

Orton Copse

Peterborough





Orton Copse

Peterborough

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Orton Copse

This exciting new development is in the vibrant cathedral city of Peterborough, just 2 miles from its centre and within easy reach of scenic Nene Park.

A home at Orton Copse gives you access to city shopping centres, lively theatres, a range of entertainment venues and great sports and leisure facilities. It boasts historic landmarks, as well as parks, nature reserves and the pretty River Nene.

The city is known for its heritage railway, its 50-mile cycle and bridleway trail and is home to ice hockey, rowing and speedway teams, as well as Peterborough United FC.

Orton Copse is just off junction 31 of the A1260, Nene Parkway, which links the A47 with the A605. Both roads lead to the A1, or onto the A1(M). It's an 11-minute drive to the city's railway station, from where trains to King's Cross, London, take less than an hour. Services also run to

Liverpool, Norwich, Edinburgh, Leeds, Birmingham, York and Stansted. Within 66 miles you'll also find Luton, East Midlands, Coventry and Stansted Airports.

Our range of 2, 3 and 4-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 a thriving city location in Cambridgeshire, your search ends here!



The perfect position

Education for everyone

There are a number of primary schools within a 5-minute drive of Orton Copse, catering for children aged from 4 to 11 years. The nearest, Leighton Primary is a 16-minute walk.

For senior students the Nene Park Academy is just over 1 mile and Hampton Gardens School is about 2 miles, both

have sixth forms. City College provides further education for all ages, while Peterborough College and University Centre Peterborough provide higher education and degree-level courses. The Peterborough School is an independent co-educational, day school taking pupils from nursery age through to sixth form.

Nene Park
3.2 miles | 13 mins drive



Ferry Meadows
2.5 miles | 10 mins drive



Queensgate Shopping Centre
3.9 miles | 10 mins drive



Key Theatre
2.4 miles | 10 mins drive



Peterborough Cathedral
3.2 miles | 14 mins drive



The Lido Swimming Pool
2.3 miles | 6 mins drive



Nene Valley Heritage Railway, Orton Mere
1.1 miles | 21 mins walk



Vivacity Hampton Leisure Centre
2.2 miles | 8 mins drive



Orton Copse



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:

- 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

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Armed Forces **TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

Deposit Unlock



With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

Orton Copse

Morpeth Close, Peterborough

PE2 7JU

01733 592 599



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Cover photograph of Peterborough. 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, Countryside Partnerships East Midlands region
Grove Park, Penman House, 1 Penman Way, Enderby, Leicester LE19 1SY. Telephone: 0116 464 8900

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Orton Copse

Peterborough



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.

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Orton Copse

Peterborough

Specification

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**Bovis
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Specification

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.

	2 bedroom The Cherry	3 bedroom The Hazel The Spruce	4 bedroom The Juniper The Aspen
Kitchen			
Choice of standard 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			■
Four burner hob (60cm) with built-in single underoven, with stainless steel splashback and chimney hood	■	■	
Five burner hob (75 cm) with built-in double high level oven, with stainless steel splashback and chimney hood			■
Bathrooms and en suite(s)			
Ideal Standard contemporary sanitary ware suite	■	■	■
Handheld hair wash attachment		■	■
Shower over the bath	■		
Ideal Standard low profile shower tray with glass enclosure to ensuite		■	■
Choice of Standard Porcelanosa wall tiling (splashback, 450mm around bath, and full-height to shower cubicle)*		■	■
Choice of Standard Porcelanosa wall tiling (splashback and full-height over bath)*	■		
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 bi-fold doors			■
Internal doors to be cottage style pre-primed with brass satin finish handles	■	■	■
Paving outside French / bi-fold door	■	■	■
General			
White painted walls and smooth white ceilings	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■
Multi-media point in living room	■	■	■
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)	■	■	■
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	■	■	■
Power and lighting to 'on plot' 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	■	■	■



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

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.



The Cherry

2 bedroom home

Plots 3, 4, 5, 13 and 14

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**Bovis
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The Cherry

2 bedroom home

Plots 3, 4, 5, 13 and 14

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 6"
Sitting room	3.72 x 3.65	12' 2" x 11' 11"

First floor

Bedroom 1	4.74 x 3.45	15' 6" x 11' 3"
Bedroom 2	4.74 x 2.56	15' 6" x 8' 4"

The Cherry | S224 01 Orton Copse |

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Please note that this floorplan is opposite to the working drawings, and applies to plots 3, 4, 5 and 13.

* Windows apply to plots 3, 13 and 14 only.
Please see sales consultant for further details.

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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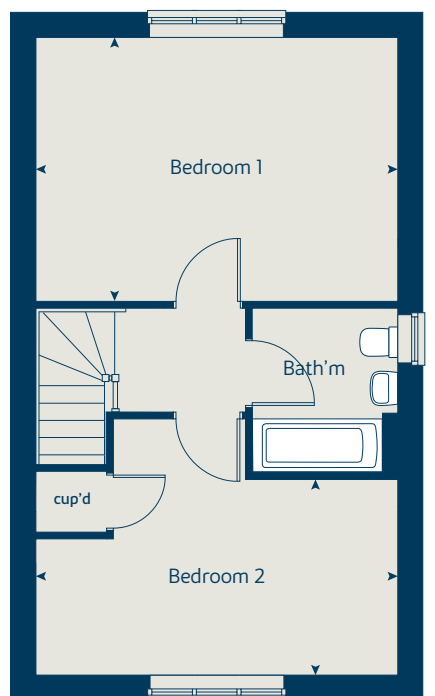
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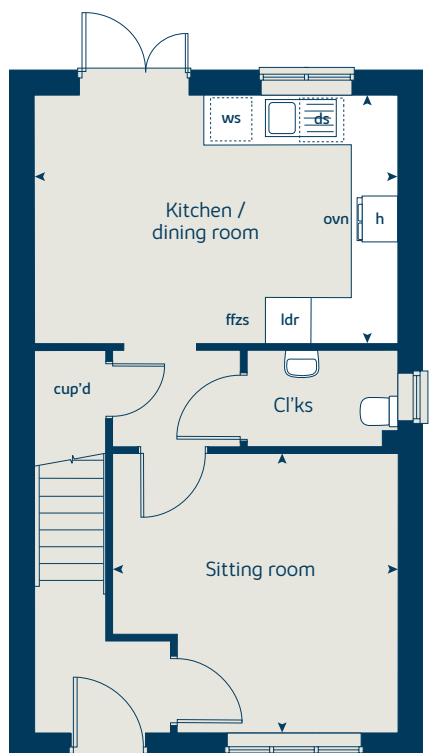
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First floor



Ground floor





The Hazel

3 bedroom home

Plots 2, 11, 12, 81, 82, 83, 84, 85,
90, 93, 94, 95, 96 and 99

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**Bovis
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The Hazel

3 bedroom home

Plots 2, 11, 12, 81, 82, 83,
84, 85, 90, 93, 94, 95, 96
and 99

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 Orton Copse |

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* Windows apply to plots 2, 11, 12, 81, 82, 83, 84, 85, 90 and 99 only. Please see sales consultant for further details.

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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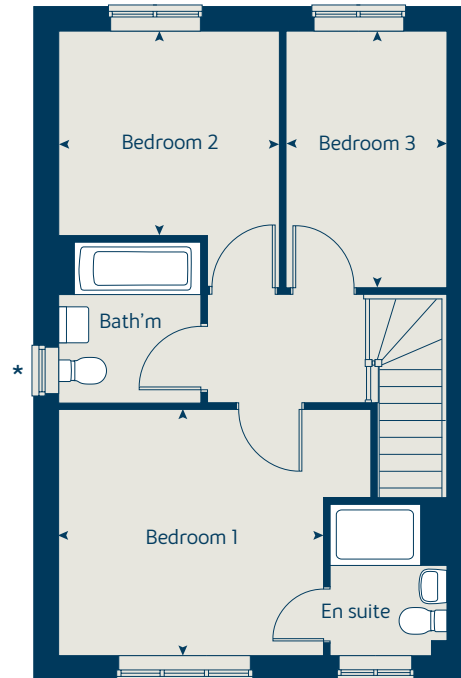
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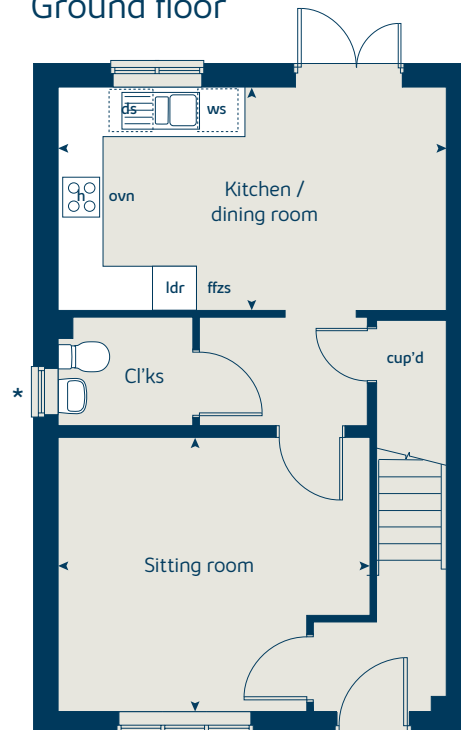
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First floor



Ground floor





The Spruce

Detached home with rear garden

3 bedroom home

Plot 87

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**Bovis
Homes** 

The Spruce

3 bedroom home

Plot 87

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
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 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 Type A Orton Copse |

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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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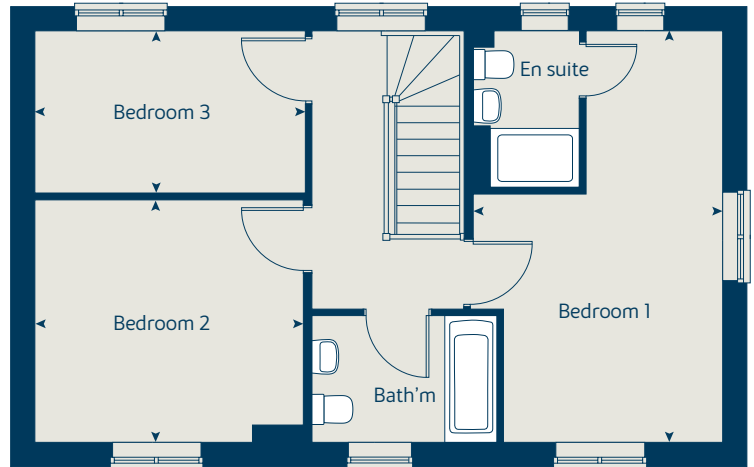
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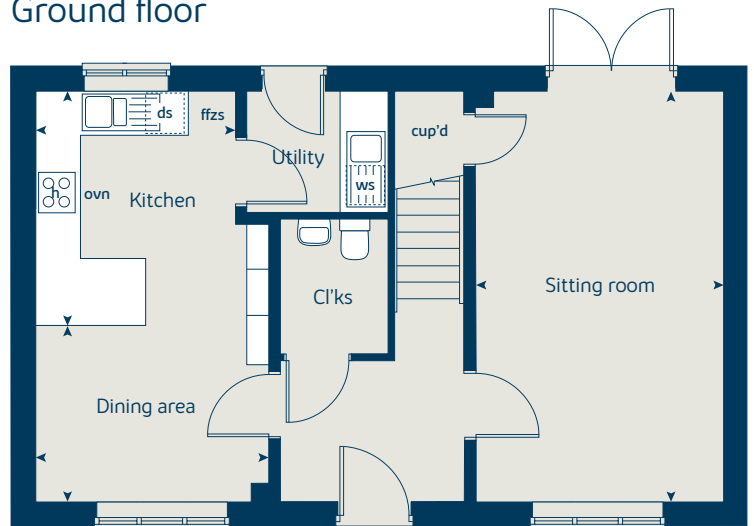
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First floor



Ground floor





The Spruce

Semi-detached home with side garden

3 bedroom home

Plots 1, 80, 91, 92, 97 and 98

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The Spruce

3 bedroom home

Plots 1, 80, 91, 92, 97
and 98

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 Type B Orton Copse |

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Please note that CGI applies to plot 1 only, which is built handed to Spruce working drawings. 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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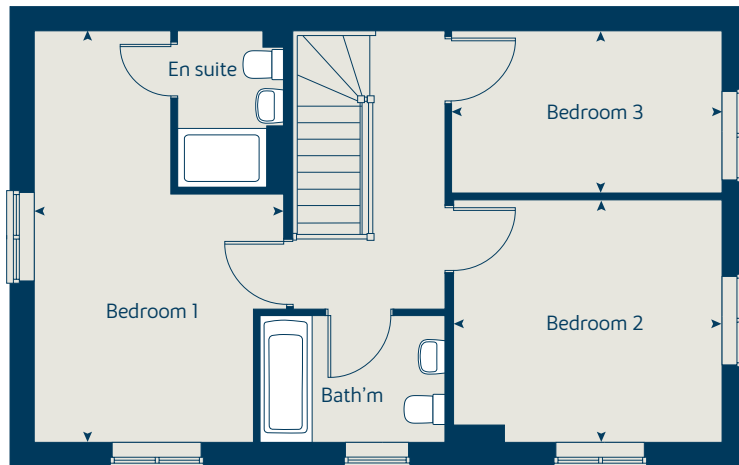
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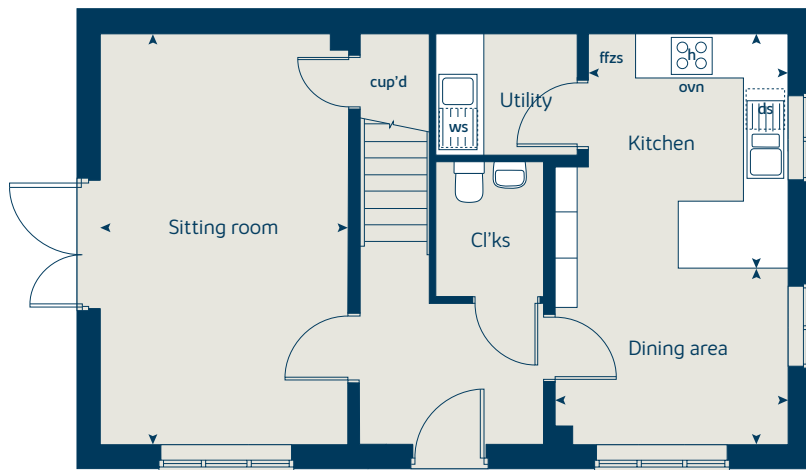
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First floor



Ground floor





The Spruce

Detached home with side garden

3 bedroom home

Plot 86

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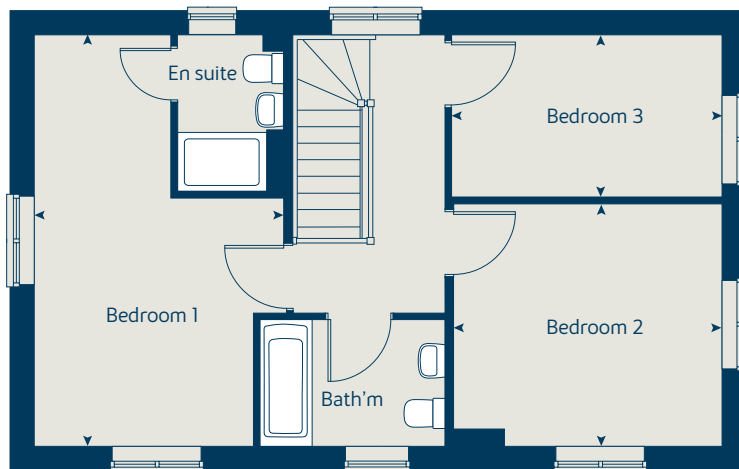
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The Spruce

3 bedroom home

Plot 86

First floor



Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
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 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 Type C Orton Copse |

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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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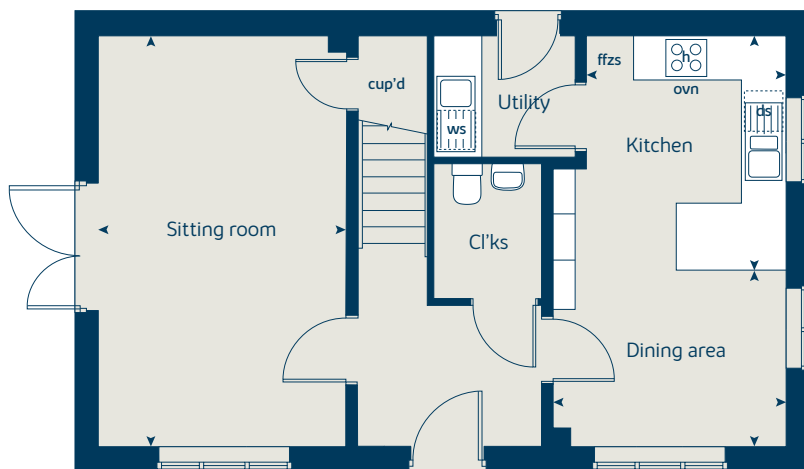
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Ground floor





The Juniper

4 bedroom home

Plots 8, 9 and 10

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The Juniper

4 bedroom home

Plots 8, 9 and 10

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

The Juniper | X412 01 Orton Copse |

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Please note that CGI and floorplans are built handed to Juniper working drawings. Please see sales consultant for further details.

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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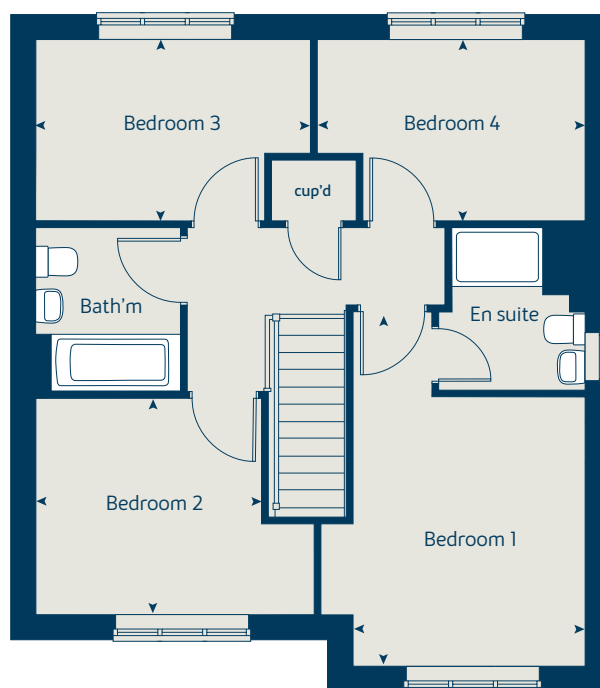
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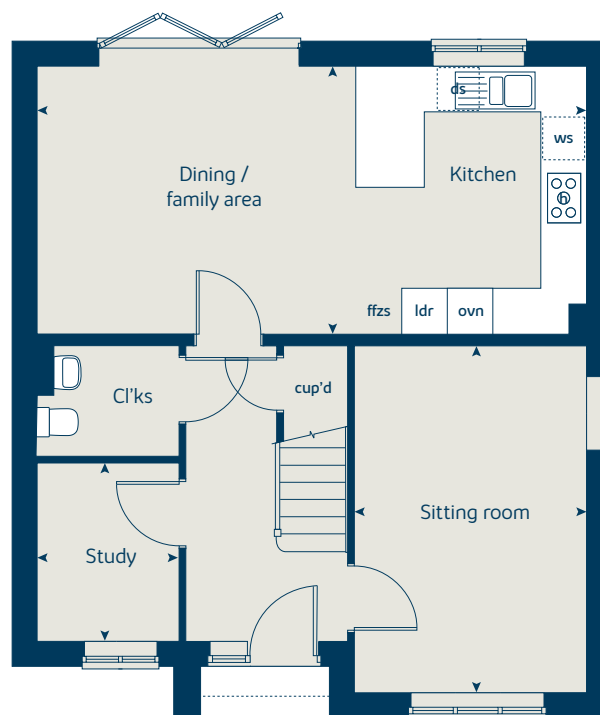
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First floor



Ground floor





The Aspen

4 bedroom home

Plots 6, 88 and 89

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**Bovis
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The Aspen

4 bedroom home

Plots 6, 88 and 89

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	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
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 Orton Copse |

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

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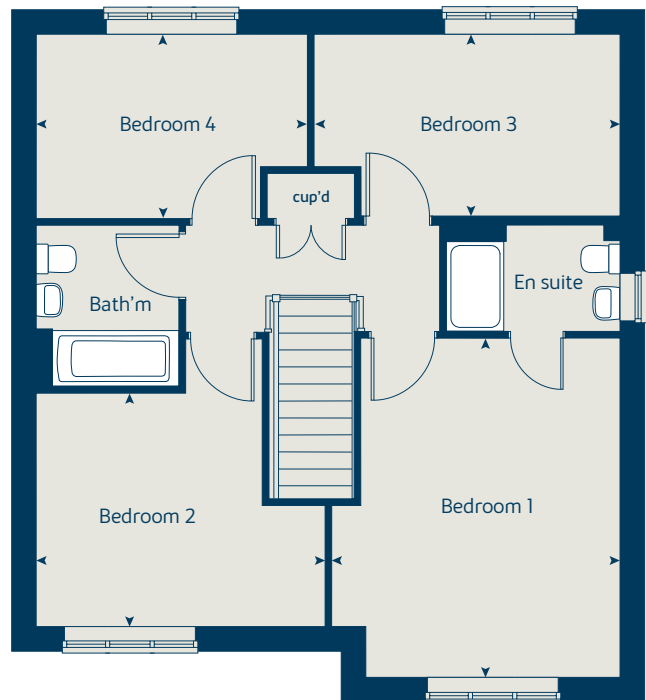
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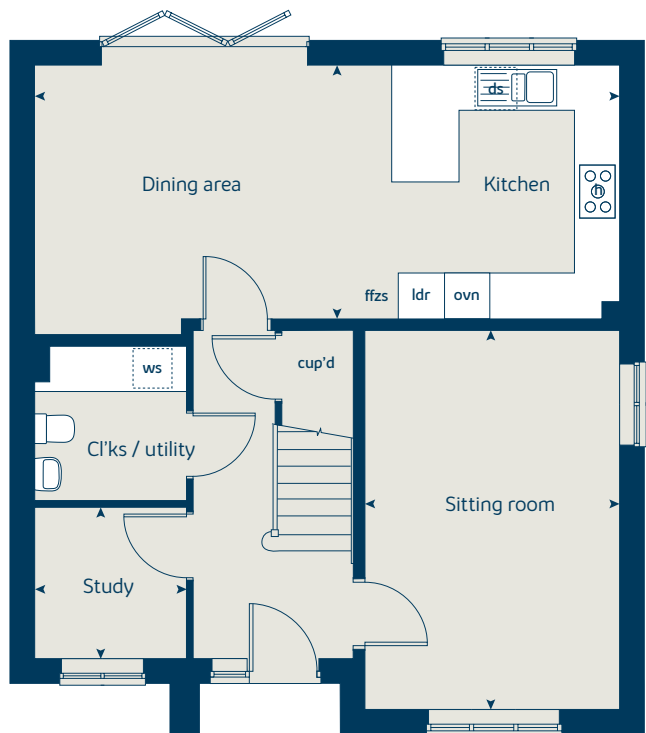
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First floor



Ground floor





The Aspen

4 bedroom home

Plot 7

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The Aspen

4 bedroom home

Plot 7

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	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
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 Orton Copse |

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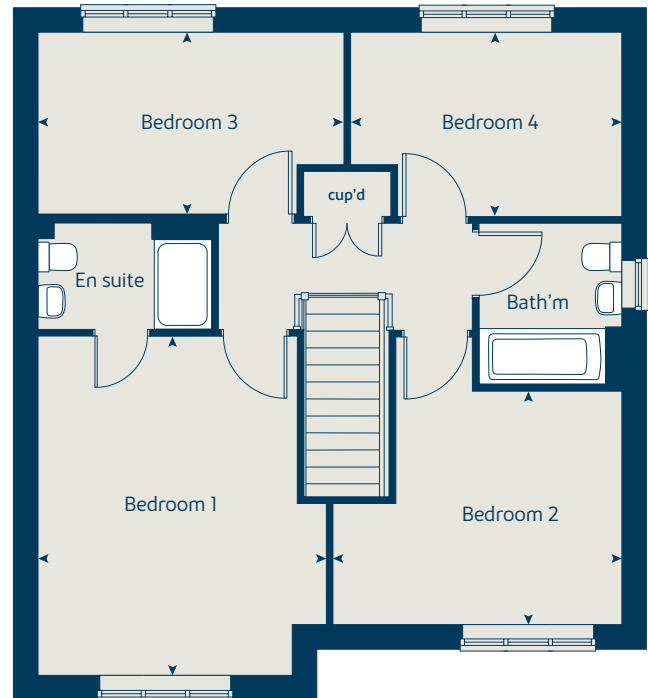
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First floor



Ground floor

