

Orchard Grove

Taunton



2 bedroom home

3 bedroom home

4 bedroom home

 Affordable housing

 The Holly

 The Beech

 The Aspen

 The Spruce

 The Chestnut

 The Rowan



The Holly

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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	3.72 x 3.67	12' 2" x 12' 0"

First floor

Bedroom 1	3.59 x 3.20	11' 9" x 10' 5"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

The Holly | X204 01 BB1011 |

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* Windows apply to plots X and X 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

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.

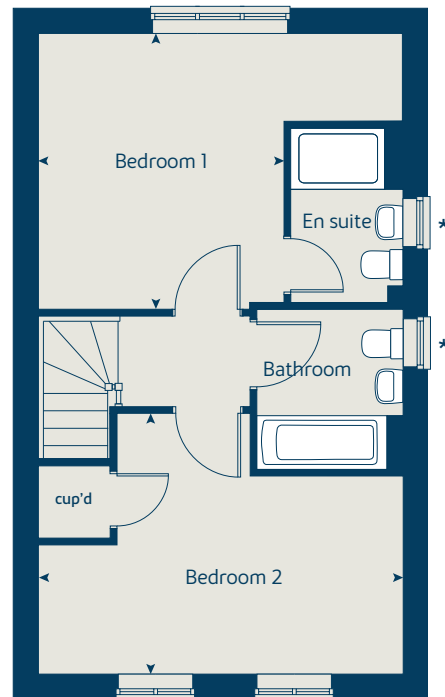
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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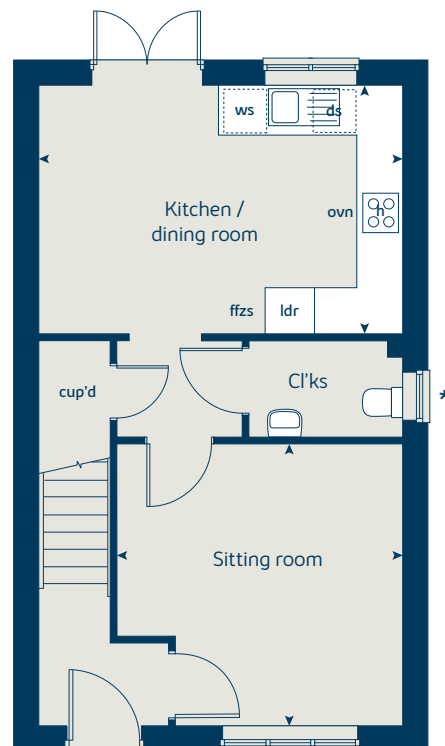
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First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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	metres	feet / inches
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) 01 BB1011 |

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

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

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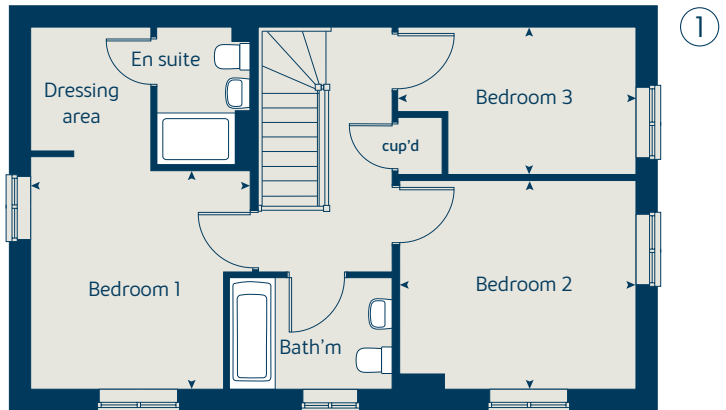
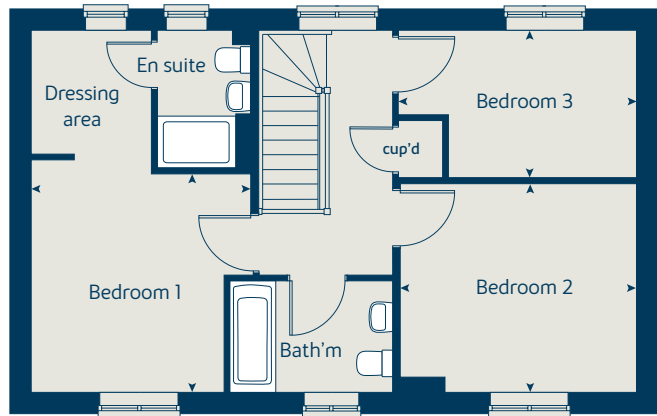
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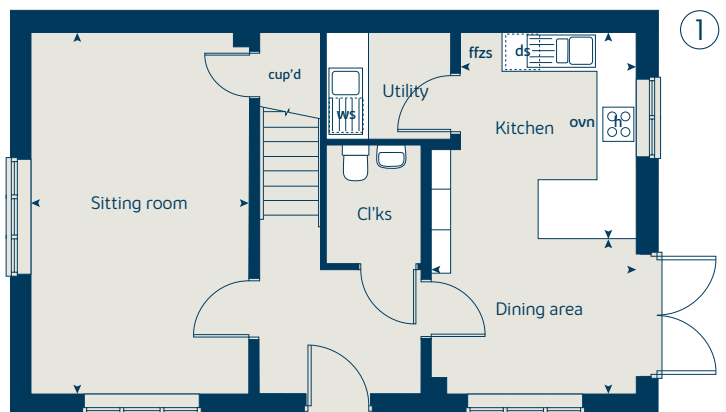
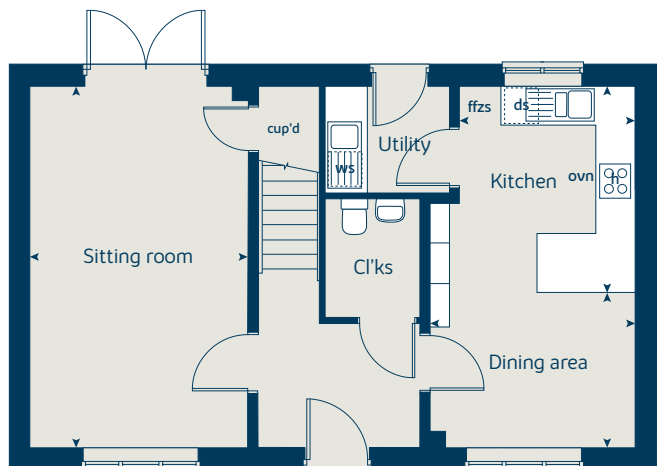
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First floor



Ground floor





The Rowan

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

The Rowan | X306 01 BB1011 |

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

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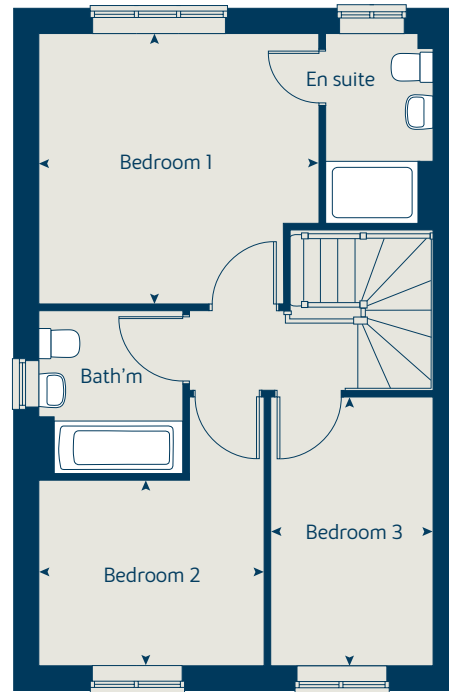
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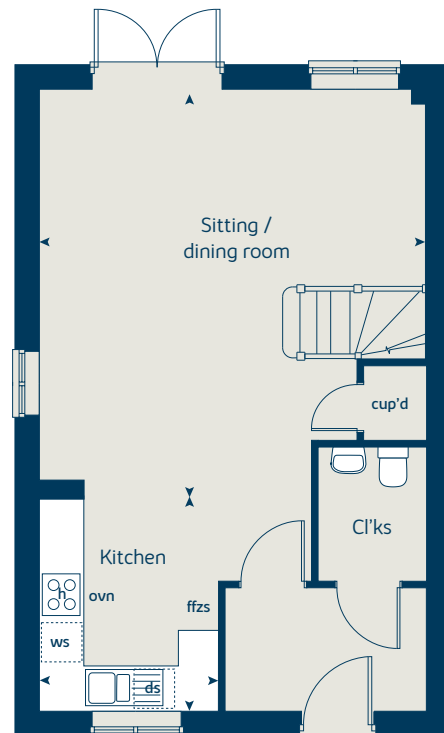
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BB1011 GD61137 / 11.21

First floor



Ground floor





The Beech

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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	4.00 x 3.72	13' 1" x 12' 2"

First floor

Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor

Bedroom 1	4.74 x 4.06	15' 6" x 13' 3"
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The Beech | X309 01 BB1011 |

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

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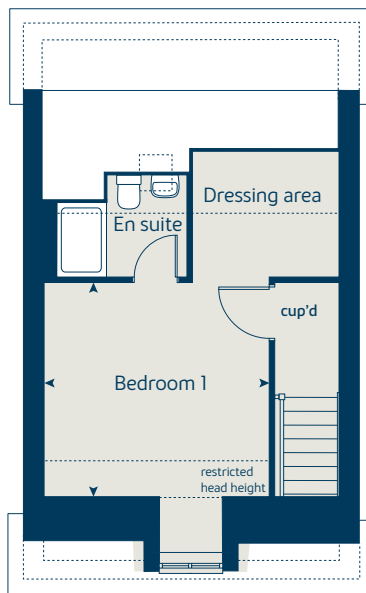
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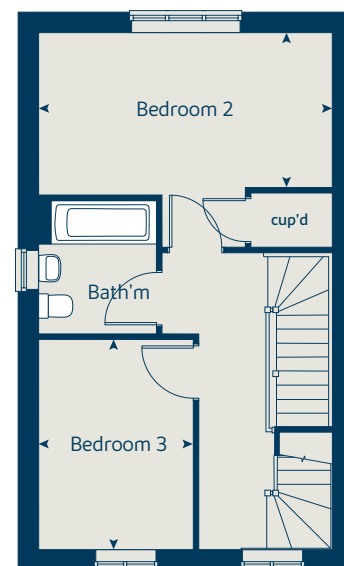
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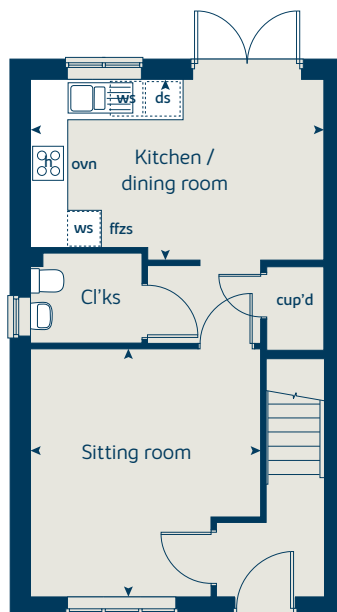
Second floor



First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

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	4.05 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 | X414 (IF) 01 BB1011 |

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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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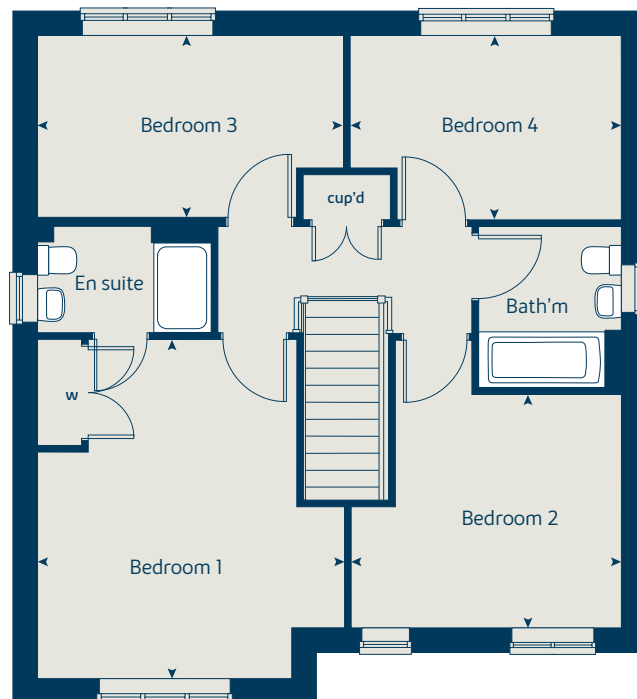
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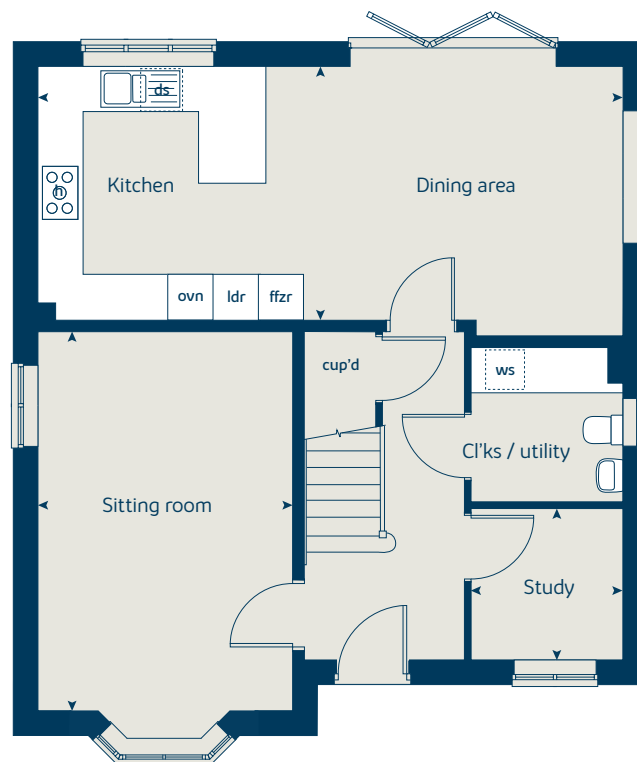
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First floor



Ground floor





The 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

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | X413 01 BB1011 |

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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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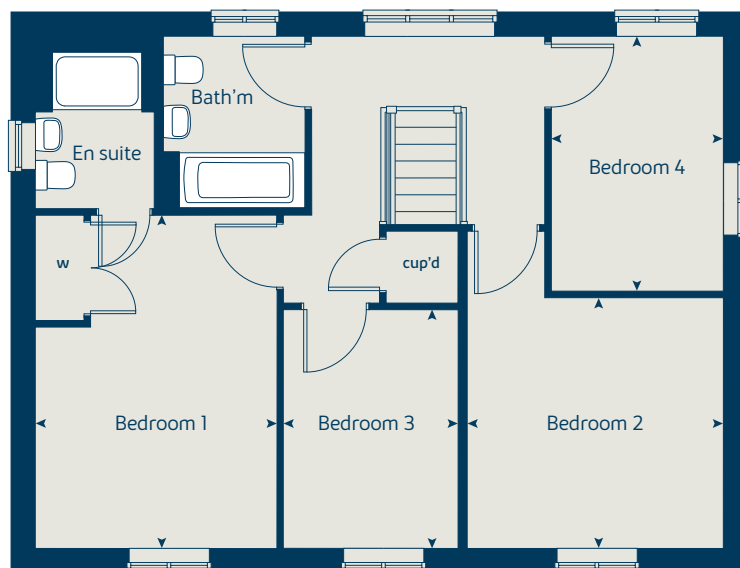
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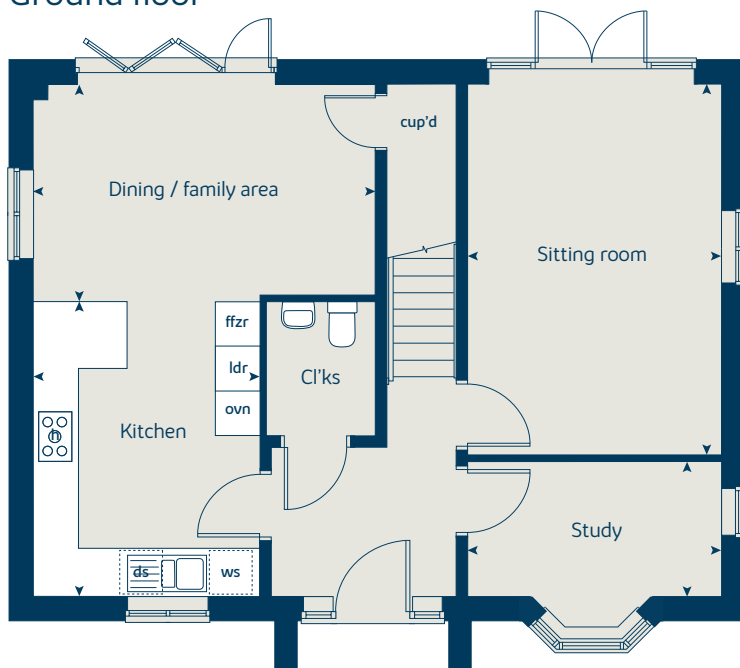
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First floor



Ground floor



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.



Orchard Grove

Taunton



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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.

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Specification

bovishomes.co.uk



Orchard Grove

Taunton

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 Holly
3 bedroom
The Rowan
The Spruce
The Beech
4 bedroom
The Chestnut
The Aspen

Kitchen

Choice of Standard 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 (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					■	■
Downlights in white finish	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■		
Integrated (Indesit) 50 / 50 fridge freezer					■	■
Integrated (Indesit) dishwasher			■			■
Space for washing machine with plumbing and electrics in kitchen	■	■		■		

Bathrooms and en suite(s)

Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■	■		
Ideal 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	■	■	■	■	■	■
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)					N	N
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2 bedroom
The Holly
3 bedroom
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Doors and Windows

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 / 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)	■	■	■	■	■	■
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



Orchard Grove

Taunton

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Orchard Grove

This exciting new development is in the rolling Somerset countryside, just a few minutes' drive from the bustling, county town of Taunton and within easy reach of Junction 25 of the M5 motorway.

It's a little over 2 miles to Taunton where you'll find a choice of supermarkets, plus an array of town centre shops, restaurants, tea rooms and cafes.

There's plenty to entertain you with two theatres, a cinema, leisure facilities, sports clubs and the popular Taunton Racecourse and Somerset County Cricket Ground.

The beautiful Quantock Hills and Blackdown Hills, Areas of Outstanding Natural Beauty, are both less than 10 miles away, and the scenic North Somerset coast is half an hour's drive.

Orchard Grove is just off the A38 at Comeytrove, about 4 miles from the pretty market town of Wellington and approximately 3 miles from Junction 26 of the M5.

Regular train services also run from Taunton Railway Station to London Paddington, Exeter and Bristol.

Our range of 2, 3 and 4 bedroom homes are designed to embrace contemporary living with popular features such as open-plan living, stylish fitted kitchens, bi-fold doors and master bedrooms with en suite.

So if you're looking for a quality new home in this sought after location your search ends here!



The perfect position

Education for everyone

There are a number of primary schools within less than 3 miles of Orchard Grove including Trull Church of England Primary; Bishop Henderson Church of England Primary and Parkfield Primary. Taunton also has several secondary schools, the nearest being The Castle School and Bishop's Fox Community School, both taking students aged 11 to

16. For higher education, apprenticeships and business learning, Bridgwater and Taunton College is only 2 miles. The town is also to a number of independent schools, including Taunton School, King's Hall School, Queen's College, King's College and Wellington School, catering for all ages.


The Castle School
1.9 miles | 7 mins drive




Sheppy's Cider Farm
1.2 miles | 23 mins walk




College Way Surgery
2.3 miles | 7 mins drive




The Brewhouse Theatre
3.3 miles | 11 mins walk



Wellington Sports Centre
4.8 miles | 12 mins drive



Vivary Park
2.6 miles | 7 mins drive



Bishop Henderson Church of England Primary School
2.4 miles | 7 mins drive



Rumwell Farm Shop and Restaurant
0.3 mile | 6 mins walk



Orchard Grove



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

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 **£2.3 million** in local schemes to support the community surrounding your new home in Orchard Grove.

“Bovis Homes have invested more than **£2.3 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



Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Help to Buy



Backed by HM Government

An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

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

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

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

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.

Orchard Grove

Wellington Road, Comeytrove,
Taunton TA4 1EL
01823 711 204

From J25 M5

- Follow A358 and A3038 to Wood Street / A3807 in Taunton
- Turn right onto A38 / Wellington Road
- Go through 1 roundabout
- Arrive at Comeytrove and Bovis Homes will be on your right hand side.



When you have finished with this leaflet please recycle it.

Cover photograph of Taunton. Not view from the development. The streetscene 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: 01823 711204

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