

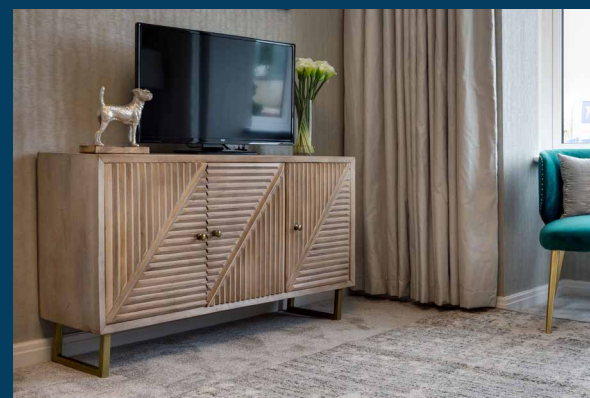
## So much choice...

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.



## Yardley Manor Olney



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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. 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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Specification

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



# Yardley Manor

## Olney

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 Magnolia  
The Hazel  
The Spruce  
The Spruce II  
The Cypress
- 4 bedroom  
The Chestnut  
The Chestnut II  
The Aspen  
The Violet  
The Maple
- 5 bedroom  
The Birch  
The Lime

Choice of 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 Monorise mixer tap		■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility										■
Hob (60cm) with built-in single under oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■					
Hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood						■	■	■	■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood										■
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood										■
LED under-unit flexible strip lighting										■
Downlights in white finish	■	■	■	■	■	■	■	■	■	■
Combined USB / double socket	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■					
Integrated (Indesit) 50 / 50 fridge-freezer						■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics (with removable base unit)	■	■	■	■	■	■	■	■	■	
Integrated (Indesit) dishwasher										■
Space for washing machine with plumbing and electrics in utility / kitchen (where applicable)	■	■	■	■	■	■	■	■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■	■	■	■	■	■	■
Thermostatic shower over the bath with glazed screen	■									
Handheld hair wash attachment to bath/s		■	■	■	■	■	■	■	■	■
Thermostatic shower with shower tray and glass enclosure		■	■	■	■	■	■	■	■	■
Choice of Porcelanosa wall tiling (splashback to basin, full-height over bath)*	■									
Choice of Porcelanosa wall tiling (splashback to basin, half-height over bath, and full-height to shower cubicle)*		■	■	■	■	■	■	■	■	■
Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath/s, and full-height to shower cubicle/s)*										■
Shaver socket / toothbrush charger to main en suite (or bathroom in lieu depending on housetype)	■	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite/s (or radiator in lieu depending on housetype)						■	■	■	■	■

### Bedrooms

- 2 bedroom  
The Hawthorn
- 3 bedroom  
The Magnolia  
The Hazel  
The Spruce  
The Spruce II  
The Cypress
- 4 bedroom  
The Chestnut  
The Chestnut II  
The Aspen  
The Violet  
The Maple
- 5 bedroom  
The Birch  
The Lime

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)						■	■	■	■	■	■	■	■
Combined USB / double sockets to bedroom 1	■	■	■	■	■								

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed powder-coated aluminium bi-fold doors						■	■	■	■	■	■	■	■
White painted internal doors with chrome lever handles	■	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■	■	■	■	■	■
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 valve to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■	■
PIR porch light, mains operated doorbell (push) and chrome front door numbers	■	■	■	■	■	■	■	■	■	■	■	■	■
Pre-wired for rear garden lighting option	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up and a battery powered carbon monoxide detector	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)						■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■	■	■	■	■	■	■
Log burner and stone hearth													■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
 \* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.