



Windrush Place

Witney - Phase 5

A taste of local life

bovishomes.co.uk

Bovis
Homes





Welcome to Windrush Place

This exciting new Phase 5 is close to the picturesque market town of Witney in the beautiful Oxfordshire Cotswolds.

Windrush Place is less than two miles from Witney, with its historic, Cotswold stone buildings and pretty River Windrush. The town centre offers great shopping and there are local schools, health and leisure facilities, as well as easy access to nearby Oxford and the M40.

We've a selection of quality 2, 3, 4 and 5 bedroom homes, all carefully designed to complement their charming Cotswold environment.

So, if you're looking for a fantastic new home, in a stunning West Oxfordshire setting, your search ends here.

Getting around

Windrush Place is just a quarter of a mile from the A40, which provides a direct link to Oxford, 14 miles away, and to Junction 8A of the M40, 21 miles away, for London. For Birmingham, Junction 9 of the M40 is only 12 miles away, via the A40 and A34. It's about an hour by train from Oxford Parkway Station to London Marylebone, and for Birmingham trains run from Hanborough Station, 10 miles away. For air travel Heathrow Airport is 58 miles away, via the M40 and M25.

A trip to the shops

Witney offers a great mix of shopping with smaller, independent retailers and large national stores. Marriots Walk and Woolgate Shopping Centres are home to brands such as M&S, Waitrose, Waterstones and the thriving High Street has antiques, jewellery, shoes and well-known fashion stores. In the Market Place a monthly Farmers' Market offers tasty, local produce, and on the edge of town you'll find a B&Q, Lidl and Sainsbury's. Oxford, the city of dreaming

spires is less than 15 miles away, with its covered market and indoor shopping malls, or visit Bicester Village, the designer outlet, just a 21 mile drive.

Taking time out

Famous for its woollen Witney blankets, the town is steeped in history, with centuries-old buildings such as the 13th century St Mary's Parish Church, the Blanket Hall and The Buttercross. Today you can enjoy pubs, restaurants, museums, a cinema, a leisure centre, sports clubs, a golf centre and the tranquil Witney Lakes and Meadows. Cogges Manor Farm is a working, Victorian museum and you'll find 12th century archaeological remains at Bishop's Palace. The Cotswold Wildlife Park at Burford is great for animal-lovers and regal Blenheim Palace is only 13 miles away. A few minutes' drive takes you into the Cotswold Area of Outstanding Natural Beauty with its pretty market towns and quintessential English villages.

Education

Nearby are West Witney Primary and Queen Emma's Primary and others include Our Lady of Lourdes Primary, The Batt Church of England Primary School and Tower Hill Primary School. For senior students there's The Henry Box School and Wood Green School, while The King's School is an independent, Christian school for both primary and senior pupils. Nearby Cokethorpe School, is also an independent school for children aged from 4 to 18. For further education there is Abingdon and Witney College. Oxford University has over 30 independent colleges and is within easy reach.



Windrush Place

Witney - Phase 5
Oxfordshire OX29 7AN
01993 624000

From M40 and Oxford

- Leave the M40 at Junction 8a and take the A40 exit for Oxford / Cheltenham
- Continue on the A40 for nearly 10 miles, bypassing Oxford
- Follow A40 for Witney
- After nearly 20 miles take the A415 exit towards Witney
- Take the A415 exit towards Witney
- At the roundabout take the 5th exit for A415
- Turn left into Thorney Leys
- At the roundabout take the first exit onto A4095 Curbridge Road
- Turn right into the Windrush Place development and follow Centenary Way
- Windrush Place Phase 5 can be found straight ahead



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Cover photograph of Witney. 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, Cotswolds region
Cleeve Hall, Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

Produced by the Vistry Group Design Studio.
WWITY GD55097 / 09.20



Windrush Place

Witney - Phase 5



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.

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WWITY GD59385 / 05.21



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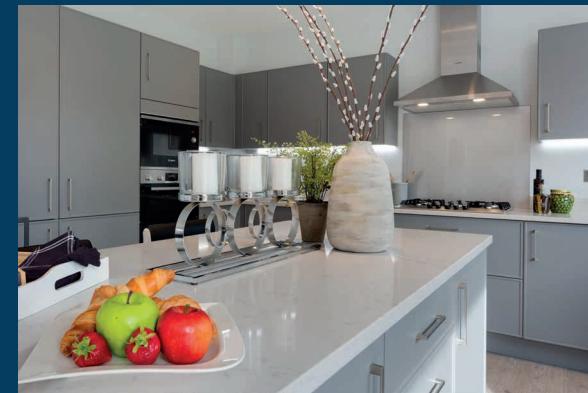
So much choice...

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 is 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.



Windrush Place Witney - Phase 5



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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 house 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.

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WWITY DS01933 / 03.22



Specification

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Windrush Place

Witney - Phase 5

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.

	2 bedroom	The Colwell II	The Hawthorn	3 bedroom	The Magnolia	The Hazel	The Cypress	The Spruce	4 bedroom	The Juniper	The Chestnut II	The Aspen	The Maple	5 bedroom	The Birch	The Silverbirch	2 bedroom	The Colwell II	The Hawthorn	3 bedroom	The Magnolia	The Hazel	The Cypress	The Spruce	4 bedroom	The Juniper	The Chestnut II	The Aspen	The Maple	5 bedroom	The Birch	The Silverbirch
Kitchen																																
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 (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood																																
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood																																
Downlights in white finish	■	■																														
Pre-wired for under unit lighting option	■	■																														
LED under unit flexible strip lighting																																
Fridge / freezer space	■	■																														
Integrated (Indesit) 50 / 50 fridge freezer																																
Space for integrated dishwasher with plumbing and electrics (with removable base unit)	■	■																														
Integrated (Indesit) dishwasher																																
Space for washing machine with plumbing and electrics in utility																																
Space for washing machine with plumbing and electrics in kitchen	■	■																														
Bathrooms and en suite(s)																																
Ideal Standard contemporary white sanitary ware suite	■	■																														
White contemporary white sanitary ware suite with Aqua blade WC technology																																
White close coupled WC to cloakroom	■	■																														
White low profile shower tray with glass enclosure																																
Handheld hair wash attachment																																
Shower over bath	■	■																														
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■																														
Choice of Premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*																																
Shaver socket / toothbrush charger to main en suite	■	■																														
Chrome bezel LED bulkhead to cloakroom, bathroom and en suite(s)	■	■																														
White radiator in bathroom / en suite (where applicable)	■	■																														
Chrome towel warmer in bathroom and en suite(s)																																



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



The Hawthorn

2 bedroom home

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The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.73 x 2.92	12' 2" x 9' 6"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 P7 PHS WWITY |

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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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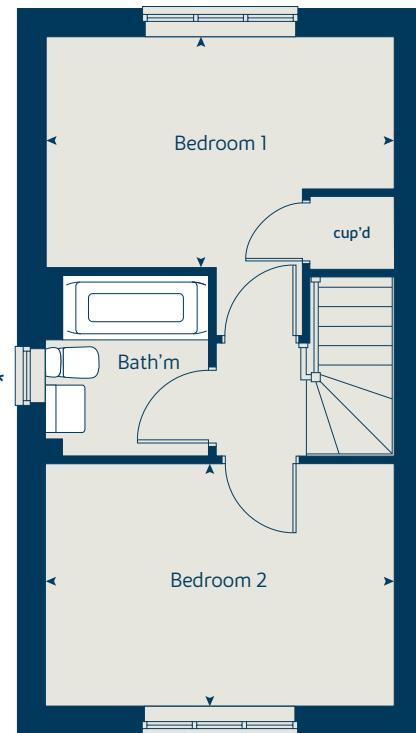
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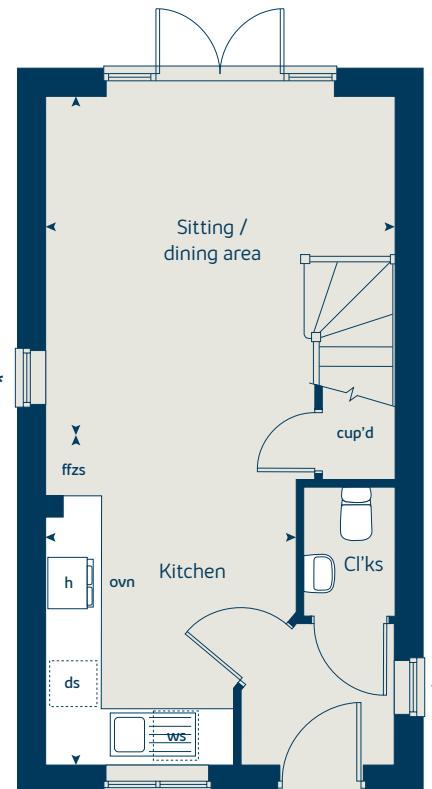
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First floor



Ground floor





The Colwell II

2 bedroom home

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The Colwell II

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.12 x 2.11	10' 3" x 6' 11"
Sitting room / dining area	4.20 x 3.79	13' 9" x 12' 5"

First floor	metres	feet / inches
Bedroom 1	4.20 x 2.68	13' 9" x 8' 10"
Bedroom 2	4.20 x 3.16	13' 9" x 10' 5"

The Colwell II | SH238 PH5 WWITY |

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h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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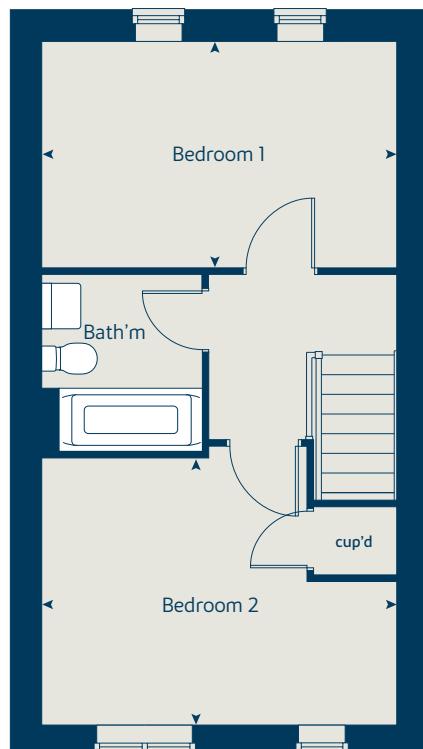
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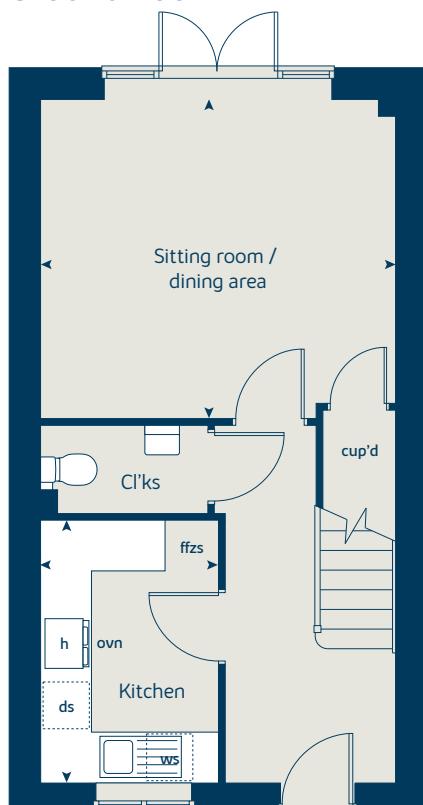
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First floor



Ground floor





The Magnolia

3 bedroom home

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The Magnolia

3 bedroom home

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

First floor	metres	feet / inches
Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

The Magnolia | X327 01 PH5 WWITY |

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

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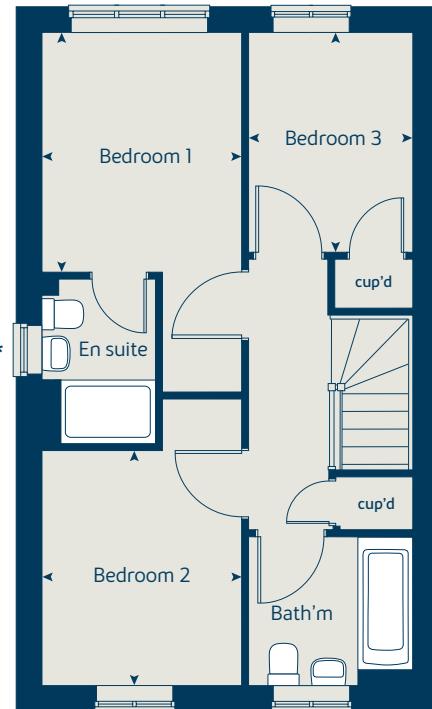
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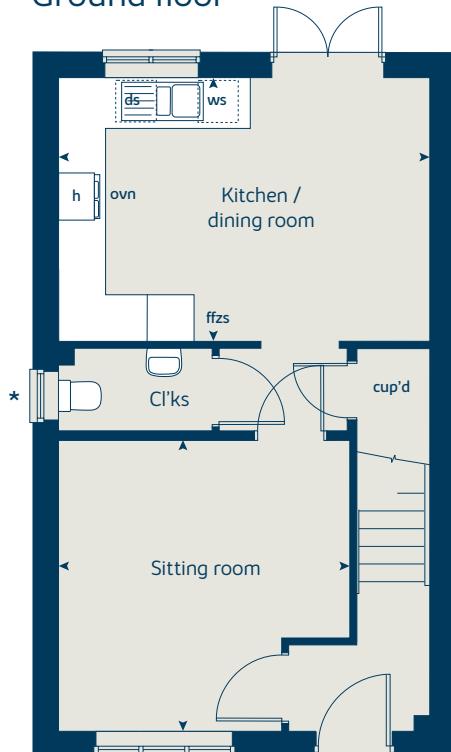
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First floor



Ground floor





The Hazel

3 bedroom home

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The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 P5 vt WWITY |

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

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

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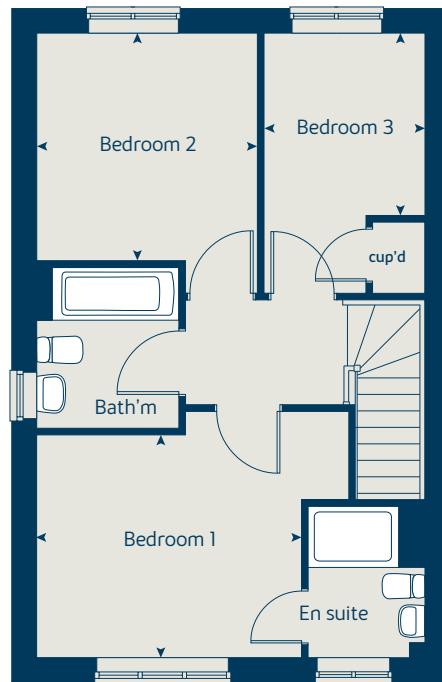
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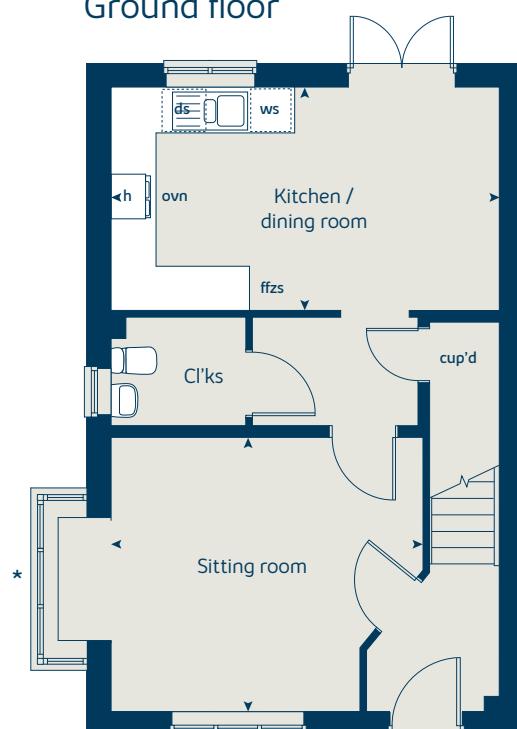
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First floor



Ground floor





The Spruce

3 bedroom home

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The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 (IF) P6 Ph5 WWITY |

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* Windows and door to utility applies to selected plots only. Please see sales consultant for further details.

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

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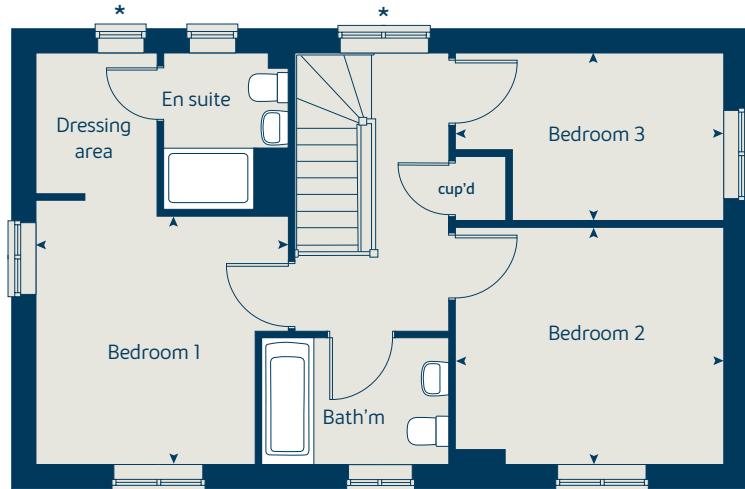
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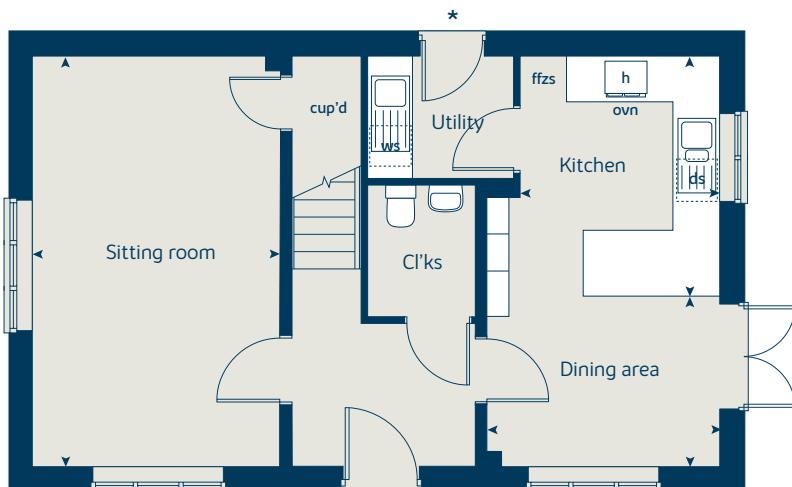
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First floor



Ground floor





The Cypress

3 bedroom home

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The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	3.74 x 3.40	12' 3" x 11' 1"

First floor

Bedroom 1	3.43 x 3.28	11' 3" x 10' 9"
Bedroom 2	3.28 x 2.84	10' 9" x 9' 4"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 PHS WWITY |

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

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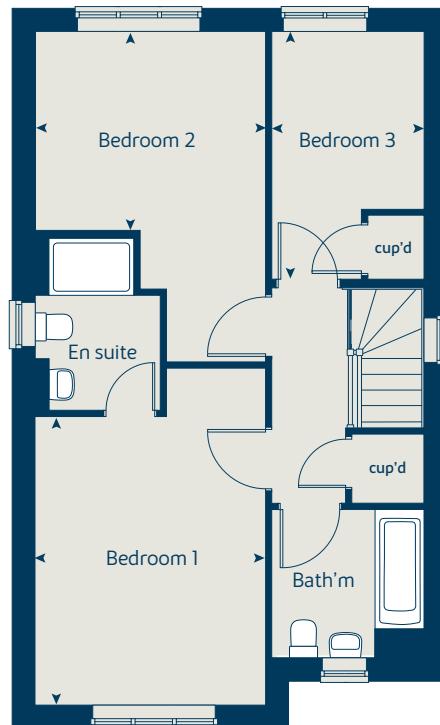
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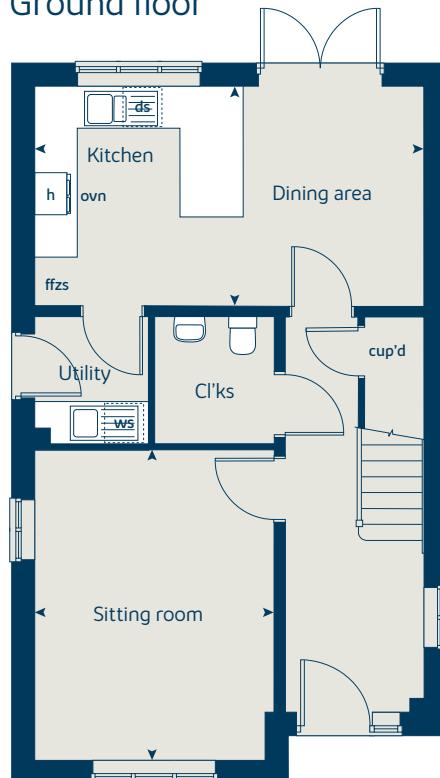
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WWITY GD57376 / 10.20

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 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor	metres	feet / inches
Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

The Juniper | X412 P4 PHS WWITY |

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

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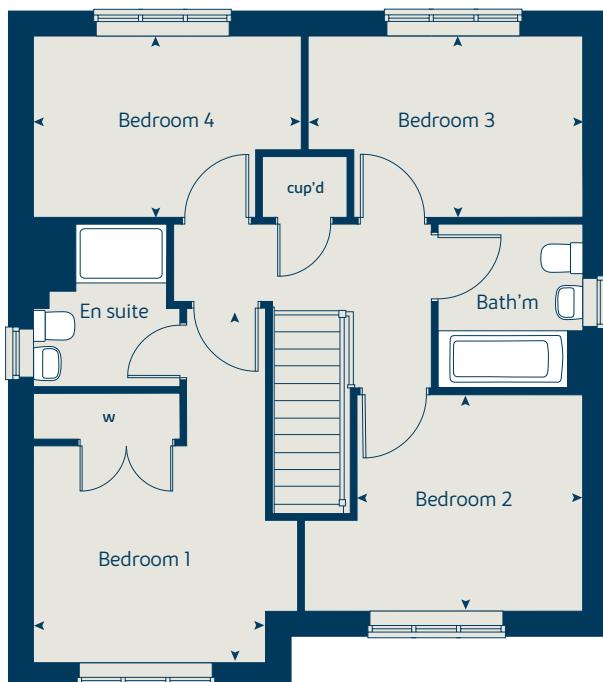
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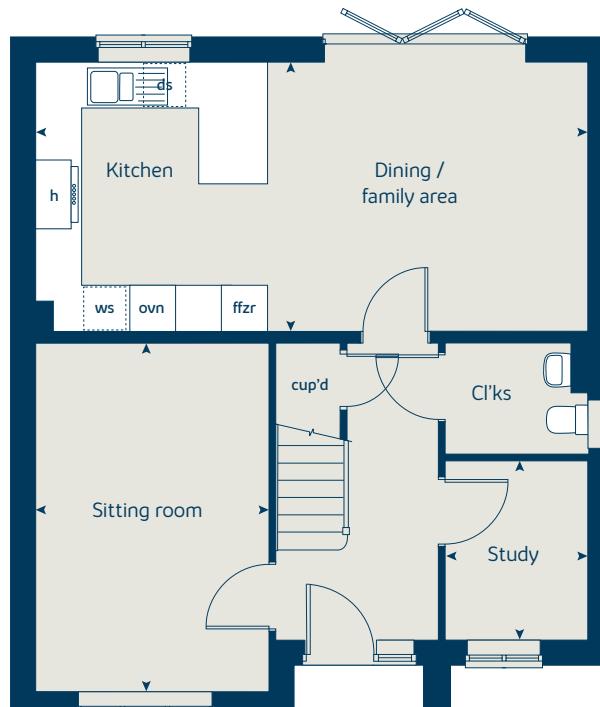
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First floor



Ground floor





The Chestnut II

4 bedroom home

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The Chestnut II

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.59 x 2.85	15' 0" x 9' 4"
Dining area	4.03 x 3.04	13' 2" x 9' 11"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.50 x 2.98	14' 9" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.42 x 2.34	11' 2" x 7' 8"
Bedroom 4	3.25 x 2.35	10' 7" x 7' 8"

The Chestnut II | X413 P5 PHS WWITY |

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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

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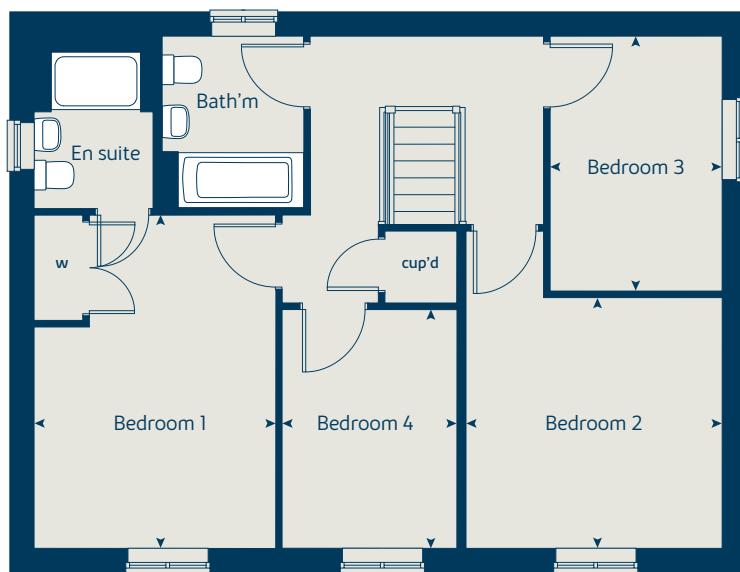
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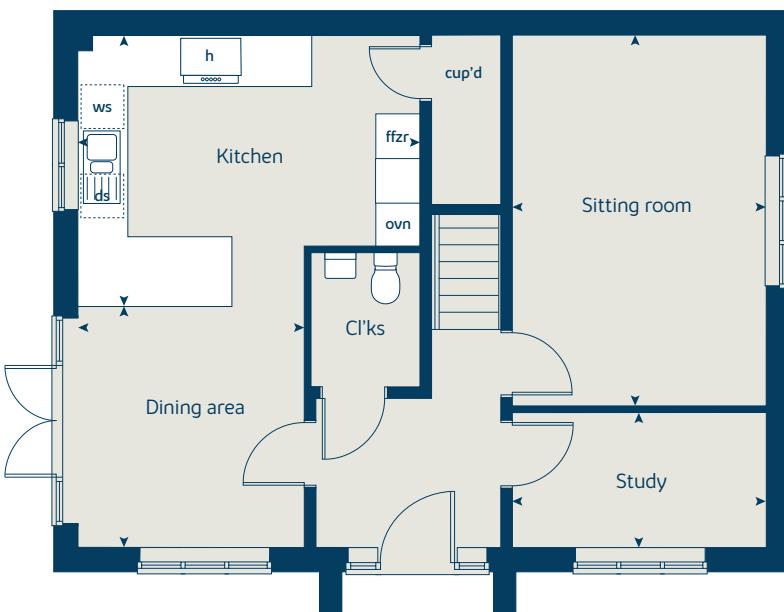
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First floor



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	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	4.50 x 2.68	14' 9" 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 | X414 (IF) O1 vt PH5 WWITY |

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h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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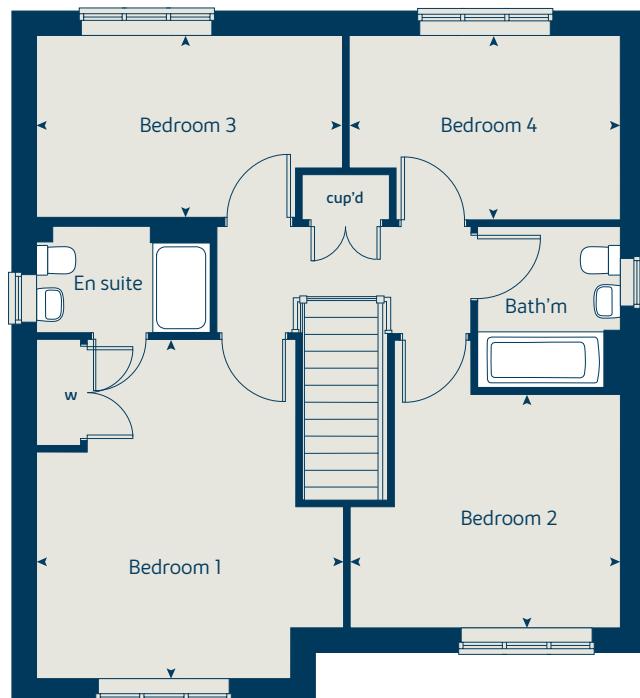
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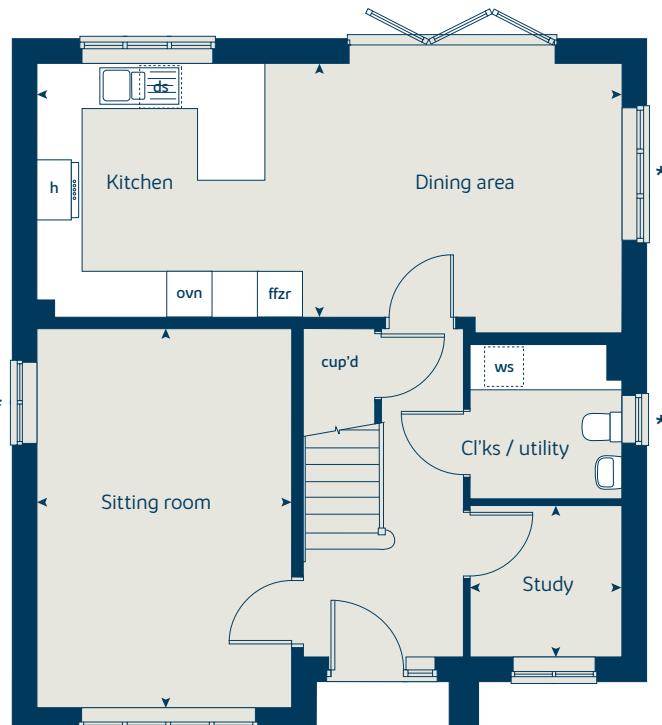
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WWITY GD55097 / 09.20

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	3.55 x 3.50	11' 6" x 11' 5"
Family / dining area	7.29 x 3.29	23' 9" x 10' 8"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor

Bedroom 1	6.58 x 3.50	21' 6" x 11' 5"
Bedroom 2	3.68 x 3.57	12' 0" x 11' 5"
Bedroom 3	4.13 x 2.89	13' 7" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

The Maple | X416 P5 PH5 WWITY |

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

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

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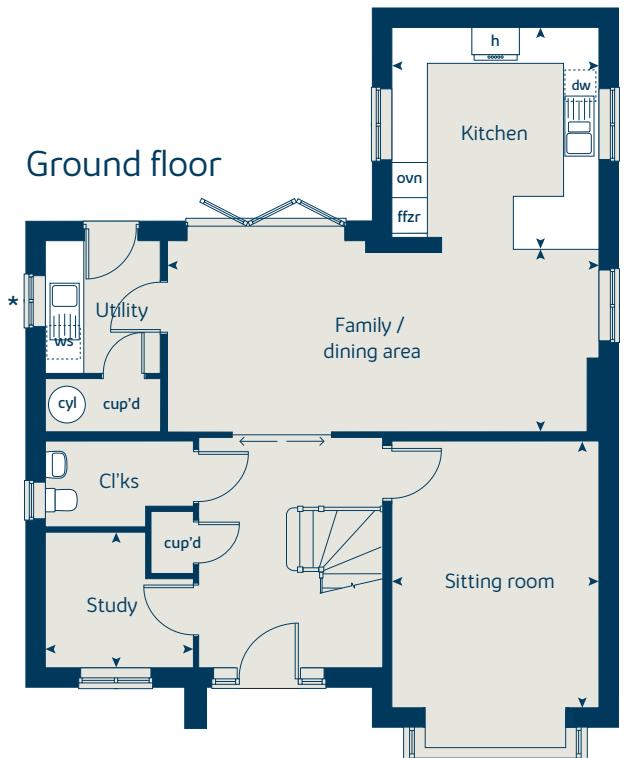
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First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk

Bovis
Homes

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	3.30 x 2.80	10' 9" x 9' 2"
Bedroom 5	2.80 x 2.70	9' 2" x 8' 10"

The Birch | X518 WWITY P5 |

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* Windows and utility door applies to selected plots only.
Please see sales consultant for further details.

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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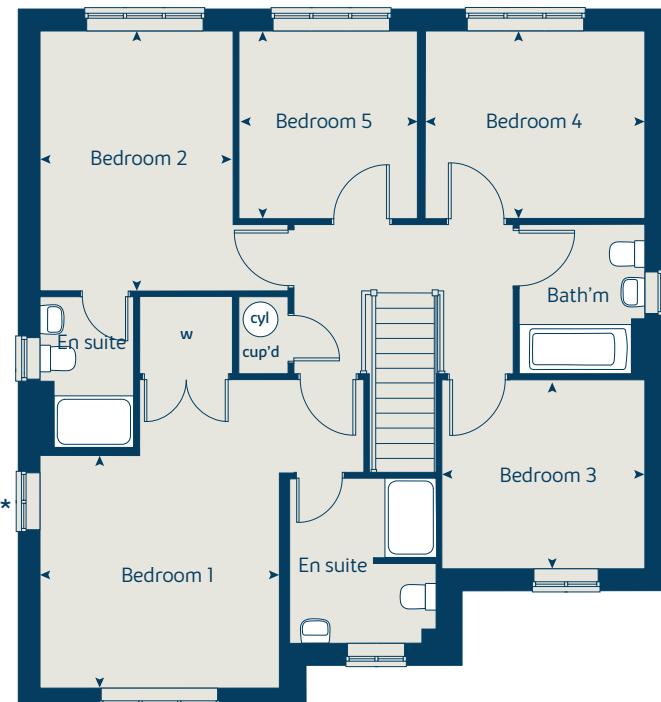
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WWITY GD55097 / 09.20

First floor



Ground floor





The Silverbirch

5 bedroom home

bovishomes.co.uk

Bovis
Homes

The Silverbirch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	4.60 x 3.90	15' 3" x 13' 0"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	3.30 x 2.80	10' 9" x 9' 2"
Bedroom 5	2.80 x 2.70	8' 10" x 9' 2"

The Silverbirch | WX5002 WWITY PH5 |

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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
ffrz	fridge freezer		

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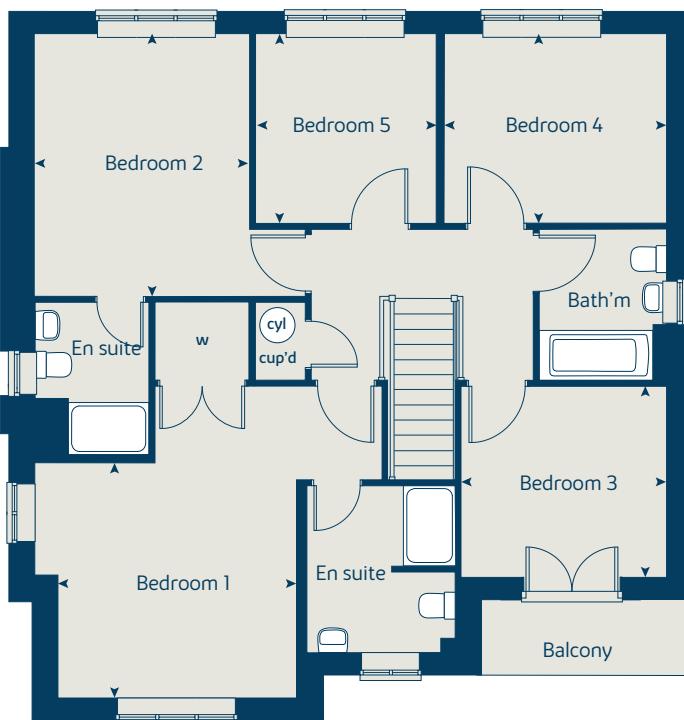
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First floor



Ground floor





The Cypress II

3 bedroom home

bovishomes.co.uk

Bovis
Homes

The Cypress II

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	3.74 x 3.40	12' 3" x 11' 1"

First floor

Bedroom 1	3.43 x 3.28	11' 3" x 10' 9"
Bedroom 2	3.28 x 2.84	10' 9" x 9' 4"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

The Cypress II | X308 (IF) P7 PHS WWITY |

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

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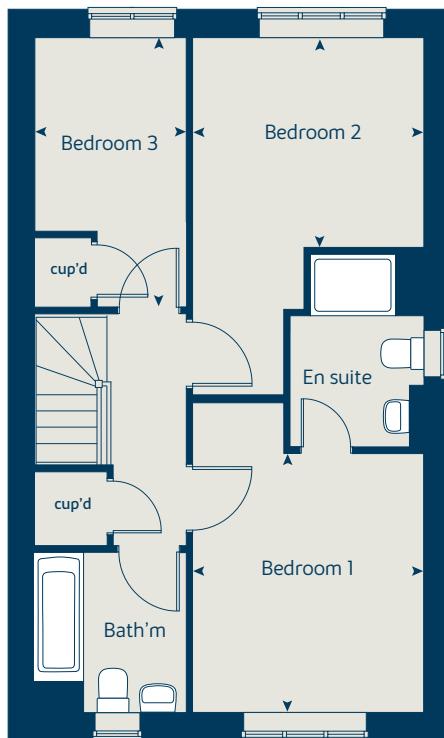
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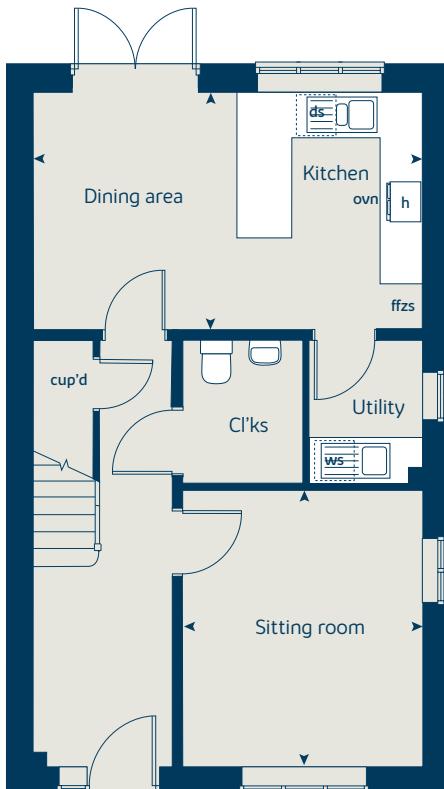
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WWITY GD59385 / 05.21

First floor



Ground floor





The Chestnut

4 bedroom home

bovishomes.co.uk

Bovis
Homes

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.50 x 2.98	14' 9" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.42 x 2.34	11' 2" x 7' 8"
Bedroom 4	3.25 x 2.35	10' 7" x 7' 8"

The Chestnut | X413 P5 PHS WWITY |

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

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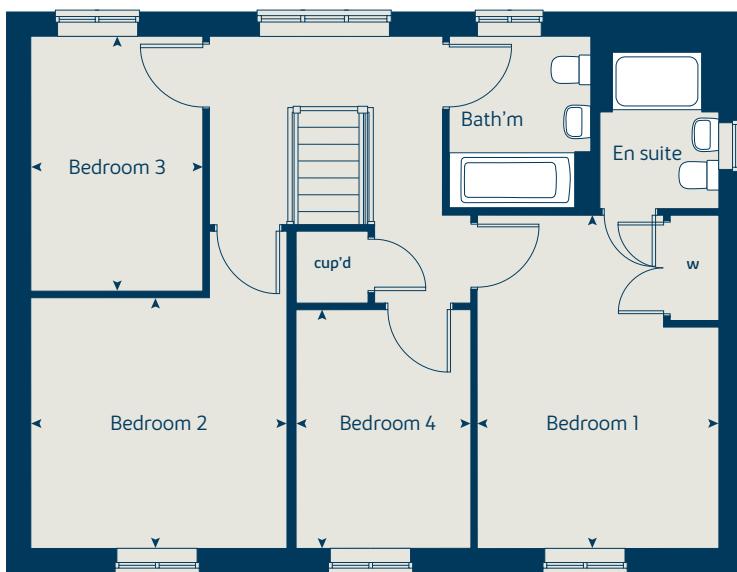
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First floor



Ground floor

