



# Birch Gate

Wymondham

A taste of local life

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

**Bovis  
Homes** 



## Welcome to Birch Gate

Birch Gate is an impressive new development on the outskirts of the historic Norfolk market town of Wymondham and just 11 miles from the beautiful city of Norwich. Wymondham's timbered town centre dates back to the 1600s, but today offers all the convenience and services of the 21st century with shops, pubs, cafes, schools, a medical centre, arts, sports and transport facilities.

At Birch Gate you'll find a stunning range of 2, 3, 4 and 5 bedroom homes, each carefully designed and built to provide a quality new home to suit the needs of today's lifestyles.

Wymondham is just off the A11 which links the county city of Norwich just 11 miles away, and Thetford 20 miles away. The A11 joins the A14 near Newmarket, East Anglia's major route to the East Midlands. Wymondham has its own award-winning railway station with regular services to Norwich, Cambridge and Ely. For air travel Stansted airport is 74 miles and Norwich airport just 13 miles.

There's a range of local independent shops in Wymondham including a post office, bakery, butchers, convenience stores, Waitrose and Morrisons. There's also a weekly market and a monthly Farmer's Market. For city shopping Norwich has it all. There's the quirky and cobbled Norwich Lanes; the elegant Art Nouveau Royal Arcade and the contemporary Chapelfield Mall with more than 90 shops and cafes including the region's only House of Fraser. Castle Mall in the heart of the city has five floors of stores with brands such as TK Maxx, Boots and Mothercare.

There are regular concerts, events and activities at Wymondham's twin-towered abbey that dates back to 1107. Discover the town's wool and wood-making history at the Heritage Museum, or you can eat out at the award-winning Station Bistro at Wymondham Railway Station, or at one of the many pubs and restaurants, including the town's oldest, the medieval Green Dragon. There's swimming and sports at the recently refurbished Wymondham Leisure Centre and local rugby, football and athletic clubs.

Enjoy a stroll beside the River Tiffey on the pretty Tiffey Trail, or visit Norwich's stunning Norman Cathedral; impressive Norwich Castle and tranquil River Wensum. The city also boasts the forum, a state-of-the-art Millennium Library and public events venue. The popular seaside town of Great Yarmouth is only 30 miles away

So if you're looking for a new home within a traditional Norfolk setting, Birch Gate could be the place for you!



# The perfect position

## Education for everyone

Wyndham's Browick Road Infant School takes pupils aged 4 – 7 and is highly regarded. There is the Robert Kett Primary School for pupils aged 4 – 10 and Wyndham High is a co-educational comprehensive academy and sixth form catering for ages 11 – 18. The unique Wyndham College is a state day and boarding school for senior pupils.

**Wyndham Train Station**  
5 mins cycle | 16 mins walk






**Kett's Park**  
10 mins cycle | 37 mins walk




**Wyndham College**  
25 mins cycle | 12 mins drive




**Wyndham Abbey**  
10 mins cycle | 30 mins walk

**Wyndham Leisure Centre**  
8 mins cycle | 5 mins drive




**Wyndham Tennis Club**  
9 mins cycle | 5 mins drive




**The Lizard Pastures**  
7 mins cycle | 4 mins drive




**Silfield Village Pitch n Putt**  
5 mins cycle | 17 mins walk




Birch Gate



# 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 that we will be investing over **£2 million** in local schemes to support the community surrounding your new home in our next phase at Wymondham.

These schemes include:

## Sports and leisure



## Improved public transport services



## Libraries



## Education



## Green infrastructure



“Bovis Homes will be investing more than **£2 million** towards new 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, ceramics and vinyl.

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

- Quartz or Granite 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 - 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!

## 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.

# Birch Gate

Wymondham,  
Norfolk NR18 9GE  
01603 520120

## From Cambridge

- Take A11 towards Norwich for about 30 miles
- Take the B1172 exit towards Wymondham
- At the roundabout take 2nd exit onto B1172 London Road
- After 3 miles at the traffic lights turn right into Station Road
- At next roundabout take 2nd exit onto Silfield Road
- Continue along Silfield Road for just under 1 mile
- Birch Gate will be found on your left



## From Norwich

- Follow A11 to Wymondham
- Take the exit for B1135
- At the roundabout take the 3rd exit onto B1135 Browick Road
- Continue over one roundabout at the second take second exit onto Ayton Road
- At traffic lights turn left onto Station Road
- At next roundabout take 2nd exit onto Silfield Road
- Continue along Silfield Road for just under 1 mile
- Birch Gate will be found on your left



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Cover photograph of Wymondham Abbey. Not view from the development. The streetscene shown above 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, Eastern region  
Eastwood House, Glebe Road, Chelmsford, Essex CM1 1RS. Telephone: 01245 343000

Produced by the Vistry Group Design Studio.

FB4090 DS03882 / 10.22



# Birch Gate

Wymondham

## 3 bedroom home

-  The Spruce
-  The Magnolia
-  The Cypress
-  The Hazel

## 4 bedroom home

-  The Juniper
-  The Chestnut

## 5 bedroom home

-  The Birch
-  Affordable housing

ss substation







# The Hazel

3 bedroom home

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



# 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 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.73	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 0"

### The Hazel | X305 01 FB4090 |

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.

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

ovn	oven	ffzs	fridge freezer space
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.

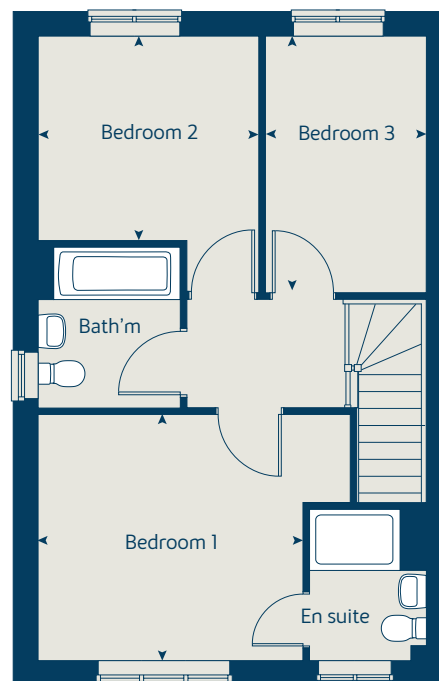
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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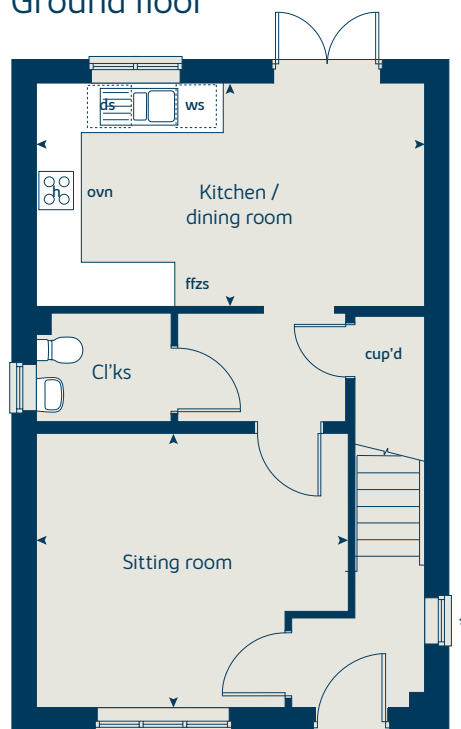
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 2" x 10' 3"
Sitting room	4.41 x 3.40	14' 6" x 11' 1"

### First floor

Bedroom 1	4.10 x 3.28	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

### The Cypress | X308 (IF) 01 FB4090 |

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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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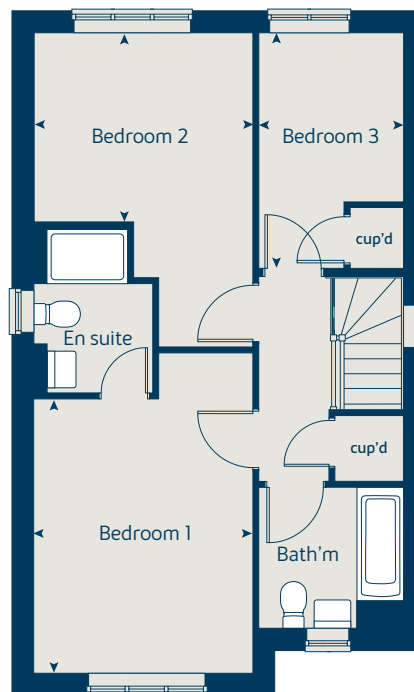
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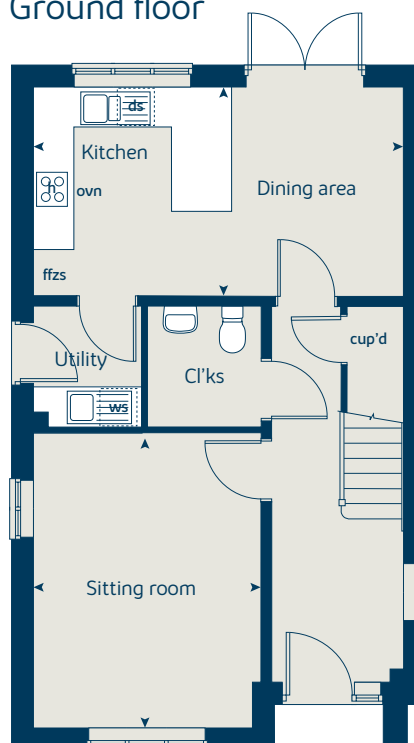
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### First floor



### Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.37	10' 3" x 7' 9"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	3.35 x 3.33	11' 0" x 10' 11"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

### The Spruce | X307 (IF) P6 FB4090 |

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

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

\*\* Window applies to selected plots only. 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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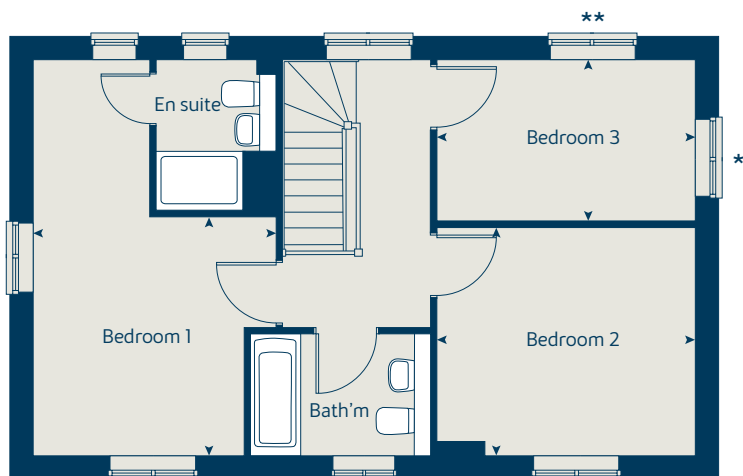
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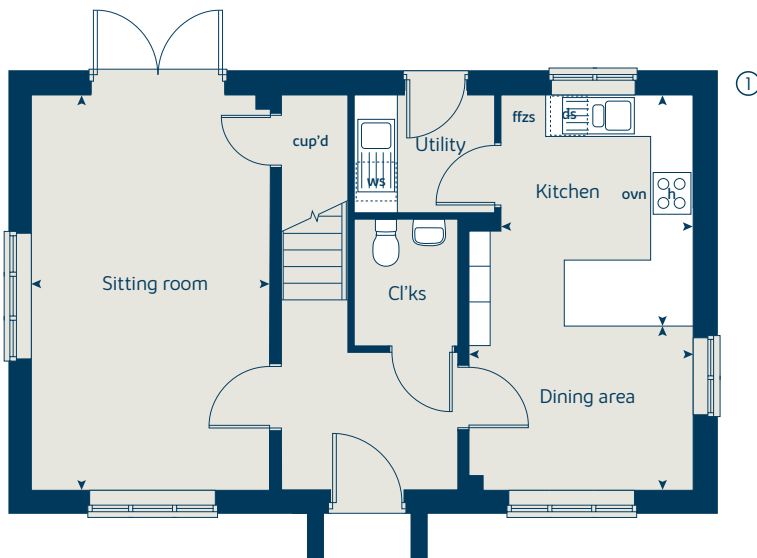
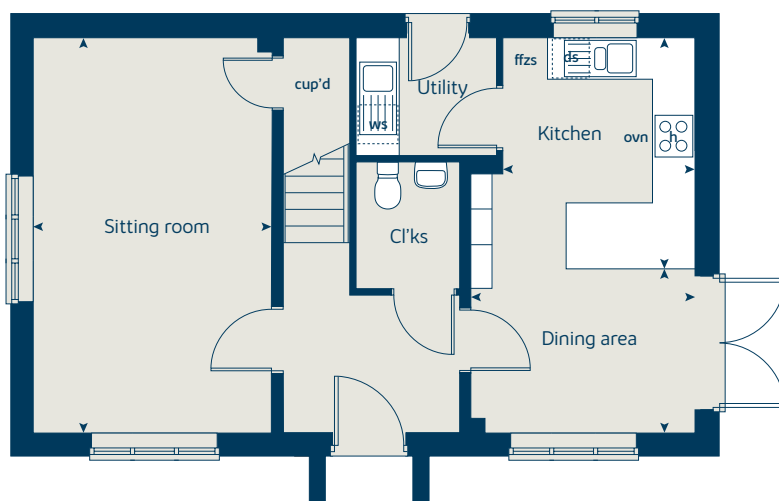
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### First floor



### Ground floor





# The Magnolia

3 bedroom home

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# The Magnolia

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

### First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

### The Magnolia | X327 P4 EWYPF |

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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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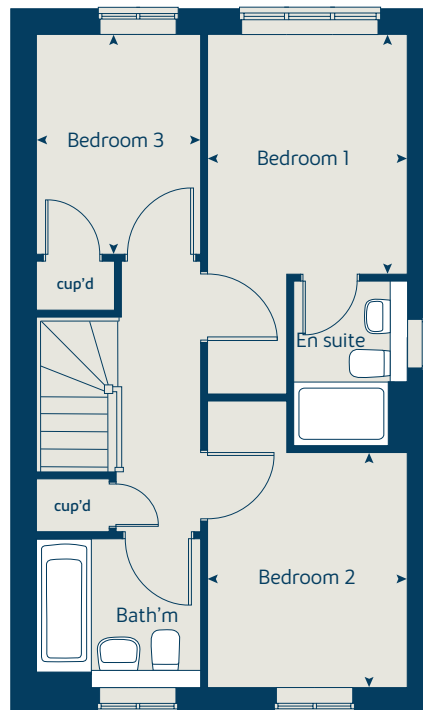
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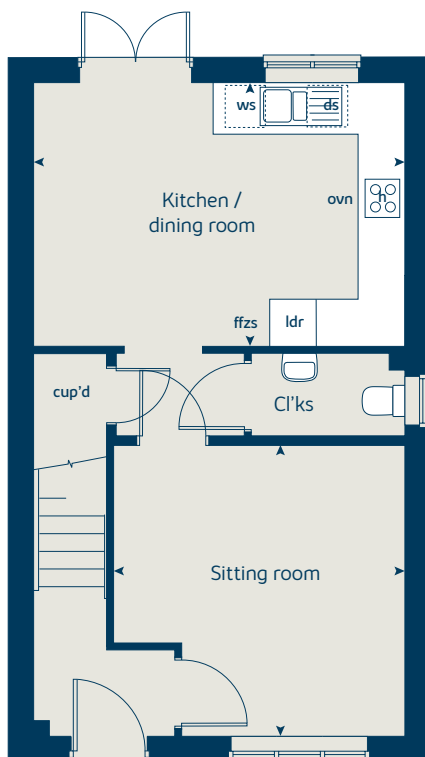
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### First floor



### Ground floor







# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 7" x 11' 7"
Sitting room	4.56 x 3.04	14' 11" x 10' 0"
Study	2.34 x 1.86	7' 8" x 6' 1"

### First floor

Bedroom 1	4.65 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.52 x 2.38	11' 7" x 7' 9"
Bedroom 4	3.61 x 2.38	11' 6" x 7' 9"

### The Juniper | X412 01 FB4090 |

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

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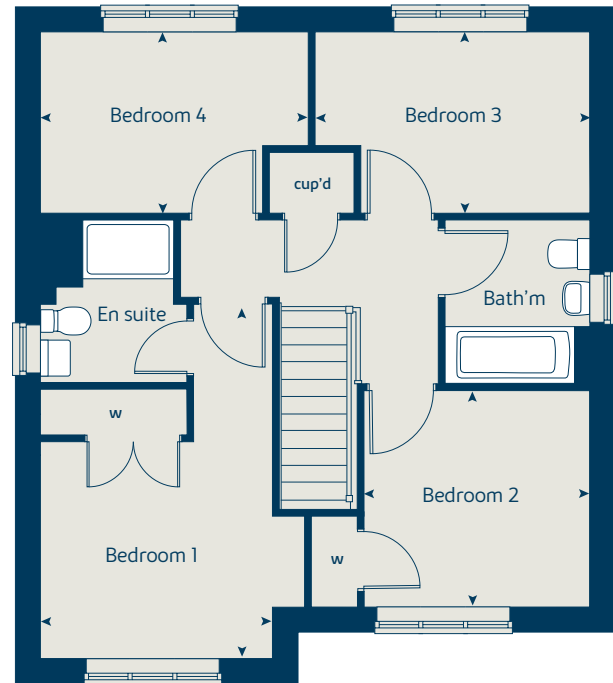
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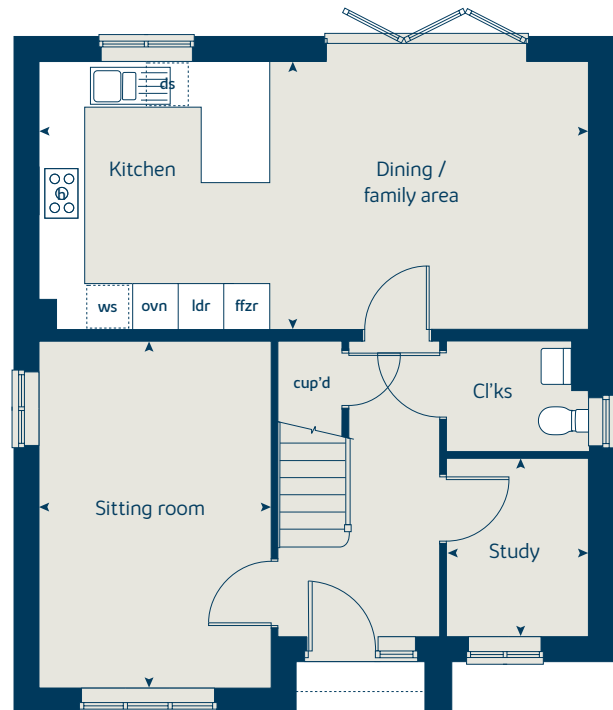
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### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.04	13' 3" x 9' 11"
Dining / family area	4.59 x 2.83	15' 0" x 9' 3"
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' 6" x 10' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 2" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 8"

### The Chestnut | X413 01 vt FB4090 |

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

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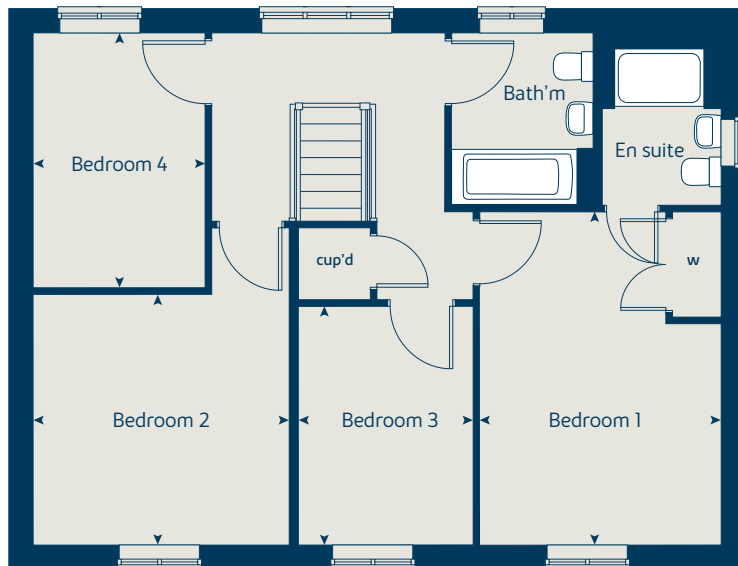
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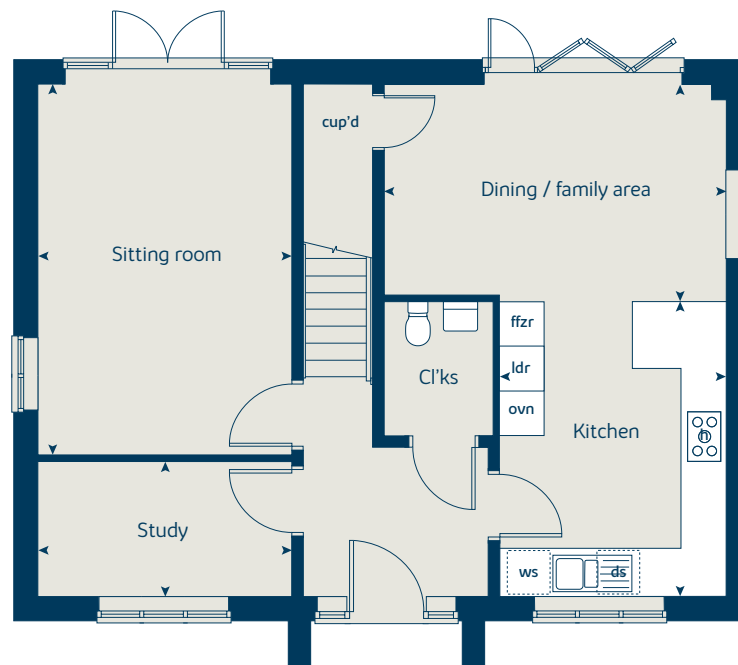
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### First floor



### Ground floor





# The Birch

5 bedroom home

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**Bovis  
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# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.34	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.42 x 3.00	11' 3" x 9' 10"

### First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 9" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

### The Birch | X518 (IF) 01 vt FB4090 |

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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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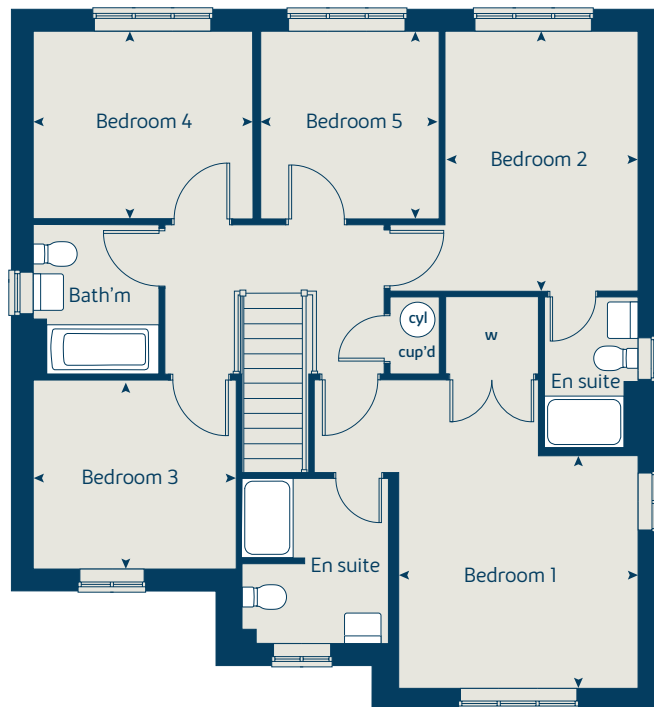
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### First floor



### Ground floor



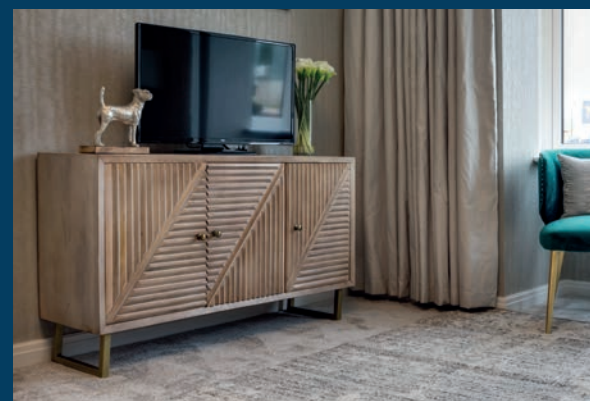
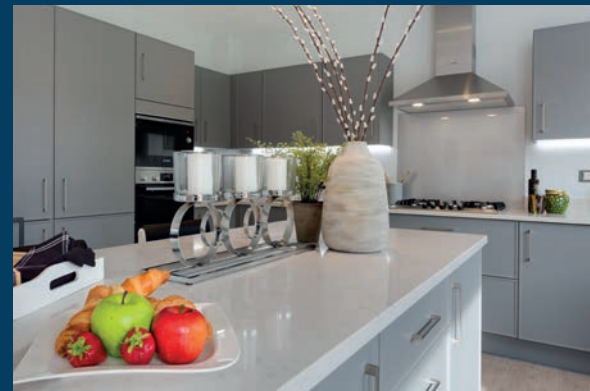
## So much choice...

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.



## Birch Gate

Wymondham



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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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FB4090 DS00855 / 03.22



Specification

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



# Birch Gate

## Wymondham

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.



3 bedroom  
The Magnolia  
The Hazel  
The Cypress  
The Spruce  
4 bedroom  
The Juniper  
The Chestnut  
5 bedroom  
The Birch

### Kitchen

	3 bedroom	The Magnolia	The Hazel	The Cypress	The Spruce	4 bedroom	The Juniper	The Chestnut	5 bedroom	The Birch
Choice of Standard fitted kitchen (doors & worktops)	■	■	■	■	■	■	■			
Choice of Premium fitted kitchen (doors & 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 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									■	
Downlights in white finish	■	■	■	■	■	■	■		■	
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■			
LED under-unit flexible strip lighting									■	
Fridge / freezer space	■	■	■	■	■					
Integrated (Indesit) 50 / 50 fridge-freezer						■	■		■	
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■	■	■			
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)

Ideal Standard contemporary white Studio Echo sanitaryware suite (cloakroom basin only)	■	■	■	■	■					
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology						■	■		■	
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■		■	
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■		■	
Handheld hair wash attachment	■	■	■	■	■	■	■		■	
Walk in shower in ensuite to selected bedrooms									■	
En suite bath to bedroom 1										
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)*									■	
Shaver socket / toothbrush charger to main en suite	■	■	■	■	■	■	■		■	
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■		■	
White radiator in bathroom / en suite	■	■	■	■	■					
Chrome towel warmer in bathroom and en suite(s)						■	■		■	

### Bedrooms

	3 bedroom	The Magnolia	The Hazel	The Cypress	The Spruce	4 bedroom	The Juniper	The Chestnut	5 bedroom	The Birch
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)									■	■
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 polished chrome 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	■	■	■	■	■	■	■		■	■
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 Operated Doorbell (Push), Satin Chrome finish	■	■	■	■	■	■	■		■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■		■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■		■	■
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