

Yardley Manor

Olney





Yardley Manor

Olney

Development plan

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Yardley Manor

Olney

2 bedroom home

The Hawthorn

3 bedroom home

The Magnolia

The Hazel

The Spruce

The Spruce II

The Cypress

4 bedroom home

The Chestnut

The Chestnut II

The Aspen

The Maple

The Violet

5 bedroom home

The Birch

The Lime

Affordable housing

bcp bin collection point

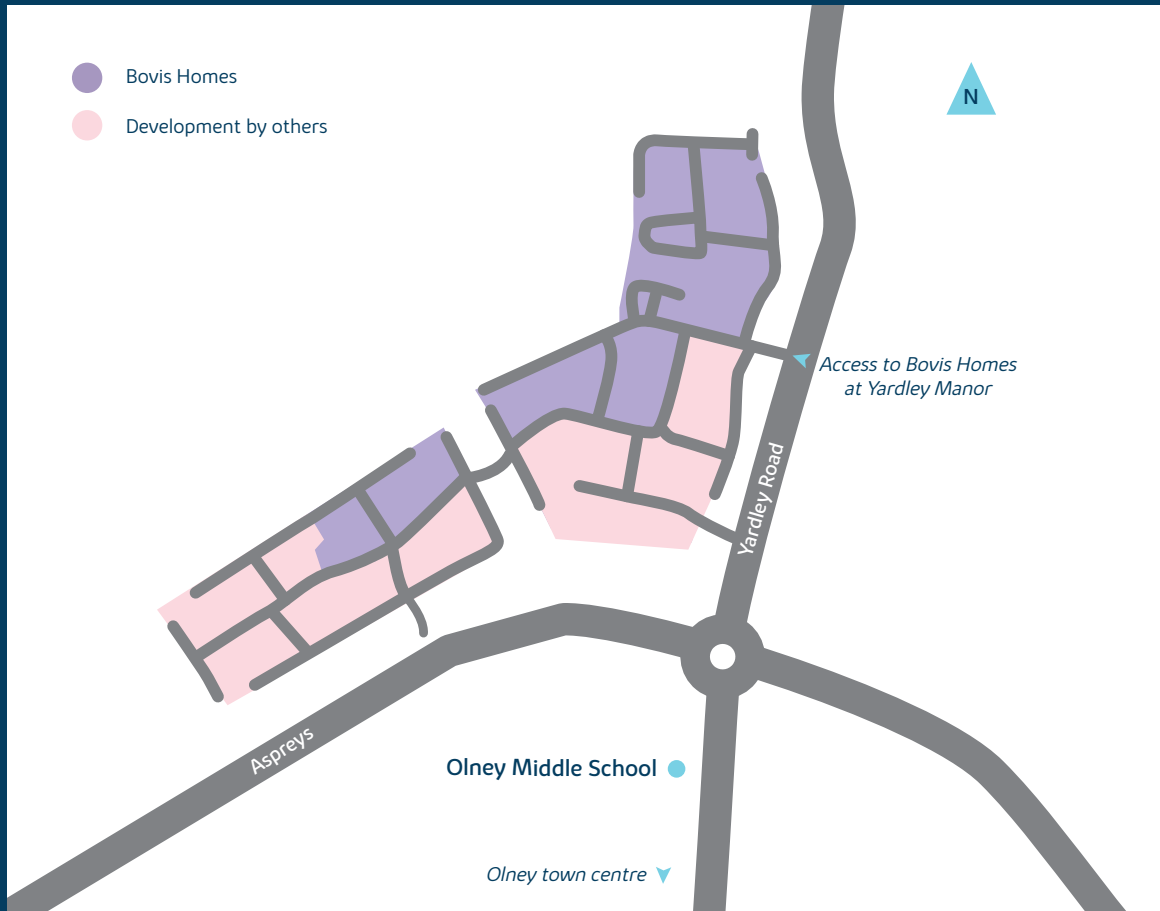
ps pumping station

ss substation



Yardley Manor

Yardley Road, Olney, Buckinghamshire MK46 5ED



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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.

Bovis Homes Limited, Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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The Violet

4 bedroom home

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The Violet

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / family area	8.00 x 3.66	26' 3" x 12' 0"
Sitting room	4.22 x 4.17	13' 10" x 13' 8"
Study	2.69 x 2.01	8' 10" x 6' 7"

First floor

Bedroom 1	4.17 x 3.81	13' 8" x 12' 6"
Bedroom 2	4.81 x 2.85	15' 10" x 9' 4"
Bedroom 3	3.71 x 3.43	12' 2" x 11' 3"
Bedroom 4	3.67 x 2.71	12' 1" x 8' 11"

The Violet | NHC4B1600 MOLNY |

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.

* Windows applies to plots 6, 27 and 117 only. Please see sales consultant for further details.

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

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.

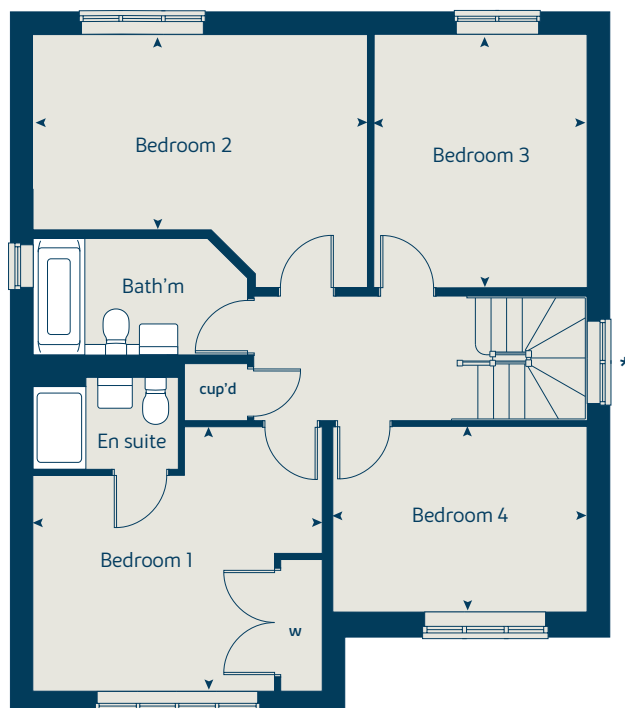
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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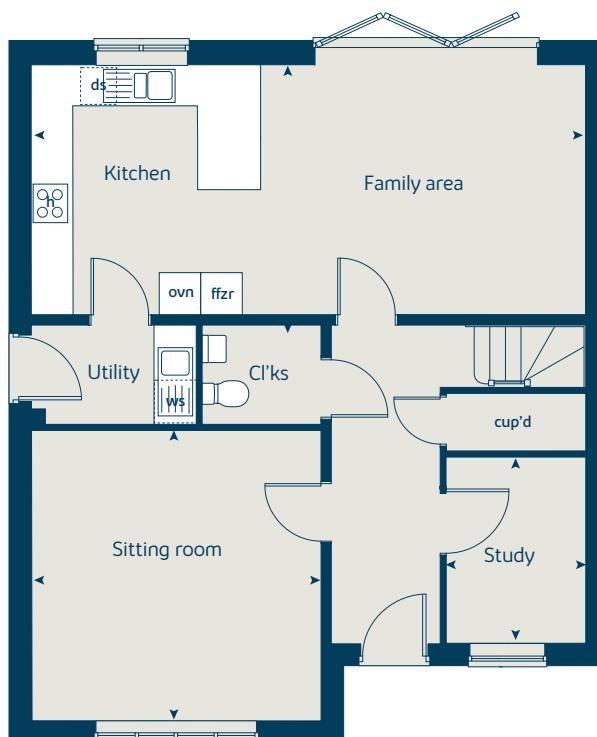
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First floor



Ground floor





The Maple

4 bedroom home

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**Bovis
Homes** 

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.55 x 3.50	11' 6" x 11' 5"
Family / dining area	7.29 x 3.13	23' 11" x 10' 3"
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 3.55	11' 10" x 11' 8"
Bedroom 2	3.71 x 3.60	12' 2" x 11' 10"
Bedroom 3	4.18 x 2.90	13' 9" x 9' 6"
Bedroom 4	2.90 x 2.90	9' 6" x 9' 6"

The Maple | X416 01 MOLNY |

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* Window is fixed shut to plot 23 only. Please see sales consultant for further details.

** Window omitted to plot 23 only. Please see sales consultant for further details.

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

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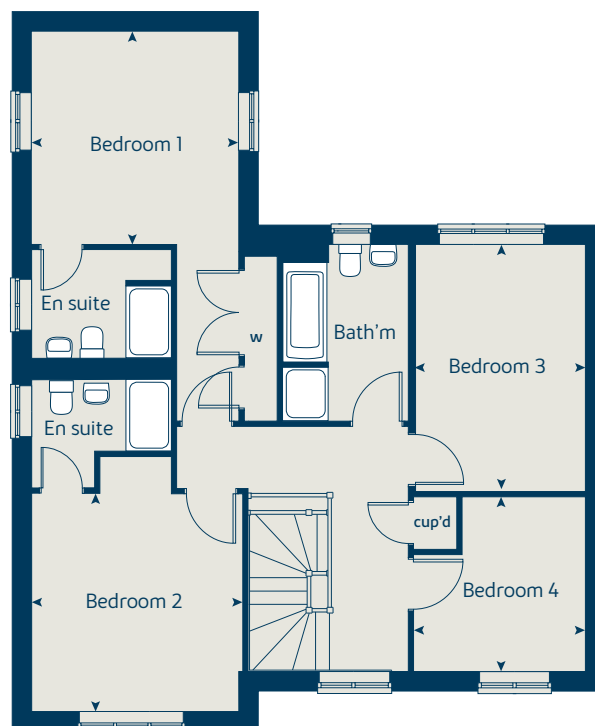
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First floor



Ground floor





The Birch

5 bedroom home

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**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.10	14' 11" x 10' 2"
Family / dining area	6.07 x 3.52	19' 11" x 11' 7"
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 MOLNY |

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* Window is openable to plot 97 only. Please see sales consultant for further details.

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

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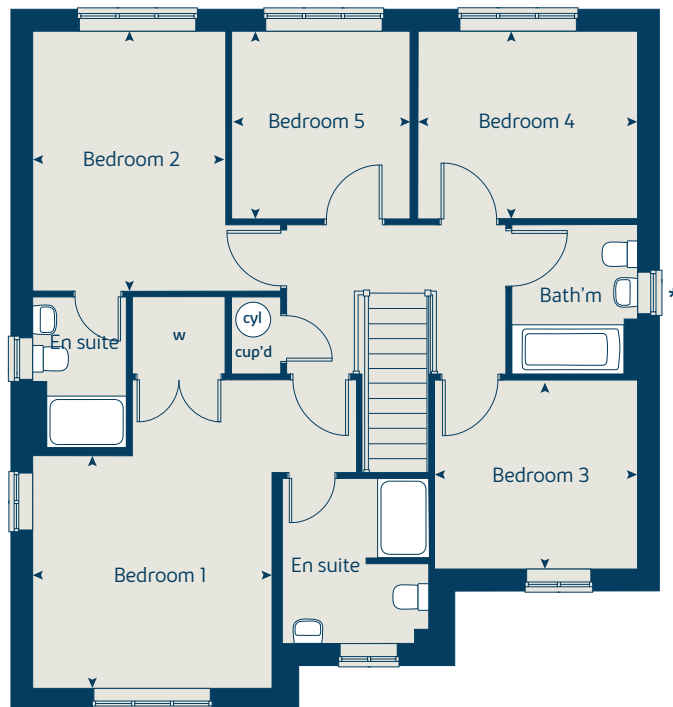
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First floor



Ground floor





Yardley Manor

Olney

A taste of local life

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**Bovis
Homes** 



Welcome to Yardley Manor

This exciting new development is on the edge of the pretty, Buckinghamshire market town of Olney, on the banks of the River Great Ouse and within easy reach of Milton Keynes, Bedford and Northampton.

Our range of brand new homes is designed to embrace contemporary living with popular features such as open-plan living, stylish fitted kitchens, bi-fold doors and master bedrooms with en suite.

So, if you're looking for a stunning new home in a charming market town with great transport links, your search ends here!

Getting around

Olney is in a great location for commuters, with the A509 linking it to Milton Keynes, 13 miles away. The A428 also connects the town to Northampton, 11 miles and Bedford 13 miles. You can join the M1 at Junction 14, 8 miles away, for London, the East Midlands and the north. Trains journeys to London Euston from Wolverton train station, 10 miles away and from Milton Keynes Central, take less than an hour. From Bedford, trains also run to London St Pancras, London Bridge and Gatwick Airport. For air travel, Luton Airport is a 31-mile trip and Heathrow 61 miles.

A trip to the shops

This historic market town is home to a range of independent shops, supermarkets and convenience stores, as well as a post office, bakery, cafes, pubs, restaurants, schools and sports and leisure facilities.

Taking time out

You'll find colourful weekly markets and a monthly farmer's market in its town centre and its riverside Recreation Ground is used for sports, leisure and has a children's play area. At nearby Emberton Country Park, enjoy 200 acres with scenic lakes, trails, and children's play areas

Education

Within 5 minutes' drive of Yardley Manor, you'll find a range of schools and nurseries for all ages. For little ones there is Olney Pre-School, based in The Olney Centre and Olney Nursery at the Church Hall. Olney Infant Academy for 4 to 7 year olds, is less than 2 miles from Yardley Manor and runs breakfast and after school clubs.

Olney Middle School, for children aged 7 to 11, is a 10 minute walk, less than half a mile. For senior pupils Ousedale School Olney campus, takes students aged 11 to 16, and its campus at Newport Pagnell, 9 miles away, has a Sixth Form Centre for pupils aged 16 to 19.



Yardley Manor

Yardley Road, Olney
Buckinghamshire MK46 5ED

From the M1 and Milton Keynes

- Take Junction 14 and follow the signs to Newport Pagnell A509
- In 1.2 miles take the 3rd exit and then 2nd exit at the double roundabout
- Continue straight for 5.7 miles
- At the next roundabout turn left onto Drift Way
- At the next roundabout turn right
- In 280 yards turn left and Bovis Homes at Yardley Manor can be found on the right hand side



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The streetscenes have been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

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