

Buckler's Park

Crowthorne



Buckler's Park

Crowthorne



- 2 bedroom home**
- The Blackthorn
- The Birch
- 3 bedroom home**
- The Hazel
- The Beech
- The Cypress
- The Spruce
- The Magnolia
- The Redwood
- 4 bedroom home**
- The Rosewood
- The Mulberry
- The Aspen
- The Willow
- 5 bedroom home**
- The Birch
- Pre-sold homes**
- 2 bedroom homes
- 3 bedroom homes
- Linden Homes development
- bollards
- visitor space
- bcp bin collection point
- cs cycle store
- cp car port
- hedgehog highway

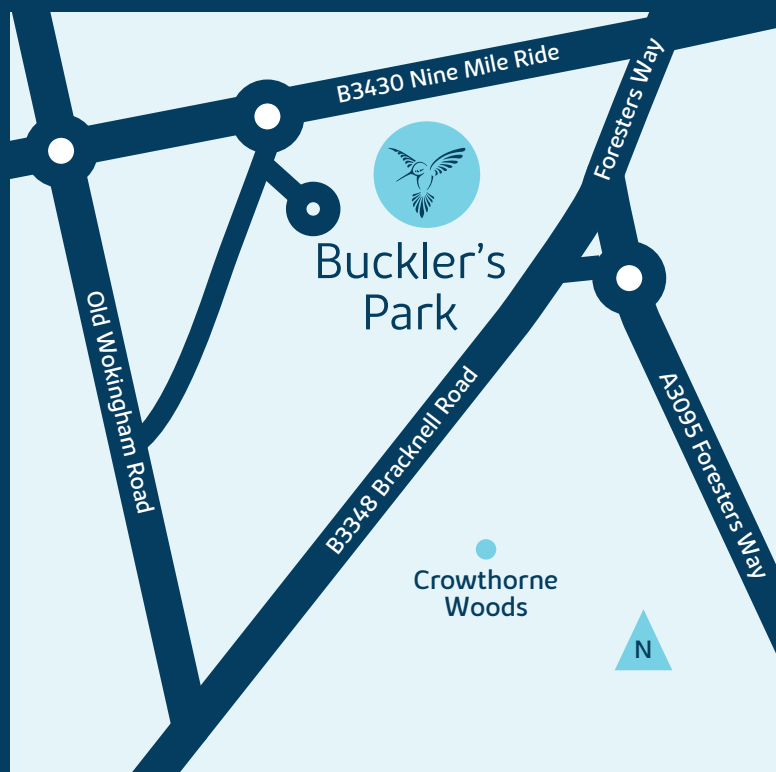
Show homes and sales centre

Buckler's Park

Crowthorne, Berkshire

RG40 3GA

01344 921 905



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This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

Vistry Thames Valley region
550 Oracle Parkway, Thames Valley Park, Reading RG6 1PT Telephone: 01256 674 100

Produced by the Vistry Group Design Studio.
150-CROW DS11116 / 07.24





The Blackthorn

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Blackthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.15	12' 1" x 10' 3"
Sitting / dining area	4.64 x 4.29	15' 2" x 14' 1"

First floor

Bedroom 1	4.29 x 3.24	14' 1" x 10' 6"
Bedroom 2	4.29 x 2.82	14' 1" x 9' 3"

The Blackthorn | 0201 150-CROW |

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* Windows apply to selected plots only. Please see sales consultant for further details.

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

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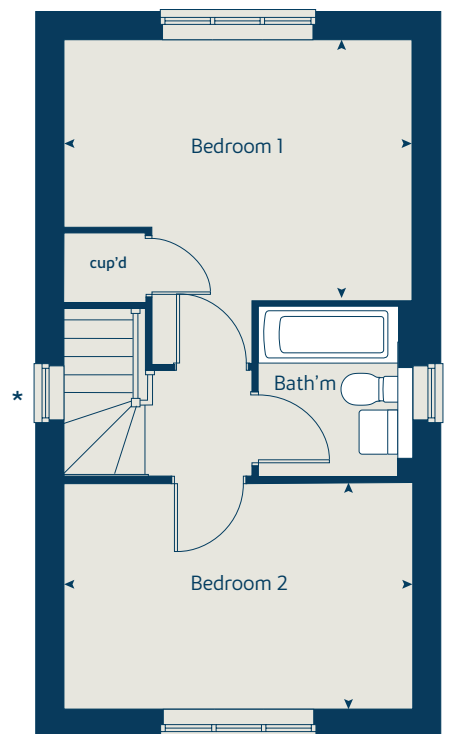
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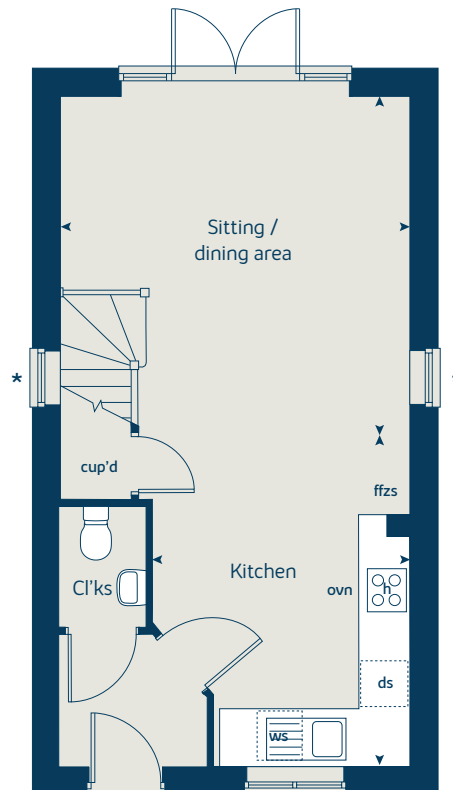
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150-CROW DS03528 / 03.23

First floor



Ground floor





The Magnolia

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Magnolia

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

The Magnolia | X327 01 HCROW |

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

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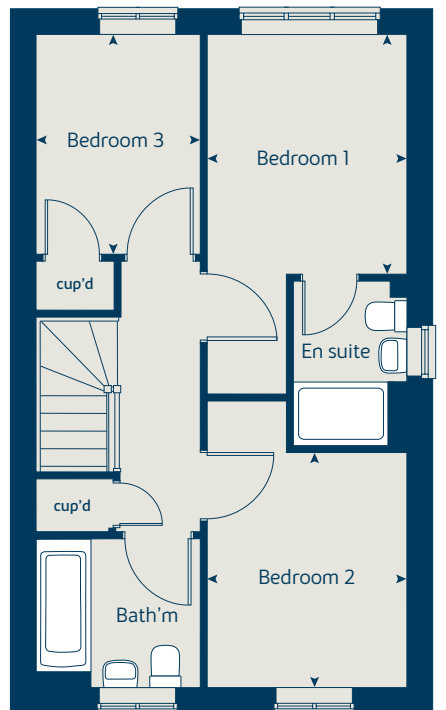
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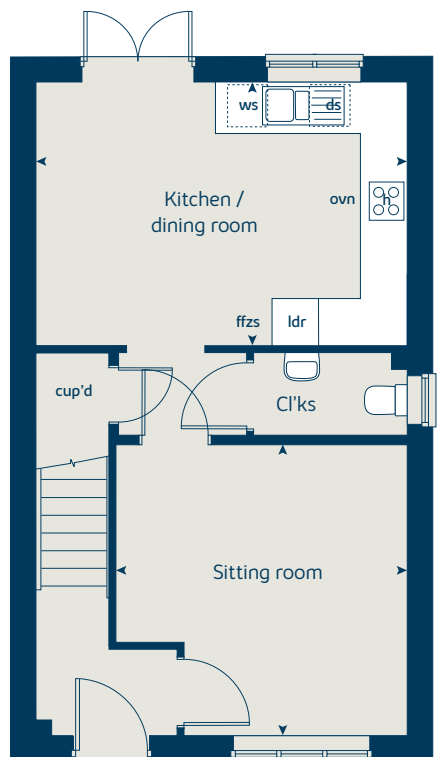
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First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

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

First floor

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

The Hazel | X305 03 150-CROW |

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

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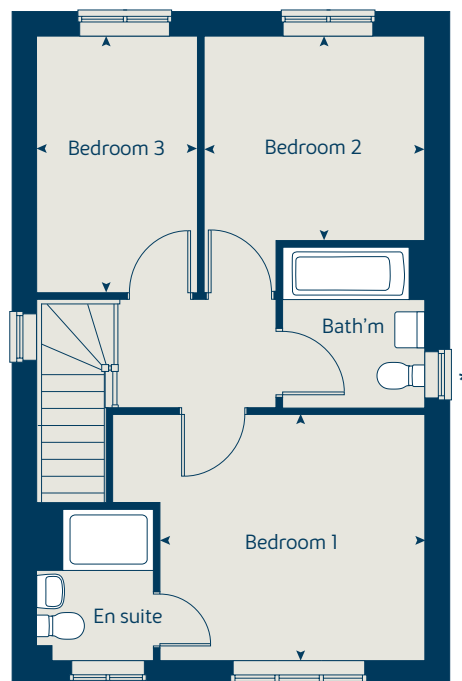
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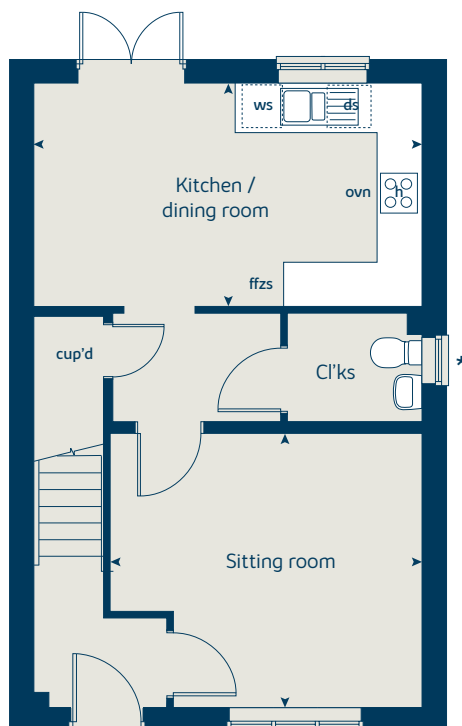
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First floor



Ground floor





The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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' 4" x 11' 1"

First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.88	10' 9" x 9' 4"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 150-CROW |

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

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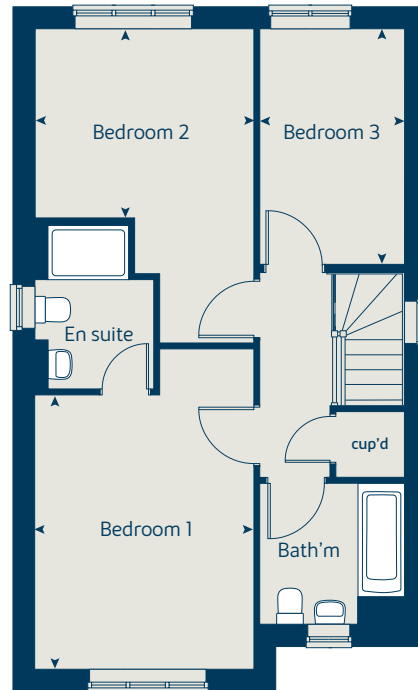
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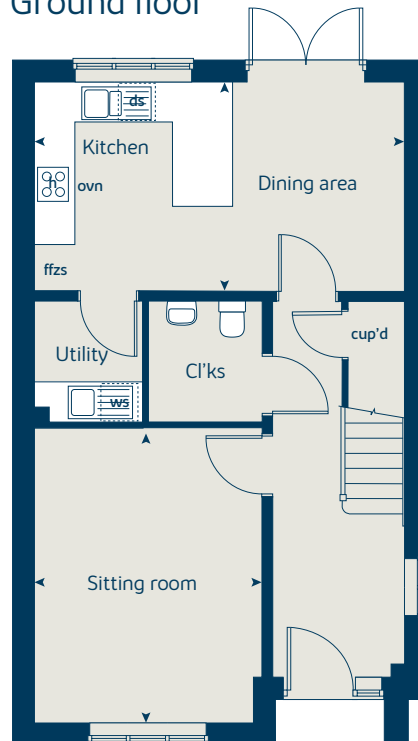
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First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.39	10' 3" x 7' 8"
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 3.26	11' 10" x 10' 6"
Bedroom 3	3.61 x 2.17	11' 10" x 7' 11"

The Spruce | X307 (F) 01 150-CROW |

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* Window applies to selected plots only. Please see sales consultant for further details.

** Utility door applies to selected plots only. Please see sales consultant for further details.

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

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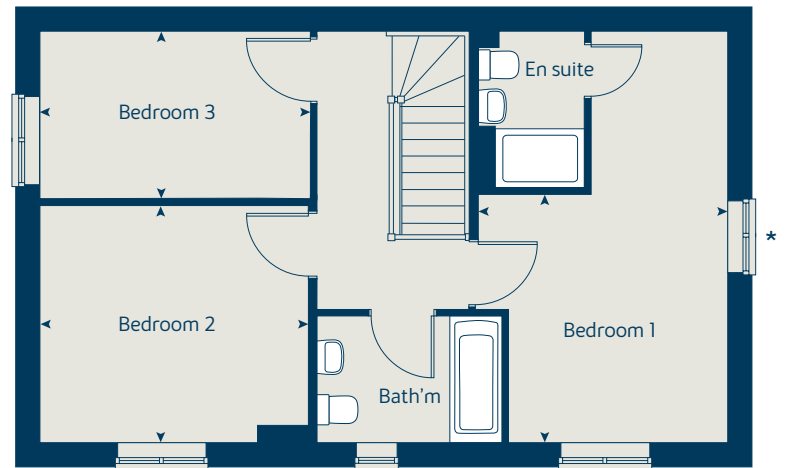
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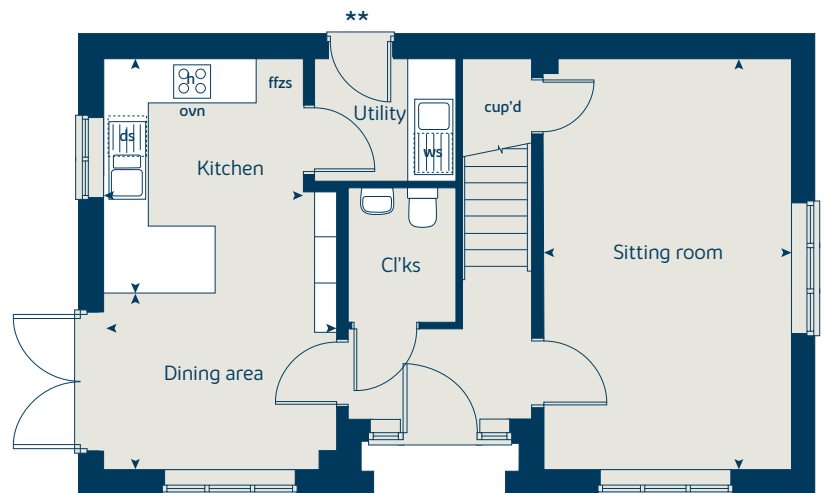
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First floor



Ground floor





The Beech

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor

Bedroom 2	4.74 x 2.62	15' 6" x 8' 6"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor

Bedroom 1	3.62 x 3.43	11' 8" x 11' 2"
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The Beech | X309 01 HCROW |

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

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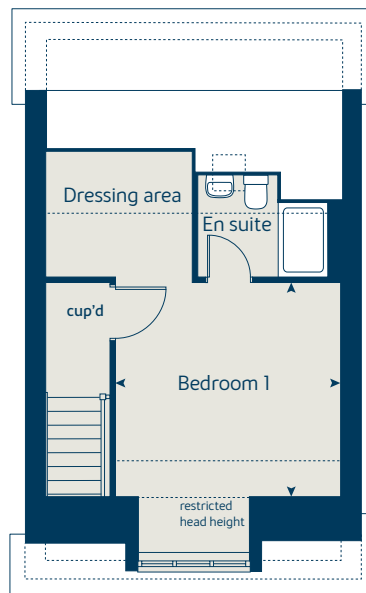
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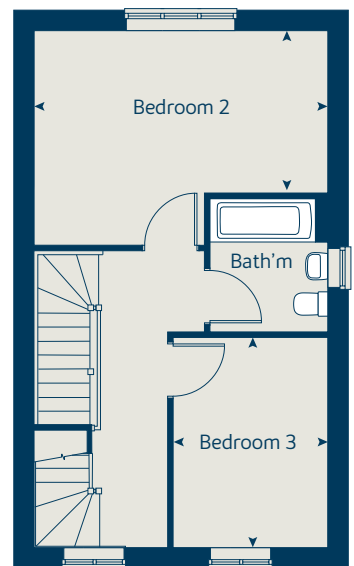
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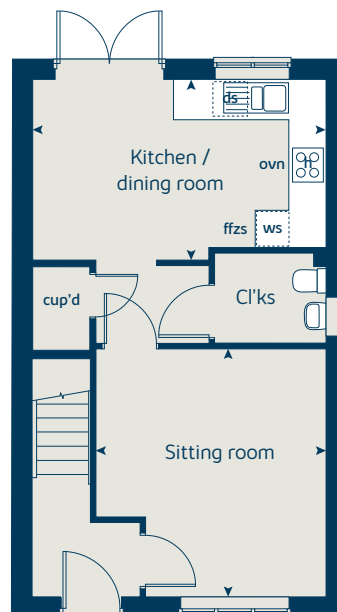
Second floor



First floor



Ground floor





The Redwood

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Redwood

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.01 x 3.94	13' 2" x 12' 9"
Study	3.00 x 1.76	9' 8" x 5' 8"

First floor	metres	feet / inches
Bedroom 3	3.94 x 3.44	12' 9" x 11' 2"
Sitting room	3.94 x 3.44	12' 9" x 11' 2"

Second floor	metres	feet / inches
Bedroom 1	3.94 x 3.44	12' 9" x 11' 3"
Bedroom 2	3.94 x 3.31	12' 9" x 10' 9"

The Redwood | HCROW |

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

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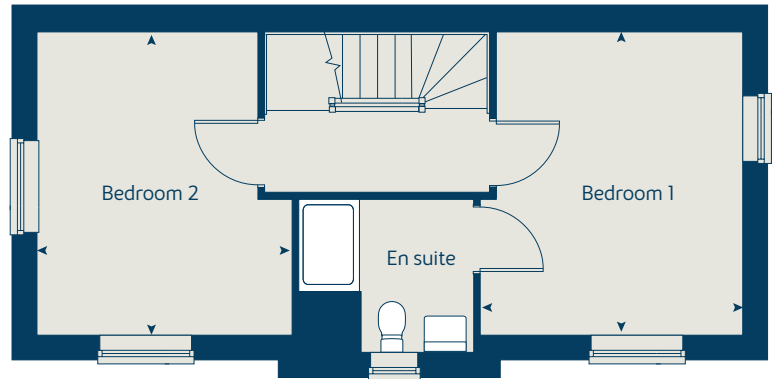
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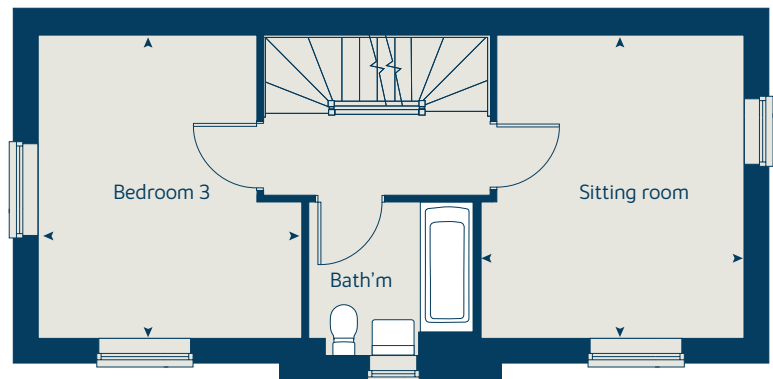
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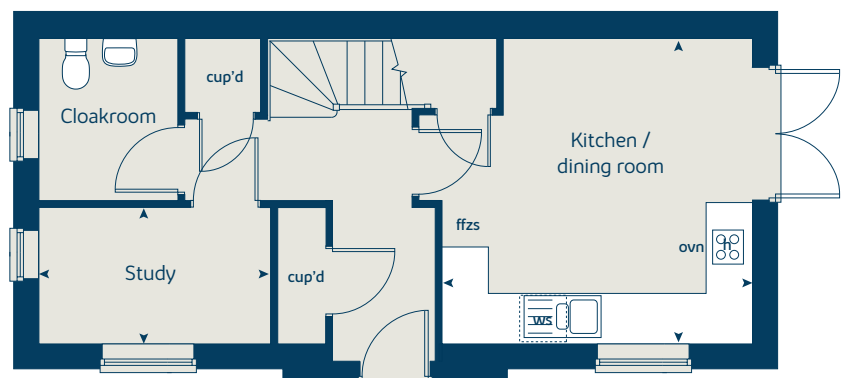
Second floor



First floor



Ground floor





The Rosewood

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rosewood

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	3.98 x 3.89	13' 1" x 12' 7"
Study	2.86 x 1.77	9' 4" x 5' 8"

First floor

Bedroom 3	3.89 x 3.21	12' 8" x 10' 5"
Bedroom 4	3.89 x 2.45	12' 8" x 8' 0"
Sitting room	6.18 x 3.25	20' 2" x 10' 6"

Second floor

Bedroom 1	6.18 x 3.25	20' 2" x 10' 6"
Bedroom 2	3.94 x 3.56	12' 9" x 11' 7"

The Rosewood | HCROW |

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

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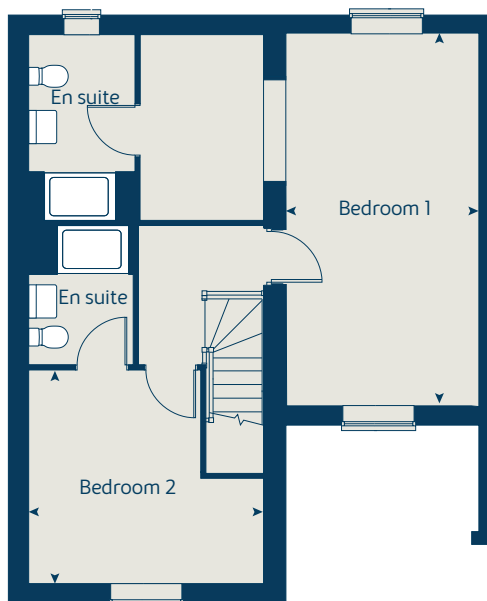
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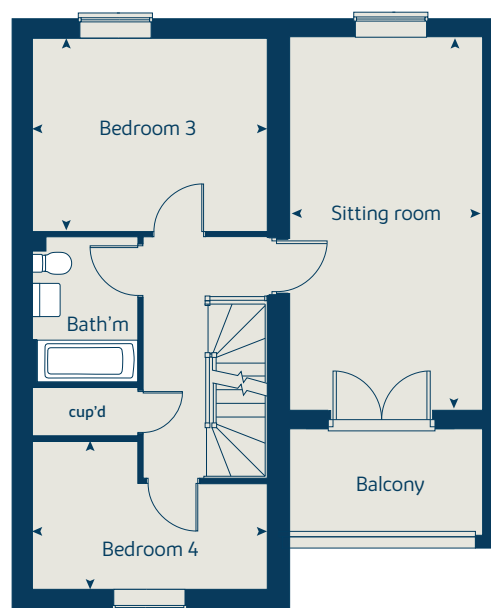
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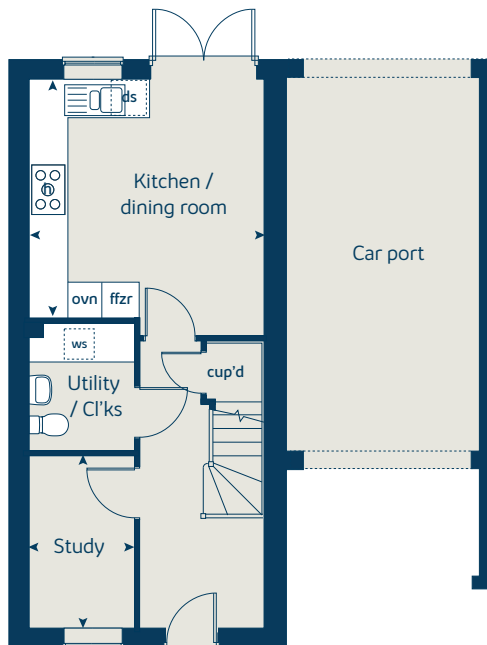
Second floor



First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk



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	3.81 x 3.69	12' 5" x 12' 4"
Bedroom 2	3.87 x 3.11	12' 7" x 10' 2"
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) 01 150-CROW |

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- ① Bay window applies to selected plots only. Please see sales consultant for further details.
- ② Window applies to selected plots only. Please see sales consultant for further details.
- * Window applies to selected plots only. Please see sales consultant for further details.

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

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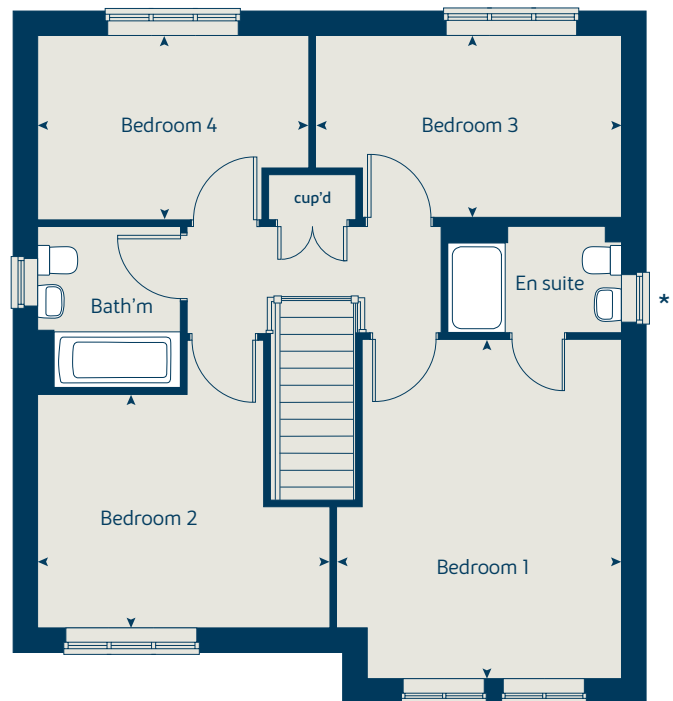
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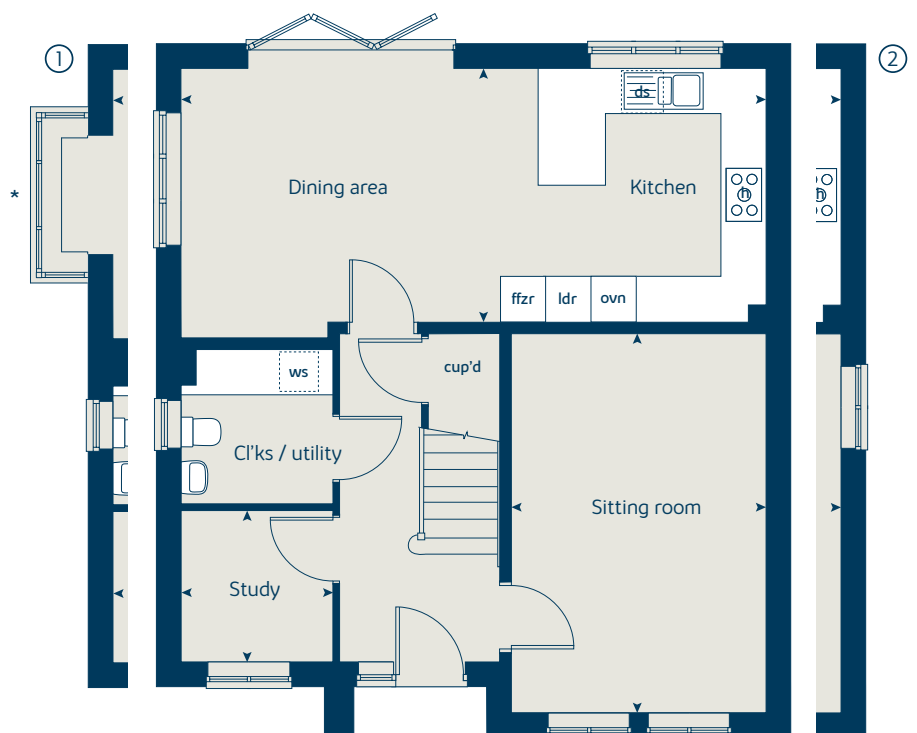
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150-CROW DS03528 / 03.23

First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.42 x 3.22	14' 5" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	4.89 x 3.32	16' 0" x 10' 11"
Bedroom 3	4.04 x 3.32	13' 3" x 10' 11"
Bedroom 4	2.92 x 2.56	9' 6" x 8' 4"

Second floor	metres	feet / inches
Bedroom 1	4.34 x 3.79	14' 2" x 12' 4"

The Willow | X411 01 150-CROW |

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

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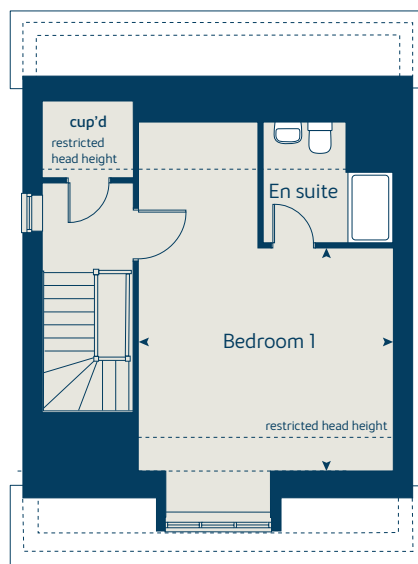
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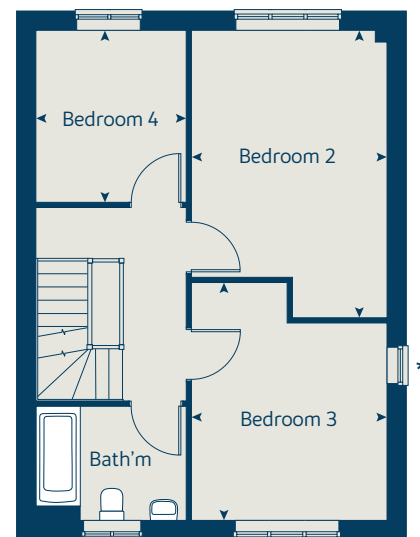
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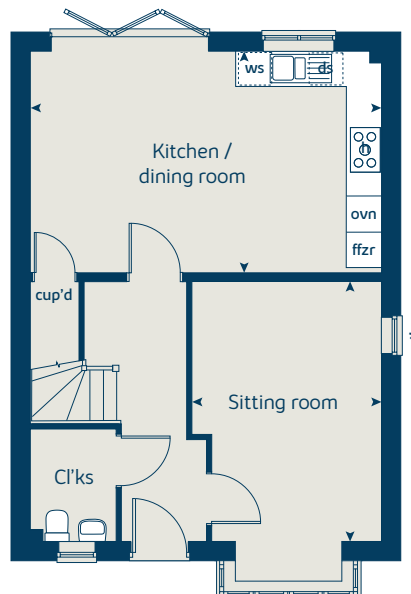
Second floor



First floor



Ground floor





The Mullberry

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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	3.73 x 3.38	12' 3" x 11' 0"
Bedroom 2	3.43 x 3.66	11' 3" x 10' 8"
Bedroom 3	3.75 x 2.57	12' 4" x 8' 5"
Bedroom 4	4.32 x 2.94	14' 2" x 9' 8"

The Mulberry | X418 (IF) 150-CROW |

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

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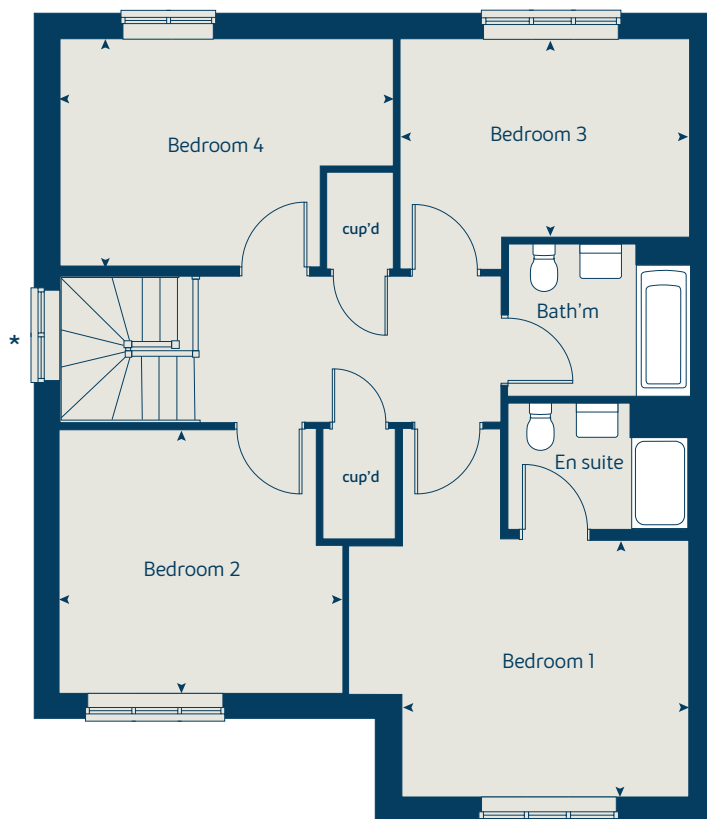
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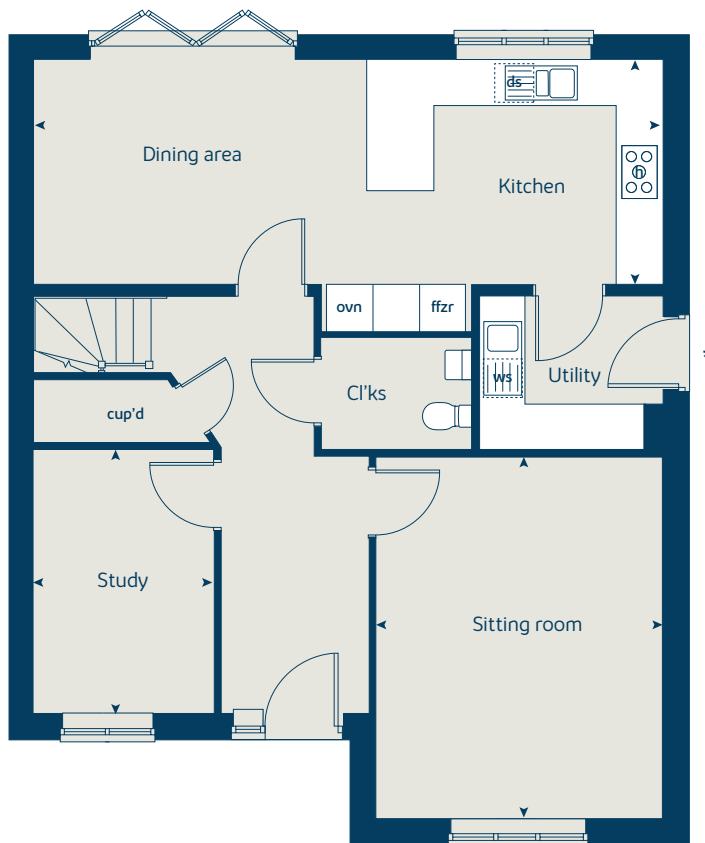
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150-CROW DS03528 / 03.23

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.71	14' 8" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.59 x 3.51	11' 8" x 11' 6"
Bedroom 2	3.92 x 2.94	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.75	9' 2" x 9' 0"
Bedroom 4	3.33 x 2.83	10' 9" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 8"

The Birch | X518 (F) 01 150-CROW |

This 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.

① Bay window applies to selected plots only. Please see sales consultant for further details.

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so 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.

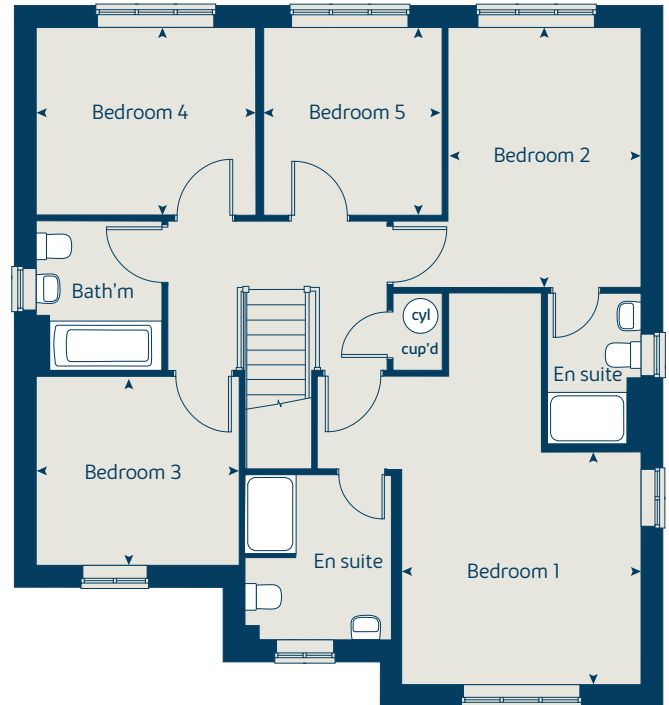
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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First floor



Ground floor





Buckler's Park

Crowthorne

A taste of local life

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Specification

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Crowthorne

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 Sycamore House The Blackthorn	3 Bedroom The Hazel The Cypress The Spruce The Beech The Magnolia The Redwood	4 Bedroom The Rosewood The Aspen The Mulberry The Willow	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 (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■	■
Bosch hob (75cm) with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
White pendant lamp	■	■	■	■
LED under-unit flexible strip lighting				■
Fridge / freezer space	■	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer			■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Integrated (Indesit) dishwasher				■
Space for washing machine with plumbing and electrics in kitchen	■	■		■
Space for washing machine with plumbing and electrics in utility		■	■	■

Bathrooms and en suite(s)

Contemporary white sanitary ware suite (pedestal sink and floor standing toilet)	■	■	■	■
Close coupled WC to cloakroom		■	■	■
Shower and screen over bath (with standard full height tiling around bath)	■			
Low profile shower tray with glass enclosure to en suite	■	■	■	■
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 in bathroom / en suite / cloakroom (where applicable)	■	■	■	■
Radiator in bathroom / en suite (where applicable)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■

Doors and Windows

	2 Bedroom Sycamore House The Blackthorn	3 Bedroom The Hazel The Cypress The Spruce The Beech The Magnolia The Redwood	4 Bedroom The Rosewood The Aspen The Mulberry The Willow	5 Bedroom The Birch
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors		■		
Powder coated aluminium double glazed bi-fold doors			■	■
Cottage style white satin finish internal doors with satin finish lever handles	■	■	■	■
Paving outside French / bi-fold door (where applicable)		■		

General

White painted walls and smooth white ceilings	■	■	■	■
Combined USB / double sockets (1 in the kitchen, 2 in the bedroom)	■	■	■	■
Multi-media point in sitting room	■	■	■	■
Sky ready connection with internet supported by OFNL	■	■	■	■
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)	■	■	■	■
Light to front porch and wiring to the rear of house (where applicable)		■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Power and lighting to garage (where applicable and when in curtilage with house)		■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■	■
Fitted external tap		■	■	■
Landscaped front gardens	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

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

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown 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. External details, finishes and electrical layouts may vary on individual plots. The illustrations are computer generated impressions of how the property may look so are indicative only. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Customer use only
Signed..... Date.....





Welcome to Buckler's Park

This attractive new development is on the edge of the Berkshire village of Crowthorne, in the sought-after Bracknell Forest area – with its tranquil woodlands, lakes and parks.

It's just under 2 miles to the village centre which has shops, a pub, cafes and convenience stores and the historic market town of Wokingham is only 3.3 miles away. Thriving Bracknell, home to leading technology companies and the popular Lexicon Shopping Centre is less than 4 miles away.

Nearby Buckler's Forest is great for watching wildlife, cycling, running and dog-walking, while Heathlake, with its 7-acre lake, woodland and heathland is another local favourite.

It's a short drive to Crowthorne Railway Station which runs services to Reading, Guildford and Redhill. The Berkshire Way that becomes the A329M, links to Junction 10 of the M4 and on to Reading, 13 miles away. Head south on the A322 for Junction 3 of the M3 and Junction 12 of M25, which leads to Heathrow Airport, 24 miles away.

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 in Berkshire close to towns and woodlands your search ends here!



The perfect position

Education for everyone

There are a number of primary schools within 2 miles of Buckler's Park, including Hatch Ride Primary, Oaklands Infants and Junior Schools, and Crowthorne church of England Primary. There are also independents, including Holme Grange School for children aged 3 to 16 and Our Lady's Prep School and Nursery for children from 3 months to 11 years.

For senior pupils there's Edgbarrow School and Sixth Form in Crowthorne and Easthampstead Park Community School also caters for 11 to 18-year-olds. Wellington College, a leading independent, mixed day and boarding school for 13 to 18-year-olds, is also in Crowthorne

Wellington College
2.9 miles | 9 mins drive



Crowthorne Railway Station
2.8 miles | 8 mins drive



Buckler's Forest
0.4 miles | 8 mins walk



Hatch Ride Primary School
0.7 miles | 4 mins drive



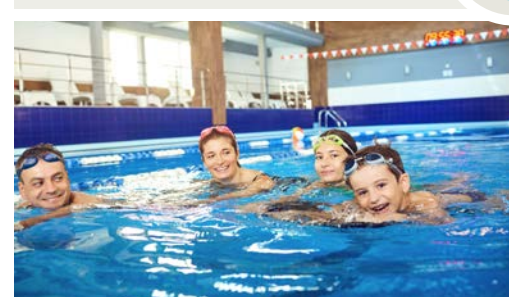
Downshire Golf Complex
1.3 miles | 4 mins drive



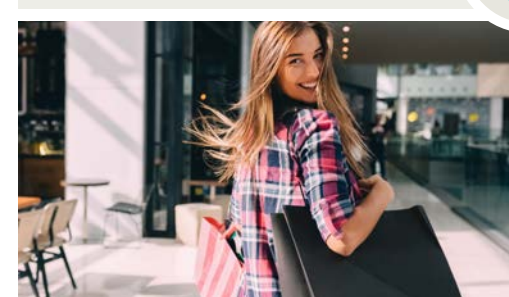
Ascot Racecourse
7.4 miles | 14 mins drive



Coral Reef Bracknell's Waterworld
2.3 miles | 6 mins drive



The Lexicon Shopping Centre, Bracknell
3.7 miles | 10 mins drive



Buckler's Park





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
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

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

Home Exchange

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

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.

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.

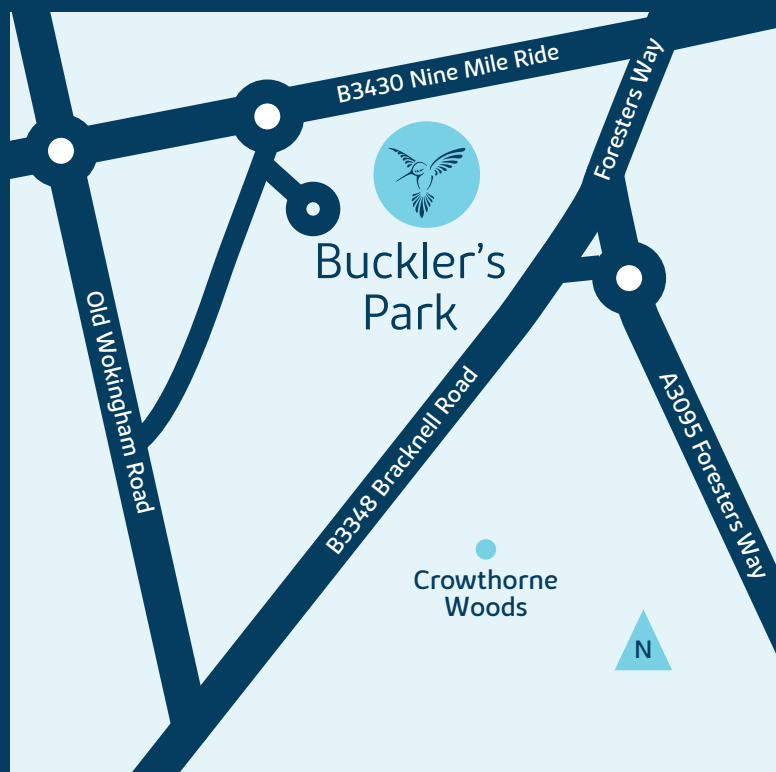
We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Buckler's Park

Crowthorne, Berkshire

RG40 3GA

01344 921 905



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

Bovis Homes Limited, Thames Valley region
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