

Windrush Place

Witney





Windrush Place

Witney

A taste of local life

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**Bovis
Homes** 



Welcome to Windrush Place

This exciting new development near the charming market town of Witney is surrounded by the beautiful Oxfordshire Cotswolds.



Windrush Place is less than two miles from the centre of Witney town, with its historic, Cotswold stone buildings and pretty River Windrush. The town centre offers great shopping and there are local schools, health and leisure facilities, as well as easy access to nearby Oxford and the M40. This stunning range of 1, 2, 3 & 4 bedroom homes have been carefully designed to complement their idyllic Cotswold environment. So, if you're looking for a fantastic new home, in a stunning West Oxfordshire setting, your search ends here.

Getting around

Windrush Place is just a quarter of a mile from the A40, which provides a direct link to Oxford, 14 miles away, and to Junction 8A of the M40, 21 miles away, for London. For Birmingham, Junction 9 of the M40 is only 12 miles away, via the A40 and A34. Access London with direct trains from Oxford Parkway Station to London Marylebone in under 90 minutes, and for Birmingham trains run from Hanborough Station, 10 miles away. For air travel Heathrow Airport is 58 miles away, via the M40 and M25.

A trip to the shops

Witney offers a great mix of shopping with smaller, independent retailers and large national stores. Marriotts Walk and Woolgate Shopping Centres are home to brands such as M&S, Waitrose, Waterstones and the thriving High Street has antiques, jewellery, shoes and well-known fashion stores. In the Market Place a monthly Farmers' Market offers tasty local produce, and on the edge of town you'll find a B&Q, Lidl and Sainsbury's. Oxford, the city of dreaming spires is less than 15 miles away, with its covered market and indoor shopping malls, or visit Bicester Village, the designer outlet, just a 21 mile drive.

Taking time out

Famous for its woollen Witney blankets, the town is steeped in history, with centuries-old buildings such as the 13th century St Mary's Parish Church, the Blanket Hall and The Buttercross. Today you can enjoy pubs, restaurants, museums, a cinema, a leisure centre, sports clubs, a golf centre and the tranquil Witney Lakes and Meadows. Cogges Manor Farm is a working, Victorian museum and you'll find 12th century archaeological remains at Bishop's Palace. The Cotswold Wildlife Park at Burford is great for families and regal Blenheim Palace is only 13 miles away. A few minutes' drive takes you into the Cotswold Area of Outstanding Natural Beauty with its pretty market towns and quintessential English villages.

Education

The Windrush Church of England Primary School is located on the development and nearby are West Witney Primary and Queen Emma's Primary to name but a few. For senior students there's The Henry Box School and Wood Green School, while The King's School is an independent, Christian school for both primary and senior pupils. Nearby Cokethorpe School, is also an independent school for children aged from 4 to 18. For further education there is Abingdon and Witney College. Oxford University has over 30 independent colleges and is within easy reach.



Scan me
for directions



Windrush Place

Witney

Oxfordshire OX29 7AR

01993 461826

From M40 and Oxford

- Leave the M40 at Junction 8a and take the A40 exit for Oxford / Cheltenham
- Continue on the A40 for nearly 10 miles, bypassing Oxford
- Follow A40 for Witney
- After nearly 20 miles take the A415 exit towards Witney
- Take the A415 exit towards Witney
- At the roundabout take the 5th exit for A415
- Turn left into Thorney Leys
- At the roundabout take the first exit onto A4095 Curbridge Road
- Turn right into the Windrush Place development and follow Centenary Way
- Bovis Homes Windrush Place can be found straight ahead

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

Vistry Cotswolds region

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

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Windrush Place

Witney

1 bedroom apartments

■ Apartments 26-33 (available with First Homes)

3 bedroom homes

■ The Hazel

■ The Spruce

■ The Cypress

4 bedroom homes

■ The Chestnut

■ The Aspen

■ The Mulberry

Pre-sold homes

■ 2 bedroom homes

■ 3 bedroom homes

■ 4 bedroom homes

bcp bin collection point

v visitor space

● bollards

† timber frame construction





The Hazel

3 bedroom home

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

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The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

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

The Hazel | X305 04 Witney |

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.

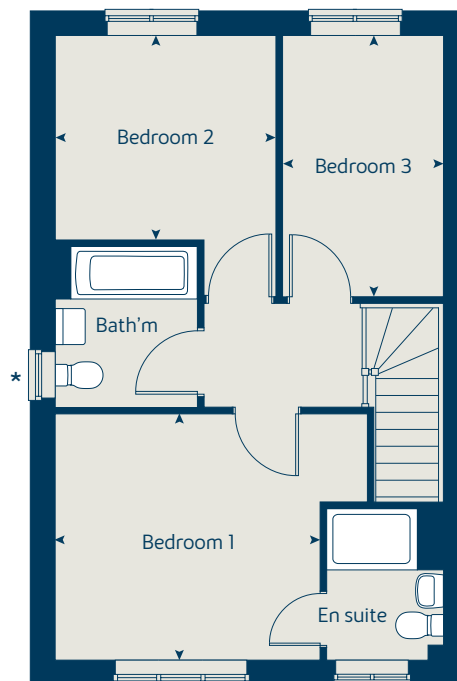
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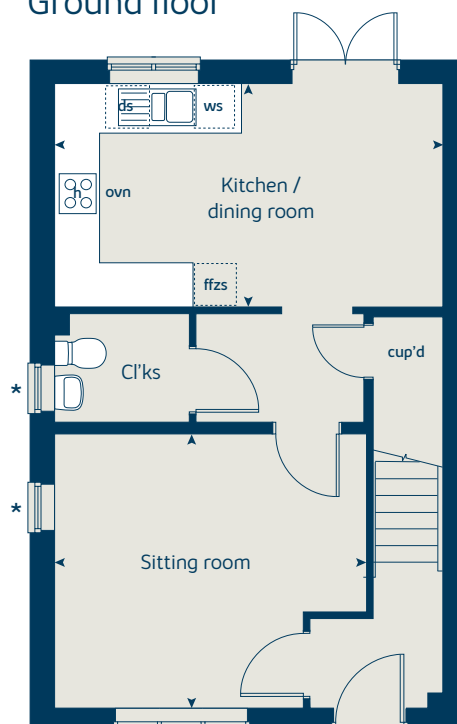
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First floor



Ground floor





The Cypress

3 bedroom home

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

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The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.40 x 3.40	14' 5" x 11' 1"

First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

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

The Cypress | X308 (IF) 02 Witney |

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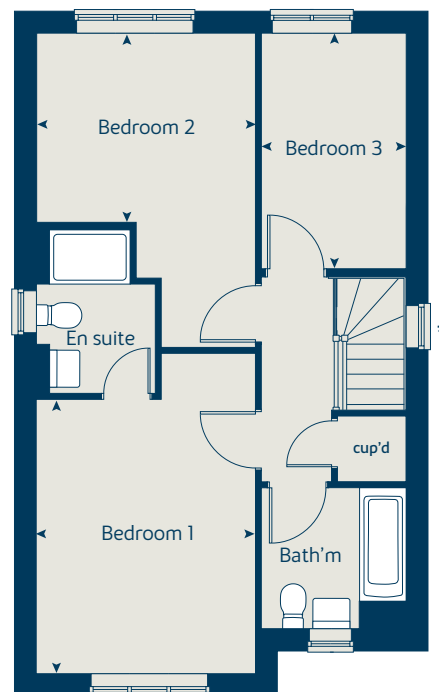
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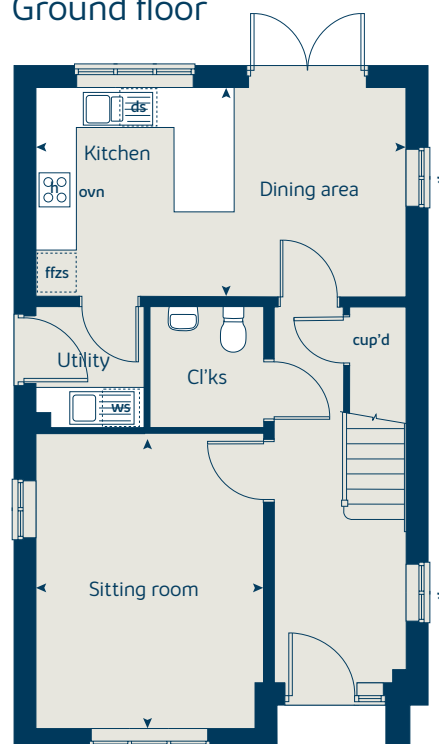
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First floor



Ground floor





The Spruce

3 bedroom home

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

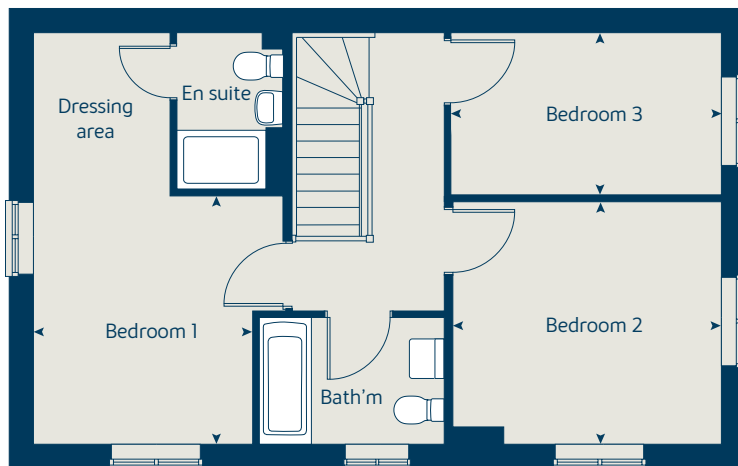
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The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.10 x 2.69	10' 2" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

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

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

The Spruce | X307 (IF) 02 Witney |

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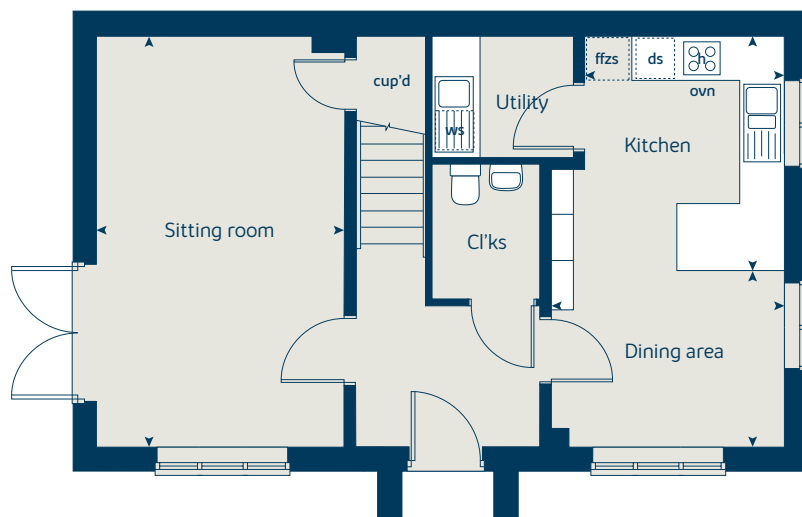
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Ground floor





The Chestnut

4 bedroom home

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

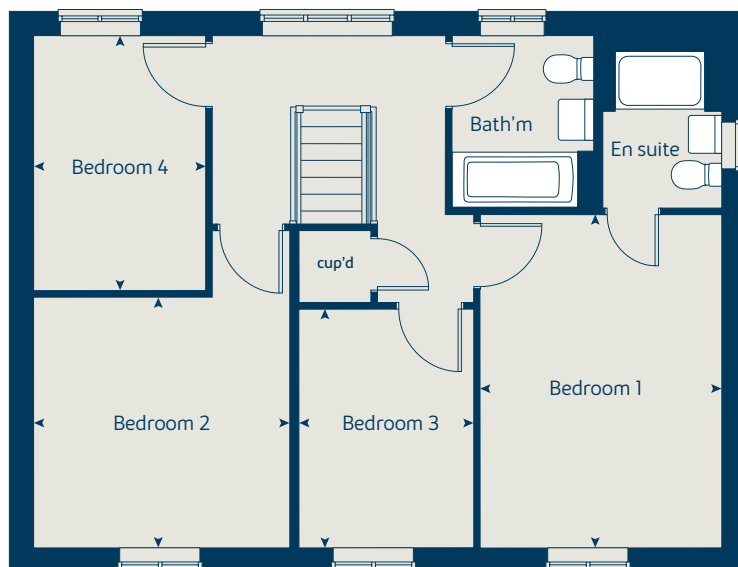
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The Chestnut

4 bedroom home

First floor



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	4.48 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.21 x 2.35	10' 6" x 7' 9"
Bedroom 4	3.42 x 2.31	11' 3" x 7' 7"

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 Witney |

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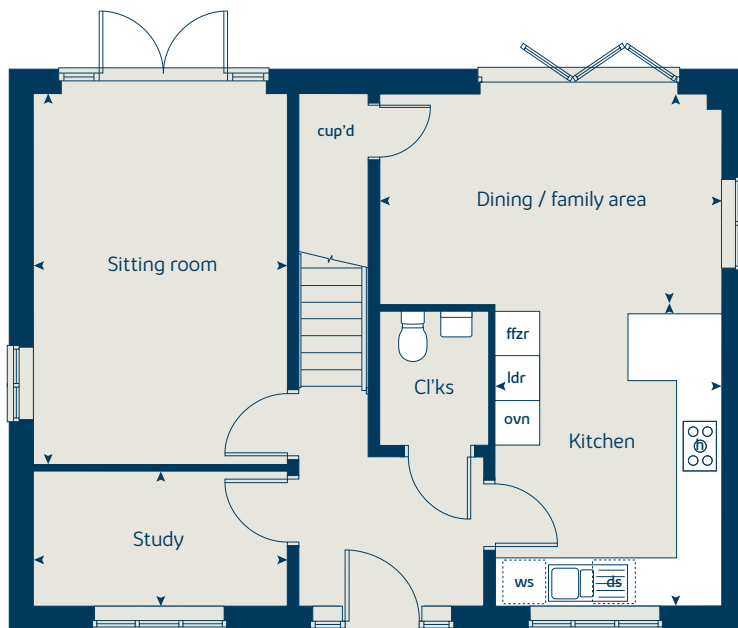
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Ground floor





The Aspen

4 bedroom home

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

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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' 1"
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	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

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

The Aspen | X414 (IF) 02 Witney |

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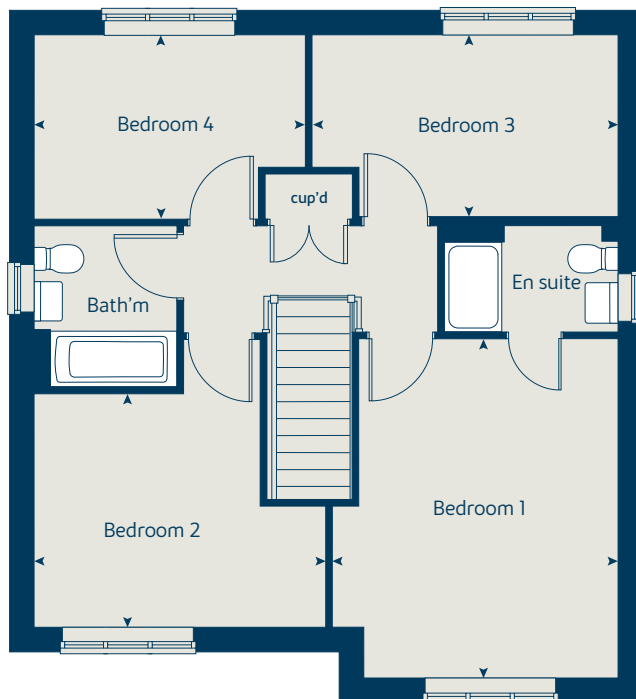
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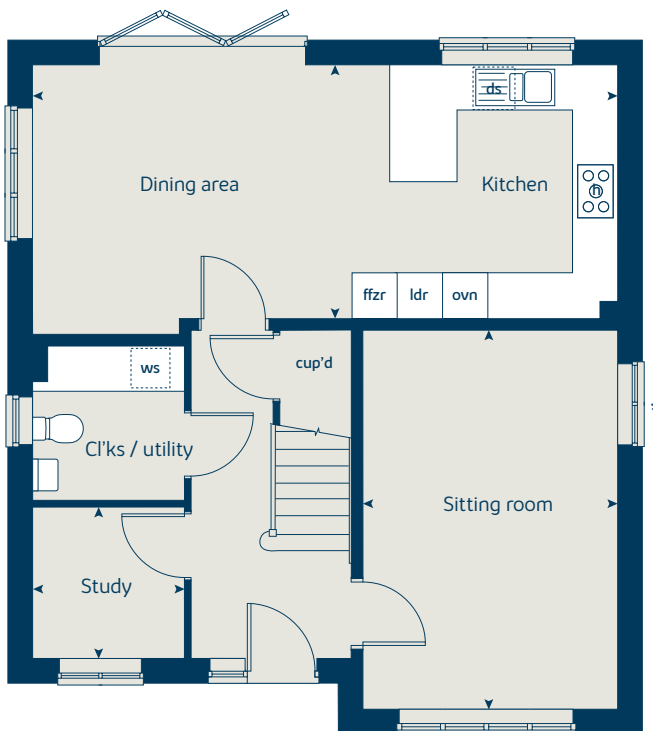
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First floor



Ground floor





The Mulberry

4 bedroom home

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

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The Mulberry

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 10" x 9' 7"
Sitting room	4.68 x 3.72	15' 5" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

First floor

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

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

The Mulberry | X418 02 (IF) Witney |

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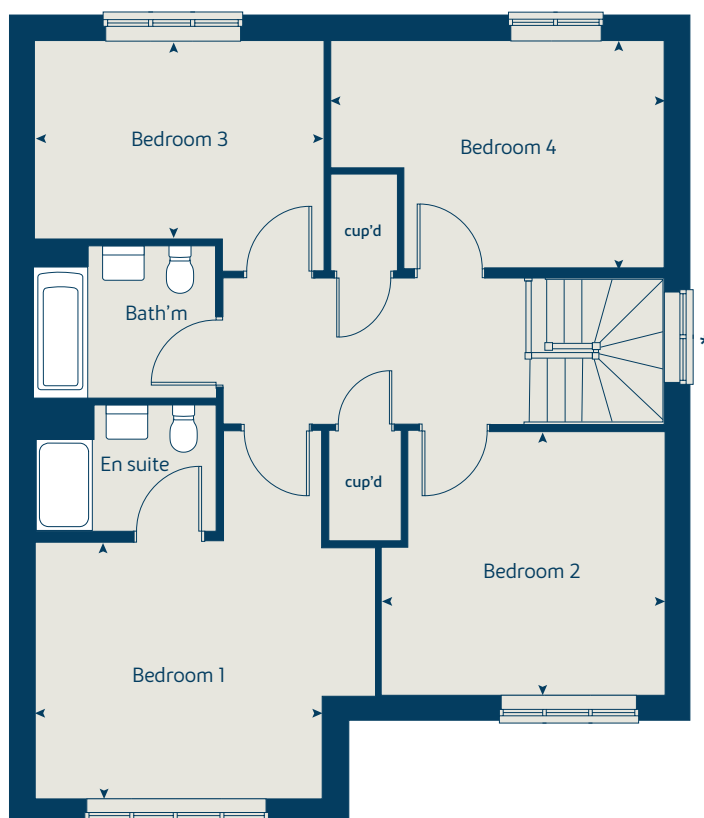
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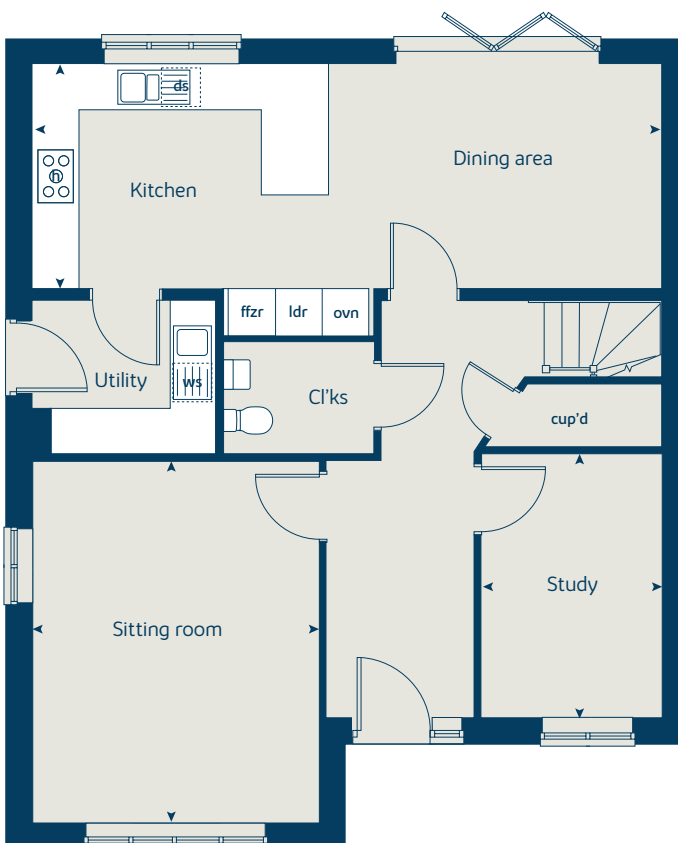
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First floor



Ground floor





Windrush Place

Witney

Specification

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Windrush Place

Witney

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

3 bedroom
The Hazel
The Cypress
The Spruce

4 bedroom
The Chestnut
The Aspen
The Mulberry

	3 bedroom The Hazel The Cypress The Spruce	4 bedroom The Chestnut The Aspen The Mulberry
Choice of Standard fitted kitchen (doors & worktops)	■ ■ ■	■ ■ ■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■ ■ ■	■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■ ■ ■	
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood		■ ■ ■
White batten holder(s)	■ ■ ■	■ ■ ■
Fridge / freezer space	■ ■ ■	
Indesit Integrated 50 / 50 fridge freezer		■ ■ ■
Space for integrated dishwasher with plumbing and electrics	■ ■ ■	■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■
Space for washing machine with plumbing and electrics in utility		■ ■

Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitaryware	■ ■ ■	■ ■ ■
Ideal Standard close coupled WC to cloakroom	■ ■ ■	■ ■ ■
Handheld hair wash attachment	■ ■ ■	■ ■ ■
Low profile shower tray with glass enclosure to bedroom 1 en suite	■ ■ ■	■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■ ■ ■	■ ■ ■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■ ■ ■	■ ■ ■
Chrome towel warmer in bathroom and en suite(s)		■ ■ ■
Water waste heat recovery system	■ ■ ■	■ ■ ■

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

Doors and Windows

	3 bedroom The Hazel The Cypress The Spruce	4 bedroom The Chestnut The Aspen The Mulberry
Front door with multi-point security locking system and security chain	■ ■ ■	■ ■ ■
Chrome plated front door numerals	■ ■ ■	■ ■ ■
PVCu double glazing to windows	■ ■ ■	■ ■ ■
Double glazed PVCu French doors	■ ■ ■	
Powder coated aluminium double glazed bi-fold doors		■ ■ ■
Internal cottage style doors	■ ■ ■	■ ■ ■
Paving outside French / bi-fold door	■ ■ ■	■ ■ ■

General

PV solar panels	■ ■ ■	■ ■ ■
EV charging points	■ ■ ■	■ ■ ■
White painted walls and smooth white ceilings	■ ■ ■	■ ■ ■
Combined usb / double sockets in kitchen and bedroom 1	■ ■ ■	■ ■ ■
Multi-media point in living room	■ ■ ■	■ ■ ■
TV point to bedroom 1 and family room (where applicable)	■ ■ ■	■ ■ ■
Master telephone socket to sitting room and study (where applicable)	■ ■ ■	■ ■ ■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■ ■ ■	■ ■ ■
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)	■ ■ ■	■ ■ ■
Power and lighting to 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	■ ■ ■	■ ■ ■

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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