

The Cornish Quarter

Wadebridge





The Cornish Quarter

Wadebridge

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to The Cornish Quarter

A superb location with good travel links and access to a variety of beautiful outdoor spaces, coastline and shopping choices. Perfect for couples and growing families alike.

Discover the range of tasteful 2, 3, 4 and 5 bedroom homes at our new housing development in Wadebridge. Nestled in the quintessential Cornish town, our new homes are ideal for families, couples and downsizers looking to settle down in an area of outstanding beauty. Home to beautiful coastlines, luscious outdoor spaces and superb shopping facilities, our new homes for sale in Wadebridge make it easy to enjoy a relaxed pace of life in the heart of Cornwall. To make one of our contemporary new build houses in Cornwall your home, register your interest today.

Combining beautiful design, open-plan living and classic architecture, our new homes in Wadebridge are destined to tick every box.

When you're moving to an area as naturally beautiful as Cornwall, we know how important it is that your new home is built to mirror that. That's why we build new houses that are modern in design yet in keeping with the classical architecture of the local area.

If you're searching for a contemporary new build home for sale in one of the most sought-after locations in Cornwall, your search ends here.



The perfect position

Education for everyone

There is an excellent choice of education in Wadebridge including Sticky Fingers Daycare for 0-5 year olds and nursery settings within both Wadebridge Primary Academy and St Breock Primary School. Both schools offer Primary education up to year 6 and are Ofsted rated good.

Wadebridge School offers secondary education in Wadebridge for 11-16 year olds, with other secondary options available slightly further afield in Bodmin, Newquay and Truro.



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to be investing over **£1.1 million** in local schemes to support the community surrounding your new home in Wadebridge.

These schemes include:

Education



Public open space



Highway Contribution



“Bovis Homes are investing more than **£1.1 million** towards community schemes”



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 and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz 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!

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!

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.

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.

The Cornish Quarter

Wadebridge, Cornwall
PL27 6GF
01208 530125

From Wadebridge town centre

- Follow Gonvena Hill out of the town centre
- At the first roundabout, take the second exit (straight) to join the B3314
- At the second roundabout, take the second exit (right) onto Higher Trenant Road
- Continue on the Higher Trenant Road for 0.5 miles until you reach The Cornish Quarter on the right hand side.

From Bodmin

- Take the A389 west towards Wadebridge
- Stay on the A389 for 6 miles
- At the roundabout, take the first exit (left) towards Wadebridge town centre
- At the second roundabout take the first exit (left) onto Higher Trenant Road
- Continue on Higher Trenant Road for 0.5 miles until you reach The Cornish Quarter on the right hand side.



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Cover photograph of Wadebridge. 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, South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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140-DWADE DS04294 / 01.23

**Bovis
Homes**

The Cornish Quarter

Wadebridge



The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association. Garden gradients subject to change.

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.





The Rowan

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.24 x 5.19	17' 1" x 17' 0"

First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

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

The Rowan | X306 01 DWADE |

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.

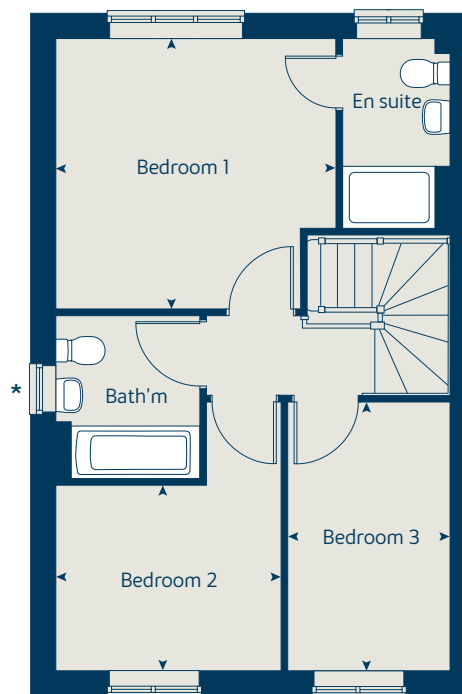
* Windows apply to selected plots only. Please see sales consultant for further details.

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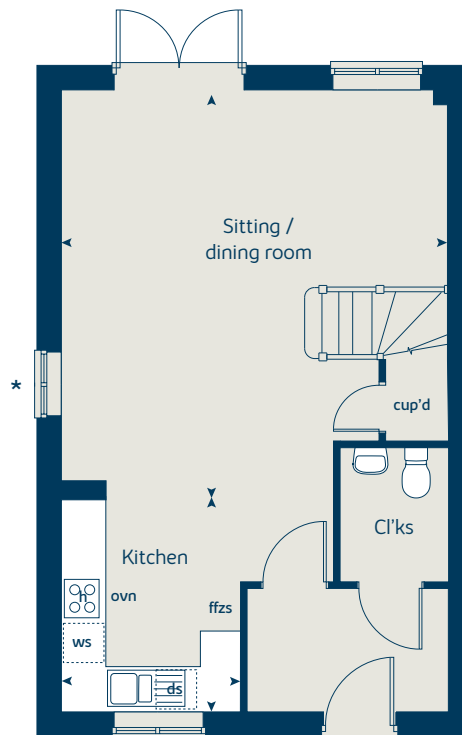
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First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 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"

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

The Spruce | X307 (IF) 01 DWADE |

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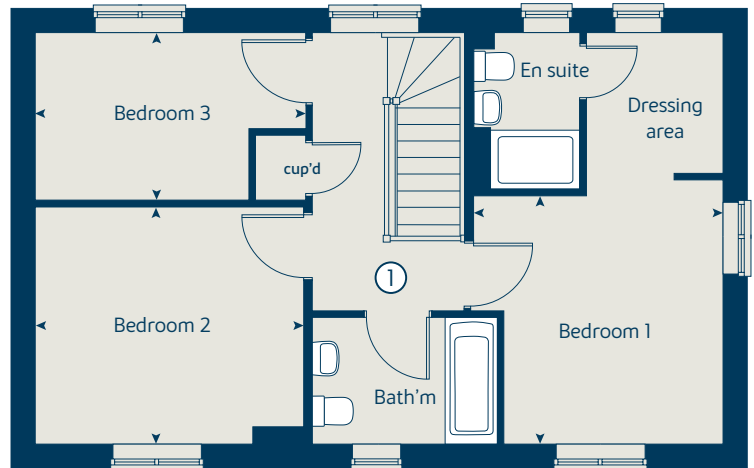
* Rear doors apply to plots 11 and 38 only. Please see sales consultant for further details.

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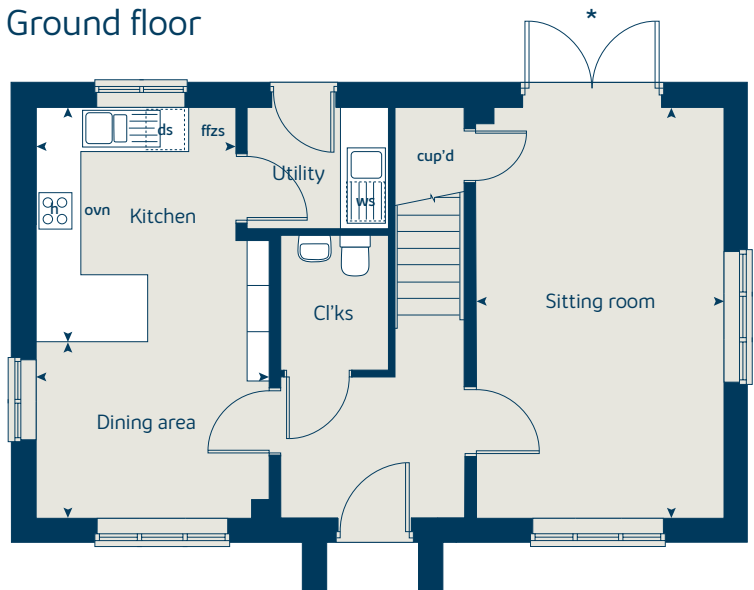
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First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

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	3.53 x 3.47	11' 5" x 11' 3"
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"

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

The Juniper | X412 01 DWADE |

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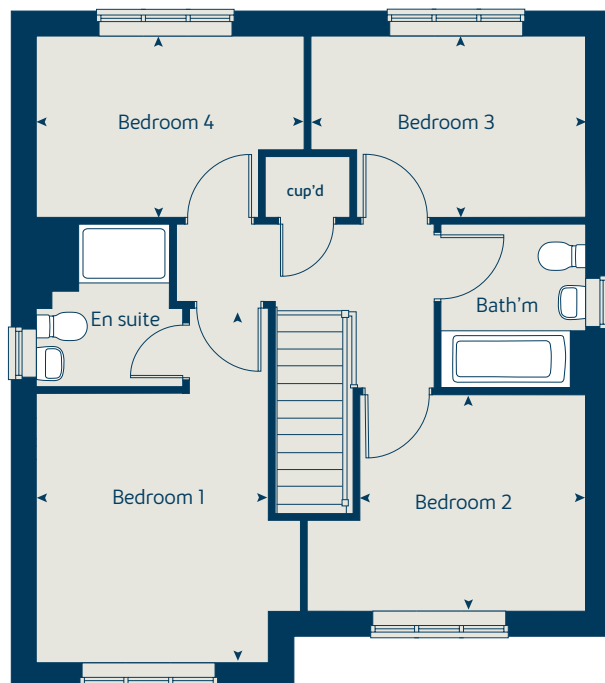
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* Window applies to selected plots only. Please see sales consultant for further details.

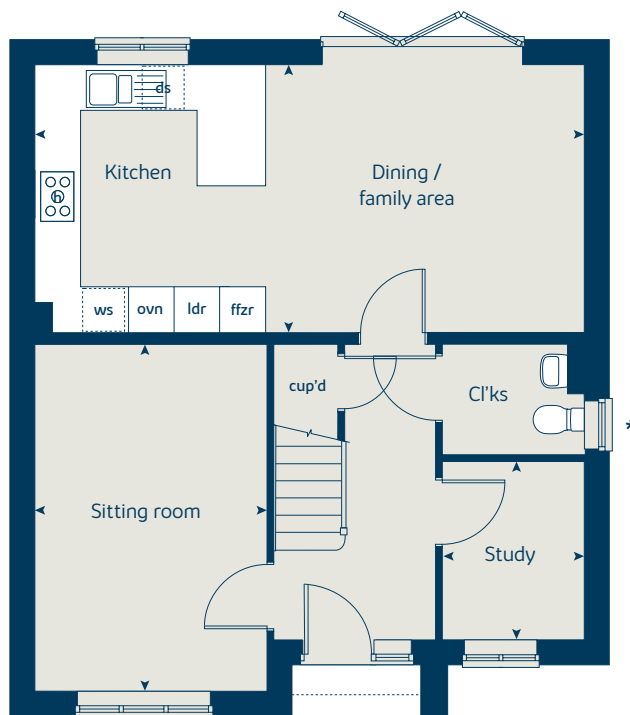
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140-DWADE DS12985 / 01.25

First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor

Bedroom 1	4.47 x 3.24	14' 8" x 10' 6"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

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

The Chestnut | X413 01 DWADE |

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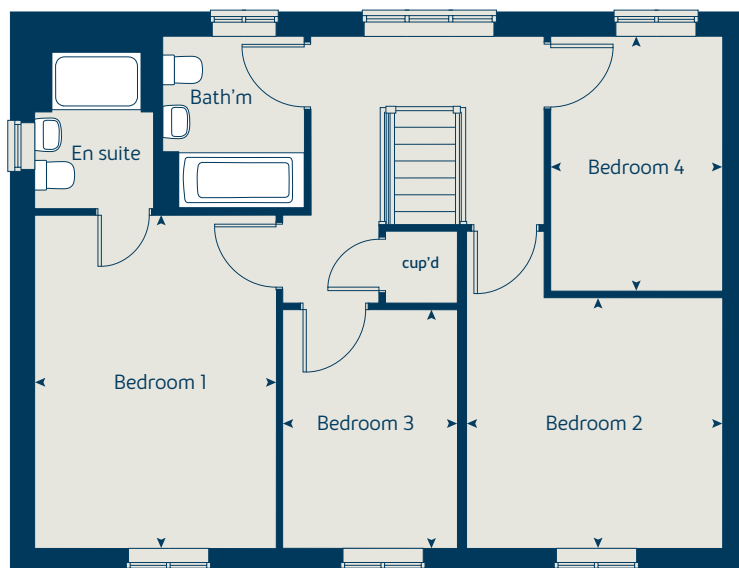
* Windows apply to selected plots only. Please see sales consultant for further details.

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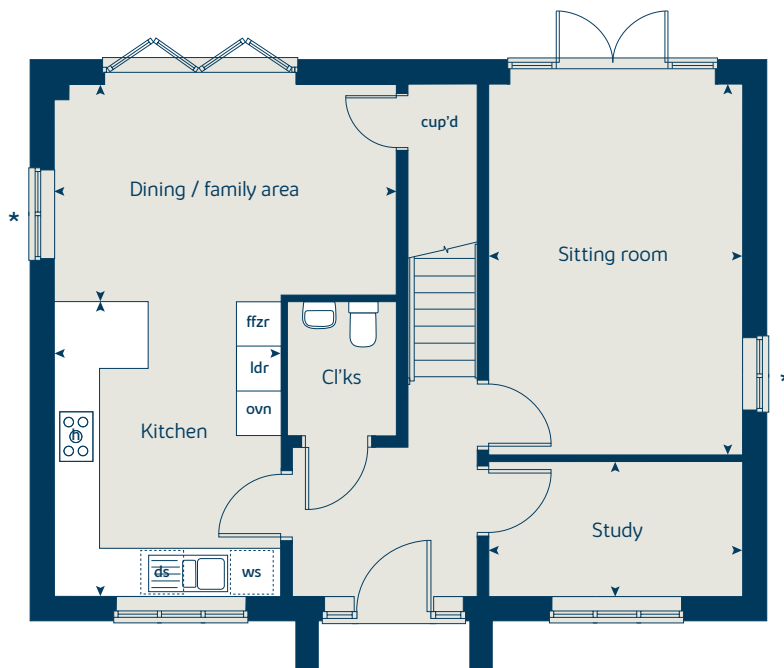
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140-DWADE DS12985 / 01.25

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	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
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	3.31 x 2.83	10' 8" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

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

The Birch | X518 (IF) 01 DWADE |

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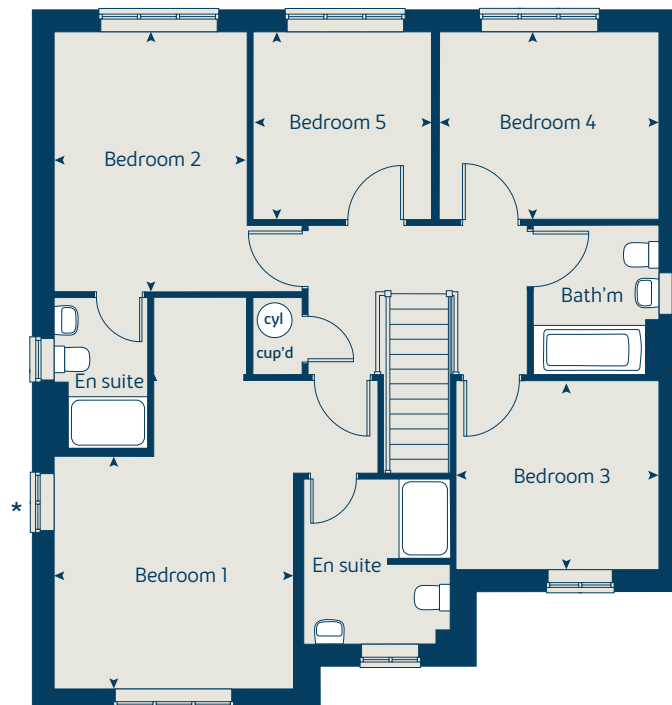
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First floor



Ground floor





2 bedroom Sage Home

Homes 39, 40, 41, 42, 90, 91, 92 & 93



built
by



2 bedroom Sage Home

Homes 39, 40, 41,
42, 90, 91, 92 & 93

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.86	12' 5" x 9' 5"
Sitting / dining area	4.07 x 3.99	13' 4" x 12' 5"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

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

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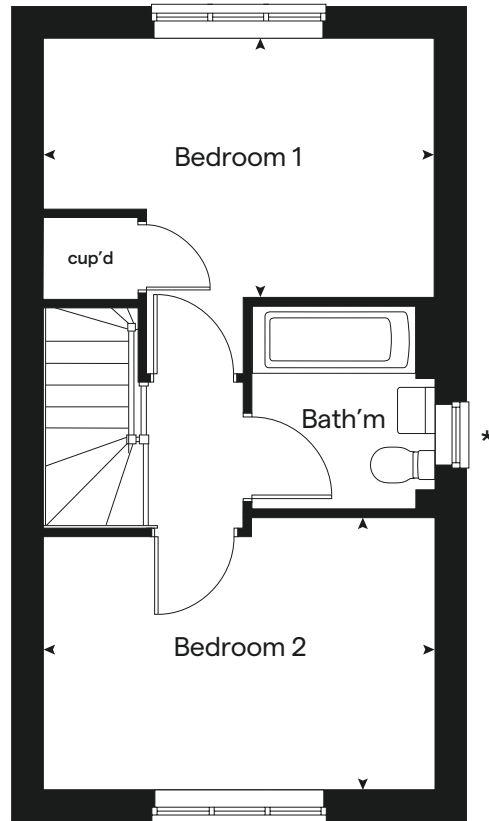
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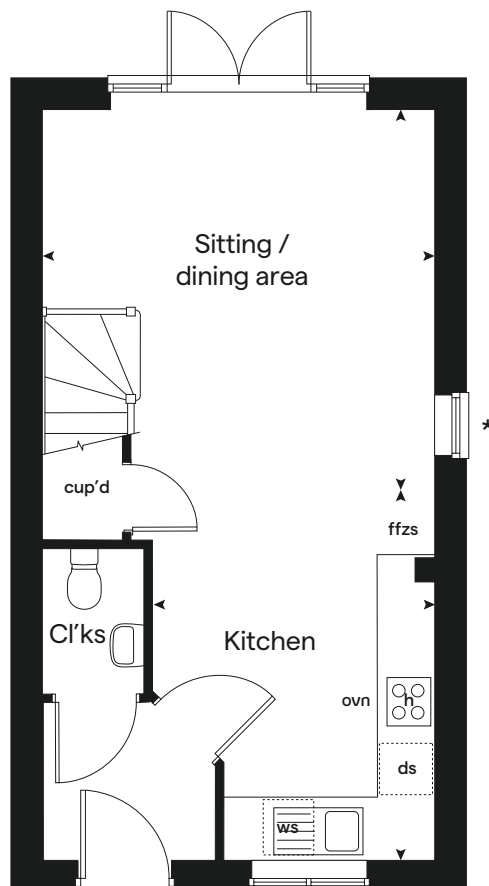
built by

Bovis Homes 

First floor



Ground floor





The Cornish Quarter

Wadebridge

Specification

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**Bovis
Homes** 

The Cornish Quarter

Wadebridge

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 Rowan The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen The Devon	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 (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
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 utility		■ ■	■ ■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■ ■	

Bathrooms and en suite(s)

Contemporary white Concept Air sanitaryware suite	■	■ ■ ■	■ ■ ■ ■	■
Close coupled WC to cloakroom	■	■ ■ ■	■ ■ ■ ■	■
Handheld hair wash attachment		■ ■ ■	■ ■ ■ ■	■
Shower over the bath	■			
Low profile shower tray with glass enclosure to en suite		■ ■ ■	■ ■ ■ ■	■
Walk in low profile shower in en suite to selected bedrooms				■
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 to bathroom and en suite(s)	■	■ ■ ■	■ ■ ■ ■	■
Chrome towel warmer in bathroom and en suite(s)			■ ■ ■ ■	■
Water waste heat recovery system**	■	■ ■ ■	■ ■ ■ ■	■

Doors and Windows

	2 bedroom The Hawthorn	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen The Devon	5 bedroom The Birch
Front door with multi-point security locking system and security chain	■	■ ■ ■	■ ■ ■ ■	■
Chrome front door numbers	■	■ ■ ■	■ ■ ■ ■	■
PVCu double glazing to windows	■	■ ■ ■	■ ■ ■ ■	■
Double glazed PVCu French doors	■	■ ■ ■	■ ■ ■ ■	
Powder coated aluminium double glazed bi-fold doors			■ ■ ■ ■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■ ■ ■	■ ■ ■ ■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■ ■ ■	■

General

PV solar panels**	■	■ ■ ■	■ ■ ■ ■	■
White painted walls and smooth white ceilings	■	■ ■ ■	■ ■ ■ ■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■ ■ ■	■ ■ ■ ■	■
Multi-media point in living room	■	■ ■ ■	■ ■ ■ ■	■
TV point to bedroom 1 and family room (where applicable)	■	■ ■ ■	■ ■ ■ ■	■
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 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 next to boiler	■	■ ■ ■	■ ■ ■ ■	■
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

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

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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140-DWADE DS12153 / 10.24

**Bovis
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The Cornish Quarter

Wadebridge

Specification



built
by



The Cornish Quarter

Wadebridge



Use this guide to see what features are included in your new home.

2 bedroom
Homes 39, 40, 41, 42, 90, 91, 92 & 93

3 bedroom
Homes 13, 15, 16, 52, 53, 63, 64, 65, 66, 74, 84, 85 & 86

Kitchen

Symphony Konzept range kitchen with laminate worktop	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■
White pendant light holder	■
Fridge / freezer space	■
Space for integrated dishwasher with plumbing and electrics	■
Space for washing machine with plumbing and electrics in kitchen	■

■
■
■
■
■
■
■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■
Ideal Standard close coupled WC to cloakroom	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■
Handheld hair wash attachment in bathroom	■
Shower over the bath	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■
White batten light holder	■
Water waste heat recovery system	■

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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 doors to be ladder door style pre-primed with Brass Satin finish handles	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■

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General

PV solar panels	■
White painted walls and smooth white ceilings	■
TV point to lounge and family room (where applicable)	■
Master telephone socket to lounge and study where applicable	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■
Contemporary lantern to front door and wiring only to the rear door	■
Mains wired smoke detectors with battery back-up	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided on ground floor	■
Power and lighting to garage (where in curtilage of the plot)	■
Enclosed fenced rear garden, and garden gate (where applicable)	■
NHBC Buildmark choice cover	■
First two years' customer service support from Bovis Homes	■

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

2 bedroom
Homes 39, 40, 41, 42, 90, 91, 92 & 93

3 bedroom
Homes 13, 15, 16, 52, 53, 63, 64, 65, 66, 74, 84, 85 & 86

The specification shown is correct at the time of production. Sage 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 Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Produced by the Vistry Group Design Studio.

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