





Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

## Welcome to Heyford Park

Our unique development of brand new homes is located in the vibrant village of Upper Heyford in Oxfordshire.

Heyford Park offers contemporary living just 6 miles from Bicester.





# A taste of local life

Heyford Park is a unique development of brand new homes offering contemporary living in a vibrant village environment with rural views. It is also within easy reach of Bicester, Oxford, London and Birmingham.

## Getting around

It's only six miles to the nearby market town of Bicester and just 15 miles to Oxford. Junctions 9 and 10 of the M40 are both within easy reach linking the area to London and the Midlands. Rail services from Bicester reach London's Marylebone in about 45 minutes and Birmingham in just over an hour. The M40 and M25 take you directly to Heathrow Airport, just under 60 miles, while Birmingham International is about 54 miles.

## Taking time out

Tree-lined avenues, public art, play areas and open spaces are used creatively to enhance and embrace the natural surroundings in Heyford Park. This former airbase is becoming a world-renowned historical site. Many of the aircraft shelters are now English Heritage scheduled monuments and the Park has its own museum and runs airfield tours. There's a gym and a thriving community hall that's home to many clubs and classes. A new crèche is planned, as well as indoor and outdoor sports facilities.

## A trip to the shops

Heyford Park village centre is developing quickly and has recently enjoyed the addition of a Sainsbury's supermarket for its residents. For retail therapy, just six miles away is Bicester Village outlet shopping centre, where you'll find global brands at irresistible prices, while the market town of Bicester offers popular high street stores. The city of Oxford is only 17 miles away and offers a wealth of culture, shopping, entertainment and history.

## Education

The newly-opened Heyford Park Free School is North Oxfordshire's first maintained all-through school, it provides consistent and personalised primary and secondary education for children aged from 4 to students of 19.



# Development layout

Heyford Park boasts a stunning range of three to five bedroom homes each with unique views and aspects. Discover your dream home in Upper Heyford today.



**The Oak**  
5 bedroom home



**The Oxford**  
5 bedroom home



**The Lime**  
5 bedroom home



**The Gatehouse**  
5 bedroom home



**The Truro**  
5 bedroom home



**The Arundel**  
5 bedroom home



**The Ascot**  
5 bedroom home



**The Harrogate**  
4 bedroom home



**The Wimborne**  
4 bedroom home



**The Bicester**  
3 bedroom home  
(plus study)



**The Beech**  
3 bedroom home



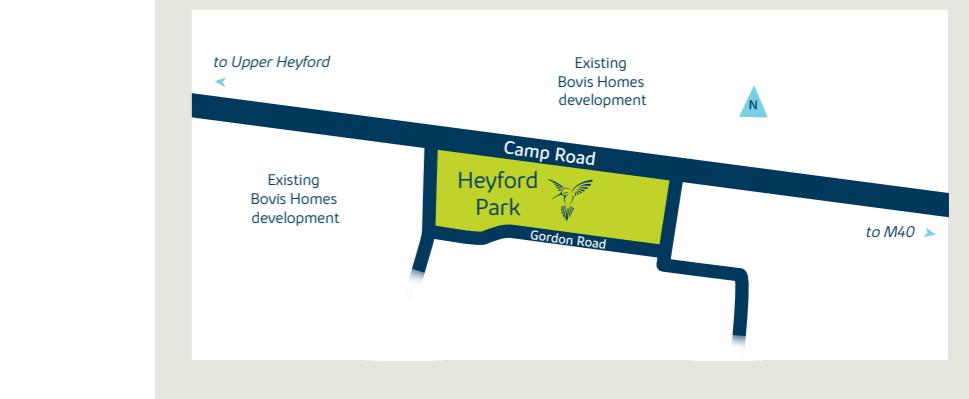
**The Aylesbury**  
3 bedroom home  
(plus study)

Affordable housing



## Location

Our development is located on Camp Road, Upper Heyford.



# The Oak

## 5 bedroom home

Floor area  
227 sq.m 2445 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.29x 5.10	27' 2" x 16' 9"
Sitting room	5.71x 4.06	18' 8" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.51 x 2.38	14' 9" x 7' 10"

First floor	metres	feet / inches
Bedroom 1	4.69 x 4.09	15' 5" x 13' 5"
Bedroom 2	4.37 x 2.97	14' 4" x 9' 9"
Bedroom 3	4.13 x 3.16	13' 6" x 10' 4"
Bedroom 4	3.23 x 2.56	10' 7" x 8' 5"
Bedroom 5	3.20 x 2.56	10' 6" x 8' 5"

### The Oak | X531 CUPPH |

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

### Ground floor



### First floor



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# The Oxford

## 5 bedroom home

Floor area  
147 sq.m 1587 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	8.00 x 3.60	26' 3" x 11' 10"
Sitting room	5.80 x 3.80	19' 0" x 12' 5"
Study	2.54 x 2.12	8' 4" x 6' 11"

First floor	metres	feet / inches
Bedroom 1	3.80 x 3.61	12' 5" x 11' 10"
Bedroom 2	3.07 x 2.99	10' 1" x 9' 10"
Bedroom 3	3.63 x 2.70	11' 11" x 8' 10"
Bedroom 4	3.05 x 2.96	10' 0" x 9' 8"
Bedroom 5	3.05 x 2.17	10' 0" x 7' 1"

### The Oxford | P508 CUPPH |

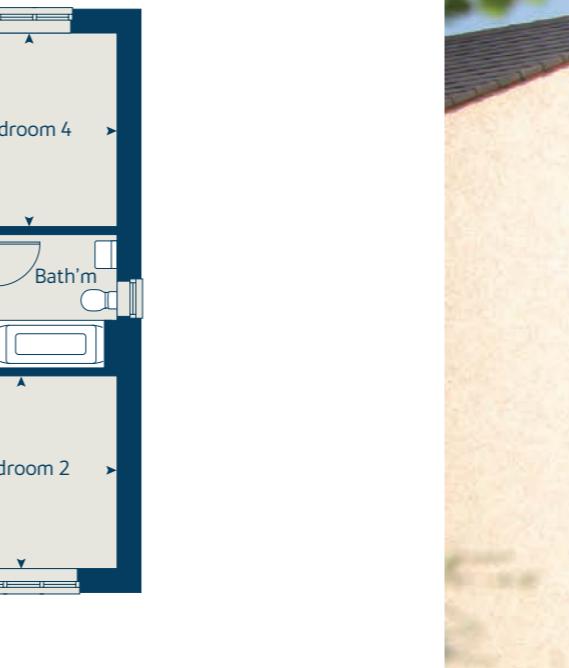
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ovn	oven	ffrz	fridge freezer
h	hob	w	wardrobe
ws	washing machine space	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points

### Ground floor



### First floor



# The Lime

## 5 bedroom home

Floor area  
191 sq.m 2061 sq.ft

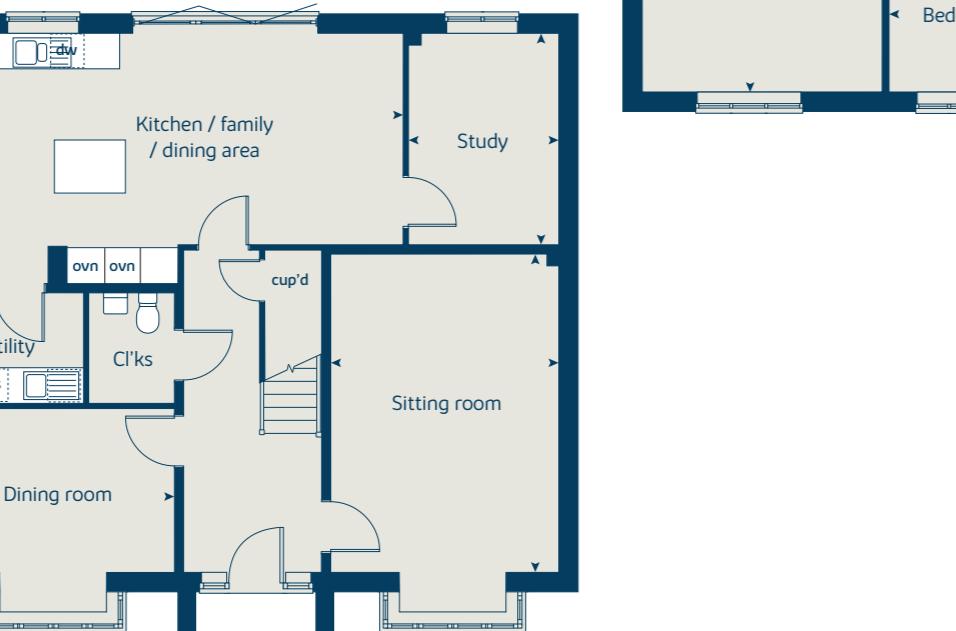
Ground floor	metres	feet / inches
Kitchen / Family / dining area	7.70 x 4.24	25' 3" x 13' 11"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.78	12' 8" x 9' 1"
Study	3.59 x 2.55	11' 9" x 8' 4"

First floor	metres	feet / inches
Bedroom 1	4.05 x 3.75	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.27 x 3.24	10' 8" x 10' 7"
Bedroom 4	3.55 x 2.82	11' 8" x 9' 3"
Bedroom 5	2.86 x 2.64	9' 5" x 8' 8"

**The Lime | X520 CUPPH |**  
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ovn oven cyl hot water cylinder  
h hob w wardrobe  
ws washing machine space cup'd cupboard  
dw dishwasher < > measuring points  
ffrz fridge freezer

### Ground floor



### First floor



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# The Gatehouse

5 bedroom home

## Floor area

176 sq.m 1899 sq.ft

Ground floor	metres	feet / inches
Kitchen	4.23 x 4.03	13' 10" x 13' 3"
Family room	6.68 x 3.93	21' 11" x 12' 10"
Sitting room	5.78 x 5.62	18' 11" x 18' 5"
Dining room	3.47 x 3.38	11' 5" x 11' 1"
Study	3.38 x 2.07	11' 1" x 6' 9"

## First floor

Bedroom 1	4.23 x 3.54	13' 10" x 11' 7"
Bedroom 2	3.84 x 3.41	12' 7" x 11' 2"
Bedroom 3	2.62 x 2.47	8' 7" x 8' 1"
Bedroom 4	3.50 x 3.14	11' 6" x 10' 3"
Bedroom 5	4.15 x 2.03	13' 7" x 6' 8"
Dressing room	3.46 x 2.33	11' 4" x 7' 8"
Store	4.30 x 3.46	14' 1" x 11' 4"

## The Gatehouse | C5010 CUPPH |

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



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# The Truro

## 5 bedroom home

## 5 bedroom home

floor area

Ground floor	metres	feet / inches
Kitchen / family area	7.56 x 4.00	24' 9" x 13' 1"
Dining room	4.00 x 3.00	13' 1" x 9' 10"
Sitting room	5.65 x 4.41	18' 6" x 14' 5"

first floor

bedroom 1	$3.68 \times 3.64$	$12' 1" \times 11' 11"$
bedroom 2	$3.72 \times 3.14$	$12' 2" \times 10' 4"$
bedroom 3	$4.08 \times 3.60$	$13' 4" \times 11' 10"$
bedroom 4	$3.88 \times 3.04$	$12' 9" \times 9' 11"$
bedroom 5	$3.35 \times 3.05$	$11' 0" \times 10' 0"$

The Truro | P505 CUPPH |

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ovn	oven	cyl	hot water cylinder
hn	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine	space	measuring points
fzr	fridge	freezer	



nd floor



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# The Arundel

## 5 bedroom home

Floor area  
163 sq.m 1751 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	6.19 x 3.68	20' 3" x 12' 1"
Sitting room	4.74 x 3.85	15' 7" x 12' 7"
Dining room	3.68 x 3.09	12' 1" x 10' 1"
Study	3.00 x 2.46	9' 10" x 8' 1"

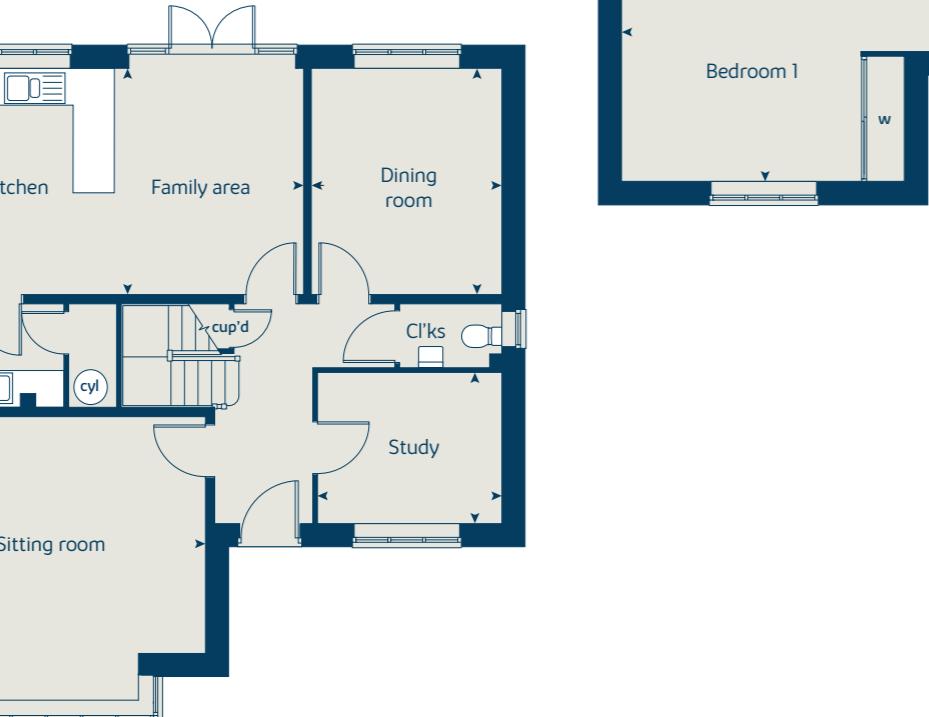
First floor	metres	feet / inches
Bedroom 1	6.12 x 3.46	20' 1" x 11' 4"
Bedroom 2	3.75 x 3.10	12' 4" x 10' 2"
Bedroom 3	3.09 x 2.74	10' 1" x 9' 0"
Bedroom 4	3.04 x 2.74	9' 11" x 9' 0"
Bedroom 5	3.09 x 2.42	10' 1" x 7' 11"

### The Arundel | P502 CUPPH |

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

### Ground floor



### First floor



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# The Ascot

## 5 bedroom home

Floor area  
223 sq.m 2398 sq.ft

Ground floor	metres	feet / inches
Kitchen / family area	8.30 x 4.55	27' 10" x 14' 11"
Dining room	3.90 x 3.50	12' 9" x 11' 5"
Sitting room	5.55 x 5.05	18' 2" x 16' 7"
Study	3.43 x 2.00	11' 3" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.55 x 3.74	14' 11" x 12' 3"
Bedroom 2	4.08 x 2.93	13' 4" x 9' 7"
Bedroom 3	3.79 x 3.50	12' 4" x 11' 5"
Bedroom 4	3.08 x 2.94	10' 1" x 9' 7"
Bedroom 5	4.00 x 2.48	13' 1" x 8' 1"

**The Ascot | P507 vt CUPPH |**  
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ovn	oven	f	fridge
h	hob	fzr	freezer
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
cyl	hot water cylinder	► ▶	measuring points



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# The Harrogate

4 bedroom home

Floor area  
131 sq.m 1415 sq.ft

Ground floor	metres	feet / inches
Kitchen	4.13 x 3.39	13' 6" x 11' 1"
Sitting / dining area	5.60 x 4.37	18' 4" x 14' 4"

First floor	metres	feet / inches
Bedroom 1	4.91 x 4.37	16' 1" x 14' 4"
Bedroom 4	4.04 x 2.35	13' 3" x 7' 8"

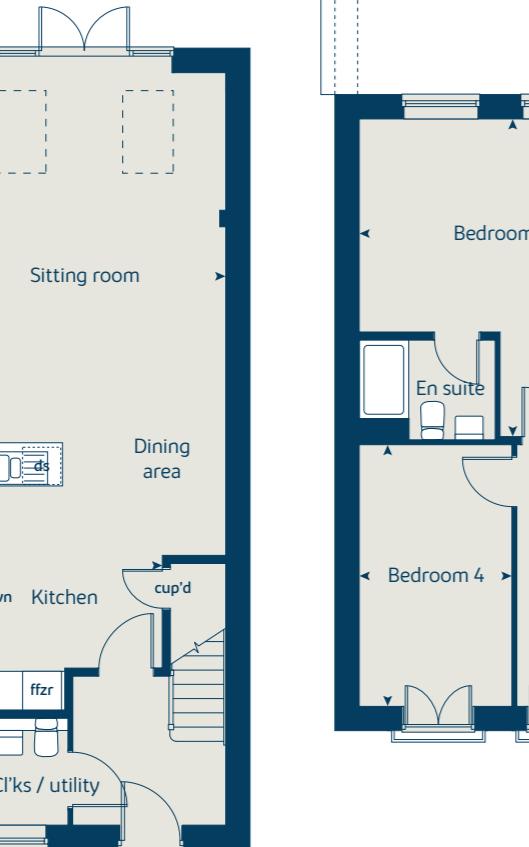
Second floor	metres	feet / inches
Bedroom 2	4.37 x 3.74	14' 4" x 12' 3"
Bedroom 3	4.37 x 3.53	14' 4" x 11' 7"

## The Harrogate | P408 CUPPH |

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

### Ground floor



### First floor



### Second floor



\* Windows apply to plots 277 and 275 only. Please see sales consultant for further details.

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# The Wimborne

4 bedroom home

Floor area  
123 sq.m 1322 sq.ft

Ground floor	metres	feet / inches
Kitchen	4.08 x 3.15	13' 5" x 10' 4"
Dining area / sitting room	5.35 x 3.79	17' 6" x 12' 5"

First floor	metres	feet / inches
Bedroom 2	4.13 x 3.17	13' 6" x 10' 5"
Bedroom 3	3.73 x 3.17	12' 3" x 10' 5"
Bedroom 4	3.07 x 2.09	10' 1" x 6' 10"

Second floor	metres	feet / inches
Bedroom 1	6.37 x 4.31	20' 11" x 14' 2"

## The Wimborne | P409 CUPPH

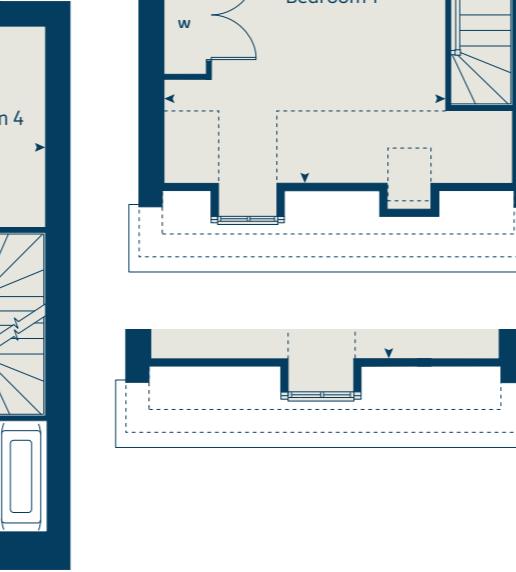
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ovn	oven	ffrz	fridge freezer
h	hob	w	wardrobe
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

### Ground floor



### First floor



### Second floor



# The Aylesbury

3 bedroom home  
(with study)

Floor area  
104 sq.m 1115 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	4.55 x 2.99	14' 11" x 9' 10"
Sitting room	4.55 x 3.17	14' 11" x 10' 5"

First floor		
Bedroom 1	4.55 x 3.17	14' 11" x 10' 5"
Study	2.99 x 2.68	9' 10" x 8' 9"

Second floor		
Bedroom 2	3.20 x 3.17	10' 6" x 10' 5"
Bedroom 3	3.20 x 2.98	10' 6" x 9' 9"

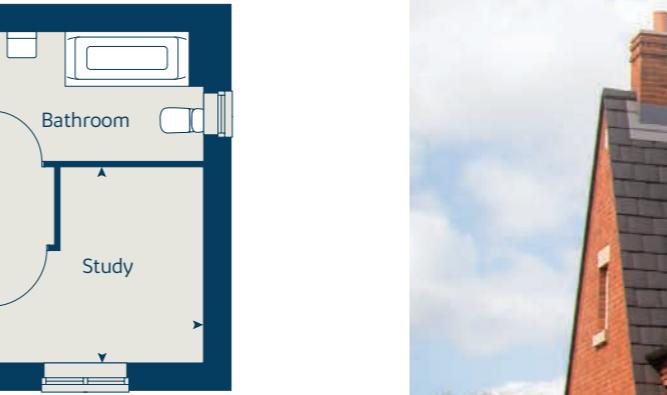
**The Aylesbury | C344CT CUPPH |**  
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ovn	oven	ffrz	fridge freezer
h	hob	w	wardrobe
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

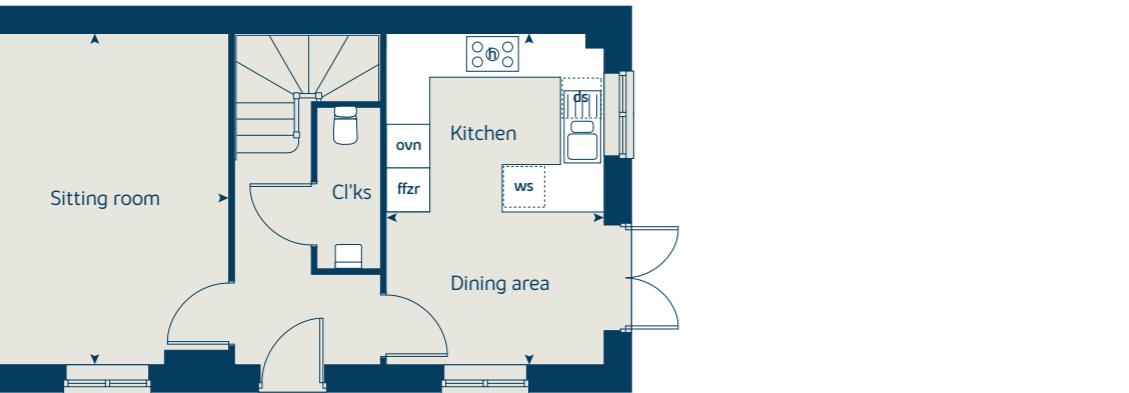
## Second floor



## First floor



## Ground floor



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# The Beech

## 3 bedroom home

Floor area  
106 sq.m 1146 sq.ft

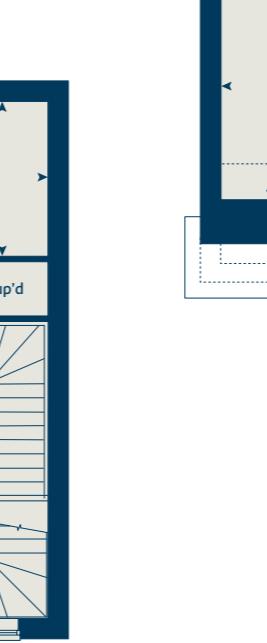
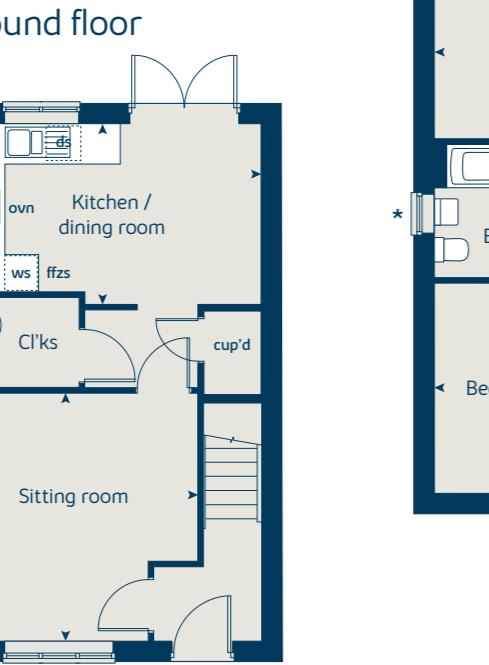
Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 7" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 6" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.45	11' 10" x 11' 4"

**The Beech | X309 01 CUPPH |**  
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		



# The Bicester

3 bedroom home  
(with study)

Floor area  
100 sq.m 1072 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	4.55 x 2.99	14' 11" x 9' 10"
Sitting room	4.55 x 3.38	14' 11" x 11' 2"

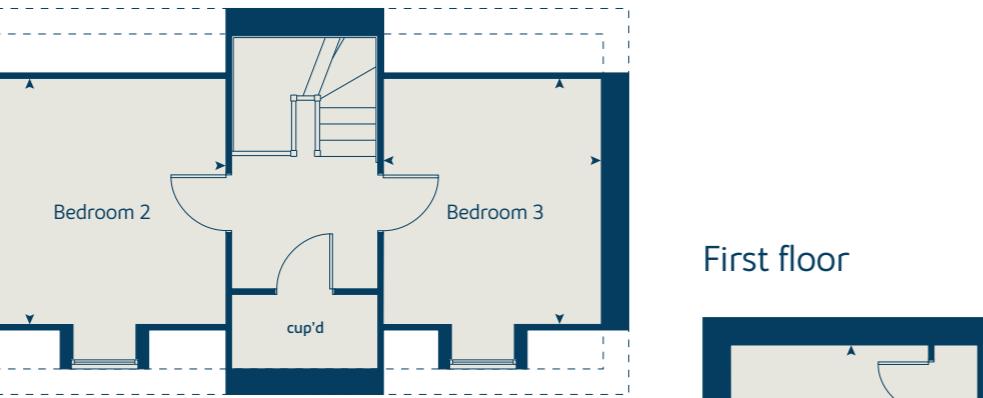
First floor		
Bedroom 1	4.55 x 3.38	14' 11" x 11' 1"
Study	2.99 x 2.68	9' 10" x 8' 9"

Second floor		
Bedroom 2	3.38 x 3.37	11' 1" x 11' 0"
Bedroom 3	3.35 x 2.98	11' 0" x 9' 9"

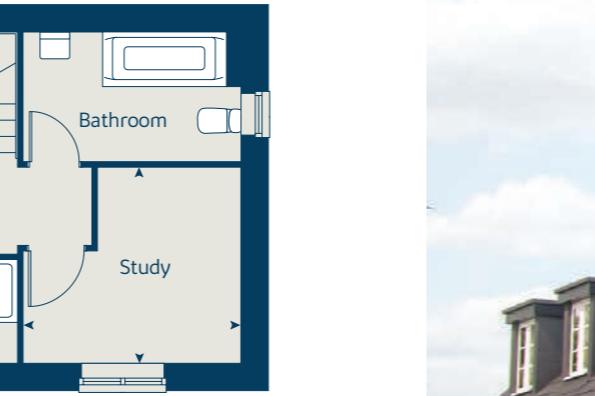
**The Bicester | C344CTVT CUPPH |**  
This floorplan has been produced for illustrative purposes only.  
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ovn	oven	ffrz	fridge freezer
h	hob	w	wardrobe
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

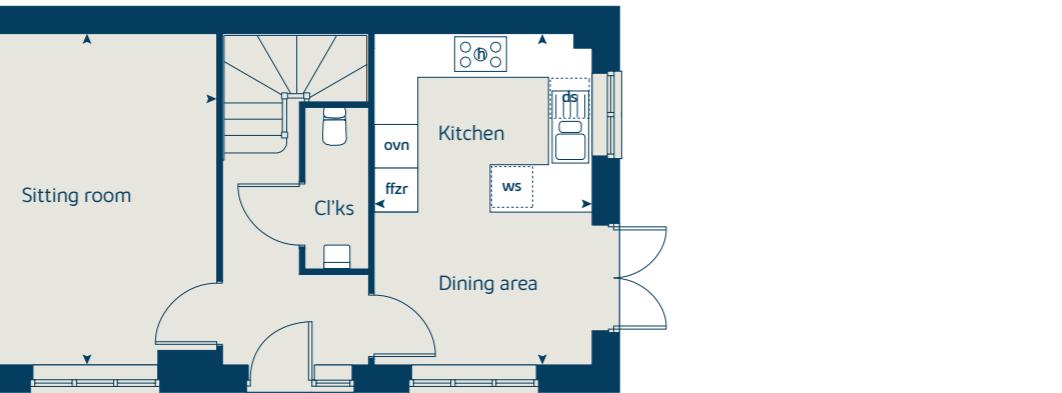
## Second floor



## First floor



## Ground floor



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# Unique specification

All homes at Heyford Park include unique specification upgrades as standard. These finishing touches have been handpicked to ensure that your home is even more special with a number of upgrades only available at this development.

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 luxury kitchen and modern bathroom.

Kitchen		3 bedroom	The Bicester	The Aylesbury	The Beech	4 bedroom	The Harrogate	The Wimborne	5 bedroom	The Oxford	The Lime	The Oak	The Gatehouse	The Arundel	The Truro	The Ascot
Choice of Standard fitted kitchen (doors and worktops)*		■	■	■												
Choice of Premium 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						■										
Hotpoint hob (60cm) with built-in single oven (high level or under), with 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		■	■													
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood																
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel pyramid chimney hood																
Bosch (70cm) hob with built-in double oven at high level, with glass splashback and stainless steel island hood																
Integrated (Indesit) 50 / 50 fridge-freezer		■	■													
Fridge freezer space					■											
Integrated (Indesit) dishwasher						■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility or kitchen		■	■	■												

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.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

Bathrooms and en suite(s)		3 bedroom	The Bicester	The Aylesbury	The Beech	4 bedroom	The Harrogate	The Wimborne	5 bedroom	The Oxford	The Lime	The Oak	The Gatehouse	The Arundel	The Truro	The Ascot
White recessed downlighting (where applicable)		■	■	■			■	■								
LED under-cabinet strip-lighting																
Bedrooms		3 bedroom	The Bicester	The Aylesbury	The Beech	4 bedroom	The Harrogate	The Wimborne	5 bedroom	The Oxford	The Lime	The Oak	The Gatehouse	The Arundel	The Truro	The Ascot
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)		■	■				■	■								

Doors and Windows	3 bedroom	The Bicester	The Aylesbury	The Beech	4 bedroom	The Harrogate	The Wimborne	5 bedroom	The Oxford	The Lime	The Oak	The Gatehouse	The Arundel	The Truro	The Ascot	
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																
Cottage style internal doors with chrome lever handles	■	■	■													
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■													

General	3 bedroom	The Bicester	The Aylesbury	The Beech	4 bedroom	The Harrogate	The Wimborne	5 bedroom	The Oxford	The Lime	The Oak	The Gatehouse	The Arundel	The Truro	The Ascot	
White painted walls and smooth white ceilings	■	■	■													
Combined usb / double sockets in kitchen and bedroom 1	■	■	■													
Multi-media point in sitting 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)	■	■	■													
Wiring for external light to front porch, and rear door	■	■	■													
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

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 homes types 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.





# Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Heyford Park, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

From upgrading your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and choices available.

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades.

The availability of items is subject to the stage of build and house type, but our sales consultants will be happy to provide guidance so you can tailor your new home however you choose.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktop
- Upgraded fridge freezer
- Upgraded dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and ensuite

The availability of items is subject to the stage of build and can vary by development and house type. Our sales consultants will be pleased to provide you with a full brochure and guidance.

# 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. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

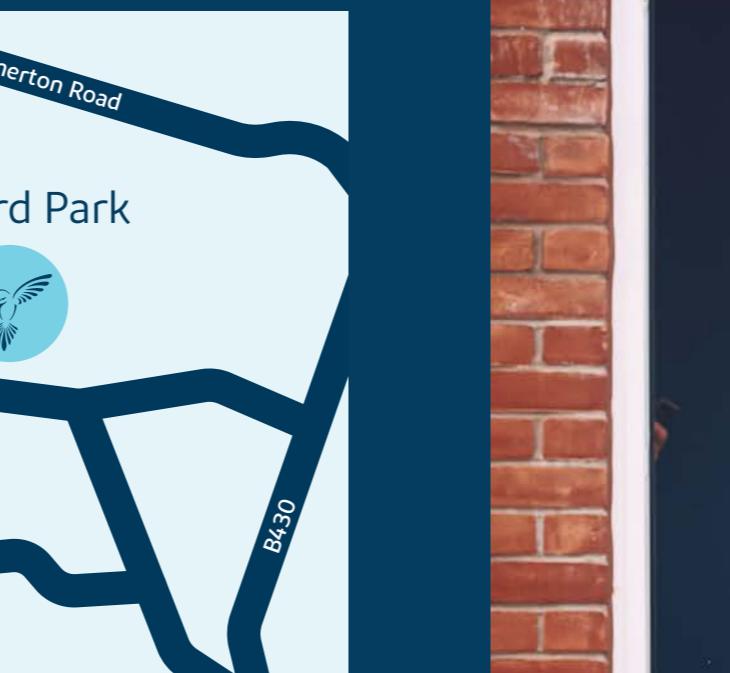
An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new 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 to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

## Heyford Park

Upper Heyford, Oxfordshire OX25 5AG



### From Oxford

- From the centre of Oxford follow the A4260 north towards Banbury for approximately 11 miles
- At the traffic lights turn right (in front of the Holt Hotel) onto the B430 signposted 'The Heyfords' / Heyford Station
- Follow the B430 for 2 miles
- Continue onto Station Road signposted Upper Heyford
- On entering Upper Heyford take the first right onto Camp Road for approximately half a mile
- Bovis Homes at Heyford Park can be found a short distance ahead on the right hand side

### From the M40 junction 10

- Take the exit B430 towards Ardley and Middleton Stoney
- After about 1½ miles turn right towards 'The Heyfords'
- At the T junction turn right into Camp Road
- Continue on Camp Road straight on across the mini roundabout
- Bovis Homes at Heyford Park is a short distance ahead on the left hand side





MIX

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When you have finished with this brochure please recycle it.

The street scene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

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**Bovis**  
**Homes**

