

# Orchard Grove

Taunton





# Orchard Grove

Taunton

Development plan

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# Orchard Grove

Taunton

3 bedroom homes

- The Rowan
- The Spruce
- The Cypress

4 bedroom homes

- The Willow
- The Somerton
- The Aspen

Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes
- visitor space





# The Rowan

3 bedroom home

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# The Rowan

## 3 bedroom home

| Ground floor          | metres      | feet / inches   |
|-----------------------|-------------|-----------------|
| Kitchen               | 2.86 x 2.46 | 9' 5" x 8' 1"   |
| Sitting / dining room | 5.50 x 5.22 | 18' 1" x 17' 1" |

| First floor | metres      | feet / inches   |
|-------------|-------------|-----------------|
| Bedroom 1   | 3.73 x 3.58 | 12' 3" x 11' 9" |
| Bedroom 2   | 2.98 x 2.45 | 9' 9" x 8' 0"   |
| Bedroom 3   | 3.55 x 2.14 | 11' 8" x 7' 0"  |

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

### The Rowan | X306 Orchard Grove |

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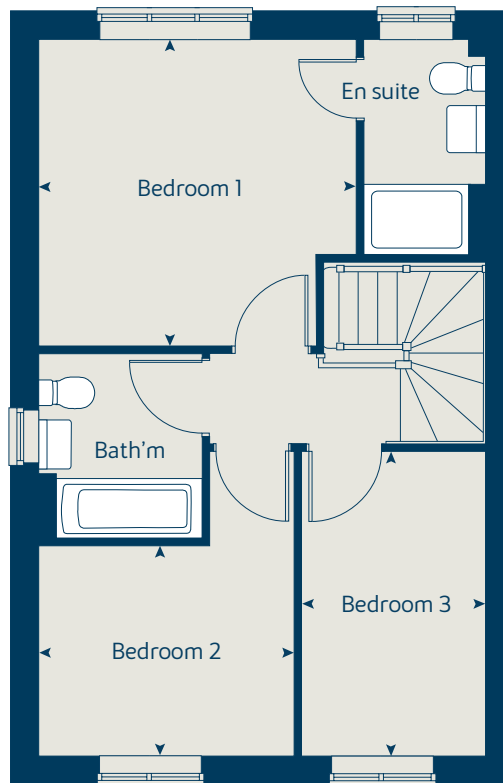
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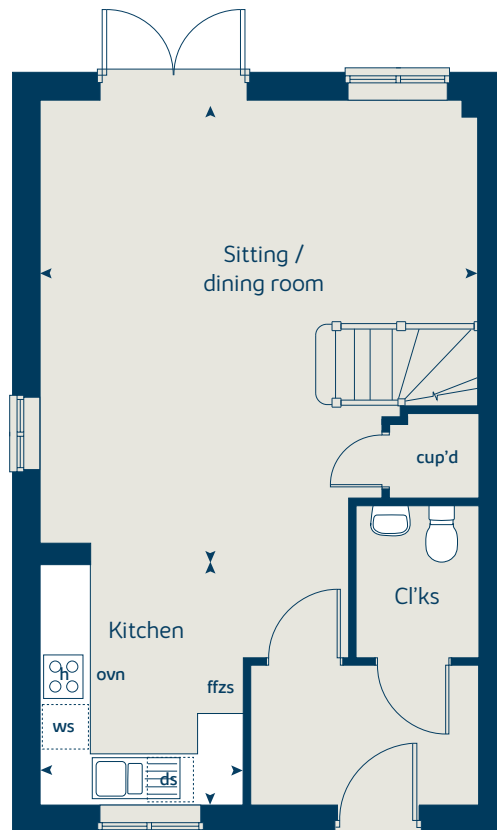
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## First floor



## Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

| Ground floor | metres      | feet / inches   |
|--------------|-------------|-----------------|
| Kitchen      | 3.16 x 2.69 | 10' 4" x 8' 10" |
| Dining area  | 3.17 x 2.39 | 10' 5" x 7' 10" |
| Sitting room | 5.55 x 3.36 | 18' 2" x 11' 0" |

| First floor | metres      | feet / inches    |
|-------------|-------------|------------------|
| Bedroom 1   | 3.36 x 2.95 | 11' 0" x 9' 8"   |
| Bedroom 2   | 3.64 x 3.28 | 11' 11" x 10' 9" |
| Bedroom 3   | 3.64 x 2.18 | 11' 11" x 7' 2"  |

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

### The Spruce | X307v Orchard Grove |

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\* Door and windows apply to selected plots only. Please see sales consultant for further details.

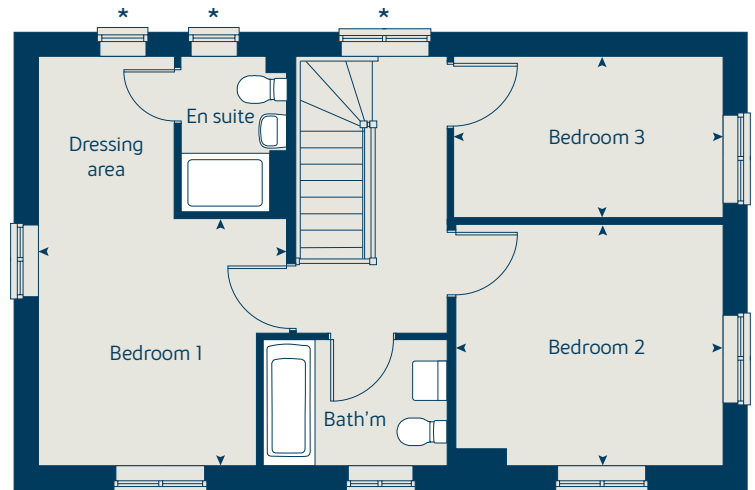
① Alternative side elevation applies to selected plots only. Please see sales consultant for further details.

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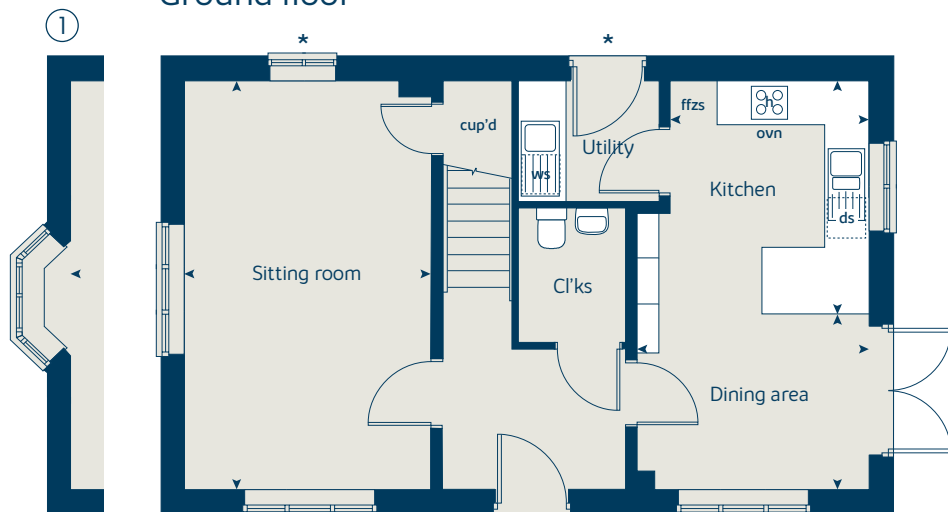
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

| Ground floor          | metres      | feet / inches   |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 5.55 x 3.16 | 18' 2" x 10' 4" |
| Sitting room          | 4.38 x 3.41 | 14' 4" x 11' 2" |

### First floor

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 4.11 x 3.30 | 13' 6" x 10' 10" |
| Bedroom 2 | 3.30 x 2.87 | 10' 10" x 9' 5"  |
| Bedroom 3 | 3.56 x 2.16 | 11' 8" x 7' 1"   |

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

### The Cypress | X308 Orchard Grove |

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

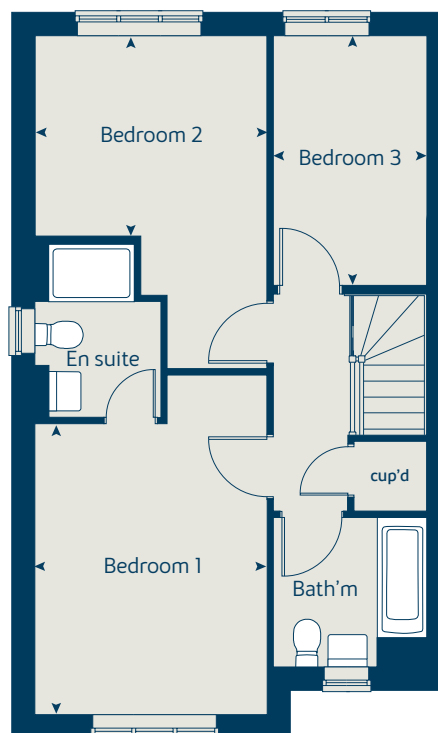
① Alternative first floor layout applies to selected plots only.  
Please see sales consultant for further details.

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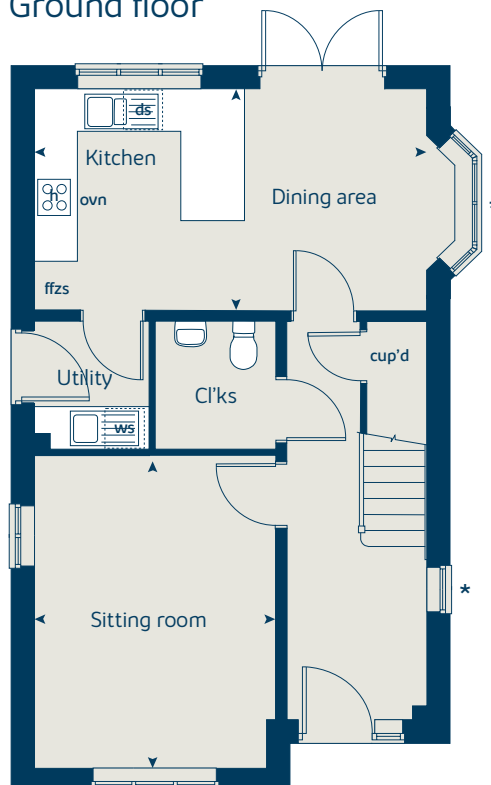
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## First floor



## Ground floor





# The Willow

4 bedroom home

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# The Willow

## 4 bedroom home

| Ground floor          | metres      | feet / inches   |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 5.97 x 3.77 | 19' 7" x 12' 4" |
| Sitting room          | 4.43 x 3.23 | 14' 6" x 10' 7" |

### First floor

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 2 | 4.90 x 3.34 | 16' 1" x 10' 11" |
| Bedroom 3 | 3.37 x 3.34 | 11' 0" x 10' 11" |
| Bedroom 4 | 2.94 x 2.57 | 9' 7" x 8' 5"    |

### Second floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.35 x 3.51 | 14' 3" x 11' 6" |
|-----------|-------------|-----------------|

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

### The Willow | X411 Orchard Grove |

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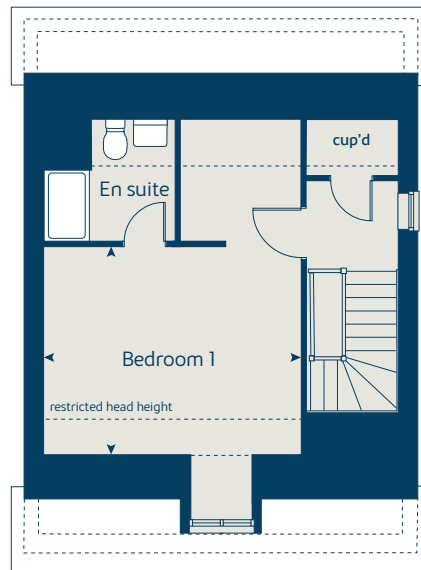
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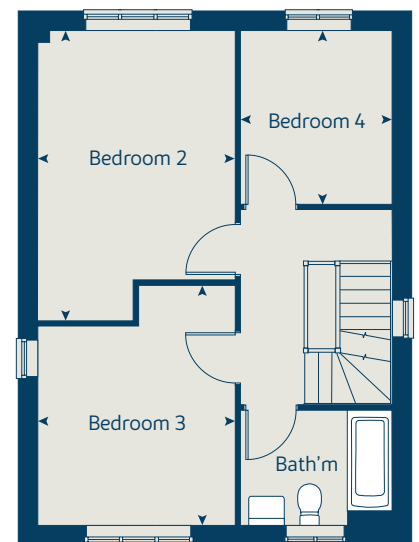
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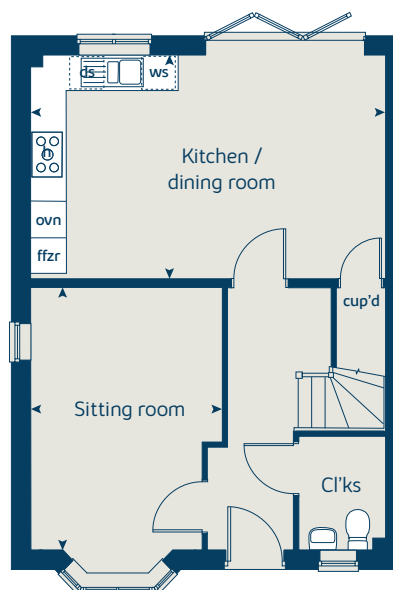
## Second floor



## First floor



## Ground floor





# The Somerton

4 bedroom home

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# The Somerton

## 4 bedroom home

| Ground floor         | metres      | feet / inches   |
|----------------------|-------------|-----------------|
| Kitchen              | 4.06 x 3.05 | 13' 3" x 10' 0" |
| Dining / family area | 4.63 x 2.83 | 15' 2" x 9' 3"  |
| Sitting room         | 5.03 x 3.44 | 16' 6" x 11' 2" |
| Study                | 3.44 x 1.77 | 11' 2" x 5' 9"  |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.48 x 3.25 | 14' 8" x 10' 8" |
| Bedroom 2 | 3.44 x 3.38 | 11' 3" x 11' 1" |
| Bedroom 3 | 3.43 x 2.32 | 11' 2" x 7' 7"  |
| Bedroom 4 | 3.21 x 2.37 | 10' 6" x 7' 9"  |

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

### The Somerton | X413v Orchard Grove |

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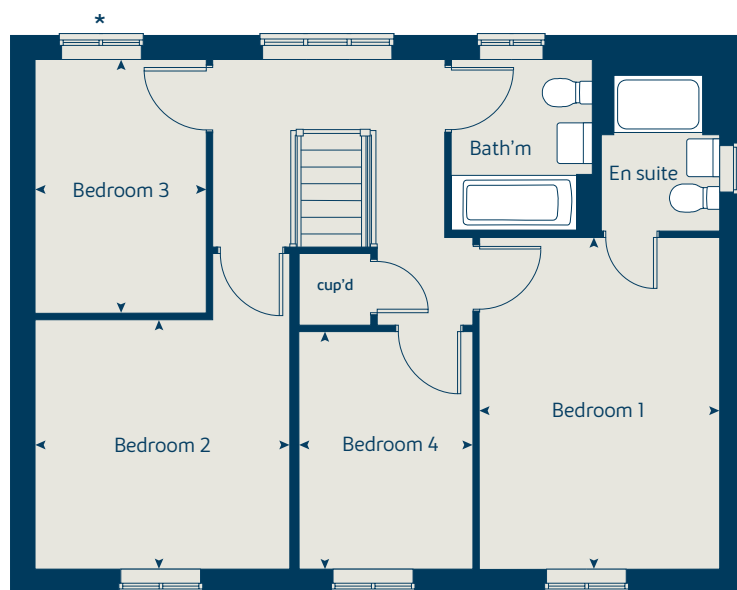
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\* Window applies to selected plots only.  
Please see sales consultant for further details.

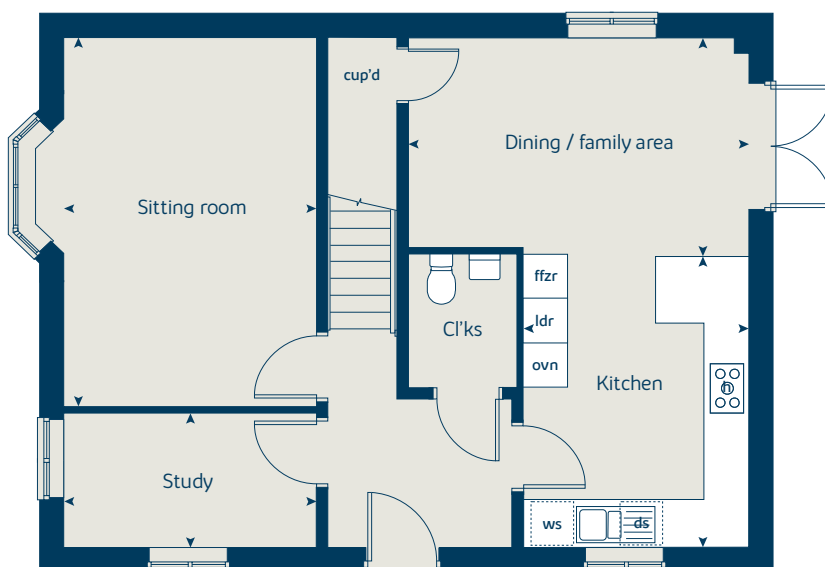
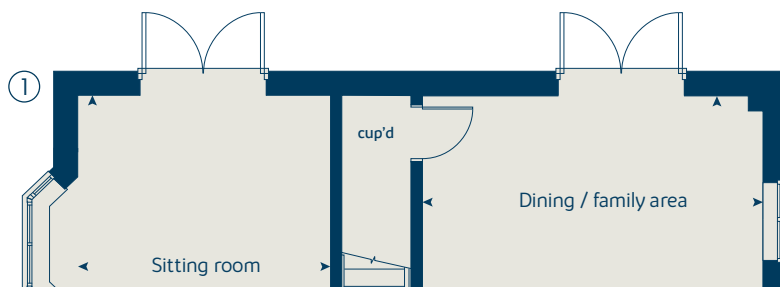
① Alternative ground floor layout applies to selected plots only.  
Please see sales consultant for further details.

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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 | 7.79 x 3.37 | 25' 7" x 11' 1" |
| Sitting room          | 5.08 x 3.41 | 16' 8" x 11' 2" |
| Study                 | 2.02 x 2.02 | 6' 7" x 6' 7"   |

### First floor

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 4.52 x 3.83 | 14' 10" x 12' 6" |
| Bedroom 2 | 3.87 x 3.11 | 12' 8" x 10' 2"  |
| Bedroom 3 | 4.08 x 2.46 | 13' 4" x 8' 0"   |
| Bedroom 4 | 3.62 x 2.46 | 11' 10" x 8' 0"  |

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

### The Aspen | X414 Orchard Grove |

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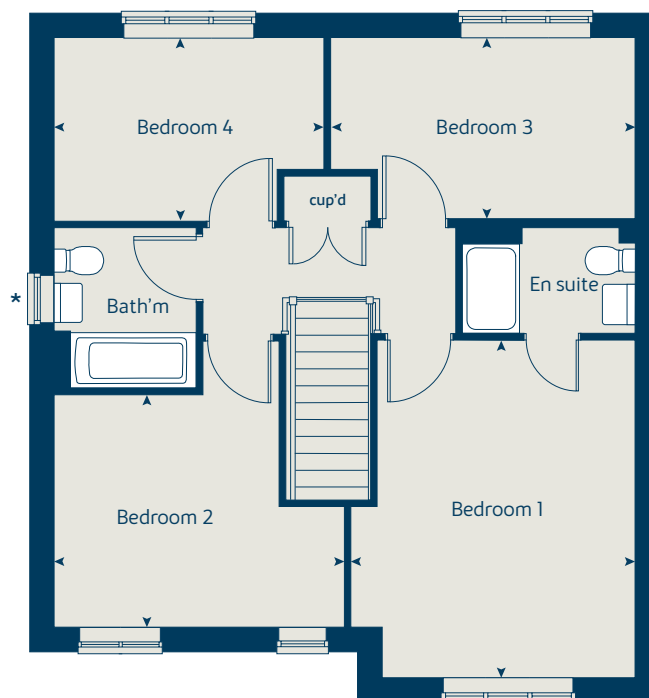
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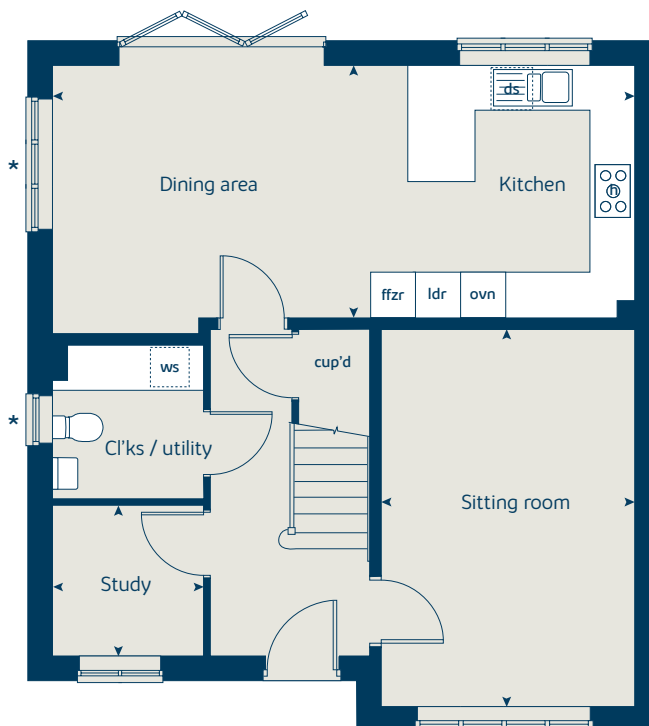
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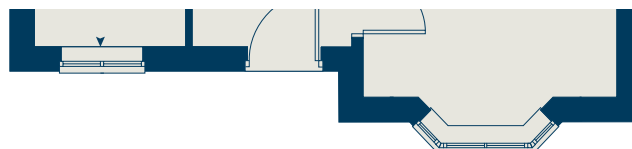
### First floor



### Ground floor



①





# Orchard Grove

Comeytrowe

Specification

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# Orchard Grove

## Comeytrowe

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.

|                                                                                                              | 3 bedroom<br>The Rowan<br>The Cypress<br>The Spruce | 4 bedroom<br>The Somerton<br>The Aspen<br>The Willow |   |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|---|
| Kitchen                                                                                                      |                                                     |                                                      |   |
| Choice of standard fitted kitchen (doors & 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 (60cm) with built-in single oven, with stainless steel splashback and curved glass chimney hood. | ■                                                   | ■                                                    | ■ |
| Hotpoint hob (75 cm) with built-in double oven, with glass splashback and curved glass chimney hood.         |                                                     |                                                      |   |
| Cabinets pre-wired for under-unit lighting option                                                            | ■                                                   | ■                                                    | ■ |
| Fridge/freezer space                                                                                         | ■                                                   | ■                                                    | ■ |
| Indesit Integrated 50/50 fridge-freezer                                                                      |                                                     |                                                      |   |
| Space for integrated dishwasher with plumbing and electrics                                                  | ■                                                   | ■                                                    | ■ |
| Space for washing machine with plumbing and electrics in kitchen                                             | ■                                                   |                                                      |   |
| Space for washing machine with plumbing and electrics in utility                                             |                                                     | ■                                                    | ■ |
| Bathrooms and en suite(s)                                                                                    |                                                     |                                                      |   |
| Ideal Standard contemporary white sanitaryware                                                               | ■                                                   | ■                                                    | ■ |
| Ideal Standard close coupled WC to cloakroom                                                                 | ■                                                   | ■                                                    | ■ |
| Ideal Standard low profile shower tray with glass enclosure to bedroom 1 ensuite                             | ■                                                   | ■                                                    | ■ |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm 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)                                                              |                                                     |                                                      |   |

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



3 bedroom

The Rowan

The Cypress

The Spruce

4 bedroom

The Somerton

The Aspen

The Willow

## Doors and Windows

|                                                                                        |   |   |   |   |
|----------------------------------------------------------------------------------------|---|---|---|---|
| Front door with multi-point security locking system and security chain                 | ■ | ■ | ■ | ■ |
| Chrome plated front door numerals                                                      | ■ | ■ | ■ | ■ |
| PVCu double glazing to windows                                                         | ■ | ■ | ■ | ■ |
| Double glazed PVCu French doors                                                        | ■ | ■ | ■ | ■ |
| Powder coated aluminium double glazed bi-fold doors                                    |   |   |   |   |
| Internal Cottage style pre-primed doors 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 to lounge and study where applicable                                        | ■ | ■ | ■ | ■ |
| Gas central heating with wall mounted combi-boiler, 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 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                                          | ■ | ■ | ■ | ■ |

## 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.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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