

# The Skylarks

Westoning





# The Skylarks

Westoning

A taste of local life

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**Bovis  
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# Welcome to The Skylarks

This Skylarks is in the ancient village of Westoning, surrounded by rolling Bedfordshire countryside and has easy access to the M1 and nearby rail links to London.

Our range of brand new homes embrace contemporary design, while retaining traditional build quality. They include popular features such as open-plan kitchen/diners, French doors, guest WCs and principal bedrooms with an en suite

Village life in Westoning has plenty to please all ages, with pubs, sports clubs, a recreation ground, children's play park, plus real ale festivals, parish fetes and village hall activities. Westoning has its own post office, butchers and newsagents and in neighbouring Flitwick, less than 2 miles away, you'll find supermarkets, local shops, restaurants and a leisure centre. On the outskirts of the town pretty Manor Park with its woodlands and lake is just a 1 mile away.

The county town of Bedford, 15 miles away and Milton Keynes, 17 miles away, provide an array of entertainment and leisure facilities, including theatres, cinemas, sports venues and the popular Centre:mk indoor shopping mall in Milton Keynes.

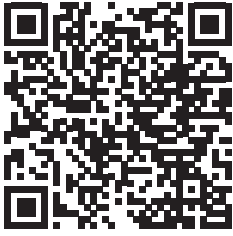
If you enjoy scenic wildlife walks and hill hikes with stunning views, Westoning is spoilt for choice. Within 15 minutes you can be at Sharpenhoe Clappers, Barton Hills National Nature Reserve, or Sundon Hills Country Park. The famous Woburn Safari Park and Woburn Abbey Deer Park are both approximately 6 miles away.

The Skylarks is just off the A5120, linking to Junction 12 of the M1, about 2 miles away, or head north on the A6 for Bedford. Rail services to London take about an hour from Flitwick train station, 1.8 miles away or Harlington train station 2.4 miles. Trains also run to Gatwick and Luton Airports.

So, if you're looking for a stunning new home in a vibrant Bedfordshire village with great commuter links, your search ends here!



Scan me  
for directions



The Skylarks  
Westoning MK45 5JD  
01525 574517

Cover photograph of Westoning. 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 Northern Home Counties region**  
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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# The Skylarks

Westoning

Development plan

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# The Skylarks

## Westoning

### 2 bedroom home

 The Swift

### 3 bedroom homes

 The Wren

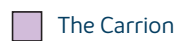
 The Robin

 The Chaffinch

### 4 bedroom homes

 The Kestrel

 The Fieldfare

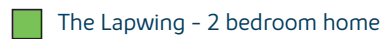
 The Carrion

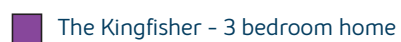
 The Siskin

### 5 bedroom home

 The Eider

### Custom build homes

 The Lapwing - 2 bedroom home

 The Kingfisher - 3 bedroom home

 The Kittiwake - 3 bedroom home

 The Plover - 4 bedroom home

### Pre-sold homes

 1 & 2 bedroom homes

 2 bedroom homes

 3 bedroom homes

 4 bedroom homes

b bin collection point

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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# The Skylarks

Westoning

Specification

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# The Skylarks

## Westoning

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 Swift  
3 bedroom  
The Wren  
The Robin  
The Chaffinch  
4 bedroom  
The Kestrel  
The Fieldfare  
The Carrion  
The Siskin  
5 bedroom  
The Elder

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 with built-in single under oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■				
Hotpoint hob with built-in under oven, splashback and curved glass chimney hood					■			
Hotpoint hob with built-in high level double oven, glass splashback and curved glass chimney hood							■	■
Bosch hob with built-in high level double oven, glass splashback and stainless steel pyramid chimney hood								■
Hotpoint hob with hood and built-in high level double oven					■			
Pendant light fitting	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	
LED under-unit flexible strip lighting								■
Fridge / freezer space		■	■	■				
Indesit integrated fridge freezer					■	■	■	■
Undercounter fridge space & undercounter freezer space	■							
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	
Indesit integrated dishwasher								■
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 white sanitaryware	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite		■	■	■	■	■	■	■
En suite to bedroom 1	■	■	■	■	■	■	■	■
En suite to bedroom 2					■			■
Choice of standard Porcelanosa wall tiling (splashback, 450mm 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	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal cottage style doors with brass satin finish handles	■	■	■	■	■	■	■	■
Paving outside French doors	■	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Combined usb / double socket in kitchen and bedroom 1	■	■	■	■	■	■	■	■
Multi-media plate in sitting 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)	■	■	■	■	■	■	■	■
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 garden (where applicable)	■	■	■	■	■	■	■	■
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 Swift  
3 bedroom  
The Wren  
The Robin  
The Chaffinch  
4 bedroom  
The Kestrel  
The Fieldfare  
The Carrion  
The Siskin  
5 bedroom  
The Elder

## 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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# The Swift

2 bedroom home

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# The Swift

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.55 x 1.80	11' 8" x 5' 11"
Sitting / dining area	5.00 x 4.27	16' 5" x 14' 0"

### First floor

Bedroom 1	3.56 x 3.10	11' 8" x 10' 2"
Bedroom 2	4.27 x 2.62	14' 0" x 8' 7"

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

### The Swift | H202 MWEST |

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.

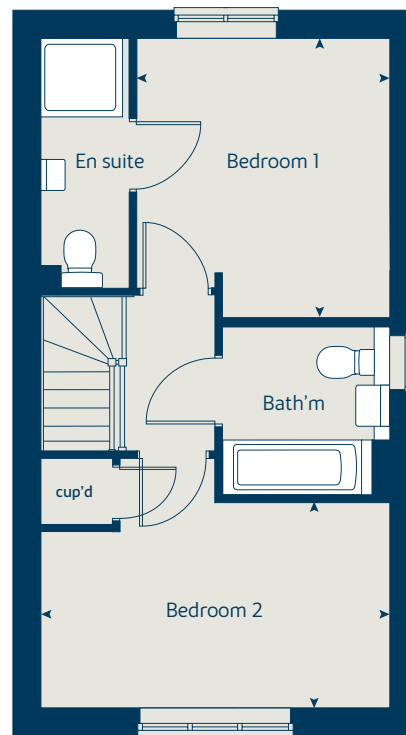
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles 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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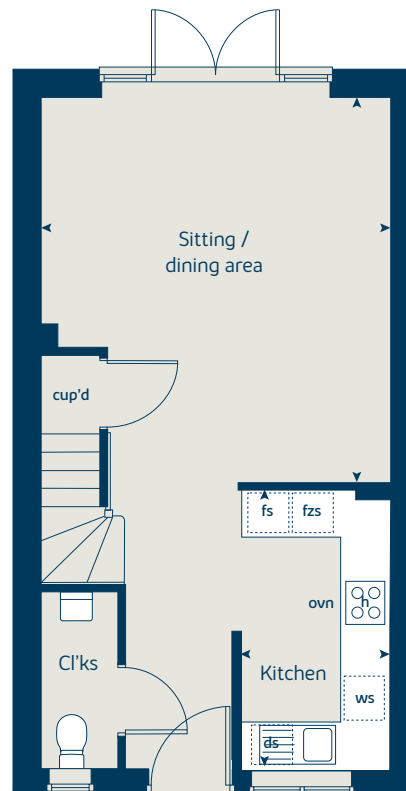
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### First floor



### Ground floor







# The Wren

3 bedroom home

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# The Wren

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 2.25	13' 0" x 7' 5"
Sitting / dining room	5.45 x 4.69	17' 10" x 15' 5"

## First floor

Bedroom 1	3.66 x 3.04	12' 0" x 10' 0"
Bedroom 2	3.23 x 2.81	10' 7" x 9' 3"
Bedroom 3	3.23 x 2.54	10' 7" x 8' 4"

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

## The Wren | H301 MWEST |

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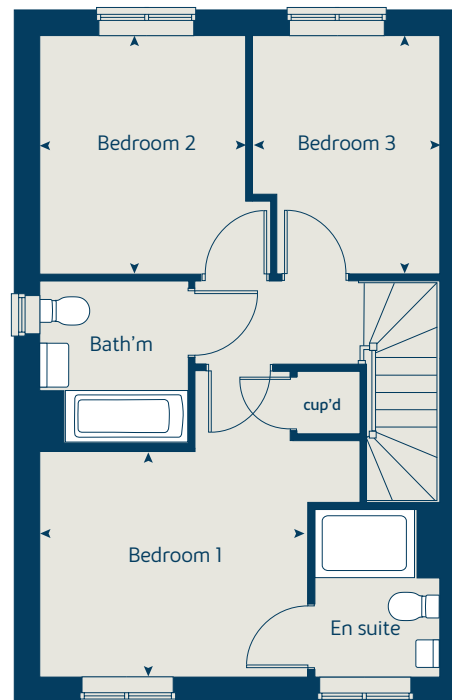
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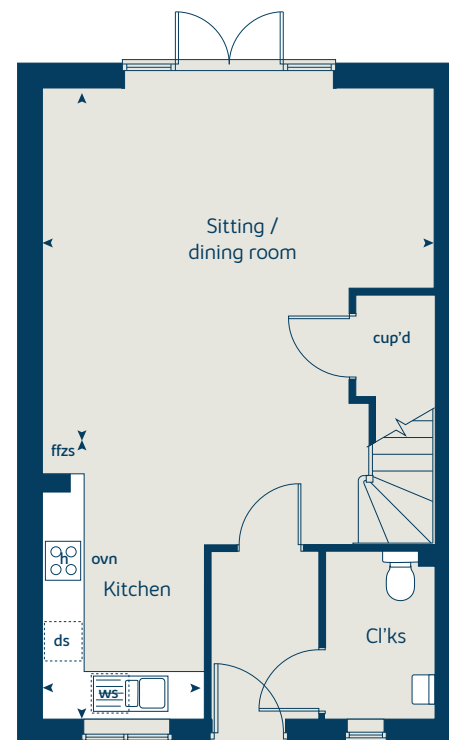
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## First floor



## Ground floor







# The Robin

3 bedroom home

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# The Robin

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.28 x 2.43	10' 9" x 8' 0"
Dining area	3.28 x 3.08	10' 9" x 10' 1"
Sitting room	5.52 x 3.10	18' 1" x 10' 2"

## First floor

Bedroom 1	4.46 x 3.15	14' 8" x 10' 4"
Bedroom 2	3.69 x 3.20	12' 1" x 10' 6"
Bedroom 3	3.69 x 2.22	12' 1" x 7' 3"

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

## The Robin | H305 MWEST |

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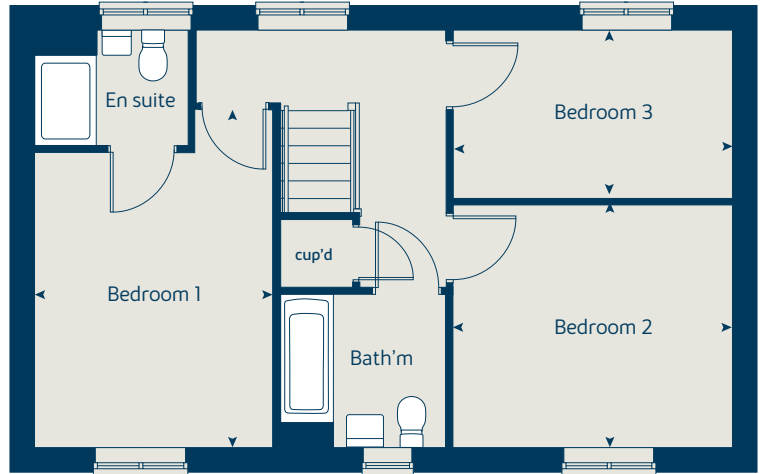
① Bay window applies to plots 57, 105 & 109 only. Please see sales consultant for further details.

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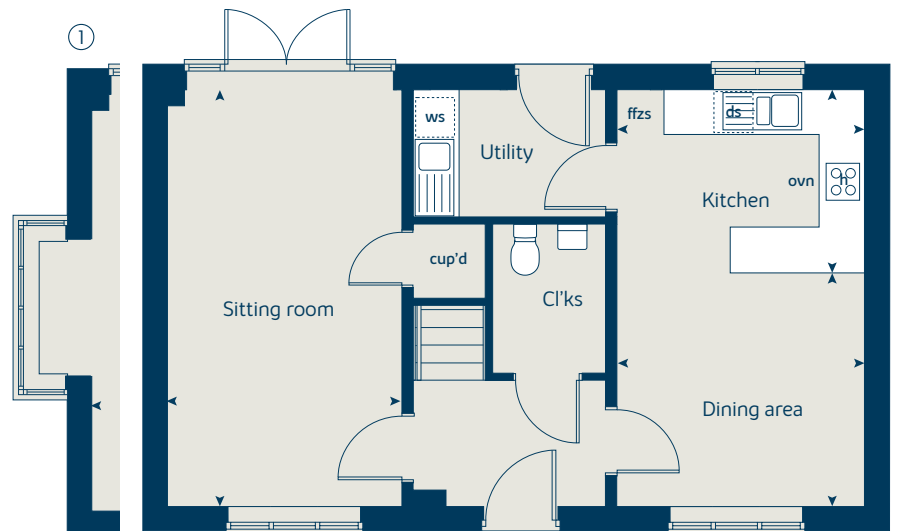
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## First floor



## Ground floor







# The Robin

3 bedroom home

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# The Robin

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.28 x 2.43	10' 9" x 8' 0"
Dining area	3.28 x 3.08	10' 9" x 10' 1"
Sitting room	5.52 x 3.10	18' 1" x 10' 2"

### First floor

Bedroom 1	4.46 x 3.15	14' 8" x 10' 4"
Bedroom 2	3.69 x 3.20	12' 1" x 10' 6"
Bedroom 3	3.69 x 2.22	12' 1" x 7' 3"

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

### The Robin V2 | H305 MWEST |

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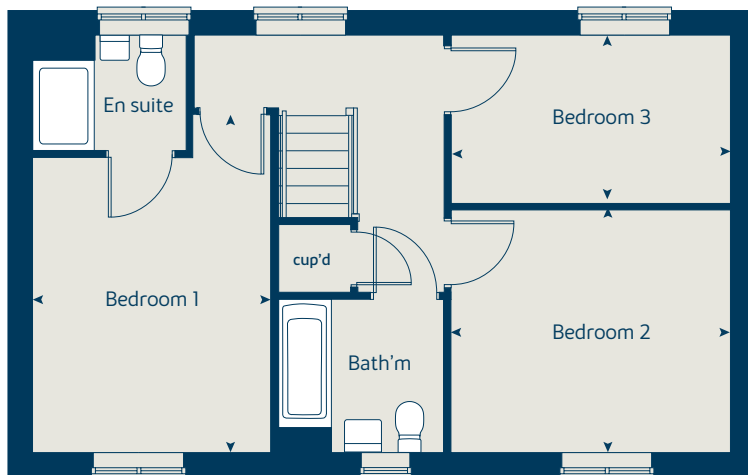
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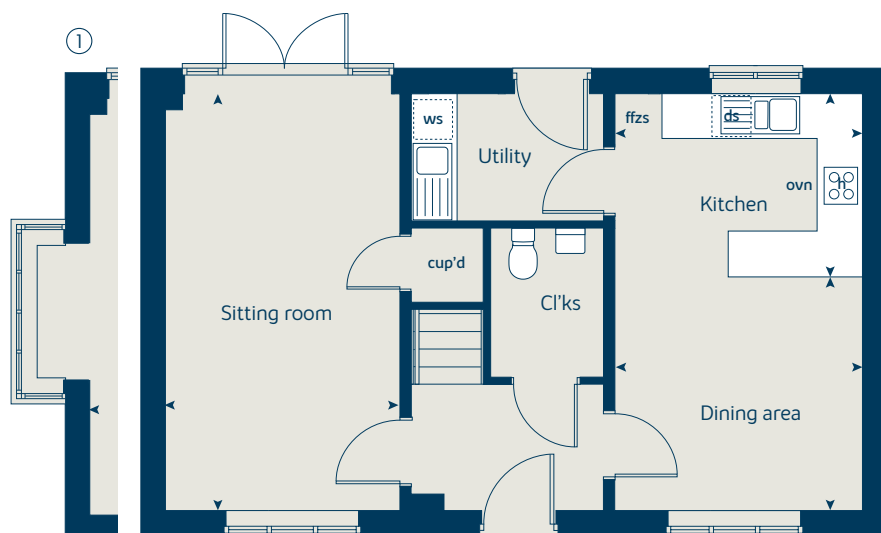
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### First floor



### Ground floor





# The Robin

3 bedroom home

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# The Robin

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.28 x 2.43	10' 9" x 8' 0"
Dining area	3.28 x 3.08	10' 9" x 10' 1"
Sitting room	5.52 x 3.10	18' 1" x 10' 2"

### First floor

Bedroom 1	4.46 x 3.15	14' 8" x 10' 4"
Bedroom 2	3.69 x 3.20	12' 1" x 10' 6"
Bedroom 3	3.69 x 2.22	12' 1" x 7' 3"

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

### The Robin V3 | H305 MWEST |

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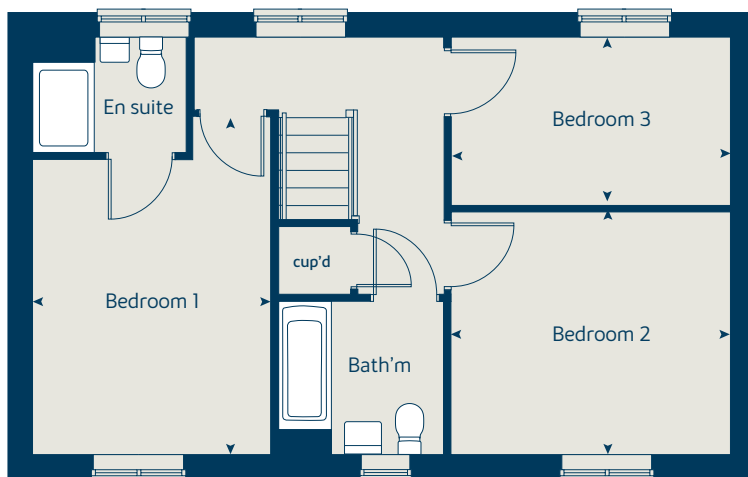
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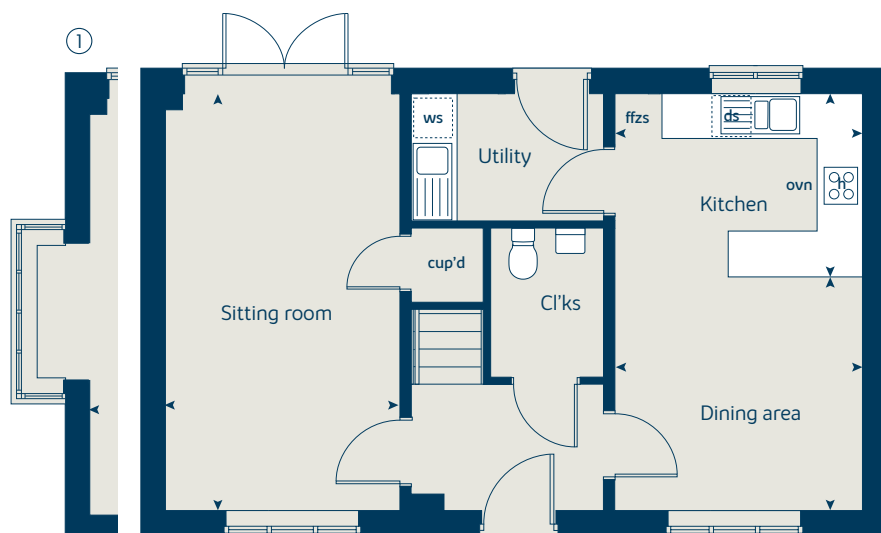
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### First floor



### Ground floor





# The Chaffinch

3 bedroom home

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# The Chaffinch

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.05 x 2.76	10' 0" x 9' 1"
Dining room	3.03 x 2.76	9' 11" x 9' 1"
Sitting room	3.76 x 3.54	12' 4" x 11' 7"

### First floor

Bedroom 1	3.86 x 3.06	12' 8" x 10' 0"
Bedroom 2	3.39 x 2.80	11' 2" x 9' 2"
Bedroom 3	2.80 x 2.59	9' 2" x 8' 6"

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

### The Chaffinch | H319 MWEST |

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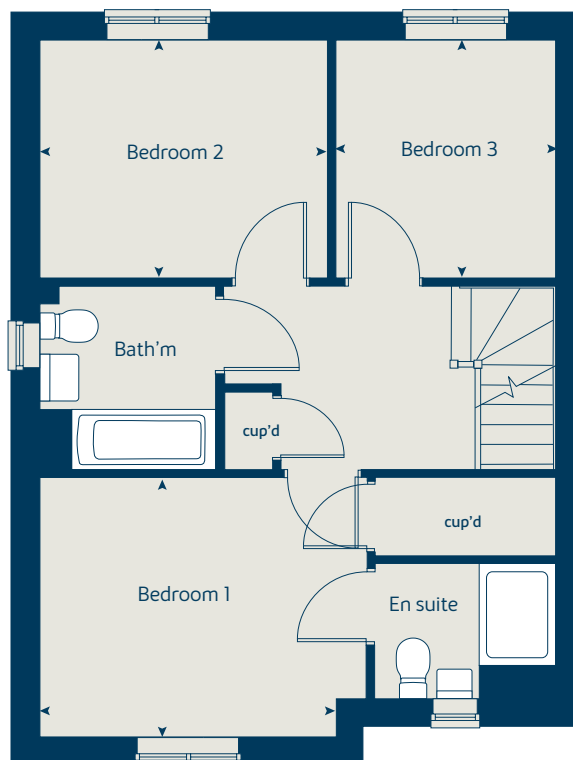
\* Window fixed shut to plot 108 only. Please see sales consultant for further details.

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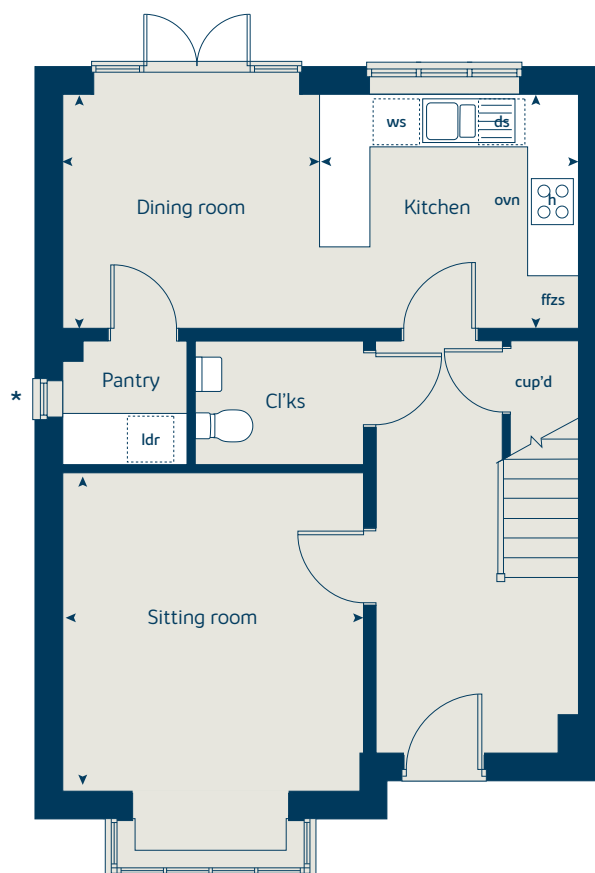
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### First floor



### Ground floor







# The Kestrel

4 bedroom home

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# The Kestrel

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.62 x 2.16	11' 10" x 7' 1"
Sitting / dining room	5.41 x 4.82	17' 9" x 15' 10"

## First floor

Bedroom 1	4.97 x 3.36	16' 3" x 11' 0"
Bedroom 2	4.67 x 3.04	15' 4" x 10' 0"
Bedroom 3	3.65 x 3.04	12' 0" x 10' 0"
Bedroom 4	2.27 x 2.20	7' 5" x 7' 3"

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

## The Kestrel | H401 MWEST |

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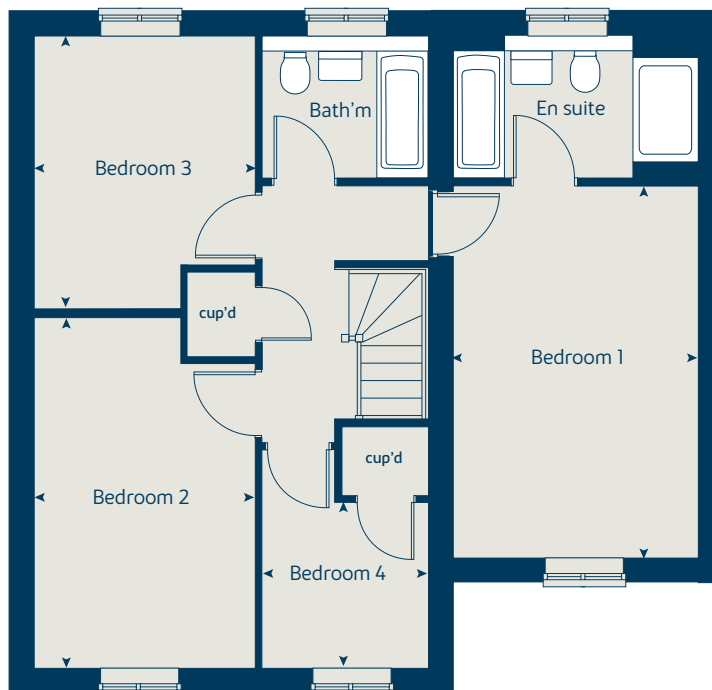
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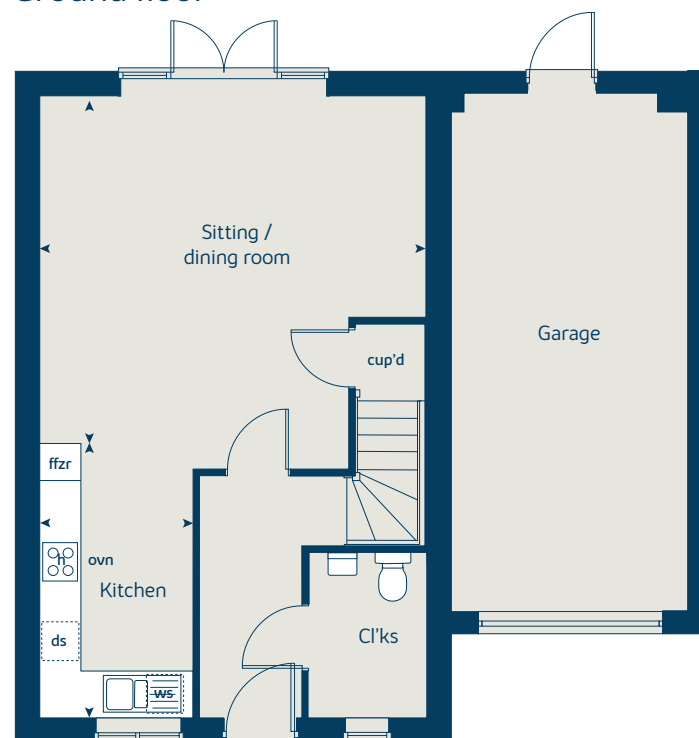
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## First floor



## Ground floor







# The Fieldfare

4 bedroom home

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# The Fieldfare

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining	6.53 x 3.84	21' 5" x 12' 7"
Sitting room	5.12 x 3.45	16' 9" x 11' 4"

## First floor

Bedroom 1	4.24 x 3.01	13' 11" x 9' 11"
Bedroom 2	3.90 x 3.06	12' 10" x 10' 1"
Bedroom 3	3.69 x 2.60	12' 1" x 8' 6"
Bedroom 4	3.10 x 2.00	10' 2" x 6' 7"

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

### The Fieldfare | H404 MWEST |

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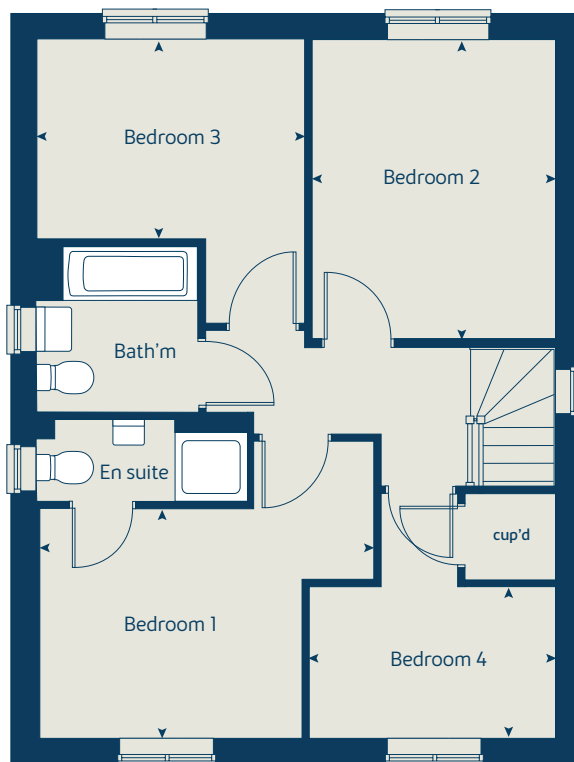
① Bay window applies to plot 111 only. Please see sales consultant for further details.

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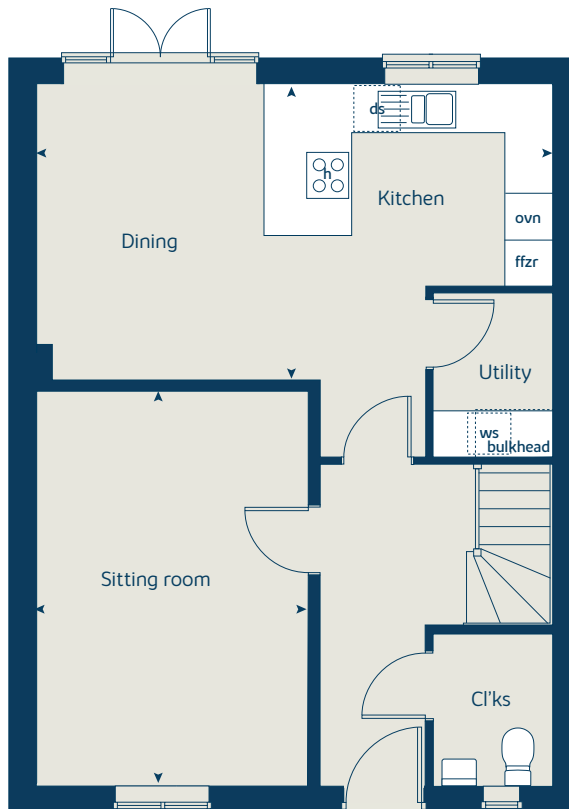
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## First floor



## Ground floor





# The Fieldfare

4 bedroom home

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**Bovis  
Homes** 

# The Fieldfare

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining	6.53 x 3.84	21' 5" x 12' 7"
Sitting room	5.12 x 3.45	16' 9" x 11' 4"

## First floor

Bedroom 1	4.24 x 3.01	13' 11" x 9' 11"
Bedroom 2	3.90 x 3.06	12' 10" x 10' 1"
Bedroom 3	3.69 x 2.60	12' 1" x 8' 6"
Bedroom 4	3.10 x 2.00	10' 2" x 6' 7"

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

### The Fieldfare V2 | H404 MWEST |

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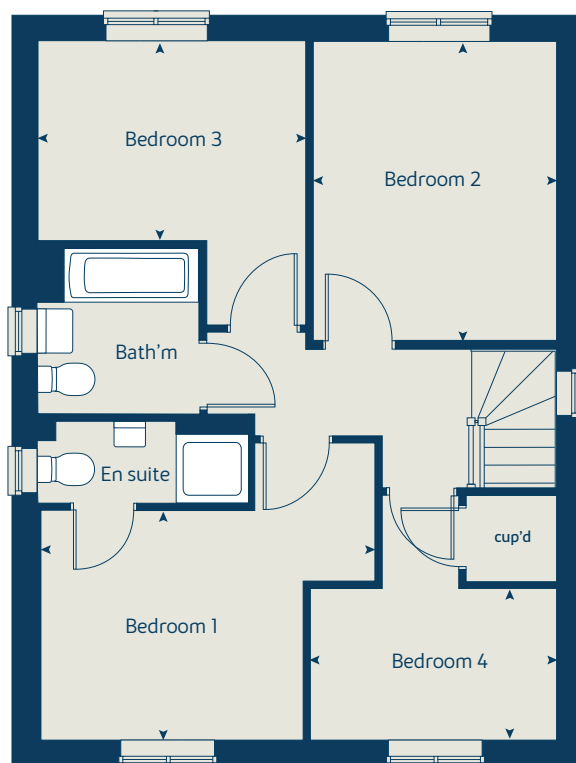
① Bay window applies to plot 111 only. Please see sales consultant for further details.

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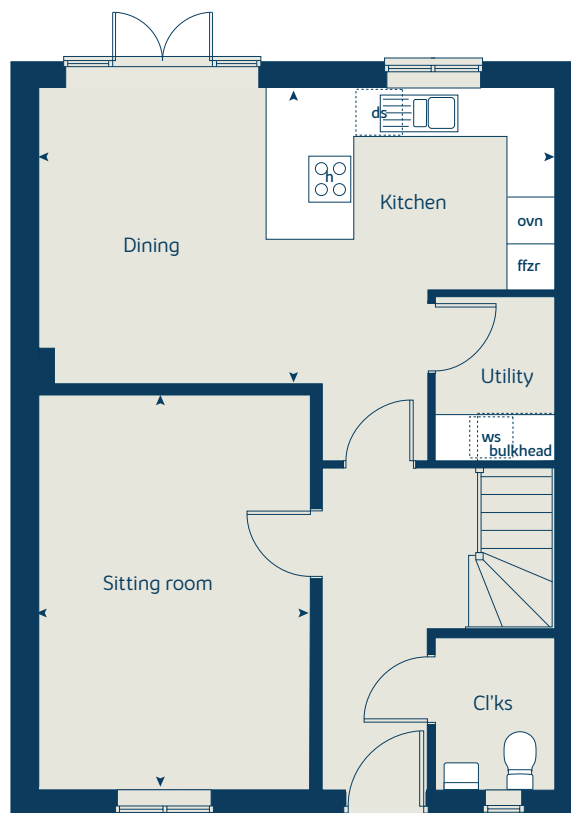
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MWEST DS10378 / 06.24

## First floor



## Ground floor



①







# The Carrion

4 bedroom home

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

**Bovis  
Homes** 

# The Carrion

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family	9.79 x 3.82	32' 2" x 12' 6"
Sitting room	4.68 x 3.64	15' 4" x 11' 11"
Dining room	3.77 x 2.80	12' 4" x 9' 2"

### First floor

Bedroom 1	3.67 x 3.38	12' 1" x 11' 1"
Bedroom 2	3.70 x 3.42	12' 2" x 11' 3"
Bedroom 3	3.68 x 3.19	12' 1" x 10' 5"
Bedroom 4	3.68 x 3.25	12' 1" x 10' 8"

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

### The Carrion | H416 MWEST |

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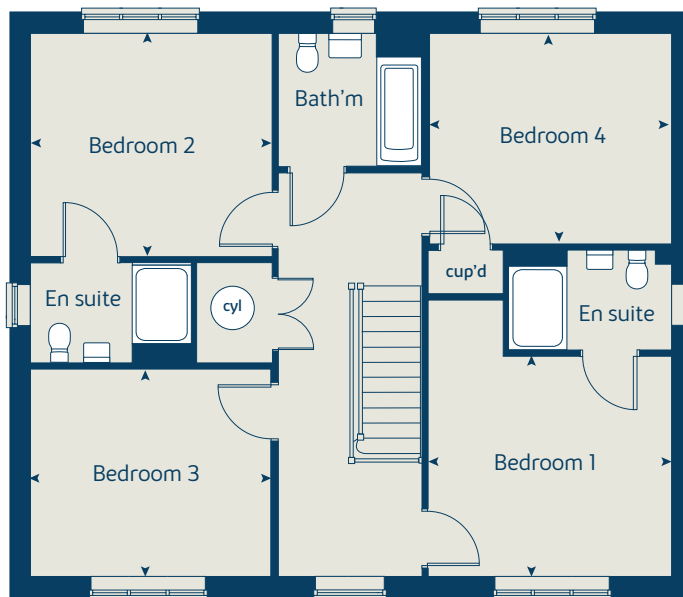
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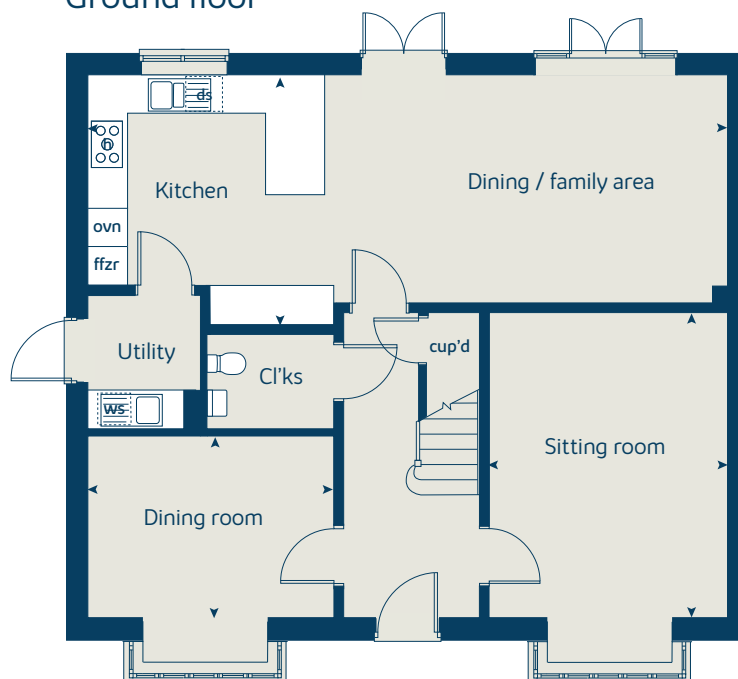
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### First floor



### Ground floor







# The Eider

5 bedroom home

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**Bovis  
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# The Eider

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.51	12' 7" x 11' 6"
Dining / family area	3.51 x 3.14	11' 6" x 10' 4"
Sitting room	6.98 x 3.47	22' 11" x 11' 5"

### First floor

Bedroom 2	3.37 x 3.09	11' 0" x 10' 1"
Bedroom 3	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 4	3.39 x 2.50	11' 1" x 8' 3"
Bedroom 5	3.28 x 2.65	10' 9" x 8' 8"

### Second floor

Bedroom 1	3.78 x 3.50	12' 5" x 11' 6"
Dressing area	4.56 x 1.76	15' 0" x 5' 9"

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

### The Eider | H515 MWEST |

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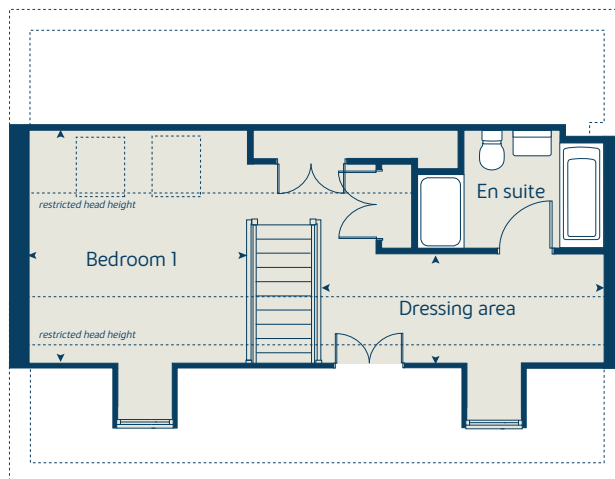
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles 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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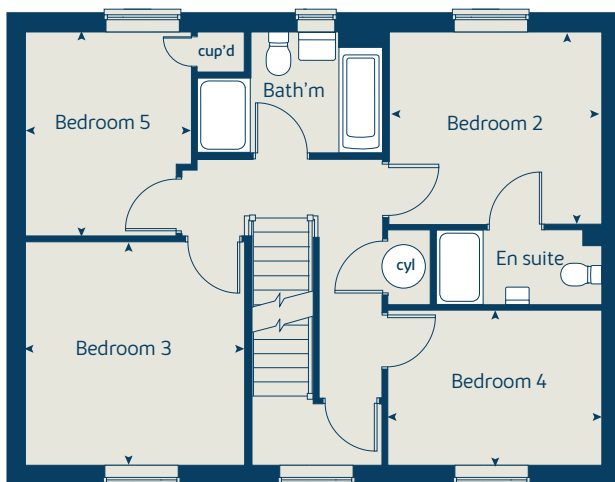
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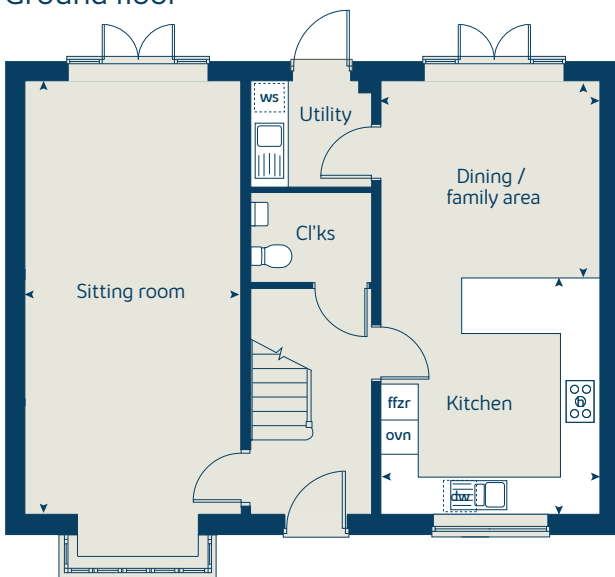
## Second floor



## First floor



## Ground floor





# The Eider

5 bedroom home

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

**Bovis  
Homes** 

# The Eider

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.51	12' 7" x 11' 6"
Dining / family area	3.51 x 3.14	11' 6" x 10' 4"
Sitting room	6.98 x 3.47	22' 11" x 11' 5"

### First floor

Bedroom 2	3.37 x 3.09	11' 0" x 10' 1"
Bedroom 3	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 4	3.39 x 2.50	11' 1" x 8' 3"
Bedroom 5	3.28 x 2.65	10' 9" x 8' 8"

### Second floor

Bedroom 1	3.78 x 3.50	12' 5" x 11' 6"
Dressing area	4.56 x 1.76	15' 0" x 5' 9"

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

### The Eider | H515 V2 MWEST |

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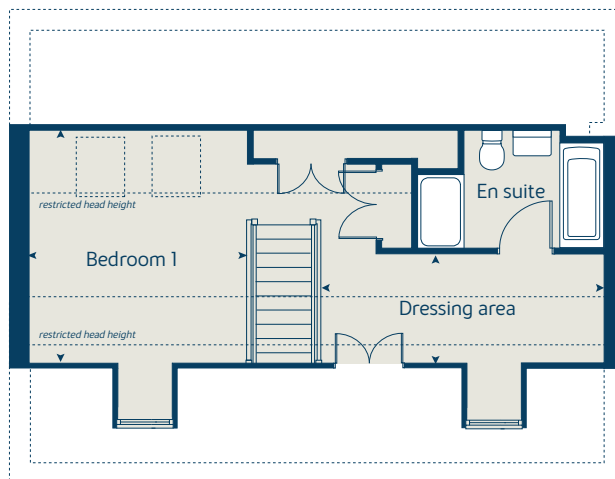
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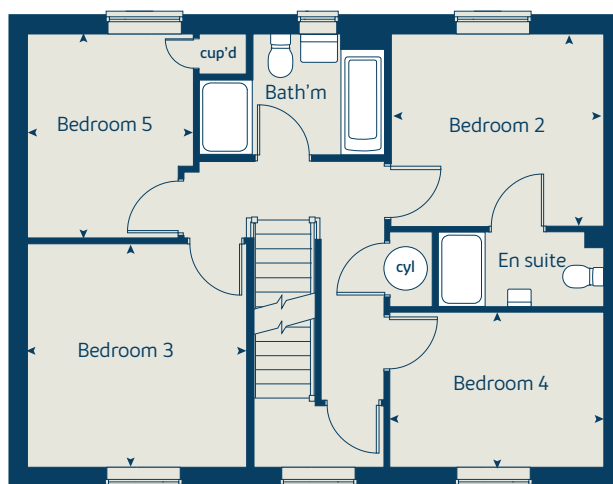
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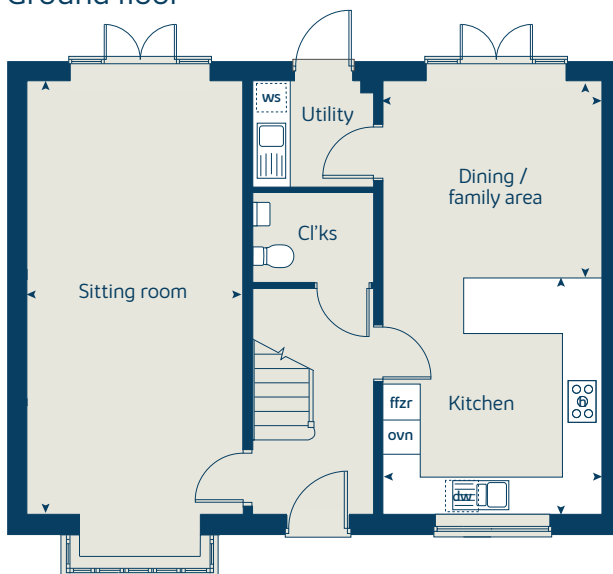
### Second floor



### First floor



### Ground floor







# The Sicken

4 bedroom home

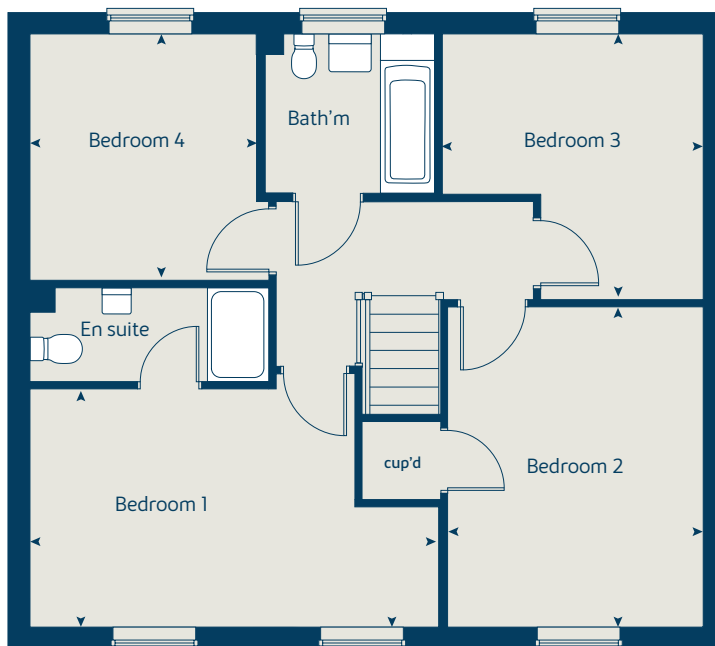
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**Bovis  
Homes** 

# The Sicken

4 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen	3.17 x 3.12	10' 5" x 10' 3"
Dining area	5.54 x 3.17	18' 0" x 10' 5"
Sitting room	4.22 x 3.22	13' 10" x 10' 7"
Study	3.25 x 2.10	10' 8" x 6' 11"

### First floor

Bedroom 1	5.27 x 3.02	17' 3" x 9' 11"
Bedroom 2	4.07 x 3.28	13' 4" x 10' 9"
Bedroom 3	3.35 x 2.02	11' 0" x 6' 8"
Bedroom 4	3.13 x 2.91	10' 3" x 9' 7"

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

### The Sicken | H425 MWEST |

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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.

- ① Alternative bay window applies to plots 80 and 85 only. Please see sales consultant for further details.

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## Ground floor

