



Boorley Park

Botley

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Boorley Park

Welcome to Boorley Park, an exciting new development ideally located for countryside living. A picturesque village on the edge of the River Hamble offering beautiful riverside walks, an array of water sports and idyllic marine views.

This contemporary development of 3, 4 and 5 bedroom homes is nestled just outside the village of Botley. Eight miles from bustling Southampton, the largest city in the county, Boorley Park benefits from excellent transport links whilst retaining that rural feel.

This delightful development has created a brand new community with a new primary school due to open in September 2019, allotments, local centre as well as a community centre and lots of open space for all to enjoy!

Getting around

You'll be perfectly placed at Boorley Park, just over a mile from Botley village centre with easy access to Southampton and Portsmouth.

The B3354 links Boorley Park to Botley, just over a mile away and to the A334 for Hedge End, about two miles and Junction 7 of the M27, approximately three miles. Go east on the M27 for Portsmouth, 18 miles, or west for Eastleigh eight miles and on to the M3 for Winchester, 18 miles.

Buses run from Botley to Hedge End, Eastleigh and Southampton, while trains from Botley station go direct to London Waterloo, taking about 1 hour 45 minutes, and to Portsmouth, Eastleigh and Winchester. For air travel Southampton Airport is just eight miles.

A trip to the shops

Botley has a wide range of local shops and services for every day needs. Nearby Hedge End offers further choice

with a range of local stores plus a large retail park with national brands such as M&S, Next and Sainsburys.

At Botley Mill you'll find a variety of boutique shops for that something unique whether it be for family, friends or even your furry companion!

For city shopping Southampton's WestQuay has more than 100 stores with many iconic brands.

Taking time out

With a home at Boorley Green you're spoilt for choice with a great range of activities and attractions, many of them right on your doorstep.

Botley has clubs for all ages and tastes offering everything from canoeing and choir to bowls and badminton. Get pampered after a good workout at the Botley Park Hotel and Spa located on your doorstep. See a working farm from a bygone age at Manor Farm Country Park, with its 400 acres of countryside beside the River Hamble. Enjoy riverside and guided walks around the Hamble Valley, or have a day's hiking in the South Downs National Park. The ancient city of Winchester with its magnificent Cathedral, architecture, and award-winning pubs, restaurants and independent shops, is just 18 miles away.

Education



There is a good choice of local schools for all ages, many of which have been rated 'good' or 'outstanding' by Ofsted.






Boorley Park

Botley

2 bedroom home

-  The Holly
-  The Holly II

3 bedroom home

-  The Spruce
-  The Cypress
-  The Beech

4 bedroom home

-  The Juniper
-  The Aspen
-  The Aspen II
-  The Maple

5 bedroom home

-  The Birch
-  The Lime
- v visitor space

Existing residential development



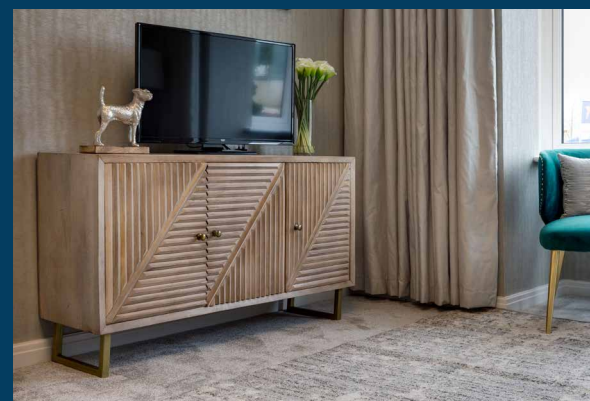
So much choice...

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.



Boorley Park Botley

Specification
Homes 365 - 398
Updated January 2023
bovishomes.co.uk



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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.

Produced by the Vistry Group Design Studio.

GB1015 DS00417 / 05.22



Boorley Park

Botley

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

	2 bedroom The Holly	The Holly II	3 bedroom The Spruce	The Cypress	The Beech	4 bedroom The Juniper	The Aspen	The Aspen II	The Maple	5 bedroom The Birch	The Lime
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■	■			
Choice of Premium fitted kitchen (doors and worktops)									■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■									
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■	■	■	■	■	■		■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■					■	■	
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■						
Hotpoint hob (75cm) 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									■	■	
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood										■	
LED under-unit flexible strip lighting									■	■	
Fridge / freezer space	■	■	■	■	■						
Integrated (Indesit) 50/50 fridge-freezer						■	■	■	■	■	
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■			
Integrated (Indesit) dishwasher									■	■	
Space for washing machine with plumbing and electrics in utility			■	■			■	■	■	■	
Space for washing machine with plumbing and electrics in kitchen	■	■			■						

Bathrooms and en suite(s)

Ideal Standard contemporary white Studio Echo sanitaryware suite	■	■	■	■	■						
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology						■	■	■	■	■	
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	
Low profile shower tray with glass enclosure	■	■	■	■	■	■	■	■	■	■	
Handheld hair wash attachment	■	■	■	■	■	■	■	■	■	■	
Walk in shower in en suite to selected bedrooms	■	■	■	■	■	■	■	■	■	■	
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■		
Choice of Standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*										■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■	■	■	
Chrome towel warmer in bathroom and en suite(s)						■	■	■	■	■	
White radiator in bathroom / en suite	■	■	■	■	■						

Doors and Windows

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

General

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)									■	■	
Fitted external tap	■	■	■	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke or heat detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided next to boiler	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■	■	■

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



The Holly

2 bedroom home

bovishomes.co.uk

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The Holly

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 7"
Sitting room	3.73 x 3.67	12' 3" x 12' 0"

First floor

Bedroom 1	3.60 x 3.21	11' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

The Holly | X204 02 GB1015 |

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

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

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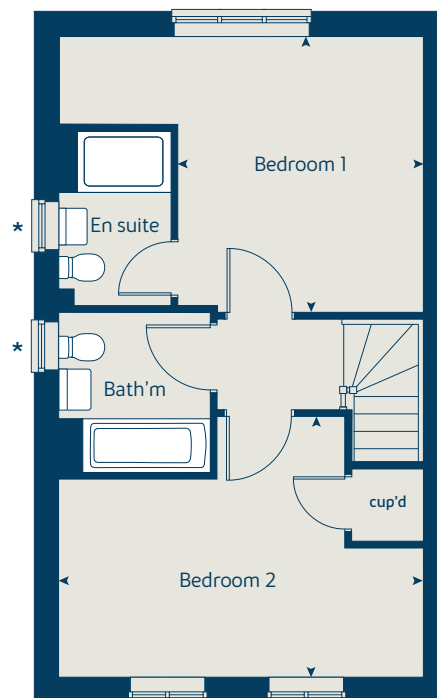
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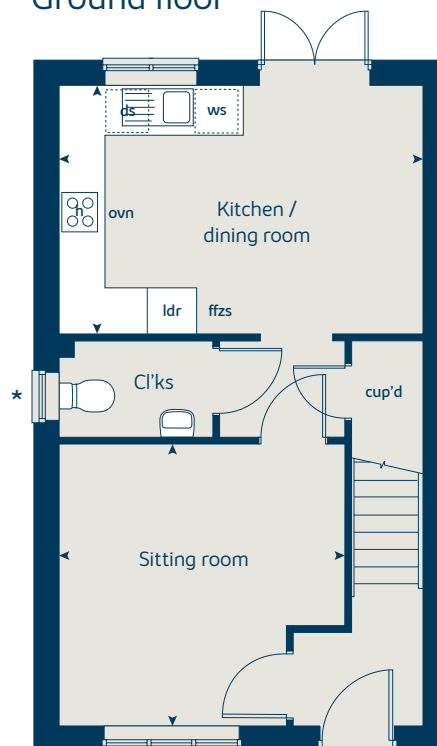
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First floor



Ground floor





The Holly II

2 bedroom home

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The Holly II

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 7"
Sitting room	3.73 x 3.67	12' 3" x 12' 0"

First floor

Bedroom 1	3.60 x 3.21	11' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

The Holly II | X204 02 GB1015 |

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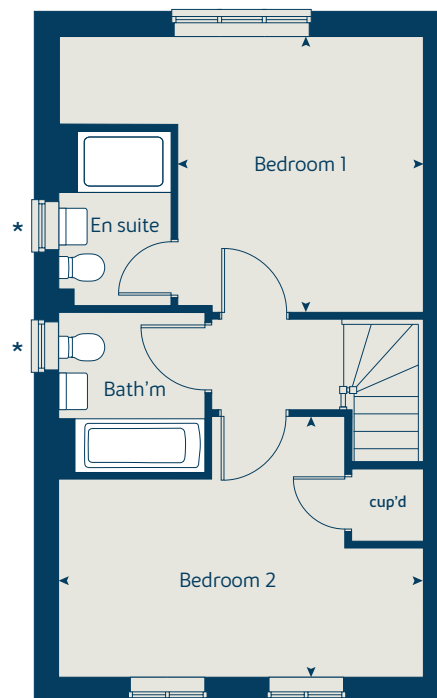
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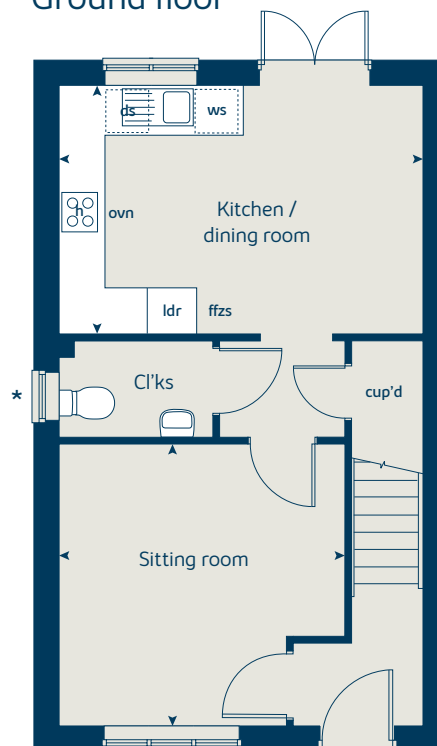
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First floor



Ground floor





The Spruce

3 bedroom home

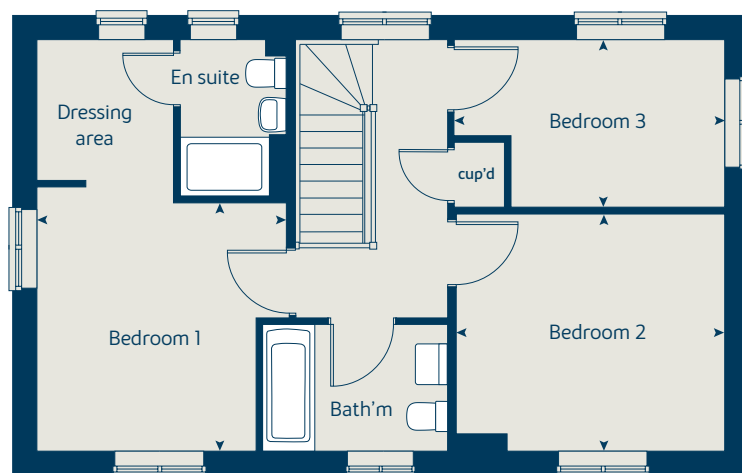
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The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 3" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor

Bedroom 1	3.56 x 3.35	11' 8" x 11' 0"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.64 x 2.26	12' 0" x 7' 5"

The Spruce | X307 (IF) 01 GB1015 |

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- ① Alternative ground floor layout 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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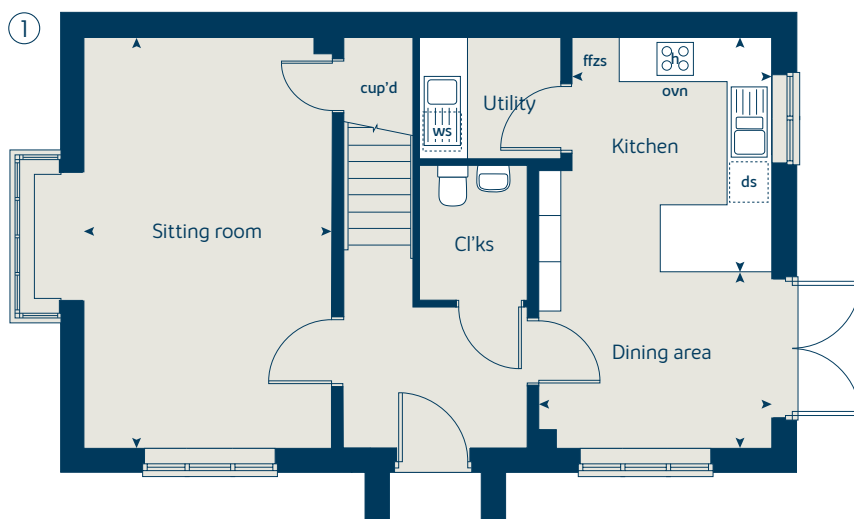
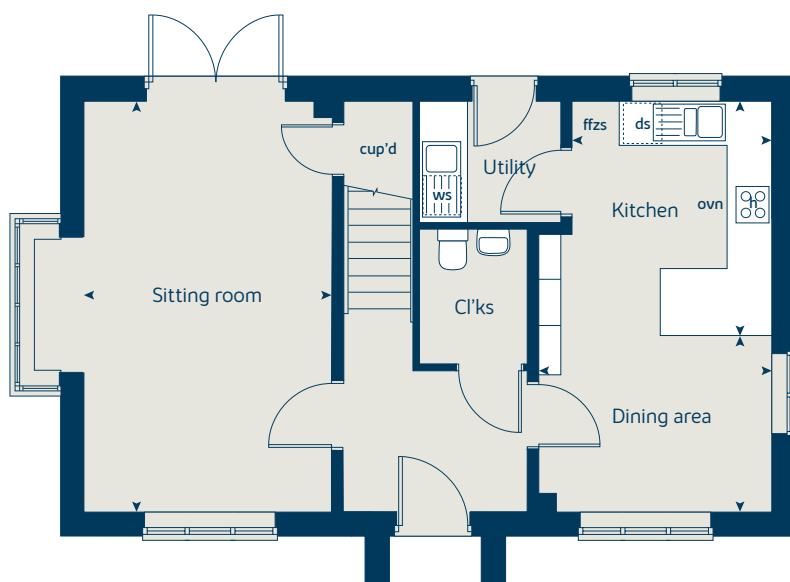
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Ground floor





The Cypress

3 bedroom home

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The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

First floor

Bedroom 1	4.11 x 3.27	13' 6" x 10' 9"
Bedroom 2	3.29 x 2.82	10' 10" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 GB1015 |

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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	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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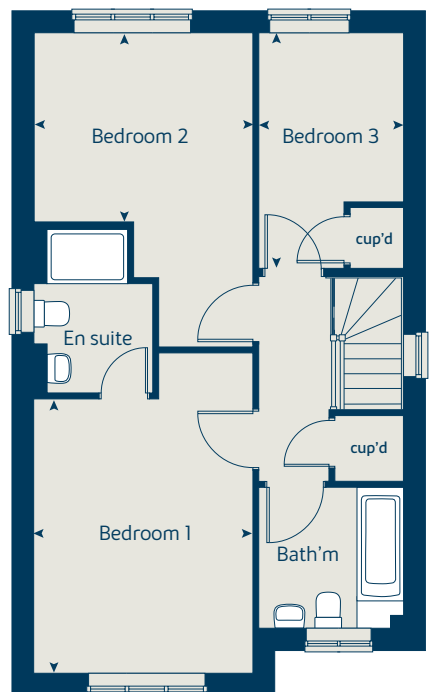
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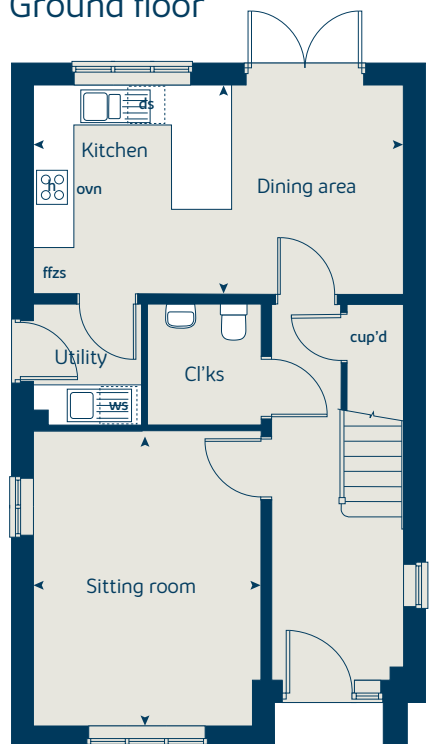
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First floor



Ground floor





The Beech

3 bedroom home

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The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	3.98 x 3.73	13' 1" x 12' 3"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.63	15' 6" x 8' 8"
Bedroom 3	3.38 x 2.51	11' 1" x 8' 3"

Second floor	metres	feet / inches
Bedroom 1	3.63 x 3.47	11' 11" x 11' 4"

The Beech | X309 01 GB1015 |

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h	hob	cup'd	cupboard
ds	dishwasher space	<>	measuring points
ws	washing machine space		

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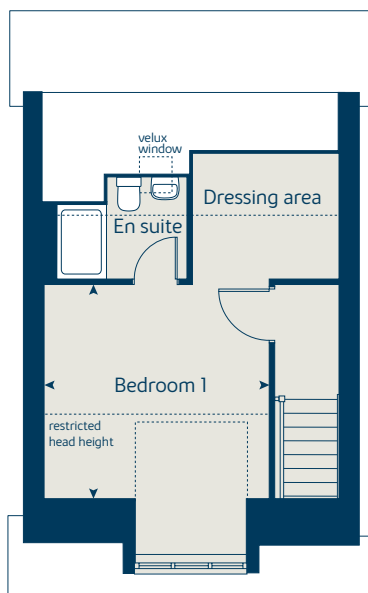
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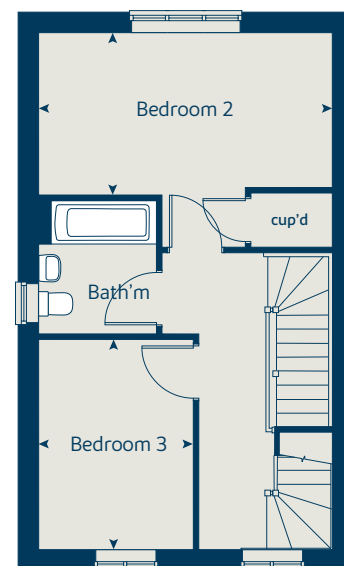
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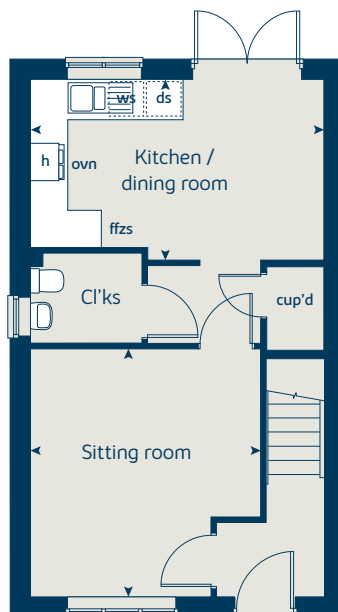
Second floor



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	4.55 x 3.05	14' 11" x 10' 0"
Study	2.35 x 1.86	7' 9" x 6' 1"

First floor

Bedroom 1	4.65 x 3.47	15' 3" x 11' 5"
Bedroom 2	3.67 x 2.85	12' 0" x 9' 4"
Bedroom 3	3.60 x 2.39	11' 10" x 7' 10"
Bedroom 4	3.53 x 2.39	11' 7" x 7' 10"

The Juniper | X412 01 GB1015 |

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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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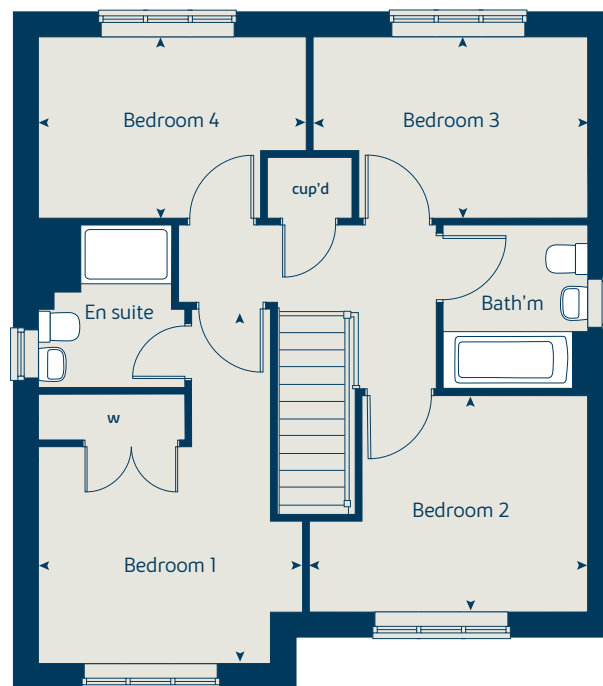
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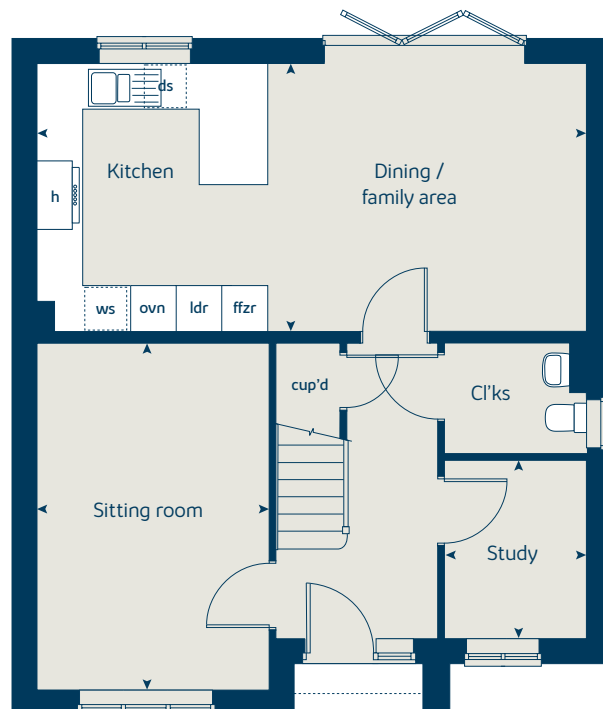
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First floor



Ground floor





The Juniper II

4 bedroom home

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The Juniper II

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 7" x 11' 7"
Sitting room	4.55 x 3.05	14' 11" x 10' 0"
Study	2.35 x 1.86	7' 9" x 6' 1"

First floor

Bedroom 1	4.65 x 3.47	15' 3" x 11' 5"
Bedroom 2	3.67 x 2.85	12' 0" x 9' 4"
Bedroom 3	3.60 x 2.39	11' 10" x 7' 10"
Bedroom 4	3.53 x 2.39	11' 7" x 7' 10"

The Juniper II | X412 01 GB1015 |

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* Window applies to plot 359 only.
Please see sales consultant for further details.

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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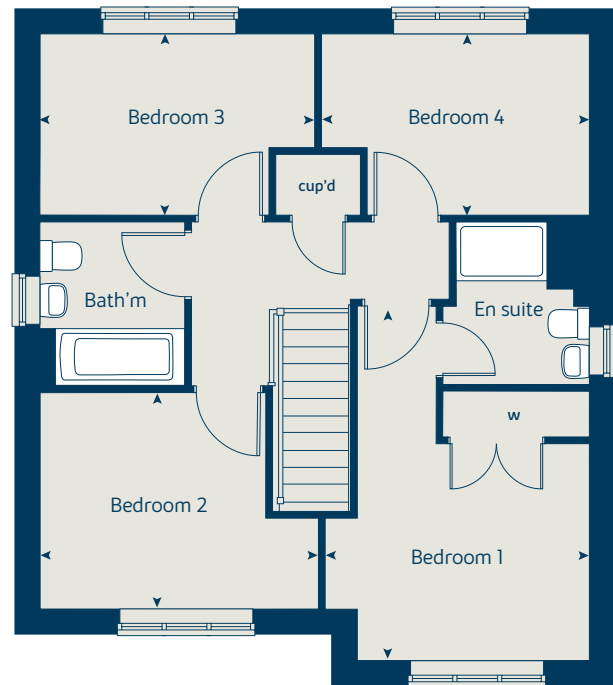
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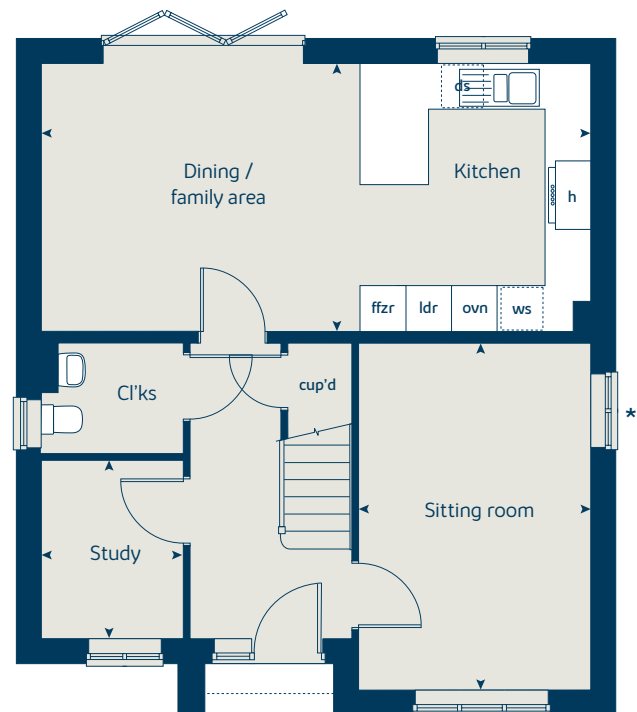
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First floor



Ground floor





The Aspen

4 bedroom home

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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	2.03 x 2.02	6' 8" x 6' 8"

First floor

Bedroom 1	4.53 x 4.09	14' 10" x 13' 5"
Bedroom 2	3.61 x 3.12	11' 10" x 10' 3"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.62 x 2.48	11' 11" x 8' 2"

The Aspen | X414 (IF) 01 GB1015 |

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

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

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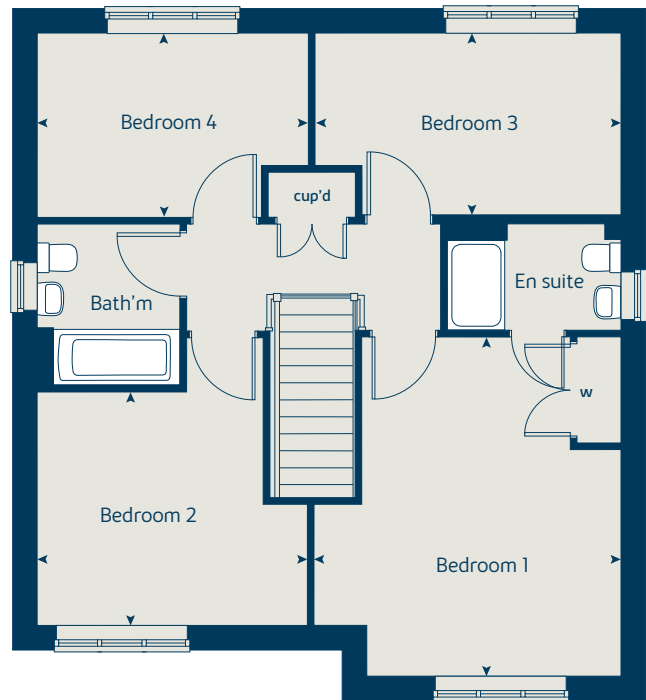
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GB1015 DS00417 / 04.22

First floor



Ground floor





The Aspen II

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen II

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	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
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 II | X414V GB1015 |

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

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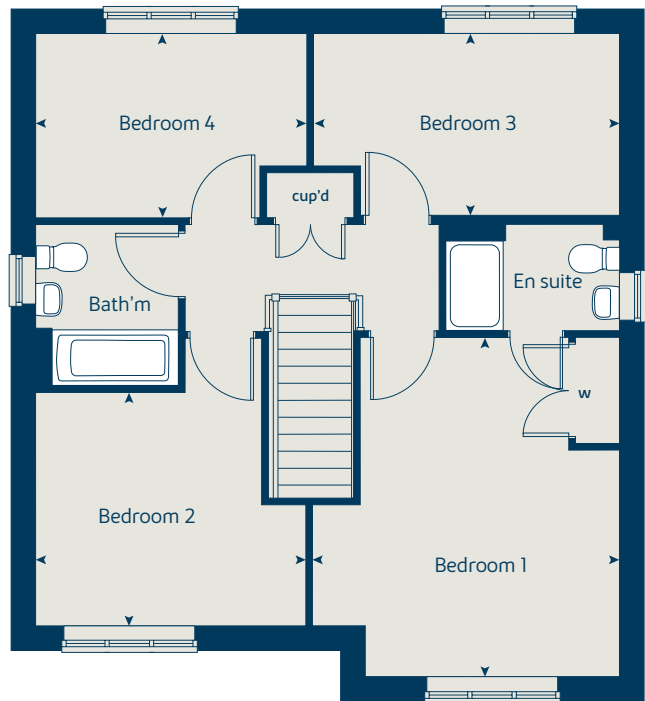
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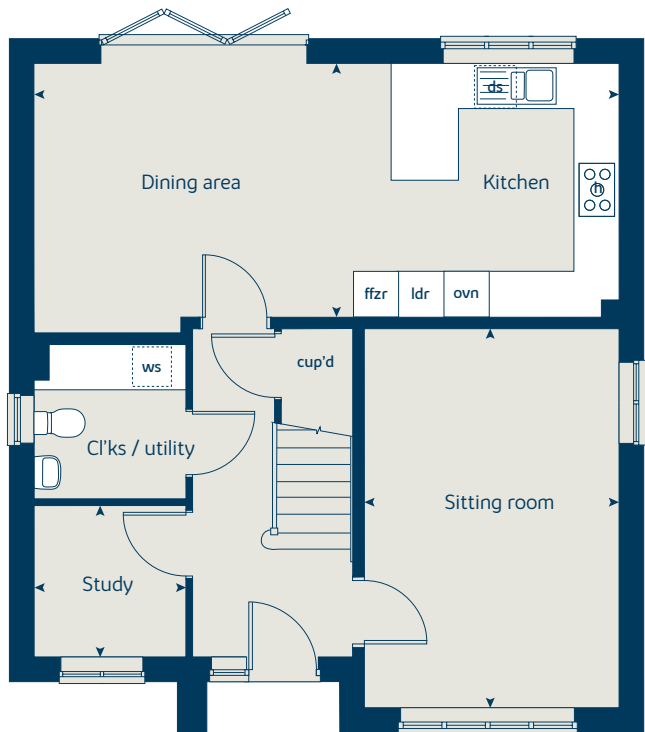
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First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.28 x 3.02	23' 10" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.30	8' 3" x 7' 7"

First floor

Bedroom 1	6.61 x 3.50	21' 8" x 11' 5"
Bedroom 2	3.70 x 3.58	12' 2" x 11' 9"
Bedroom 3	4.18 x 2.91	13' 9" x 9' 7"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

The Maple | X416 01 GB1015 |

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

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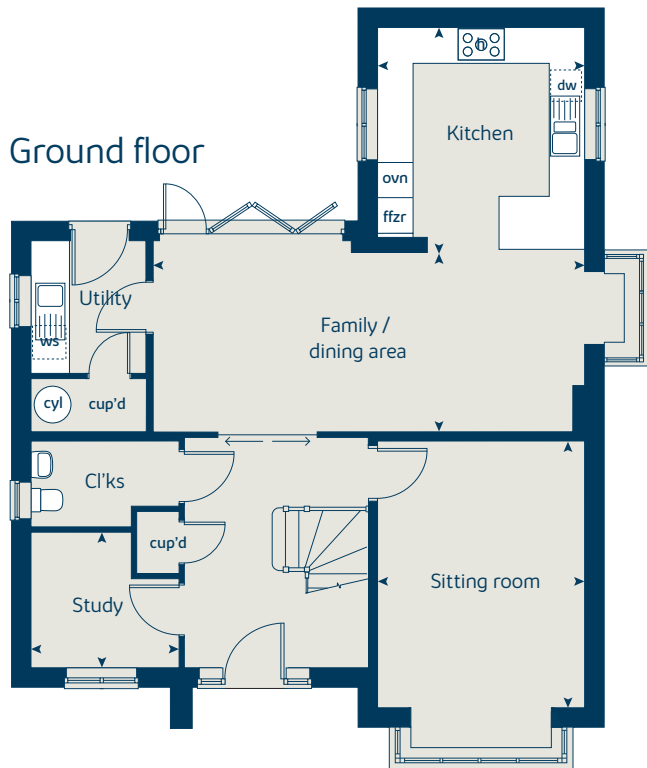
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First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.34	14' 9" x 10' 10"
Family / dining area	5.79 x 3.52	19' 0" x 11' 5"
Sitting room	4.30 x 3.61	14' 1" x 11' 8"
Study	3.42 x 3.00	11' 2" x 9' 8"

First floor

Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 9" x 9' 5"
Bedroom 3	3.06 x 2.85	10' 0" x 9' 4"
Bedroom 4	3.31 x 2.84	10' 9" x 9' 3"
Bedroom 5	2.84 x 2.69	9' 3" x 8' 8"

The Birch | X518 (IF) 01 GB1015 |

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- Alternative side window layout applies to selected plots only. Please see sales consultant for further details.
- Alternative side window layout applies to selected plots only. Please see sales consultant for further details.

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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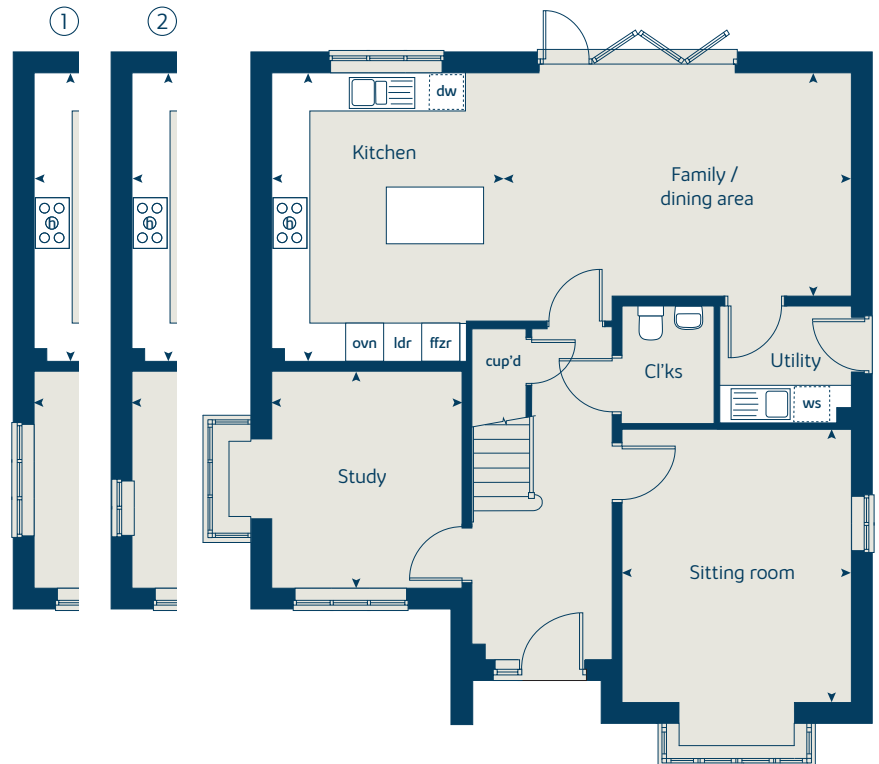
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GB1015 DS00417 / 04.22

First floor



Ground floor





The Lime

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Lime

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.93	13' 9" x 12' 9"
Family / dining area	3.77 x 3.58	12' 4" x 11' 8"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1"
Study	3.58 x 2.55	11' 8" x 8' 4"

First floor

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" x 7' 4"
Bedroom 5	2.86 x 2.64	9' 4" x 8' 7"

The Lime | X520 (IF) 01 GB1015 |

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

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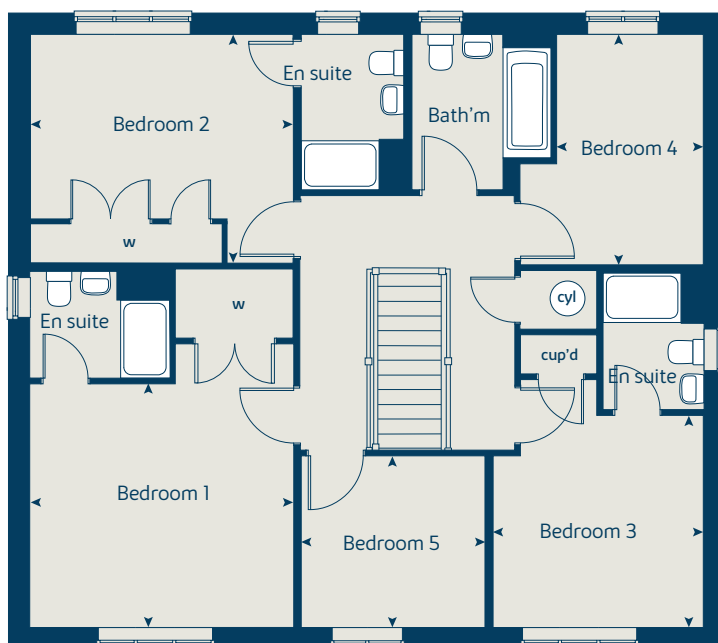
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First floor



Ground floor

