

Blackmore Meadows

Stalbridge





Blackmore Meadows

Stalbridge

A taste of local life

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**Bovis
Homes** 



Welcome to Blackmore Meadows

This exciting new development is on the edge of the small but bustling North Dorset town of Stalbridge in the pretty Blackmore Vale and within easy reach of Sherborne and Sturminster Newton.



Overlooking surrounding countryside on the edge of the town, Blackmore Meadows is less than a mile from the town centre. There you'll find an array of local shops, a supermarket, pubs, local businesses, a primary school, sports clubs and community groups and facilities.

At Blackmore Meadows you've a choice of 3 and 4 bedroom homes, all carefully designed designed in keeping with the semi-rural environment.

So if you're looking for a quality new home in a vibrant Dorset town, your search ends here!

Getting around

Stalbridge is on the A357 that links to the A303 in the North and to Sturminster Newton, 5 miles to the South and to Blandford Forum, 15 miles away and the A350. Barrow Hill road joins the A30 for Milborne Port, 5 miles and Sherborne, 8 miles. Buses run regularly from the village to Sherborne and Yeovil and there are two local train stations. Templecombe is less than 5 miles away and Sherborne is 8 miles. Both run services to Exeter via Yeovil and Honiton and to London Waterloo. For air travel Bristol Airport is 43 miles, Exeter Airport is 62 miles and Bournemouth Airport, just 39 miles, all of which offer many European flights.

A trip to the shops

You'll find a family-run supermarket and café in Stalbridge as well as a service station and hairdresser. There are other quirky shops including a French collectables store and vintage tool shop! Plus, you can visit Dorset Cycles if you wish to get out and explore the beautiful surrounding area on one of their bicycles available for hire. At nearby Sherborne, 8 miles, there are more independently-run shops offering everything from antiques and art to gifts and fashion, sitting alongside UK brands such as Joules and Mistral. It's also home to supermarkets Waitrose and Sainsbury's for your weekly shop.

Just 14 miles away in Yeovil the Quedam Shopping Centre boasts nearly 50 stores with brands such as Boots, Dunelm, M&S, Top Shop and Laura Ashley and in Blandford Forum, 16 miles, you'll find a wide range of independent and well-known brands too.

Taking time out

Stalbridge is a hive of activity with pubs, a library, village hall, the historic St Mary's Parish Church and a host of sports, social and leisure activities. There are football, cricket, tennis and running clubs, scenic walks and groups for art, singing, youth, walking, fitness and much more. You can cycle, run, or horse-ride along the pretty Stalbridge Trailway with its tranquil nature reserve. The nearby River Stour is perfect for anglers to while away the hours too.

At Sherborne you've a choice of two leisure and sports centres and you can watch the latest blockbusters at Cineworld in Yeovil. The UK's largest collection of cars and motorbikes is housed at the Haynes International Motor Museum at Sparkford, or step back in time at Sherborne Abbey and the Castle ruins and the Sturminster Newton Mill and Museum.

Education

The village has several toddler and pre-school groups and Stalbridge Primary School takes local children aged from 5 to 11. For senior pupils Sturminster Newton High School caters for students from 11 to 18 year olds, while at Sherborne The Gryphon School takes students from 11 to 19 year olds. Also at Sherborne the independent Leweston school offers a nursery, prep school, senior and sixth form facilities. whilst Sherborne School and Sherborne Girls both offer independent day and boarding options for 11 to 18 year olds. For full or part-time professional courses, apprenticeships, A levels and degree programmes are available at Yeovil College which offers a variety of education and training opportunities.



Blackmore Meadows

Stalbridge, Dorset DT10 2PZ

From A37 Yeovil

- Leave the town on Babylon Hill, A30
- Continue on the A30 for about 6 miles
- Pass through Sherborne, continuing on the A30
- After approximately 3.5 miles turn right, leaving the A30
- Continue for about 2 miles to Barrow Hill
- Turn right into Grove Lane
- Continue up the A357
- Bear left on to Lower Road
- Continue for just under 1 mile
- Blackmore Meadows can be found on your left hand side



From A303 and Wincanton

- Leave the town on West Hill
- At the roundabout take the 1st exit onto the A371
- At the next roundabout take the 2nd exit onto the A357
- Continue for about 7 miles
- Bear left on to Lower Road
- Continue for just under a mile
- Blackmore Meadows can be found on your left hand side

Cover photograph of Stalbridge. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our 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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**Bovis
Homes** 

Blackmore Meadows

Stalbridge

3 bedroom home

 The Hazel

 The Spruce

4 bedroom home

 The Juniper

 The Aspen

 The Alder

Pre-sold homes

 1 bedroom apartments

 2 bedroom homes

 3 bedroom homes

ps pumping station

ss substation

bcp bin collection point

pos public open space

leap local equipped area of play



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

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.

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DSTAL DS10454 / 05.24



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 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

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

The Hazel | X305 P5 DSTAL |

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.

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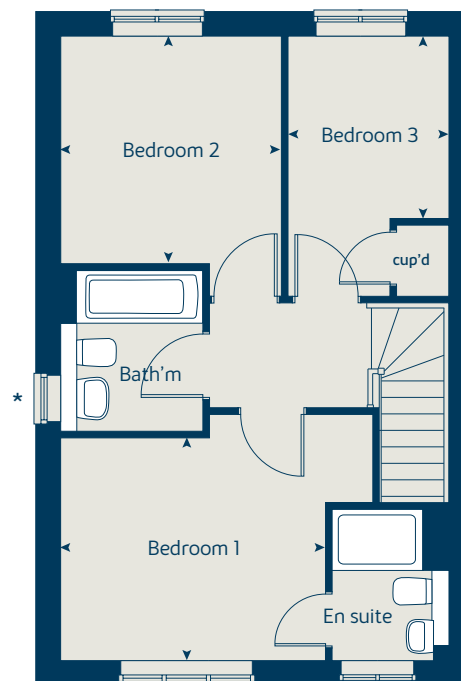
* Windows apply to selected plots only. Please see sales consultant for further details.

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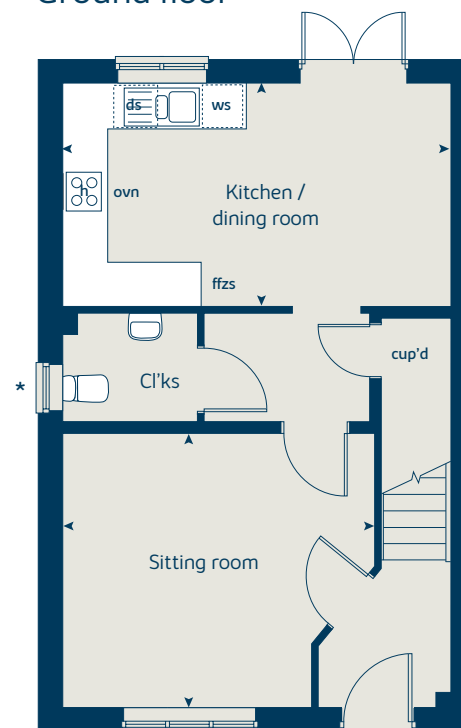
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First floor



Ground floor





The Spruce

3 bedroom home

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**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

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) P6 vt DSTAL |

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① Alternative layout applies to selected plots only. Please see sales consultant for further details.

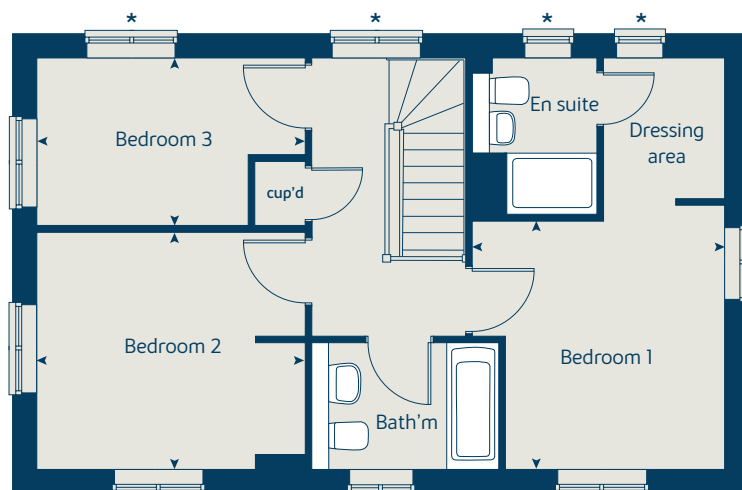
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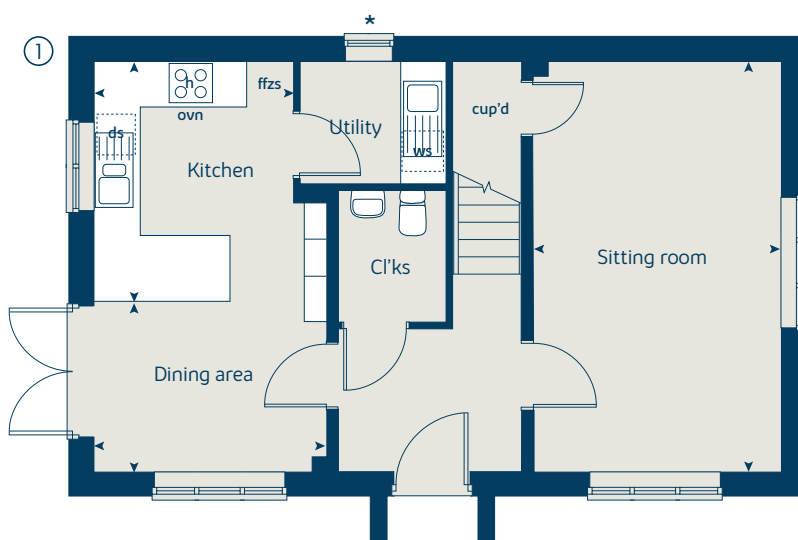
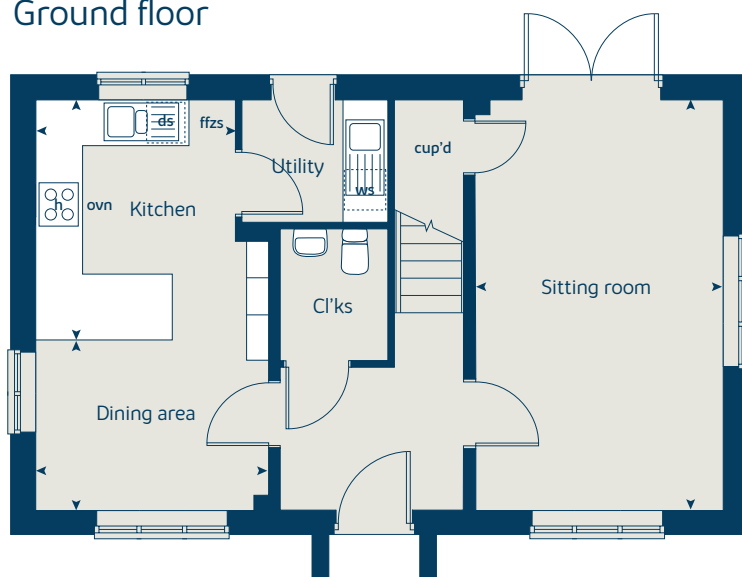
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First floor



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' 11" x 9' 11"
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"

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

The Juniper | X412 P4 vt DSTAL |

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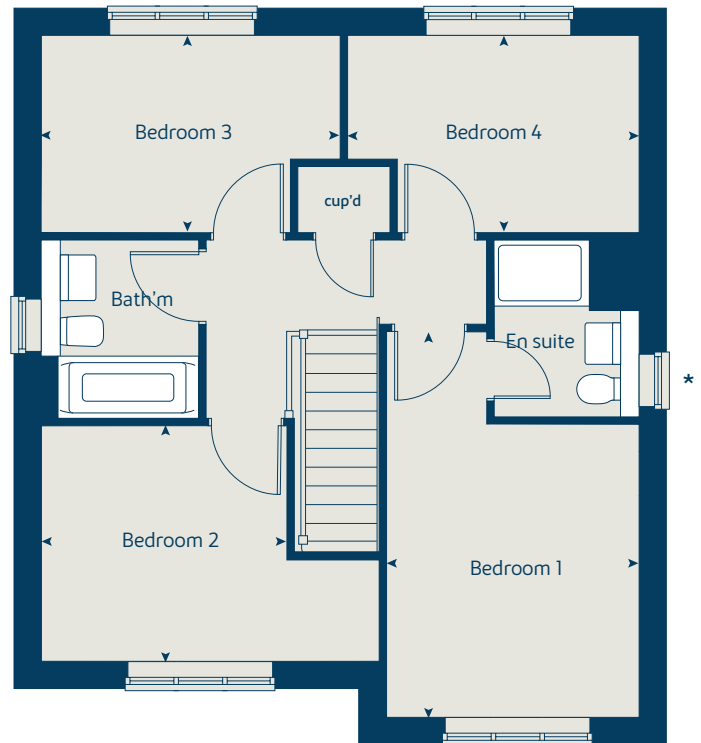
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First floor



Ground floor





The Alder

4 bedroom home

bovishomes.co.uk



The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 7"
Dining / family area	5.35 x 3.24	17' 6" x 10' 7"
Sitting room	4.13 x 3.38	13' 6" x 11' 1"

First floor

Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.44 x 3.03	14' 7" x 9' 11"
Bedroom 3	3.66 x 3.03	12' 0" x 9' 11"
Bedroom 4	3.35 x 3.13	10' 11" x 10' 3"

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

The Alder | X415 P5 DSTAL |

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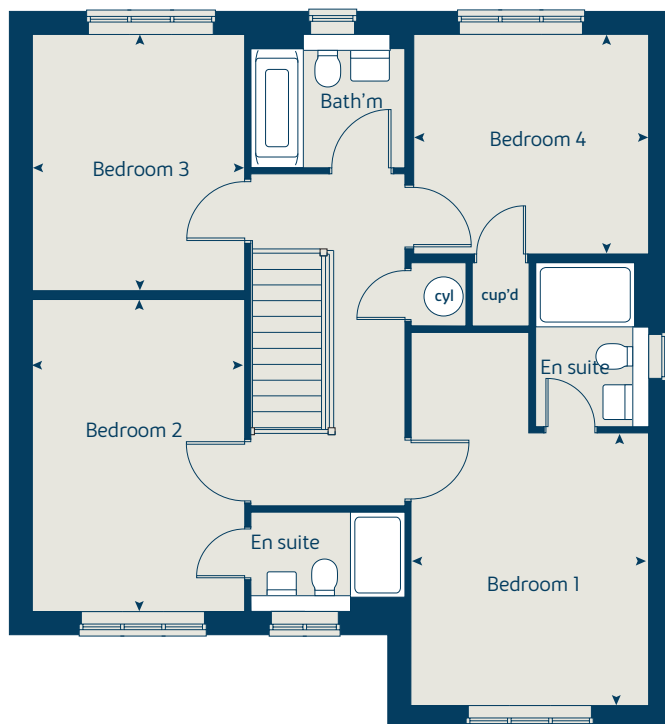
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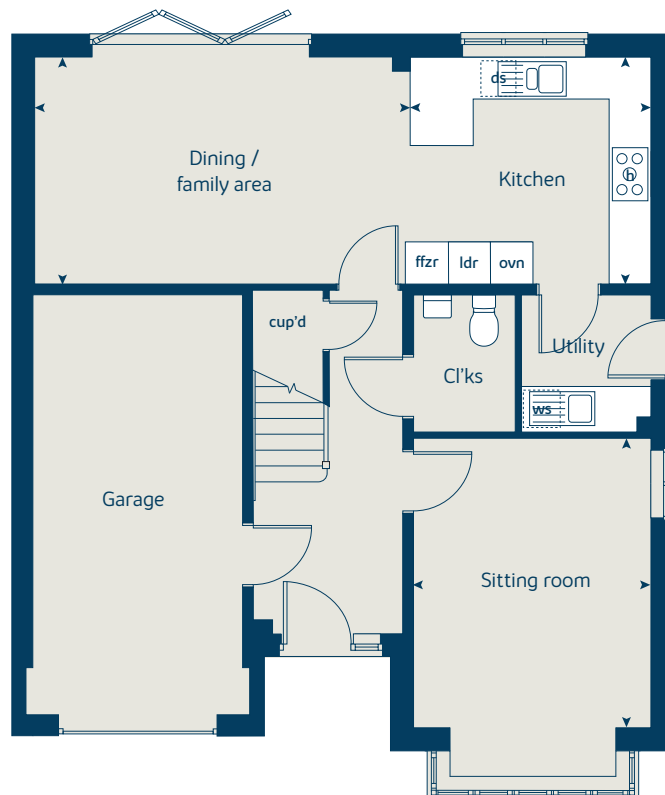
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First floor



Ground floor





The Aspen

4 bedroom home

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**Bovis
Homes** 

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	3.94 x 3.02	12' 11" x 10' 9"
Bedroom 2	3.74 x 3.11	12' 3" 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"

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

The Aspen | X414 (IF) P6 DSTAL |

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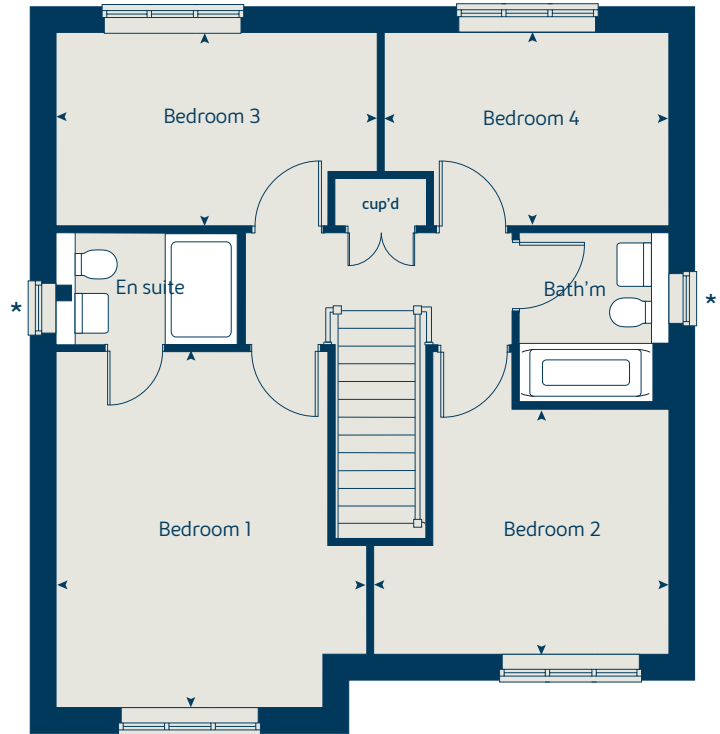
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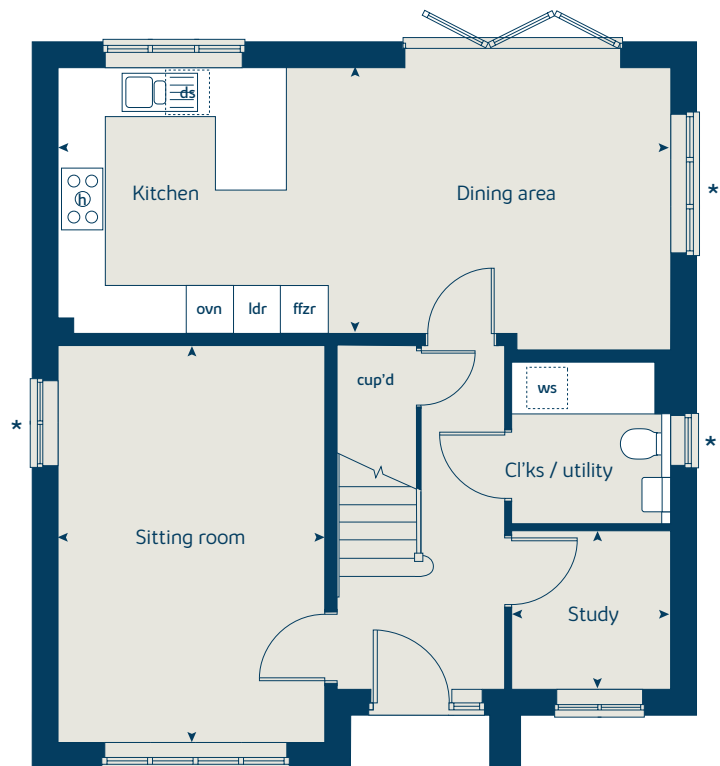
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First floor



Ground floor



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 bathroom, 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.



Blackmore Meadows Stalbridge

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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Specification

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Blackmore Meadows

Stalbridge

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

3 bedroom
The Hazel
The Spruce
4 bedroom
The Juniper
The Aspen
The Alder

Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■	■
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 oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■			
Hotpoint hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood			■	■	■
Pendant light fitting	■	■	■	■	■
Fridge / freezer space	■	■			
Integrated (Indesit) 50 / 50 fridge freezer			■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■
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 sanitary ware suite	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■
En suite to bedroom 1	■	■	■	■	■
En suite to bedroom 2					■
Choice of Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle*)	■	■	■	■	■
Bulkhead light fitting to bathroom and en suite(s)	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■	■

Doors and Windows

3 bedroom
The Hazel
The Spruce
4 bedroom
The Juniper
The Aspen
The Alder

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

General

White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
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)	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
External light to front of house and wiring to rear door	■	■	■	■	■
Outside tap	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
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