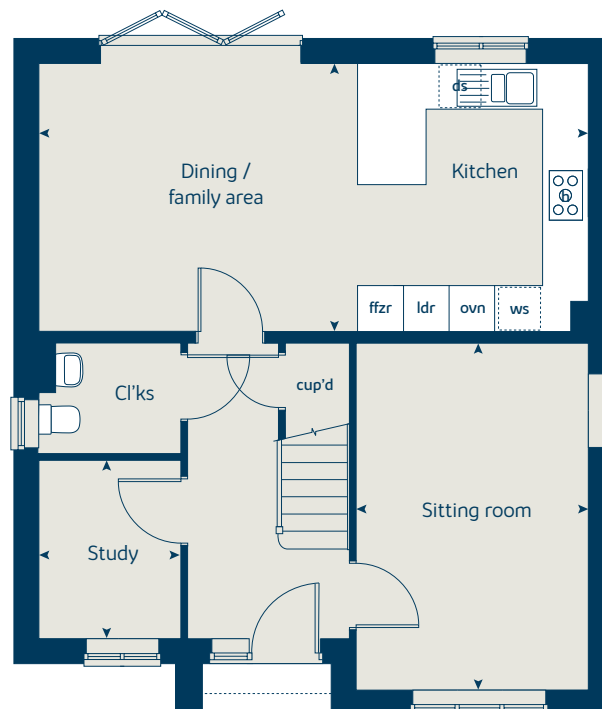
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### First floor



### Ground floor







# The Aspen

4 bedroom home

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# The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

## First floor

Bedroom 1	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

## The Aspen | X414 (IF) 01 Bideford |

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

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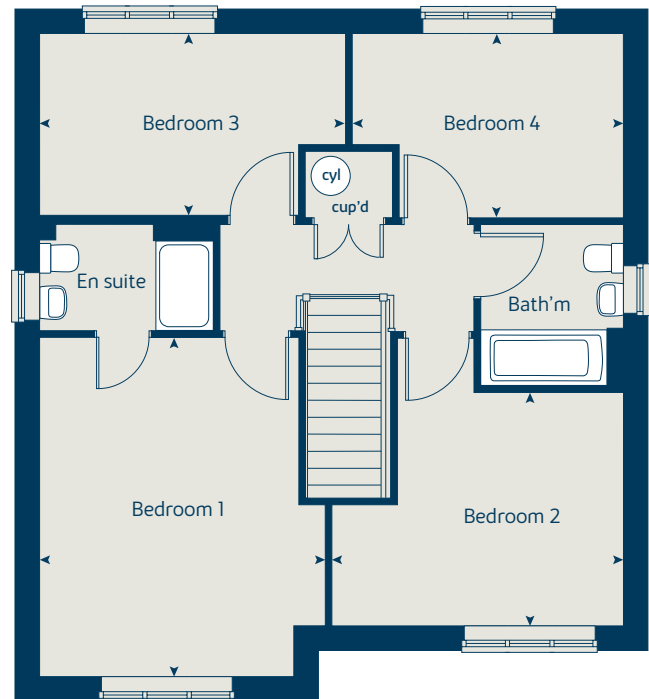
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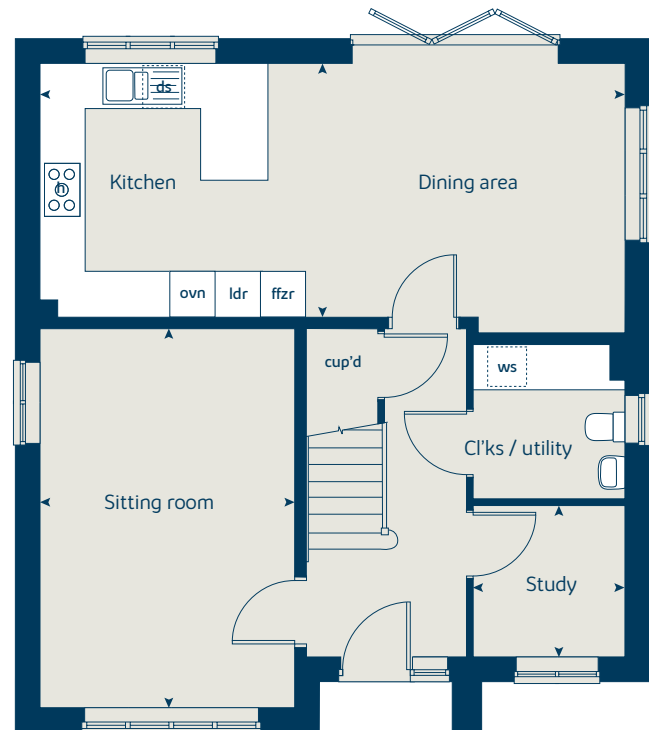
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## First floor



## Ground floor







# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
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	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

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

### The Chestnut | X413 02 Bideford |

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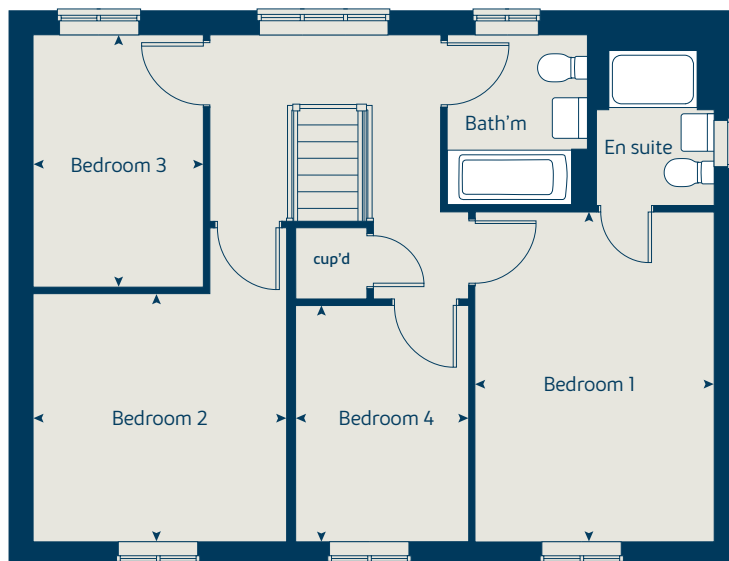
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## First floor



## Ground floor







# The Maple

4 bedroom home

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# The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.28 x 3.02	23' 11" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

## First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.68 x 3.57	12' 0" x 11' 5"
Bedroom 3	4.17 x 2.89	13' 8" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

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 Bideford |

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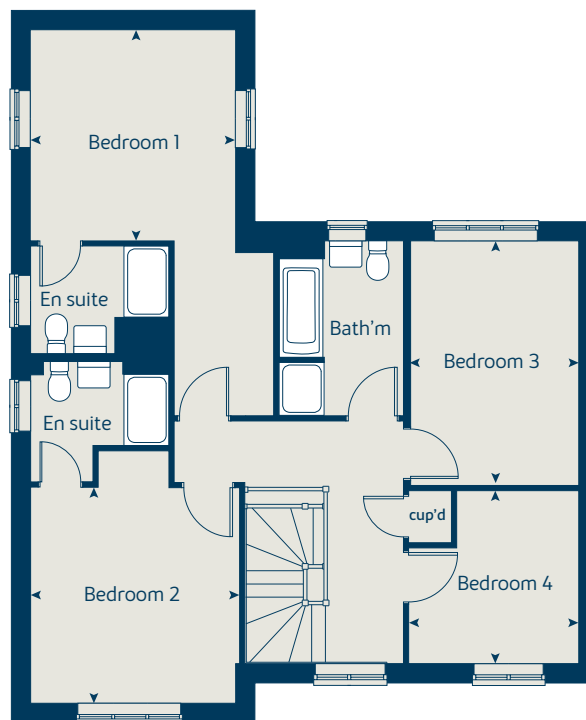
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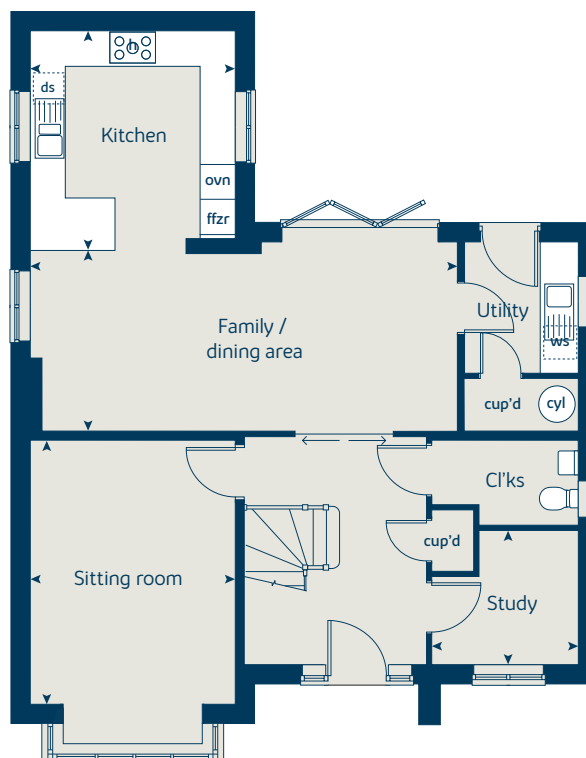
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## First floor



## Ground floor







# The Birch

5 bedroom home

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# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

### First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

### The Birch | X518 (IF) 01 Bideford |

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

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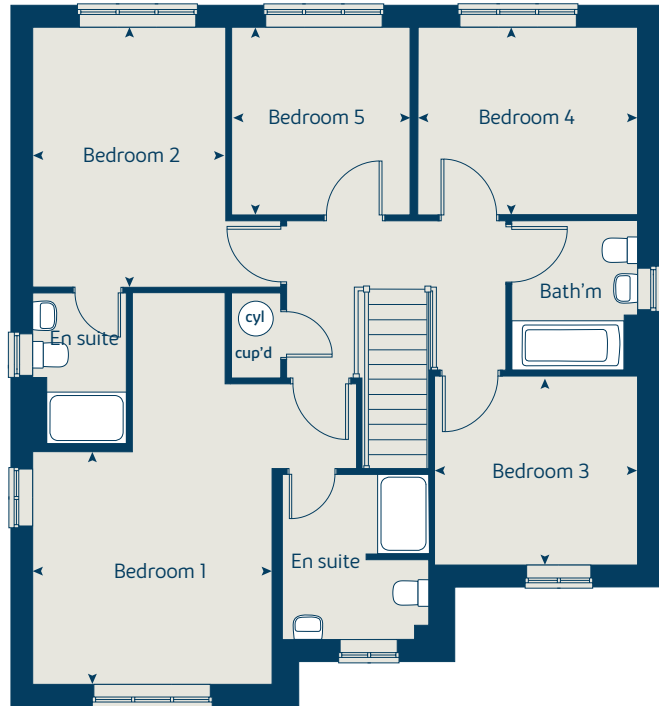
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### First floor



### Ground floor







# The Pastures

Bideford

Specification

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# The Pastures

## Bideford

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.



### Kitchen

2 bedroom  
The Hawthorn

3 bedroom  
The Rowan  
The Spruce

4 bedroom  
The Juniper  
The Chestnut  
The Aspen  
The Maple

5 bedroom  
The Birch

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		■	■	■	■	■
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 (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood				■	■	■
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood						■
White pendant light fitting	■	■	■	■	■	■
LED under-unit flexible strip lighting						■
Fridge / freezer space	■	■	■			
Integrated (Indesit) 50 / 50 fridge freezer			■	■	■	■
Integrated (Indesit) dishwasher						■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	
Space for washing machine with plumbing and electrics in utility		■			■	■
Space for washing machine with plumbing and electrics in kitchen	■		■	■	■	

### Bathrooms and en suite(s)

Contemporary white sanitaryware suite	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Handheld hair wash attachment		■	■	■	■	■
Shower over the bath	■					
Ideal Standard low profile shower tray with glass enclosure to en suite		■	■	■	■	■
Walk in shower in en suite 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

Front door with multi-point security locking system and security chain	■	■	■	■	■	■
Chrome plated front door numbers	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■				
Powder coated aluminium double glazed bi-fold doors			■	■	■	■
Internal doors cottage style pre-primed with brass satin finish handles	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■
Air source heat pump heating and hot water	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
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

2 bedroom  
The Hawthorn

3 bedroom  
The Rowan  
The Spruce

4 bedroom  
The Juniper  
The Chestnut  
The Aspen  
The Maple

5 bedroom  
The Birch



## 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.



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**Bovis  
Homes** 



# 2 bedroom Sage Home

Homes 170 & 171



built  
by





# 2 bedroom Sage Home

## Homes 170 & 171

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 3.99	13' 4" x 12' 5"

### First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

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

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.

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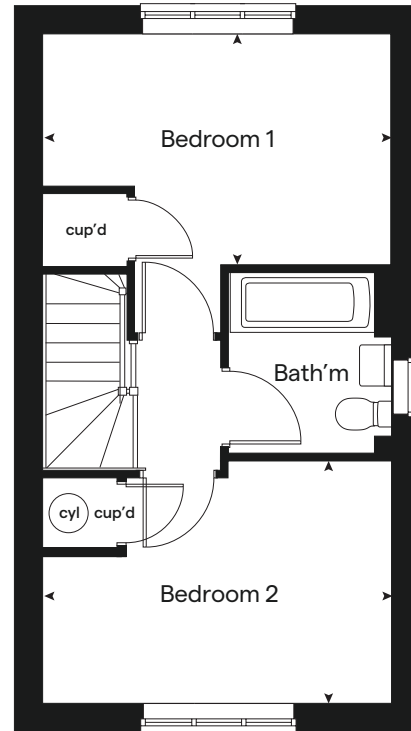
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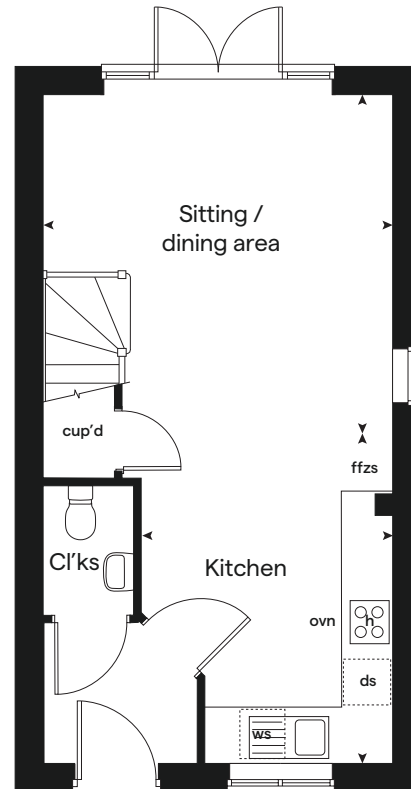
built by



### First floor



### Ground floor





## 3 bedroom Sage Home

Homes 132, 133, 134, 135, 168 & 169



Sage  
Homes

built  
by



Bovis  
Homes



# 3 bedroom Sage Home

Homes 132, 133, 134,  
135, 168 & 169

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

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

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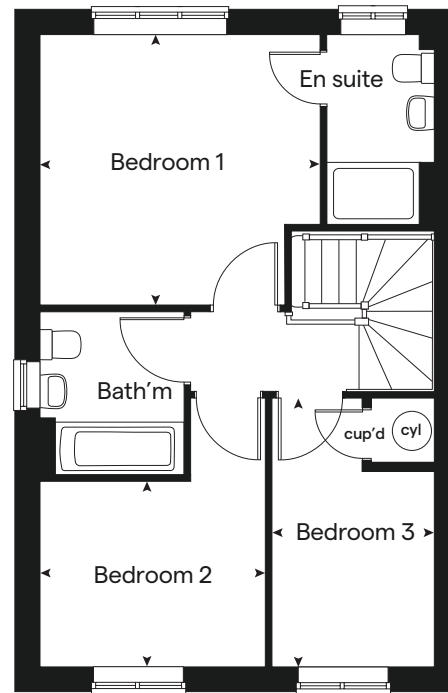
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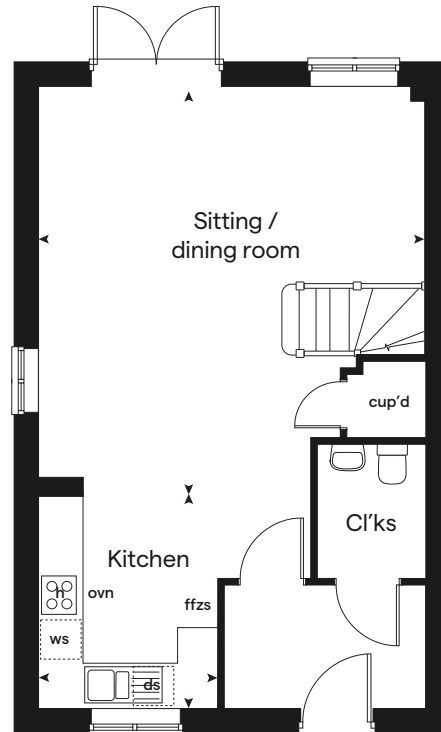


built by  
**Bovis Homes**

## First floor



## Ground floor





## 3 bedroom Sage Home

Homes 136, 137, 138 & 139



built  
by





# 3 bedroom Sage Home

Homes 136, 137,  
138 & 139

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

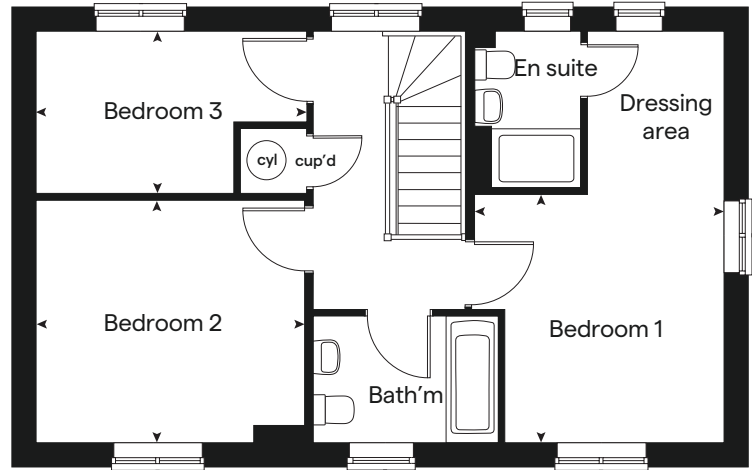
ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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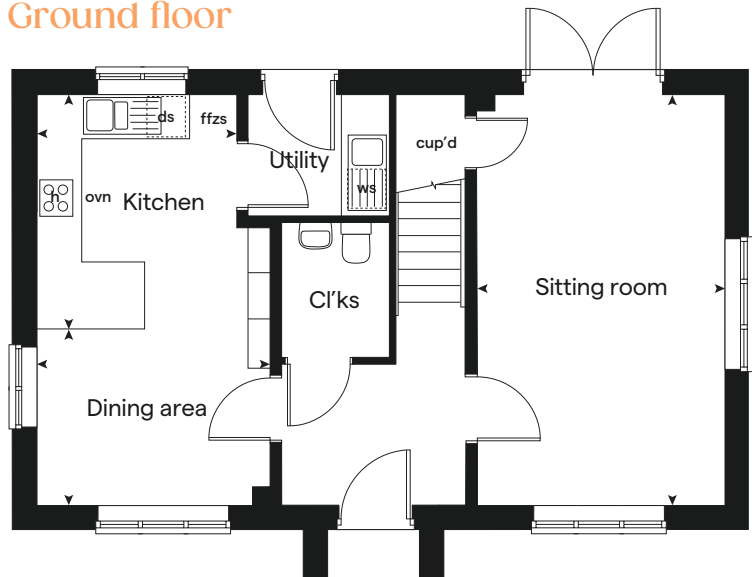
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## First floor



## Ground floor



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built by





# 4 bedroom Sage Home

Home 172



built  
by





# 4 bedroom Sage Home

## Home 172

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

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

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.

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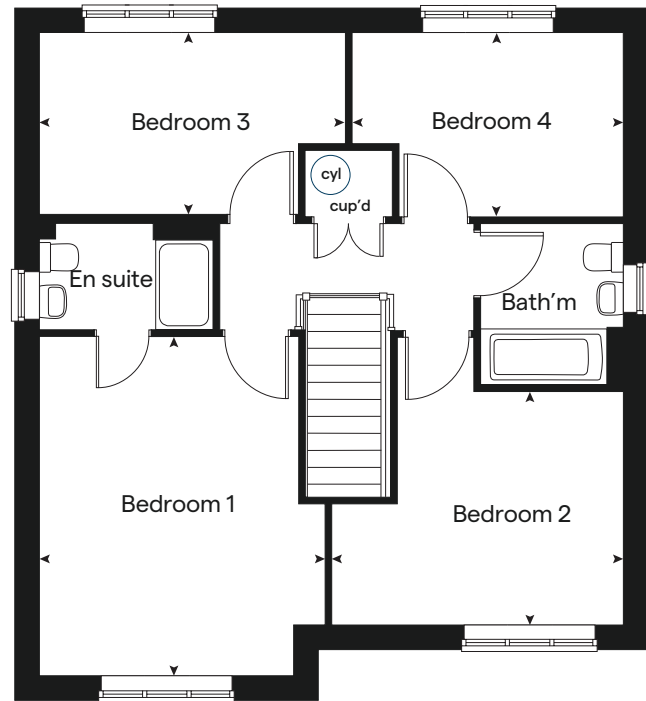
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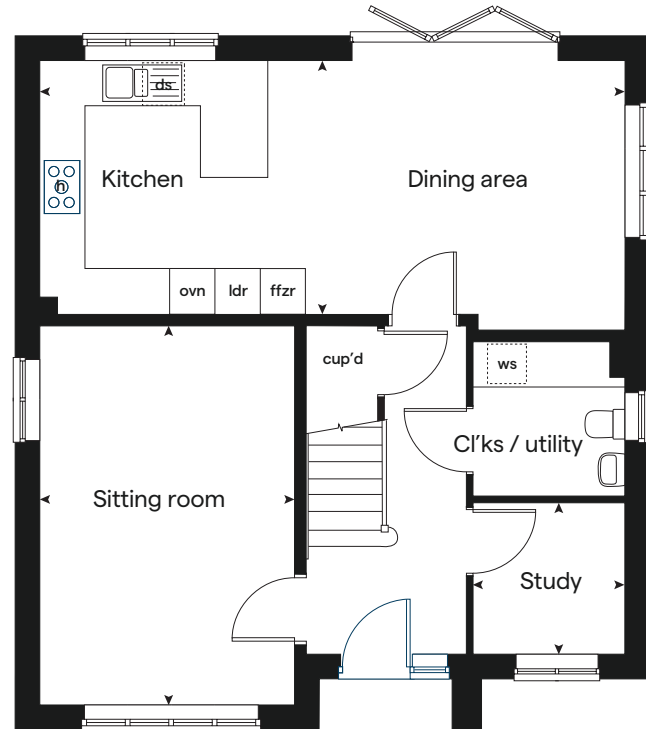
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### First floor



### Ground floor





# The Pastures

Bideford

## Specification



built  
by





# The Pastures

## Bideford

Use this guide to see what features are included in your new home.



	2 bedroom Homes 170 & 171	3 bedroom Homes 132, 133, 134, 135, 168 & 169	Homes 136, 137, 138 & 139	4 bedroom Home 172
<b>Kitchen</b>				
Symphony Konzept range kitchen with laminate worktop	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■
White pendant light holder	■	■	■	■
Fridge / freezer space	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■
<b>Bathrooms and en suite(s)</b>				
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■
Handheld hair wash attachment in bathroom		■	■	■
Shower over the bath	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■
White batten light holder	■	■	■	■

	2 bedroom Homes 170 & 171	3 bedroom Homes 132, 133, 134, 135, 168 & 169	Homes 136, 137, 138 & 139	4 bedroom Home 172
<b>Doors and Windows</b>				
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■
<b>General</b>				
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■
Air source heat pump heating and hot water	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the 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 garage (where in curtilage of the plot)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark choice cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

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

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