



Redlands Grove

Wanborough

bovishomes.co.uk

**Bovis
Homes** 

Welcome to Redlands Grove

This attractive new development near the pretty Wiltshire village of Wanborough is just 5 miles from the thriving town of Swindon, famed for the steam railway heritage.

Wanborough is an active community with its own playgroup, primary school, a doctor's surgery and five pubs. Its village hall is brimming with leisure activities and there are sports clubs and a monthly Farmers' Market. Its quirky St Andrew's Church is one of just three in the UK with both a spire and a tower and the parish has plenty of outdoor public space with conservation areas, play parks, the peaceful Warneage Wood and two walking trails. For shopping and entertainment, it's just a 15-minute drive to Swindon.

The A419 for Cirencester, 17 miles, and the A420 for Oxford, 30 miles away, are both approximately 2 miles, while Junction 15 of the M4 for London or Bristol is 6.5 miles. Via the B4006, it's less than 5 miles to Swindon town centre

from where its railway station runs regular services to London Paddington, taking about an hour, and to Bristol, Cheltenham and Reading. Bristol Airport is 54 miles away.

Our range of 2, 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a rural setting within easy reach Swindon, your search ends here!



The perfect position

Education for everyone

Wanborough has its own Playgroup for pre-school children in the Village Hall and its Primary School caters for 4 to 11-year-olds. For senior pupils aged there are a number of comprehensive schools in the area including the Dorcan Academy and Lawn Manor Academy for 11 to 16-year-olds, and Commonweal with a sixth form, caters for pupils from 11 up to 18.

New College Swindon, with its two campuses, offers everything from GCSEs and A levels to vocational and technical qualifications, apprenticeships and business and degree-level courses.

Redlands Grove

New College Swindon
3.8 miles | 9 mins drive



Wanborough Primary School
1 miles | 22 mins walk



Wanborough Surgery
1.6 miles | 4 mins drive



Swindon Railway Station
4.5 miles | 13 mins drive



The Dorcan Academy
1.7 miles | 4 mins drive



The Brunel Shopping Centre
4.8 miles | 15 mins drive



Swindon Designer Outlet Shopping Centre
5.4 miles | 13 mins drive



STEAM: Museum of Great Western Railway
5.5 miles | 14 mins drive



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 to have invested over **£8.5 million** in local schemes to support the community surrounding your new home in Redlands Grove.

“Bovis Homes has invested more than **£8.5 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



Redlands Grove

Wanborough

- | | | |
|-----------------------|-----------------------|---------------------------------|
| 3 bedroom home | 4 bedroom home | Linden Homes development |
| The Hazel | The Aspen | Linden Homes development |
| The Spruce | The Chestnut | Affordable housing |
| The Cypress | The Maple | bollards |
| | The Alder | visitor space |
| | | bin store |

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.



Redlands Grove

Wanborough

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 advisor. Development layout plan correct at time of going to print.



The Hazel

3 bedroom home

About this home

The Hazel is an attractive home with looks to impress. The house has impressive features, such as separate hall and sitting room and a superb naturally lit kitchen/dining with French doors. With enough space for three bedrooms and additional bathrooms this is a fantastic home for entertaining your guests.

Key features

- French doors to garden
- Downstairs cloakroom
- Separate sitting room
- Ample storage space
- En suite to bedroom 1



The Hazel

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen / Dining Area	5.24 x 3.02	17'2" x 9'11"
Sitting Room	4.21 x 3.72	13'10" x 12'2"

First floor	metres	feet / inches
Bedroom 1	3.58 x 3.30	11'9" x 10'10"
Bedroom 2	2.99 x 2.77	9'10" x 9'1"
Bedroom 3	2.19 x 3.52	7'2" x 11'7"

The Spruce

3 bedroom home

About this home

This stunning house is a home everyone will love. Your family will love the light, airy living spaces. Your guests will love being entertained in the stylish open-plan kitchen/dining area. You'll love your master bedroom with its luxurious en suite.

Key features

- French doors to garden
- En suite to bedroom 1
- Downstairs cloakroom
- Separate sitting room
- Utility room



The Spruce

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	2.75 x 3.18	9'0" x 10'5"
Dining Area	3.20 x 2.40	10'6" x 7'10"
Sitting Room	3.37 x 5.58	11'1" x 18'4"

First floor	metres	feet / inches
Bedroom 1	3.40 x 3.40	11'2" x 11'2"
Bedroom 2	3.65 x 3.31	12'0" x 10'10"
Bedroom 3	3.67 x 2.21	12'0" x 7'3"

The Cypress

3 bedroom home

About this home

This stunning house is a home everyone will love. Your family will love the light, airy living spaces. Your guests will love being entertained in the stylish open-plan kitchen/dining area. You'll love your master bedroom with its luxurious en suite.

Key features

- French doors to garden
- En suite to bedroom 1
- Downstairs cloakroom
- Separate sitting room
- Utility room



The Cypress

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen / Dining Area	5.58 x 3.18	18'4" x 10'5"
Sitting Room	3.45 x 4.45	11'4" x 14'7"

First floor	metres	feet / inches
Bedroom 1	3.33 x 4.14	10'11" x 13'7"
Bedroom 2	3.32 x 2.88	10'11" x 9'5"
Bedroom 3	2.20 x 3.57	7'3" x 11'9"

The Aspen

4 bedroom home

About this home

A modern take on a traditional design and doesn't disappoint. With 1,370 sq ft of living space, this family home has everything you could want and more. The well-proportioned living room is light and airy. The downstairs study takes the hassle out of working from home and the contemporary, open-plan kitchen/dining area is ideal for entertaining friends and family. Upstairs, the main bedroom, with its luxury en suite, is the perfect place to relax and unwind. While three additional bedrooms give plenty of space for the family and guests. This home has a garage and parking included.

Key features

- Open plan kitchen with dining/family area with bi folding doors to rear garden
- Large separate sitting room
- Ground floor study
- Cloakroom/utility
- En suite and built-in wardrobe to bedroom 1

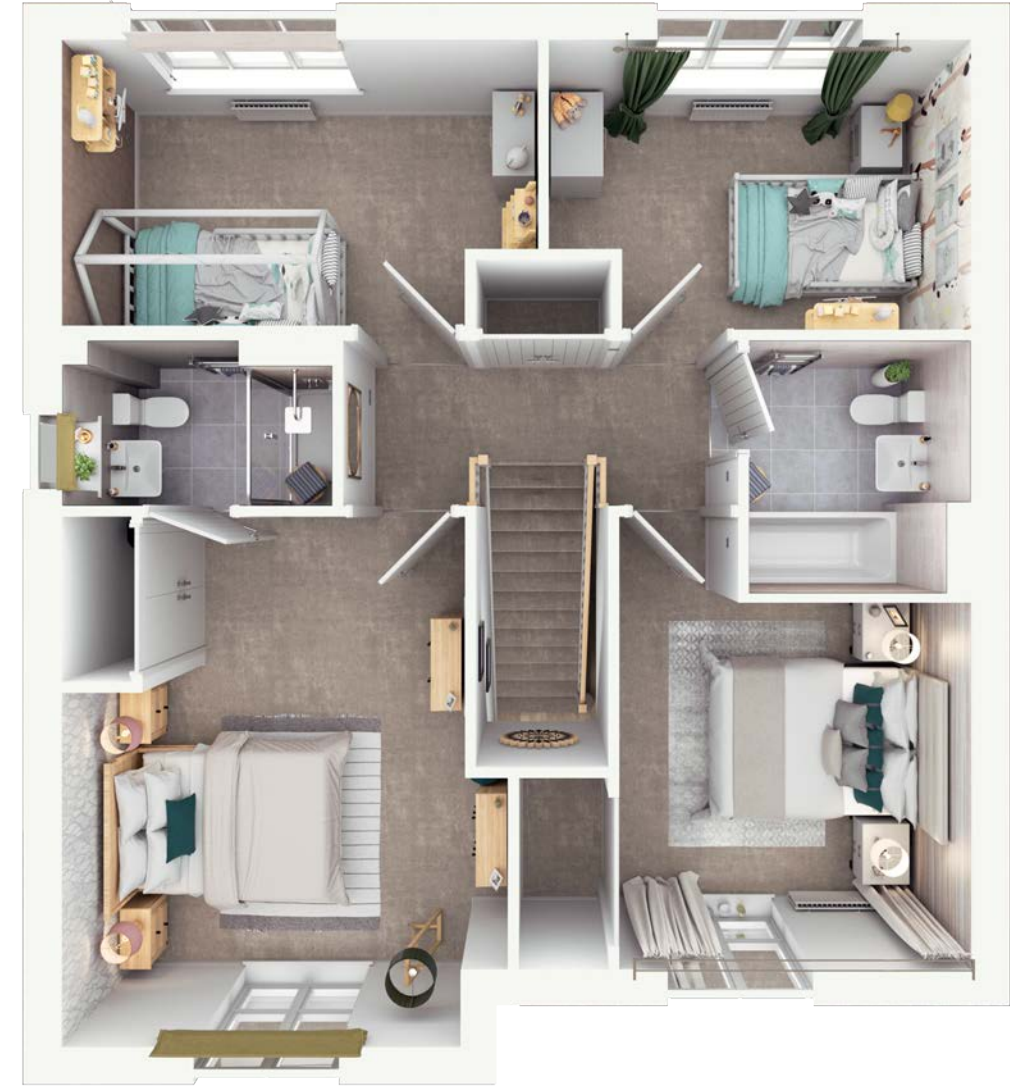


The Aspen

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen / Dining Area	7.83 x 3.43	25'8" x 11'3"
Sitting Room	3.44 x 5.09	11'3" x 16'8"
Study	2.05 x 2.05	6'9" x 6'9"

First floor	metres	feet / inches
Bedroom 1	3.87 x 4.56	12'8" x 15'0"
Bedroom 2	3.04 x 3.14	10'0" x 10'4"
Bedroom 3	4.13 x 2.47	13'7" x 8'1"
Bedroom 4	3.63 x 2.49	11'11" x 8'2"

The Chestnut

4 bedroom home

About this home

The Chestnut is an attractive double-fronted home. The home benefits from several useful living spaces: a spacious kitchen and family/dining area with bifold doors, a study or playroom and a large sitting room with French doors leading to the garden. Upstairs features a generous landing, naturally lit with its own window, there are four generous bedrooms, bedroom one with en-suite and built in wardrobe plus, the family bathroom.

Key features

- Open plan kitchen with dining/ family area with french doors to rear garden
- Ground floor study
- Separate sitting room and french doors to garden
- En suite and built-in wardrobe to bedroom 1
- Built-in storage space



The Chestnut

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	3.10 x 4.00	10'2" x 13'1"
Sitting Room	3.46 x 5.02	11'4" x 16'6"
Dining Area	3.10 x 2.87	10'2" x 9'5"
Family	1.55 x 2.87	5'1" x 9'5"
Study	3.46 x 1.85	11'4" x 6'1"

First floor	metres	feet / inches
Bedroom 1	3.29 x 2.90	10'10" x 9'6"
Bedroom 2	3.48 x 3.41	11'5" x 11'2"
Bedroom 3	2.35 x 3.46	7'9" x 11'4"
Bedroom 4	2.36 x 3.22	7'9" x 10'7"

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.

The Chestnut II

4 bedroom home

About this home

Everyone needs their own space, and that's exactly what you get with this home. There's room for the whole family to relax in the sitting room, and plenty of space to work in the study. The open-plan kitchen/dining area is made for entertaining. Four well-proportioned bedrooms, with the main en suite, ensure every member of the family has a special space they'll be proud to call their own.

Key features

- Open plan kitchen/dining with French doors to garden
- Ground floor study
- Large separate sitting room
- En suite and built-in wardrobe to bedroom 1
- Built-in storage space



The Chestnut II

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	4.65 x 3.55	15'3" x 11'8"
Sitting Room	3.46 x 5.02	11'4" x 16'6"
Dining Area	3.10 x 3.38	10'2" x 11'1"
Study	3.46 x 1.85	11'4" x 6'1"

First floor	metres	feet / inches
Bedroom 1	3.29 x 2.90	10'10" x 9'6"
Bedroom 2	3.48 x 3.41	11'5" x 11'2"
Bedroom 3	2.35 x 3.46	7'9" x 11'4"
Bedroom 4	2.36 x 3.23	7'9" x 10'7"

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.

The Maple

4 bedroom home

About this home

A beautiful large 4 bedroom detached home. Stunning L shaped Kitchen, dining and family area with bi-fold doors leading to the garden. A separate utility room offers the perfect additional space for the busiest for families. The separate sitting room offers a box bay window, letting light flood in. The separate study is a must for all homeworkers.

Upstairs are 4 large bedrooms, a spacious family bathroom with the master bedroom and bedroom 2 including en suite shower rooms.

Key features

- Open plan kitchen with dining/ family area with bi folding doors to rear garden
- Ground floor study
- Separate utility area
- Ample downstairs storage space
- Built-in wardrobe to bedroom one
- En suite to two bedrooms



The Maple

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	3.55 x 3.60	11'8" x 11'10"
Sitting Room	3.55 x 4.56	11'8" x 15'0"
Dining Area	7.34 x 3.29	24'1" x 10'10"
Study	2.54 x 2.33	8'4" x 7'8"

First floor	metres	feet / inches
Bedroom 1	3.55 x 3.64	11'8" x 11'11"
Bedroom 2	3.55 x 3.73	11'8" x 12'3"
Bedroom 3	2.94 x 4.22	9'8" x 13'10"
Bedroom 4	2.94 x 2.97	9'8" x 9'9"

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.

The Alder

4 bedroom home

About this home

The moment you enter this home, you know you've arrived. Spacious, stylish and full of character, it's everything a discerning homeowner could aspire to - and more. The front-facing, bay-fronted living room is light and airy. The showcase kitchen/dining area opens to the garden through feature bi-fold doors. All four bedrooms have space for a double bed, and two have their own en suite.

Key features

- Open plan kitchen with dining/ family area with bi folding doors to rear garden
- Separate sitting room with bay window
- Integral garage
- Built-in wardrobe to bedroom one
- En suite to two bedrooms



The Alder

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	3.54 x 3.29	11'7" x 10'10"
Sitting Room	3.44 x 4.32	11'3" x 14'2"
Dining Area	5.30 x 3.31	17'5" x 10'10"

First floor	metres	feet / inches
Bedroom 1	3.44 x 3.93	11'3" x 12'11"
Bedroom 2	3.07 x 4.37	10'1" x 14'4"
Bedroom 3	3.07 x 3.83	10'1" x 12'7"
Bedroom 4	3.41 x 3.18	11'2" x 10'5"

Redlands Grove

Wanborough

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



Kitchen

3 bedroom
The Hazel
The Cypress
The Spruce

4 bedroom
The Chestnut
The Aspen
The Alder
The Maple

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			■	■			
Indesit hob (60 cm) 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 (75 cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood							■
Downlights in white finish	■	■	■	■	■	■	■
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)

Standard contemporary white Studio Echo sanitaryware suite	■	■	■				
Standard contemporary white Concept Air sanitary ware 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						■	■
Choice of standard Porcelanosa wall tiling (splashback, 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)	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)				■	■	■	■

Bedrooms

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)				■	■	■	■
---	--	--	--	---	---	---	---

Doors and Windows

3 bedroom
The Hazel
The Cypress
The Spruce

4 bedroom
The Chestnut
The Aspen
The Alder
The Maple

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 Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French/bifold 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

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.

Our new housing collection has introduced bright and airy homes, that have been created using larger and a greater number of windows throughout. This, integrated with the higher ceilings gives your property a spacious feel.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas. The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, while attention on master bedrooms and en suites has given the homes added desirability.

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.

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.

Redlands Grove

Wanborough Road,
Wanborough,
Wiltshire SN4 0AA

wanborough.sales@bovishomes.co.uk

From M4 Junction 15

- Follow A419 onto Marlborough Road
- Take the A4312 exit towards A420 / Oxford / Swindon
- At the roundabout, take the 1st exit onto Merlin Way
- Go through 2 Roundabouts
- Continue onto Wanborough Road
- Bovis Homes will be on your left



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



MIX
Paper from
responsible sources
FSC® C014177

When you have finished with this leaflet please recycle it.

Cover photograph of a view from Wombourne. 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, Western region

Linden House, The Jacobs Building, Berkeley Place, Clifton, Bristol BS8 1EH. Telephone: 01793 351698

Produced by the Vistry Group Design Studio.

B1070 DS02704 / 02.23

**Bovis
Homes** 