



Kingsmere

Bicester

Development plan

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**Bovis
Homes** 



Welcome to Kingsmere

Kingsmere is an exciting development in a convenient location just south west of the thriving Oxfordshire market town of Bicester.

Bovis Homes at Kingsmere offers a superb selection of 2, 3, 4 and 5 bedroom homes, all carefully designed for modern living.

So if you're looking for a beautiful new home that's in a great location within easy reach of good amenities, your search ends here

Getting around

Kingsmere is in an ideal location on the edge of Bicester, just off Junction 9 of the M40. Here you can head north for Birmingham and the M42, or south to London, 65 miles away. Oxford is approximately 12 miles south on the A34. Trains run frequently each day from Bicester to both Birmingham and London. A rail commute to Marylebone takes just over an hour. If travelling by air London Luton Airport is about 34 miles away and both Heathrow and Birmingham International Airports are less than 60 miles away.

A trip to the shops

Bicester is in a fantastic location for shopping, whether it's for designer goods, everyday provisions, or the weekly trip to the supermarket. Kingsmere is just a stone's throw from the popular Bicester Village, a designer shopping outlet with more than one hundred and thirty luxury boutiques and stores. The town itself has a range of local and national name traders and as Kingsmere develops

it will offer its own local shops too. Just twelve miles away in historic Oxford, you'll find an impressive selection of independent and High Street shops in Templar's Square, the city's largest indoor shopping centre and in the Westgate shopping centre.

Taking time out

You will never be short of places to see, attractions to visit or things to do living at Kingsmere. As the development grows it will offer recreational areas, play parks and cycle paths, while Bicester is surrounded by beautiful countryside and within easy reach of many picturesque Cotswold villages, making it ideal for walking, or cycling or days out. The town has a golf course and leisure centre and if you want to enjoy the scenic Oxford Canal and River Cherwell there is a choice of Cherwell Valley walks.

Education

As the Kingsmere development expands it will offer its own school for local children and in addition Bicester has eight primary schools within a radius of just over a mile, catering for pupils from four to eleven years old. For senior pupils the Cooper School takes eleven to sixteen year olds, while Bicester Community College offers sixth form facilities. There is one independent school catering for seven to thirteen year olds.



Kingsmere

Bicester



2 bedroom home

The Chessington

3 bedroom home

The Beech

The Winchcombe

The Swanbourne

The Eaton

4 bedroom home

The Aspen

The Evenley

The Harrogate

The Cottisford

The Canterbury

The Luddington

The Addington

5 bedroom home

The Yew

The Gatehouse

The Stratford

The Kenilworth

The Hillesden

Affordable housing

bollards

visitor space

car barn

bin collection point

Development by others

Sales centre

Show home

Existing Bovis Homes development



The Chessington

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chessington

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.85 x 2.53	12' 8" x 8' 3"
Dining room	3.04 x 2.40	10' 0" x 7' 10"
Sitting room	4.85 x 3.40	15' 9" x 11' 2"

First floor

Bedroom 1	3.35 x 2.86	11' 0" x 9' 4"
Bedroom 2	3.85 x 2.64	12' 8" x 8' 8"
Study	2.97 x 1.95	9' 9" x 6' 5"

The Chessington | P306 Gq Fq vt CBKME |

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* Window omitted to plot 166 only. Please see sales advisor for further details.

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

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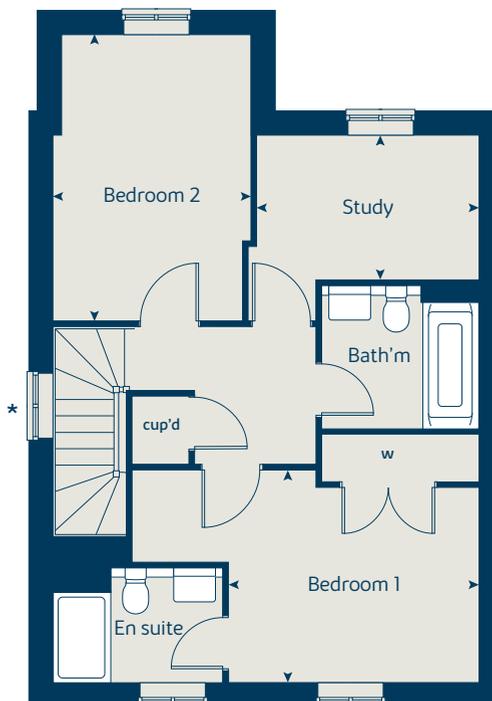
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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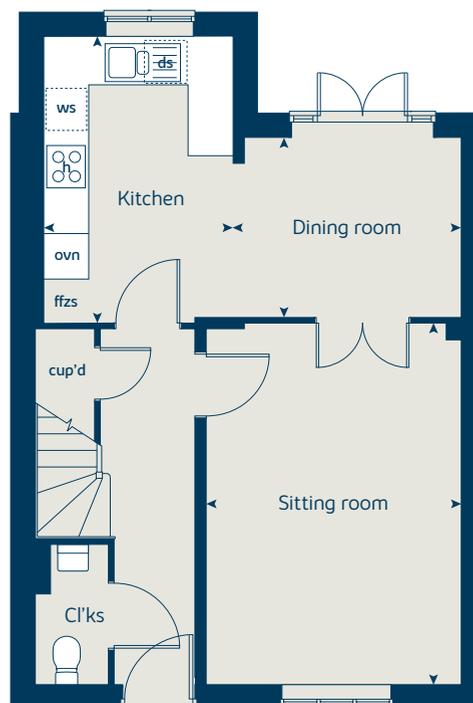
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CBKME GDS2381 / 02.20

First floor



Ground floor





The Evenley

4 bedroom home

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**Bovis
Homes** 

The Evenley

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.37 x 3.93	14' 3" x 12' 11"
Dining room	3.59 x 2.60	11' 10" x 8' 7"

First floor	metres	feet / inches
Bedroom 1	3.89 x 3.14	12' 9" x 10' 3"
Bedroom 2	4.13 x 2.67	13' 7" x 8' 9"
Sitting room	4.36 x 4.25	14' 4" x 13' 11"
Study	2.82 x 2.41	9' 3" x 7' 11"

Second floor	metres	feet / inches
Bedroom 3	4.37 x 3.16	14' 4" x 10' 5"
Bedroom 4	4.37 x 2.82	14' 4" x 9' 3"

The Evenley | C4004 CBKME |

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

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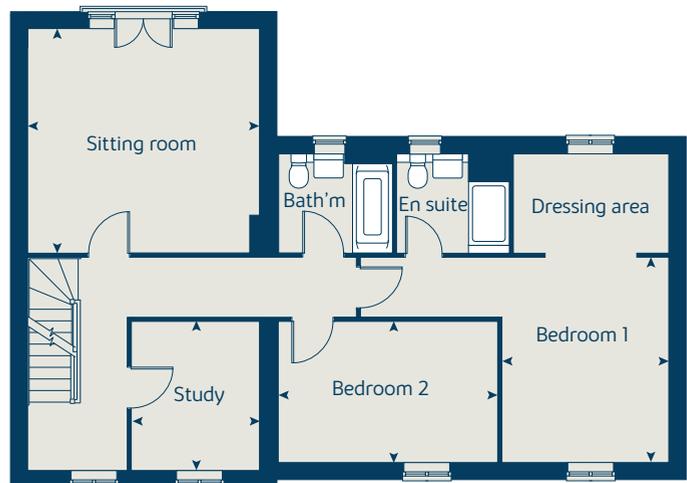
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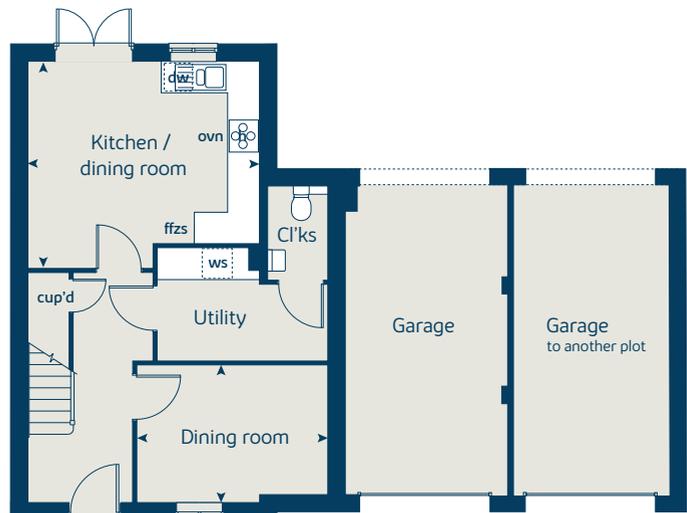
Second floor



First floor



Ground floor





The Canterbury

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Canterbury

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.70 x 3.15	25' 3" x 10' 4"
Sitting room	4.80 x 3.55	15' 9" x 11' 8"
Study	2.62 x 2.02	8' 7" x 6' 6"

First floor

Bedroom 1	3.58 x 3.55	11' 9" x 11' 8"
Bedroom 2	4.41 x 2.83	14' 6" x 9' 3"
Bedroom 3	3.36 x 3.35	11' 0" x 11' 0"
Bedroom 4	3.21 x 2.49	10' 6" x 8' 2"

The Canterbury | P404 Gt Fr vt CBKME |

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* Window applies to plot 164 only. Please see sales advisor for further details.

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

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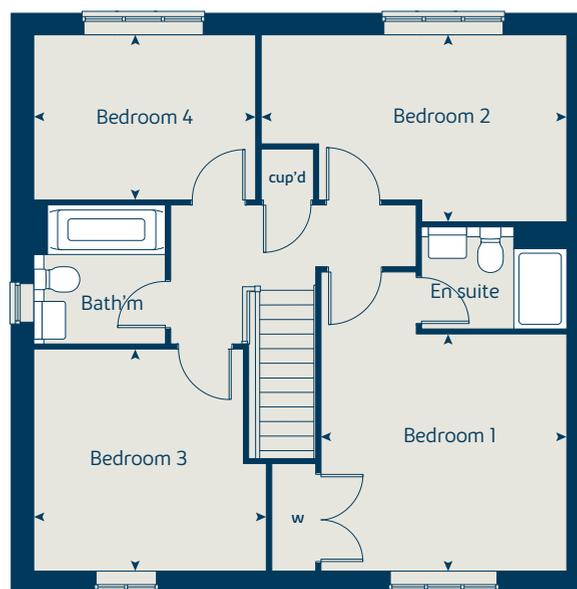
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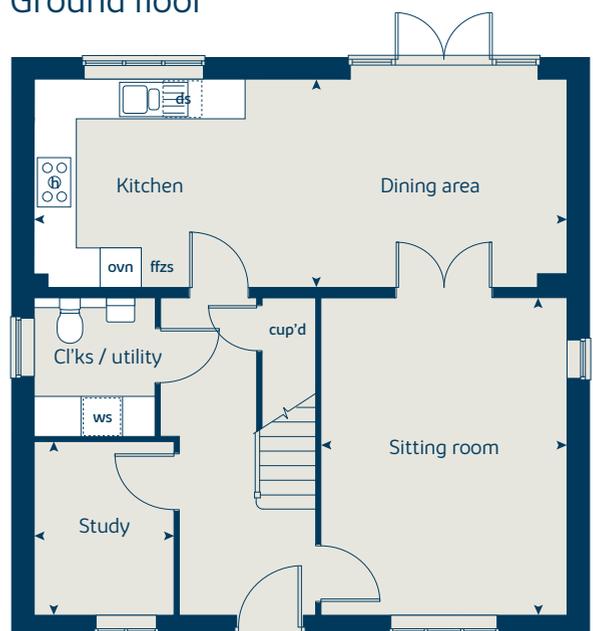
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CBKME GDS2381 / 02.20

First floor



Ground floor





The Stratford

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Stratford

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	6.37 x 3.36	20' 11" x 11' 0"
Sitting room	6.37 x 3.55	20' 11" x 11' 8"

First floor

Bedroom 1	4.00 x 3.49	13' 2" x 11' 6"
Bedroom 3	3.57 x 3.43	11' 9" x 11' 3"
Bedroom 4	3.62 x 2.86	11' 11" x 9' 5"

Second floor

Bedroom 2	4.40 x 3.28	14' 6" x 10' 10"
Bedroom 5 / office	5.20 x 3.62	17' 1" x 11' 11"

The Stratford | P504 Gr Fq Sq vt CBKME |

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

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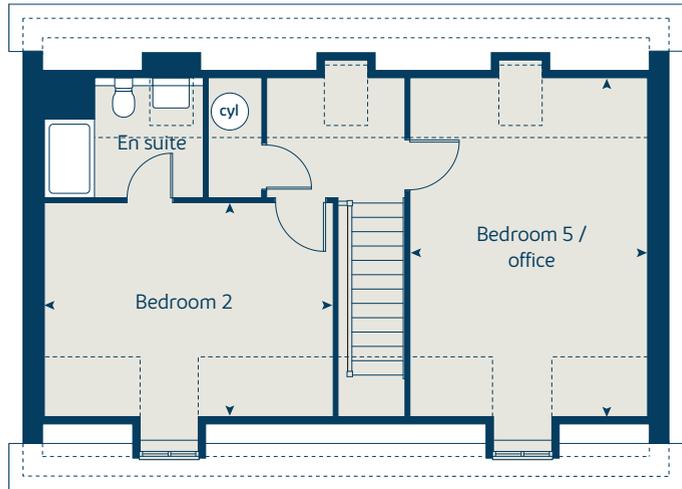
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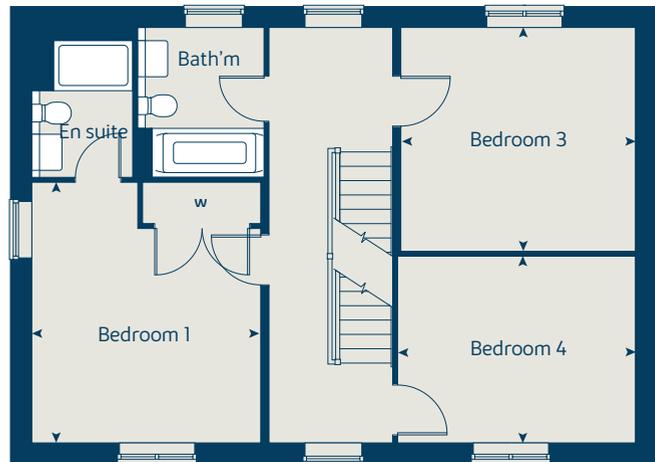
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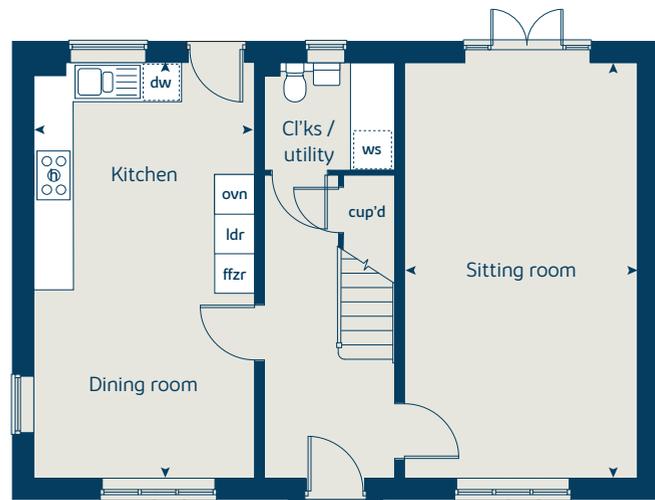
Second floor



First floor



Ground floor





The Gatehouse

5 bedroom home

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**Bovis
Homes** 

The Gatehouse

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family room	9.48 x 4.25	31' 1" x 13' 11"
Dining room	3.47 x 3.36	11' 5" x 11' 0"
Sitting room	5.78 x 5.64	18' 9" x 18' 6"
Study	3.36 x 2.08	11' 0" x 6' 10"

First floor

Bedroom 1	4.25 x 3.79	13' 11" x 12' 5"
Bedroom 2	3.85 x 3.42	12' 8" x 11' 3"
Bedroom 3	3.52 x 3.07	11' 6" x 10' 1"
Bedroom 4	2.70 x 2.48	8' 8" x 8' 1"
Bedroom 5	4.15 x 2.05	13' 6" x 6' 9"
Dressing area	3.40 x 2.28	11' 1" x 7' 5"
Store	3.40 x 3.20	11' 1" x 10' 6"

The Gatehouse | C5012 CBKME |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

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CBKME GDS2381 / 02.20

First floor



Ground floor





The Swanbourne

3 bedroom home

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**Bovis
Homes** 

The Swanbourne

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.08 x 3.15	13' 5" x 10' 4"
Sitting / dining area	5.35 x 3.79	17' 7" x 12' 6"

First floor	metres	feet / inches
Bedroom 2	4.13 x 3.17	13' 7" x 10' 5"
Bedroom 3	3.74 x 3.17	12' 3" x 10' 5"
Study	3.08 x 2.10	10' 1" x 6' 11"

Second floor	metres	feet / inches
Bedroom 1	6.17 x 4.32	20' 3" x 14' 2"

The Swanbourne | P3409 CBKME |

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

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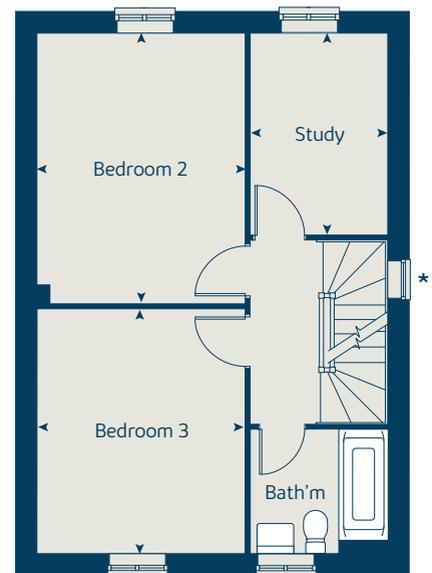
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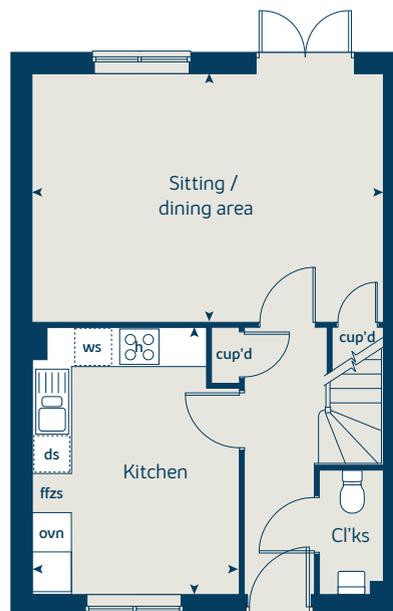
Second floor



First floor



Ground floor





The Addington

4 bedroom home

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**Bovis
Homes** 

The Addington

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	5.35 x 4.72	17' 7" x 15' 6"
Dining room	3.15 x 3.14	10' 4" x 10' 4"

First floor	metres	feet / inches
Bedroom 1	4.48 x 3.17	14' 9" x 10' 5"
Bedroom 2	3.38 x 3.17	11' 2" x 10' 5"
Sitting room	5.90 x 5.66	19' 10" x 18' 7"

Second floor	metres	feet / inches
Bedroom 3	4.32 x 3.15	14' 2" x 10' 4"
Study	3.20 x 2.94	10' 6" x 9' 8"

The Addington | C4009 CBKME |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
ds	dishwasher space	< >	measuring points

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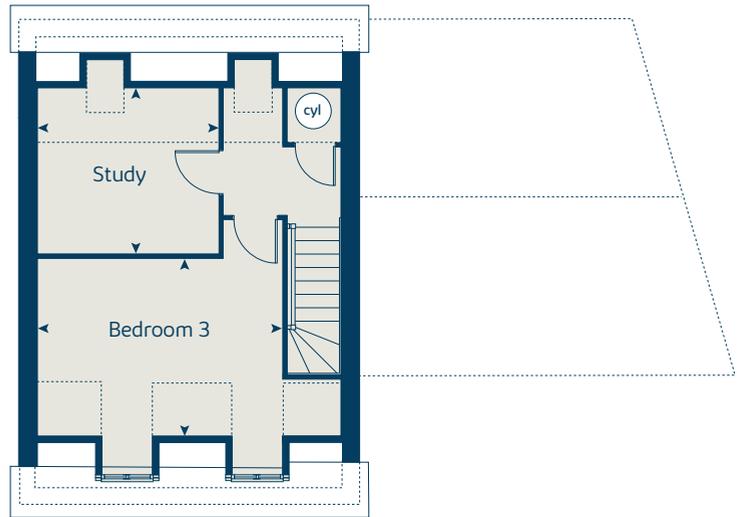
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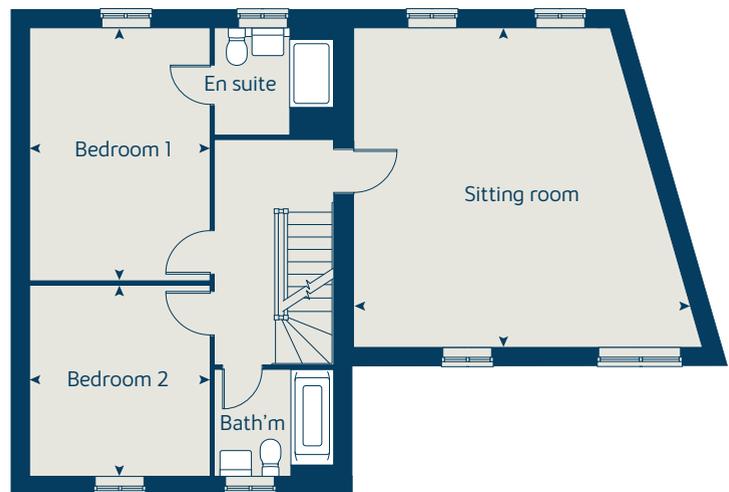
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CBKME GDS7764 / 12.20

Second floor



First floor



Ground floor





The Winchcombe

3 bedroom home

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**Bovis
Homes** 

The Winchcombe

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.37 x 3.46	14' 4" x 11' 4"
Study	2.61 x 2.32	8' 7" x 7' 7"

First floor	metres	feet / inches
Sitting room	4.37 x 3.47	14' 4" x 11' 5"
Bedroom 3	2.83 x 2.42	9' 3" x 7' 11"

Second floor	metres	feet / inches
Bedroom 1	4.36 x 4.25	14' 4" x 13' 11"
Bedroom 2	4.36 x 2.83	14' 4" x 9' 3"

The Winchcombe | P308 Gq Fp Sp vt CBKME |

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* Windows apply 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

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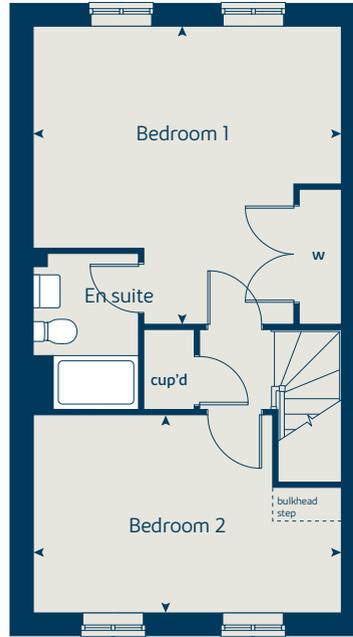
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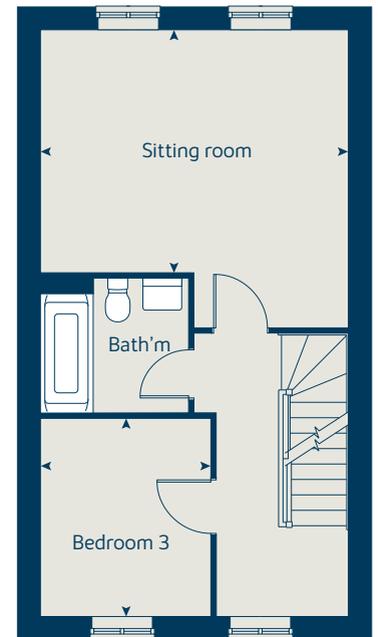
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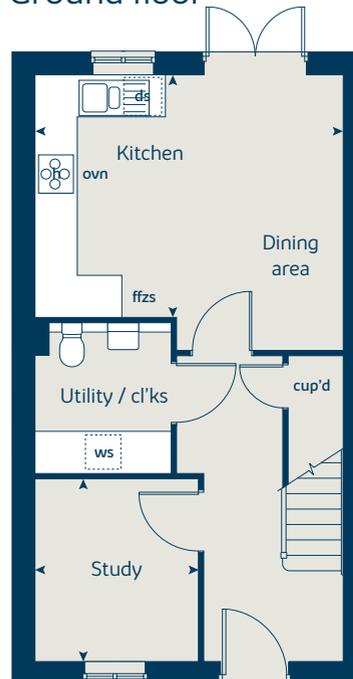
Second floor



First floor



Ground floor





The Beech

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.41 x 2.90	17' 9" x 9' 6"
Sitting room	4.39 x 4.00	14' 4" x 13' 2"

First floor	metres	feet / inches
Bedroom 2	5.41 x 2.61	17' 9" x 8' 7"
Bedroom 3	3.39 x 3.14	11' 2" x 10' 4"

Second floor	metres	feet / inches
Bedroom 1	5.41 x 4.06	17' 7" x 13' 4"

The Beech | X309 P5 CBKME |

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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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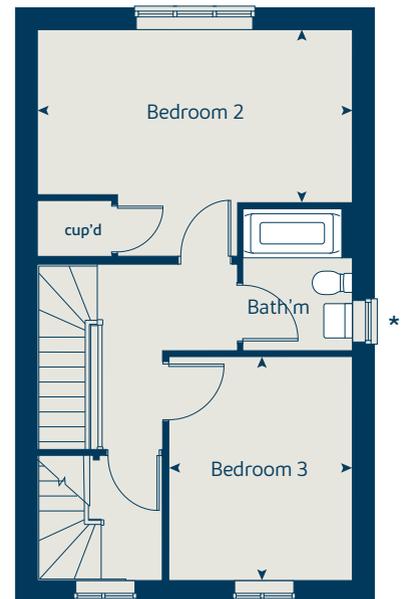
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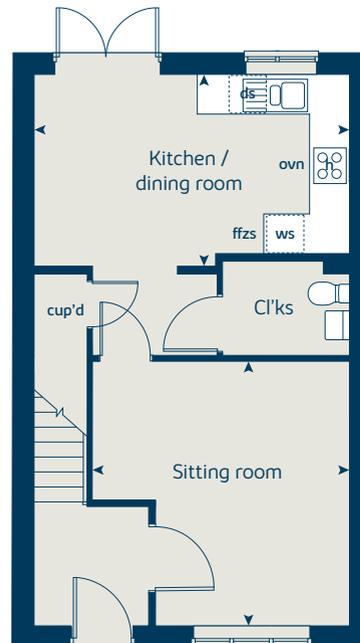
Second floor



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' 1"
Sitting room	4.81 x 3.39	15' 7" x 11' 1"
Study	2.46 x 2.02	8' 1" x 6' 7"

First floor

Bedroom 1	4.28 x 3.45	14' 0" x 11' 3"
Bedroom 2	3.55 x 3.55	11' 7" x 11' 7"
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 P5 CBKME |

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

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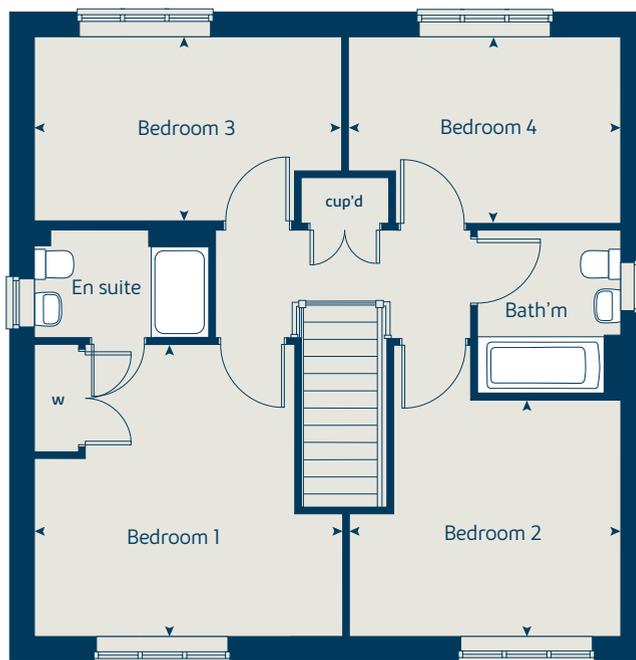
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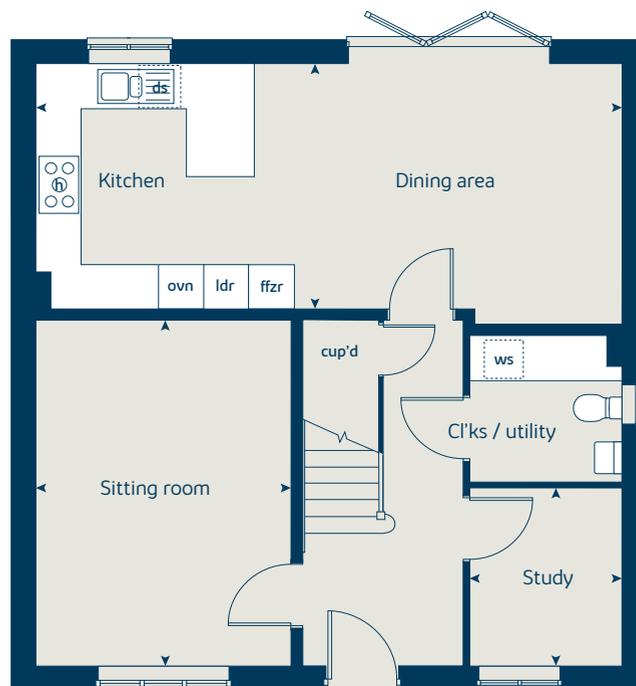
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CBKME GD58773 / 02.21

First floor



Ground floor





The Cottisford

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cottisford

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.41 x 3.32	17' 9" x 10' 11"
Sitting room	5.60 x 4.28	18' 4" x 14' 0"

First floor

Bedroom 1	5.77 x 3.04	18' 11" x 10' 0"
Bedroom 2	4.30 x 3.53	14' 1" x 11' 6"
Bedroom 3	3.93 x 2.49	12' 8" x 8' 2"
Bedroom 4	3.28 x 3.04	10' 8" x 10' 0"

The Cottisford | C4003 CBKME |

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* Dummy door applies to selected plots only. Please see sales advisor for further details.

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

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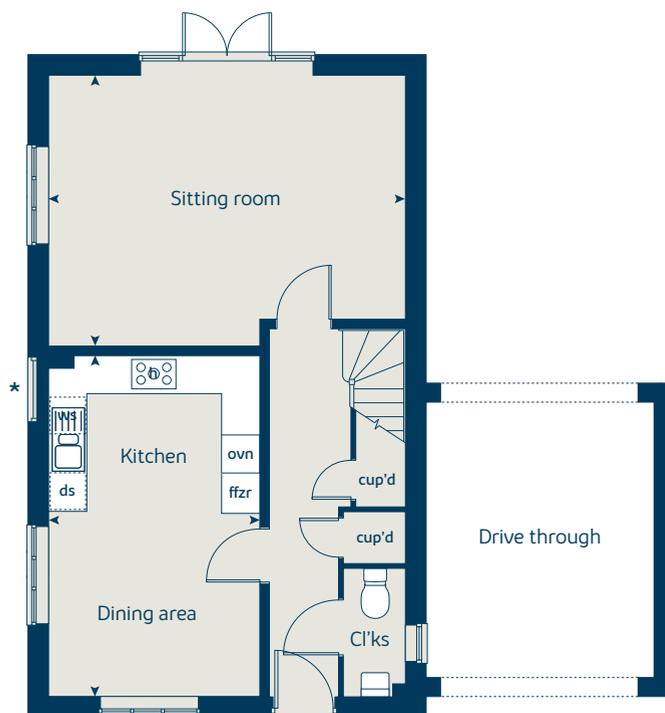
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CBKME GD58773 / 02.21

First floor



Ground floor





The Hillesden

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hillesden

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family area	7.86 x 4.58	25' 10" x 15' 0"
Dining room	4.09 x 3.04	13' 5" x 10' 0"
Sitting room	7.25 x 3.77	23' 10" x 12' 6"

First floor

Bedroom 1	4.57 x 3.64	15' 0" x 11' 11"
Bedroom 2	4.30 x 3.84	14' 1" x 12' 7"
Bedroom 3	3.84 x 2.86	12' 7" x 9' 5"
Bedroom 4	3.28 x 3.23	10' 9" x 10' 7"
Bedroom 5 / study	2.45 x 2.22	8' 1" x 7' 4"

The Hillesden | C5011 CBKME |

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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
dw	dishwasher	<>	measuring points

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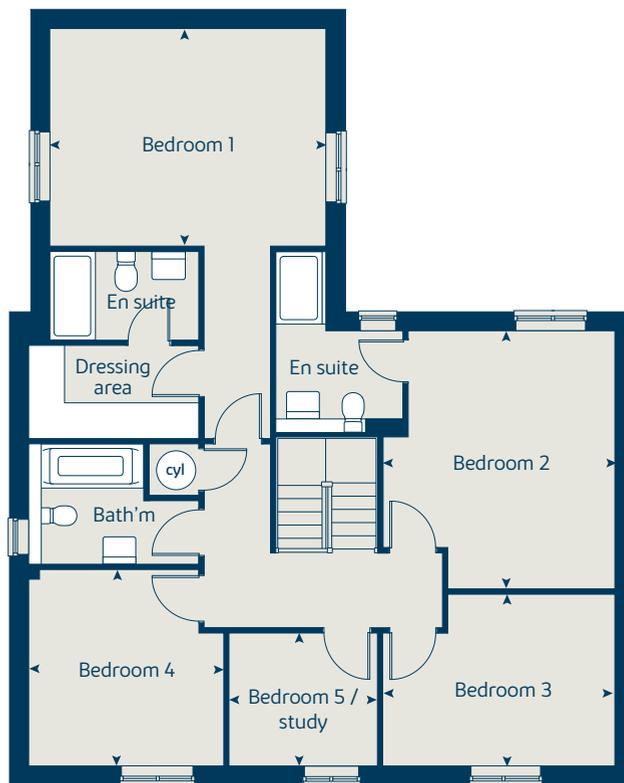
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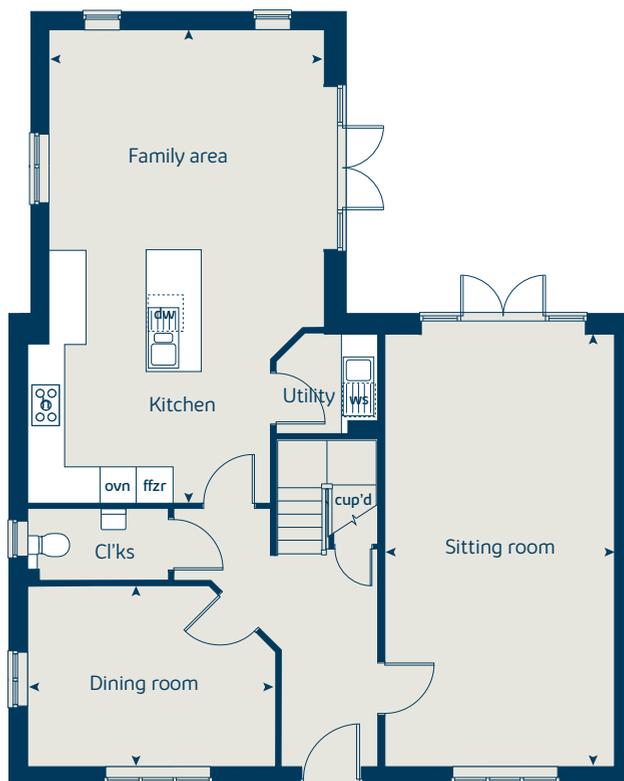
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First floor



Ground floor





The Yew

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Yew

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 4"
Family / dining area	4.74 x 3.17	15' 6" x 10' 4"
Sitting room	4.69 x 3.17	15' 4" x 10' 4"
Study	3.17 x 1.76	10' 4" x 5' 9"

First floor

Bedroom 1	4.18 x 3.73	13' 8" x 12' 2"
Bedroom 3	4.20 x 3.23	3' 8" x 10' 7"
Bedroom 5	2.87 x 2.27	9' 4" x 7' 5"

Second floor

Bedroom 2	5.32 x 3.23	17' 5" x 10' 7"
Bedroom 4	3.73 x 3.11	12' 2" x 10' 2"

The Yew | X519 (IF) P5 vt CBKME |

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

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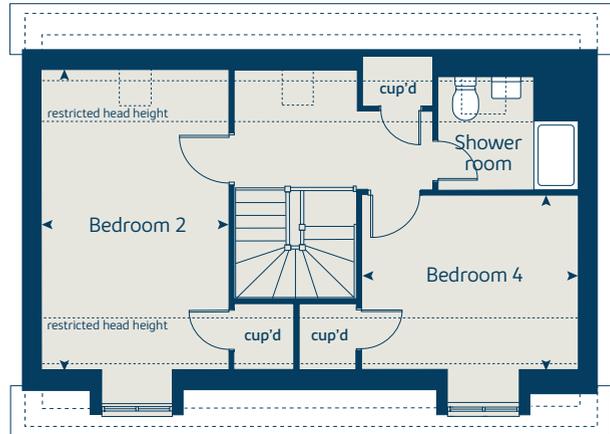
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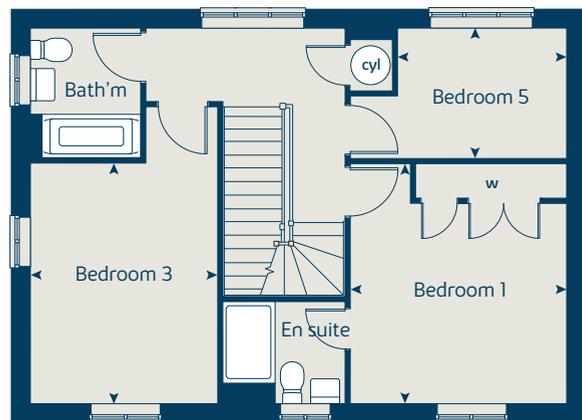
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Second floor



First floor



Ground floor





The Luddington

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Luddington

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	5.05 x 3.40	16' 7" x 11' 2"
Dining area	4.50 x 2.53	14' 9" x 8' 4"
Sitting room	6.25 x 3.85	20' 6" x 12' 8"
Playroom	2.93 x 2.17	9' 7" x 7' 2"

First floor

Bedroom 1	4.50 x 3.61	14' 9" x 11' 10"
Bedroom 2	3.82 x 2.67	12' 7" x 8' 9"
Bedroom 3	3.77 x 2.35	12' 5" x 7' 9"
Bedroom 4	2.93 x 2.17	9' 7" x 7' 2"
Study	2.97 x 2.15	9' 9" x 7' 1"

The Luddington | C4006 vt1 CBKME |

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

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

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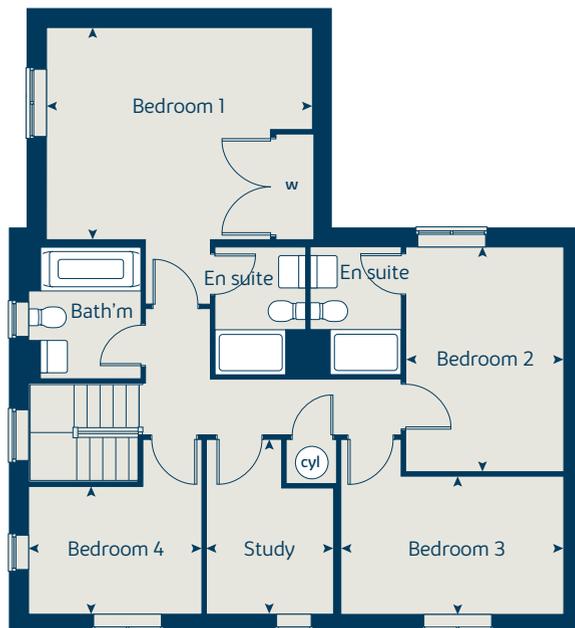
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First floor



Ground floor





The Kenilworth

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Kenilworth

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	5.20 x 3.13	17' 1" x 10' 3"
Family / dining area	4.99 x 2.88	16' 3" x 9' 5"
Sitting room	6.01 x 3.36	19' 8" x 11' 0"

First floor

Bedroom 1	4.39 x 3.11	14' 5" x 10' 2"
Bedroom 3	3.31 x 3.10	10' 10" x 10' 2"
Bedroom 4	3.36 x 2.83	11' 0" x 9' 3"

Second floor

Bedroom 2	3.18 x 3.16	10' 5" x 10' 4"
Bedroom 5	4.83 x 4.55	15' 10" x 14' 11"

The Kenilworth | P503vtct Gu Fs St CBKME |

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ovn	oven	w	wardrobe
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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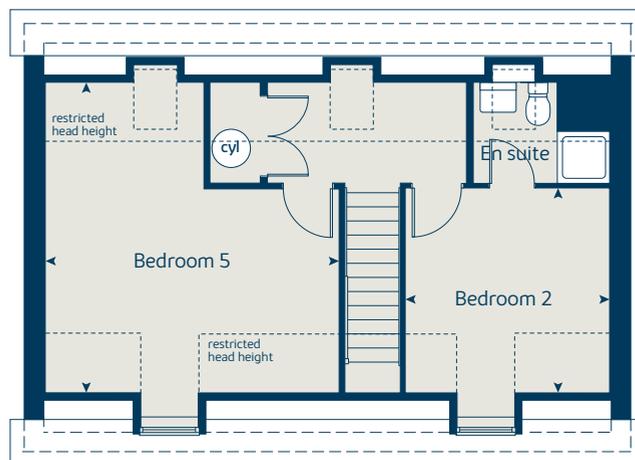
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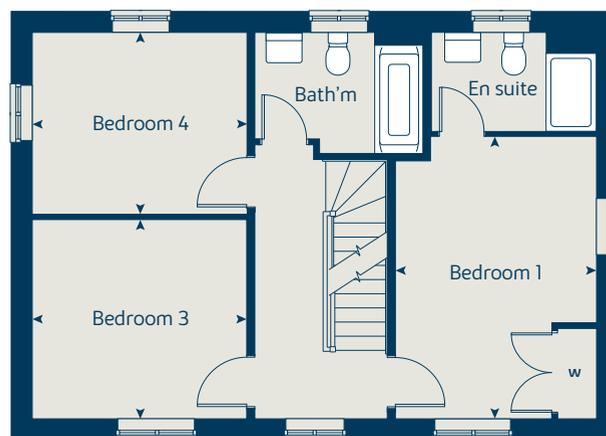
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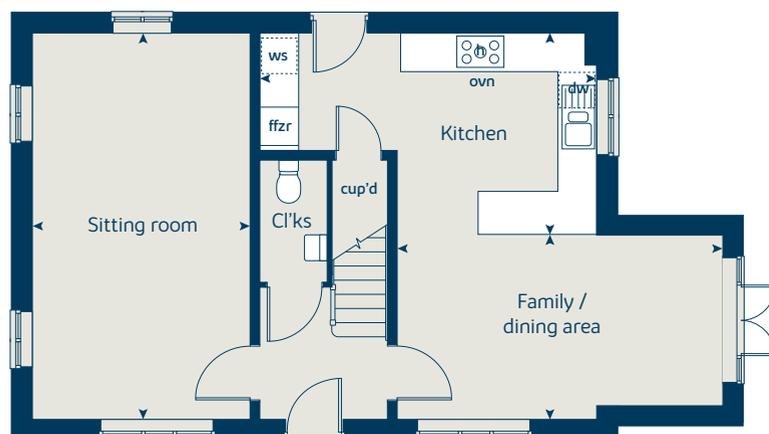
Second floor



First floor



Ground floor





The Eaton

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Eaton

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.63 x 3.36	15' 2" x 11' 1"
Dining room	3.31 x 2.72	10' 9" x 8' 10"

First floor	metres	feet / inches
Bedroom 1	4.48 x 2.91	14' 7" x 9' 6"
Office / study	2.76 x 2.32	9' 1" x 7' 6"
Sitting room	4.63 x 3.84	15' 2" x 12' 6"

Second floor	metres	feet / inches
Bedroom 2	4.66 x 2.71	15' 3" x 8' 9"
Bedroom 3	4.63 x 3.18	15' 2" x 10' 4"

The Eaton | CT3003 CBKME |

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

** Cupboard in Bedroom 3 applies to selected plots only. Please see sales consultant for further details.

① Alternative wall and window layout apply to plot 26 only. Please see sales consultant for further details.

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

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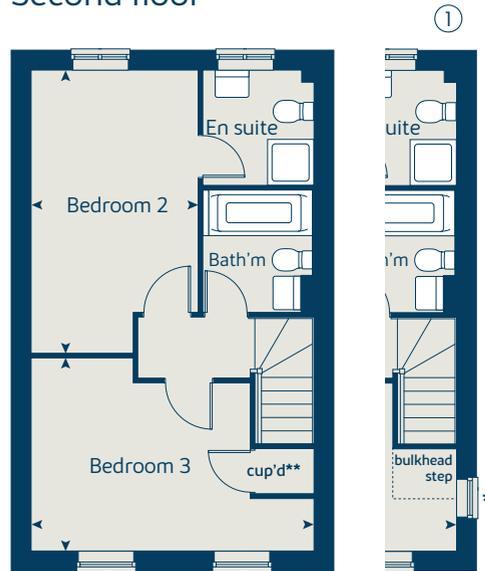
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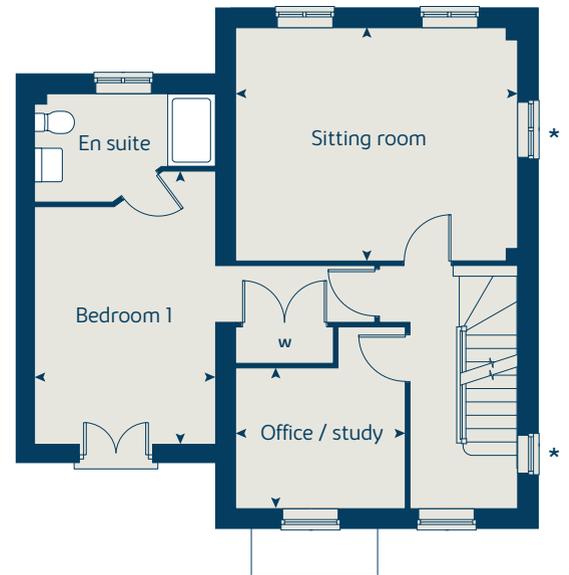
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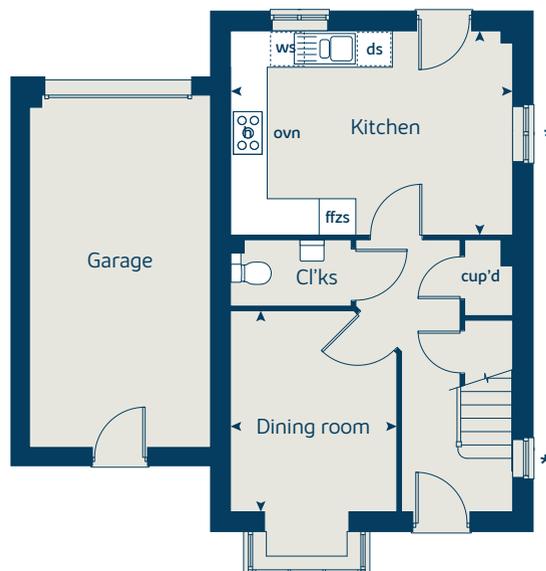
Second floor



First floor



Ground floor





The Harrogate

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Harrogate

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.07 x 3.38	13' 4" x 11' 1"
Sitting room	5.65 x 4.36	18' 5" x 14' 3"

First floor	metres	feet / inches
Bedroom 1	4.36 x 3.29	14' 3" x 10' 8"
Bedroom 4	4.04 x 2.36	13' 3" x 7' 8"

Second floor	metres	feet / inches
Bedroom 2	4.36 x 3.75	14' 3" x 12' 3"
Bedroom 3	4.36 x 3.54	14' 3" x 11' 6"

The Harrogate | P408VT CBKME |

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

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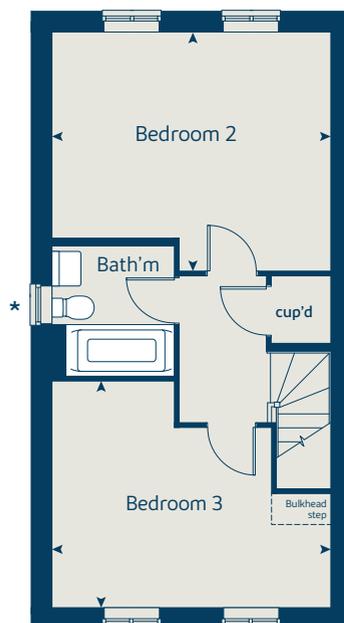
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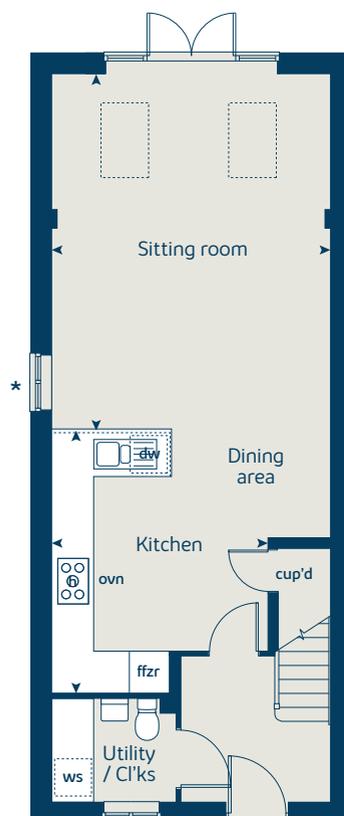
Second floor



First floor



Ground floor



Kingsmere

Bicester, Oxfordshire
OX26 1BF

From M40 Junction 9

- At Junction 9, take the A41 exit to Bicester
- Continue forward on the A41 for 2 miles
- Continue forward at the roundabout on the A41
- Turn left at the traffic lights towards Premier Inn and then turn left on Pioneer Way
- Bovis Homes can be found a short distance ahead

From A4421

- Follow the signs to Bicester Village Retail Park / A41
- At the roundabout, take the first exit onto Oxford Road
- Continue straight at the first set of traffic lights and then turn right towards Premier Inn
- Continue on the road to Pioneer Way and Bovis Homes can be found a short distance ahead



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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.

Bovis Homes Limited, West Midlands region
Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 437 000

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