

**LOVELL**  
HOMES

PRESENTS



A JOINT VENTURE WITH



WELCOME TO



Enjoy a new life in the historic Norfolk market town of Wymondham, where the twin towers of the Abbey rise against the backdrop of the Tiffey Valley.

Rural, yet within striking distance of Norwich and with good transport links to London, you and your family can enjoy country living that's not too remote.

We're proud to present William's Park, a traditionally designed and well-built collection of two, three, four and five-bedroom homes with outdoor space and offering versatility for home working with fibre broadband available.



Wymondham Abbey



Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

**Most of all, once you step through the front door, we want you to know you're home.**



Wensum Grange showhome interior



Wensum Grange showhome interior



St Mary's View showhome interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.





**SQV**  
STYLE  
QUALITY  
VALUE

It's what makes  
our homes unique

St Mary's View showhome interior

**At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.**

That's why every Lovell home has style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

**S**

INSPIRING STYLE

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A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

**Q**

UNRIVALLED QUALITY

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We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

**V**

EXCEPTIONAL VALUE

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But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



# LIFE AT WILLIAM'S PARK



Wymondham has been a bustling market town since Anglo Saxon times. It retains a charming rural Norfolk feel, yet has all the modern facilities you could need.

With Wymondham Abbey, founded in 1107, as a backdrop, much of the town boasts beautiful historic buildings, including The Green Dragon pub, which has served the finest ales since 1371. It's one of several cosy inns and tearooms.

The town boasts Wymondham College, one of the highest-performing state schools in the country, together with Wymondham High Academy and several notable primary schools.

Meanwhile, the town centre has a range of shops and banks nestled around Market Cross, together with other essentials like a Waitrose and Morrisons, doctors' surgeries, post offices and vets.



The White Hart, Wymondham



Wymondham town sign

Waitrose, Wymondham

## PLACES TO SEE, LOCATIONS TO EXPLORE



The town boasts a wide variety of interesting independent shops, but for complete retail therapy try Norwich, with its shopping centres like Chapelfield, Norwich Lanes and the Castle Quarter. The city also has lots of cultural events, including shows at the Theatre Royal or live bands at the University of East Anglia LCR and Waterfront.

Fans of the great outdoors will love Thetford Forest, ideal for recreation and home to the Go Ape attraction. The Norfolk Broads need no introduction and are just the other side of Norwich, while the county's coastal gems such as Wells-next-the-Sea, Sheringham and Blakeney are to the north.



Wymondham Leisure Centre



Theatre Royal, Norwich



Marks & Spencer, Norwich



Thetford Forest

There's plenty to do in Wymondham, which is also the perfect base for exploring all the natural beauty that Norfolk offers.

For the active, the town's leisure centre has a gym, swimming pool, sports courts, spa and fitness studio. And for those who like places to visit, there's the Abbey, or you can discover the town's history at the Wymondham Heritage Museum.



# IDEALLY LOCATED



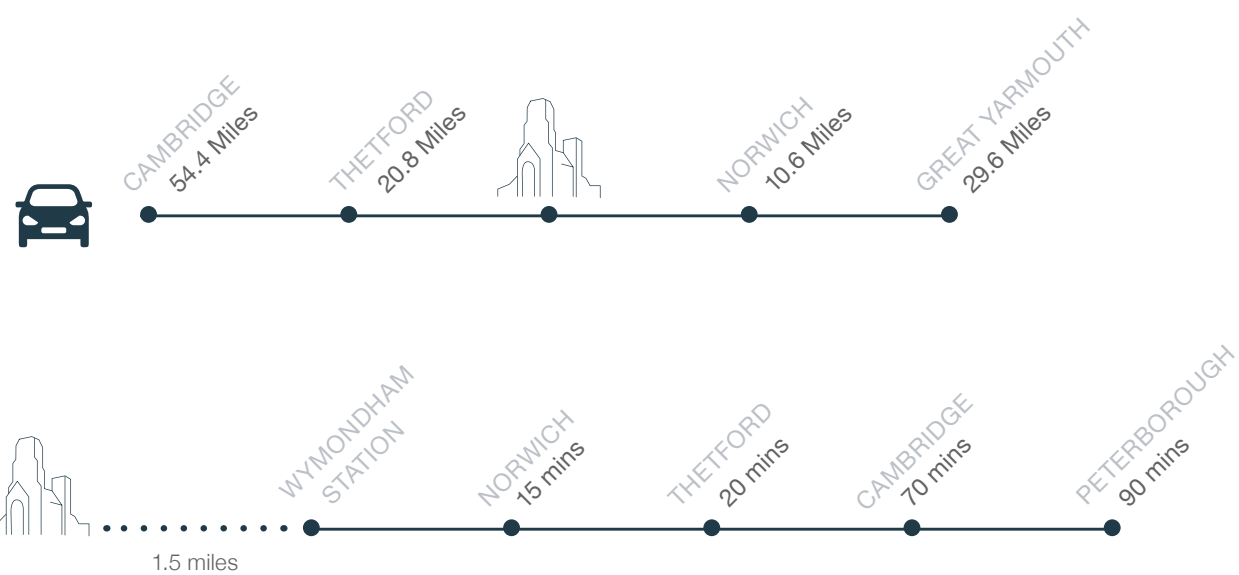
Wymondham has excellent transport links. By car, the A11 runs from Norwich, down to Thetford and Cambridge, where it links with the M11 into London. William's Park is 1.5 miles from Wymondham rail station.

## FROM NORWICH / THE NORTH

Head West out of Norwich along Newmarket Road/A11, following the signs for Thetford. Continue along the A11 and onto the Hethersett Bypass for three miles, before taking the B1135 exit towards Wymondham. Continue on the B1135, then take the second exit at the roundabout onto Harts Farm Road/B1172. Keep left at the traffic lights and continue along London Road, past the Fire Station and at the roundabout continue over, where you'll find William's Park situated on your left.

## FROM THETFORD / THE SOUTH

Head East out of Thetford along Norwich Road/A1075 until you reach the A11. After ten miles, continue along the A11/Attleborough bypass for another five miles before taking the B1172 towards Wymondham. Take the second exit at the roundabout to continue along London Road/B1172. After a further two miles, you'll find William's Park situated on your right.



\* Distances and times taken from Google Maps.



# HOW TO PURCHASE

**Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!**



## REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



## CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



## KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



## EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



## NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



## MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and handover certificate.



## BLACKMOOR

2 bedroom apartment

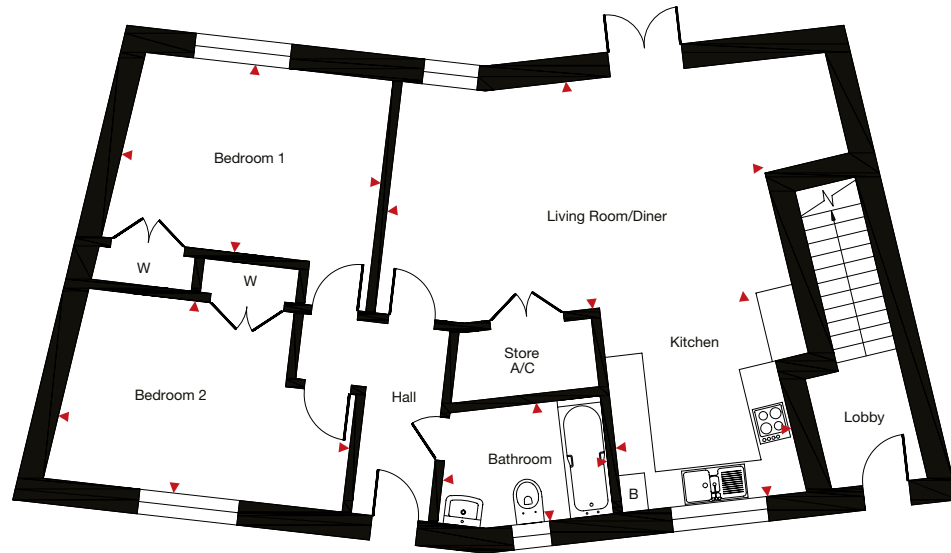


# BLACKMOOR

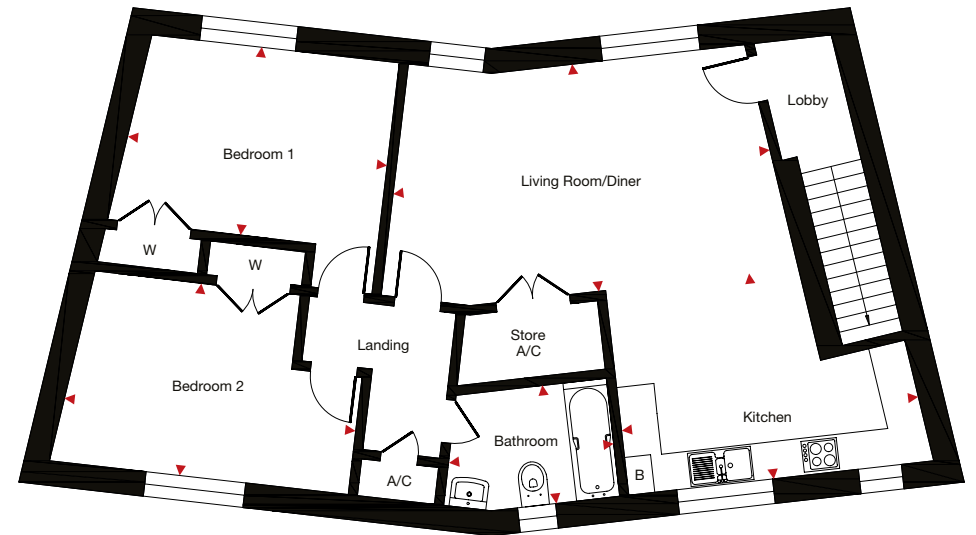
## 2 bedroom apartment

Plots: 7, 8, 38, 39, 91, 92, 123, 124, 143, 144, 169, 170, 308, 309, 310 and 311.

Plots: 214, 216 and 218.



Plots: 215, 217 and 219.



### Ground floor apartment

<b>Kitchen</b>	2900mm x 3200mm	9' 6" x 10' 5"
<b>Living/Dining Room</b>	6100mm x 3700mm	20' 0" x 12' 1"
<b>Bedroom 1</b>	4200mm x 3100mm	13' 9" x 10' 2"
<b>Bedroom 2</b>	4700mm x 3100mm	15' 5" x 10' 2"
<b>Bathroom</b>	2600mm x 1900mm	8' 6" x 6' 2"

Please note: Ground floor plot 218 is handed.

### First floor apartment

<b>Kitchen</b>	4800mm x 3200mm	15' 8" x 10' 5"
<b>Living/Dining Room</b>	6100mm x 3700mm	20' 0" x 12' 1"
<b>Bedroom 1</b>	4200mm x 3100mm	13' 9" x 10' 2"
<b>Bedroom 2</b>	4700mm x 3100mm	15' 5" x 10' 2"
<b>Bathroom</b>	2600mm x 1900mm	8' 6" x 6' 2"

Please note: First floor plot 219 is handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

## GAINSBOROUGH

2 bedroom home



CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# GAINSBOROUGH

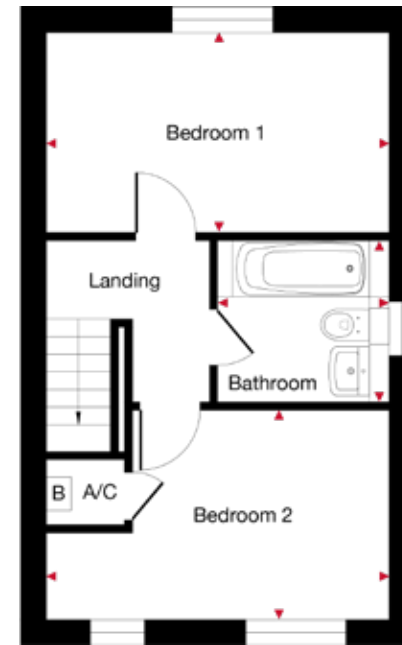
## 2 bedroom home

Plots: 7, 8, 38, 39, 91, 92, 123, 124, 143, 144, 169, 170, 308, 309, 310 and 311.




Ground floor

**Kitchen/Dining Room** 2187mm x 4419mm 7' 01" x 14' 05"  
**Living Room** 4236mm x 2766mm 13' 08" x 9' 00"  
**WC** 1756mm x 918mm 5' 07" x 3' 00"



First floor

**Bedroom 1** 4236mm x 2513mm 13' 08" x 8' 02"  
**Bedroom 2** 4236mm (max) x 2583mm (max) 13' 08" (max) x 8' 04" (max)  
**Bathroom** 2120mm x 1999mm 6' 09" x 6' 05"

Please note: Some of the plots might be handed.

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# HAINSWORTH

2 bedroom home

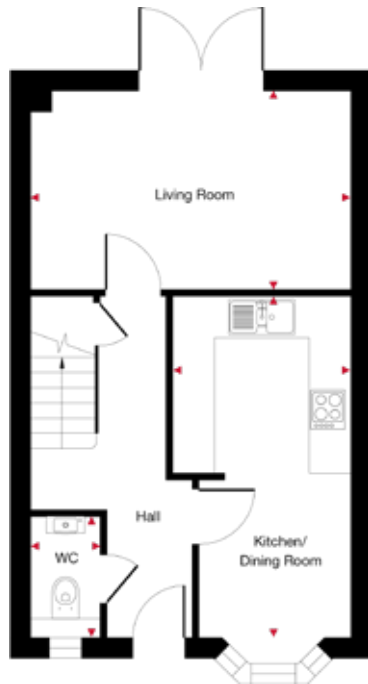


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# HAINSWORTH

## 2 bedroom home

Plots: 134, 135, 141, 142, 162, 163, 288 and 289.



Ground floor

**Kitchen/Dining Room** 2534mm (max) x 4908mm (less window bay) 8' 03" x 16' 01"  
**Living Room** 4573mm x 2837mm 15' 00" x 9' 03"  
**WC** 962mm x 1712mm 3' 01" x 5' 06"



First floor

**Bedroom 1** 4573mm x 2797mm 15' 00" x 9' 01"  
**En-suite** 2362mm x 1625mm 7' 07" x 5' 03"  
**Bedroom 2** 2372mm x 3237mm 7' 07" x 10' 06"  
**Bathroom** 2100mm x 1960mm 6' 08" x 6' 04"

Please note: Some of the plots might be handed.

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## HENBURY

2 bedroom home

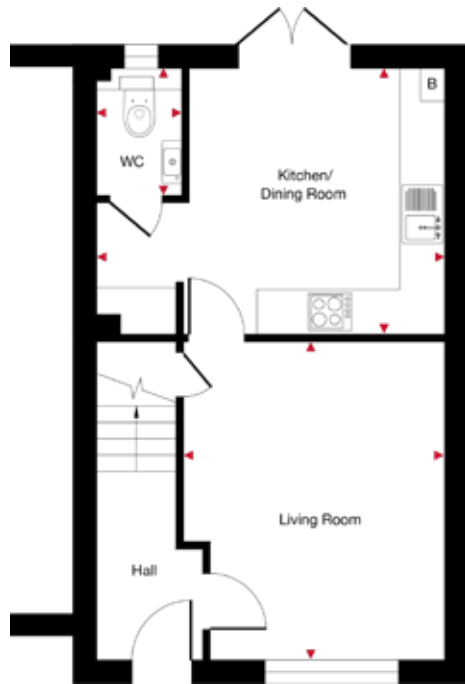


CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# HENBURY

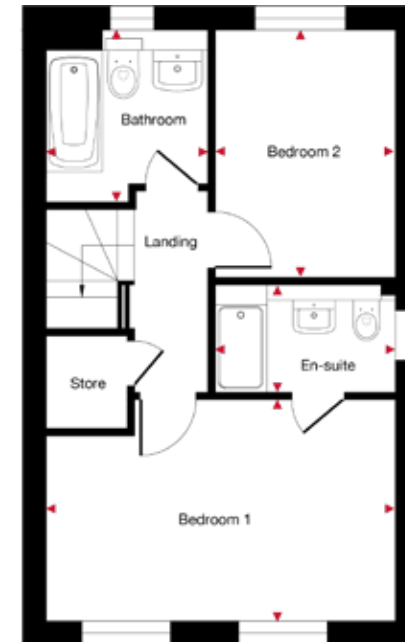
## 2 bedroom home

Plots: 31, 32, 33, 34, 35, 36, 37, 40, 40A, 121, 155, 168, 211, 212, 213, 298, 299, 300, 316, 317 and 318.



Ground floor

**Kitchen/Dining Room** 4587mm (max) x 3510mm 15' 00" (max) x 11' 05"  
**Living Room** 3486mm (max) x 4225mm 11' 04" (max) x 13' 08"  
**WC** 1111mm x 1672mm 3' 06" x 5' 04"



First floor

**Bedroom 1** 2945mm (max) x 4587mm (max) 9' 06" (max) x 15' 00" (max)  
**En-suite** 2362mm x 1450mm 7' 07" x 4' 07"  
**Bedroom 2** 2362mm x 3262mm 7' 07" x 10' 07"  
**Bathroom** 2136mm x 2262mm (max) 7' 00" x 7' 04" (max)

Please note: Some of the plots might be handed.

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## MAYLANDS

3 bedroom home

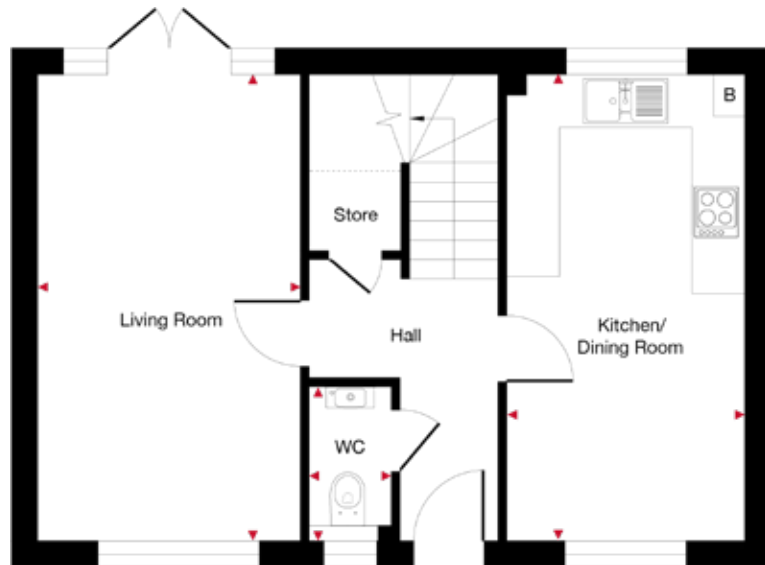
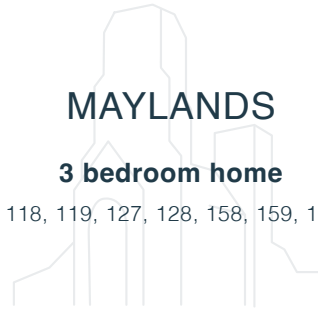


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# MAYLANDS

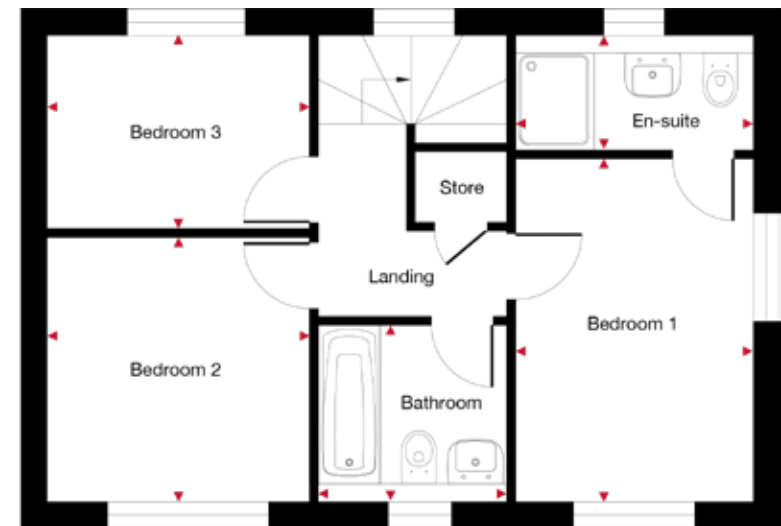
## 3 bedroom home

Plots: 2, 3, 4, 69, 70, 72, 118, 119, 127, 128, 158, 159, 160, 161, 164, 210 and 285.



Ground floor

**Kitchen/Dining Room** 2616mm x 5248mm 8' 05" x 17' 02"  
**Living Room** 2938mm x 5248mm 9' 06" x 17' 02"  
**WC** 898mm x 1739mm 2' 09" x 5' 07"



First floor

**Bedroom 1** 2665mm x 3893mm 8' 07" x 12' 07"  
**En-suite** 2665mm x 1265mm 8' 07" x 4' 01"  
**Bedroom 2** 2987mm x 3002mm 9' 07" x 9' 08"  
**Bedroom 3** 2987mm x 2157mm 9' 07" x 7' 00"  
**Bathroom** 2118mm x 1959mm 6' 09" x 6' 04"

Please note: Some of the plots might be handed.

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## LANSDOWN

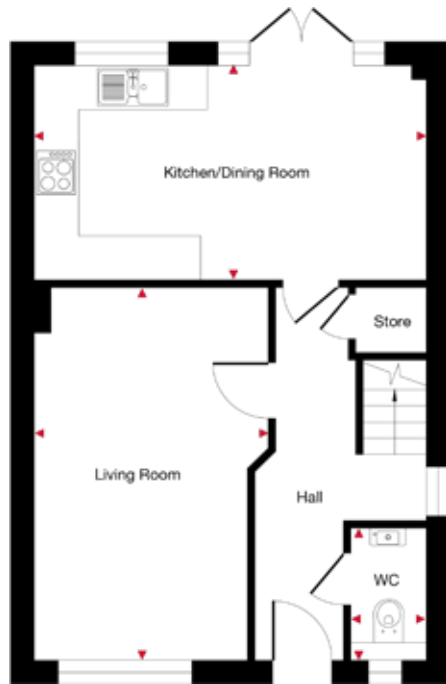
3 bedroom home



# LANSDOWN

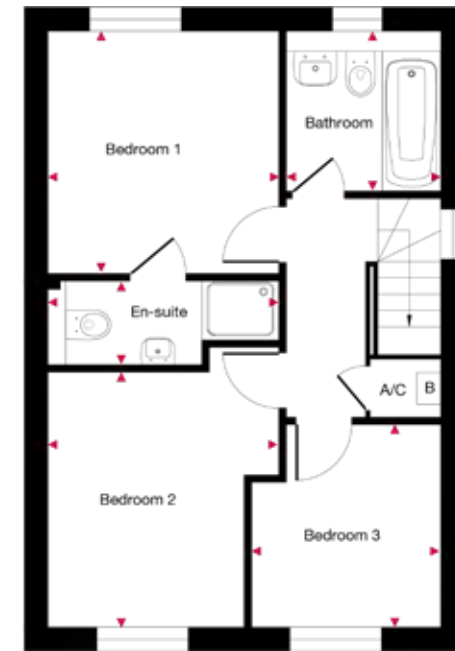
## 3 bedroom home

Plots: 41, 42, 43, 44, 82, 83, 84, 87, 88, 93, 94, 105, 106, 107, 125, 126, 165, 166, 179, 180, 185, 186, 256, 257, 258, 283, 284, 286, 287, 290, 291, 303, 304, 305, 320 and 321.



Ground floor

<b>Kitchen/Dining Room</b>	5248mm x 2866mm	17' 02" x 9' 04"
<b>Living Room</b>	3151mm (max) x 4995mm	10' 03" x 16' 03"
<b>WC</b>	1009mm x 1759mm	3' 03" x 5' 07"



First floor

<b>Bedroom 1</b>	3100mm x 3216mm	10' 01" x 10' 05"
<b>En-suite</b>	3100mm (max) x 1122mm (max)	10' 01" (max) x 3' 06" (max)
<b>Bedroom 2</b>	3100mm (max) x 3430mm (max)	10' 01" (max) x 11' 02" (max)
<b>Bedroom 3</b>	2534mm (max) x 2707mm (max)	8' 03" (max) x 8' 08" (max)
<b>Bathroom</b>	2059mm x 2117mm	6' 07" x 6' 09"

Please note: Some of the plots might be handed.

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## DRAYTON

3 bedroom bungalow



CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# DRAYTON

## 3 bedroom bungalow

Plots: 73, 89, 132, 133, 138, 139 and 323.



### Ground floor

<b>Kitchen/Dining Room</b>	4725mm x 3230mm	15' 05" x 10' 05"
<b>Living Room</b>	3411mm (max) x 4920mm (max)	11' 01" (max) x 16' 01" (max)
<b>Bedroom 1</b>	3463mm x 4178mm (max)	11' 03" x 13' 07" (max)
<b>En-suite</b>	2322mm x 1525mm	7' 06" x 5' 00"
<b>Bedroom 2</b>	3152mm x 3422mm	10' 03" x 11' 02"
<b>Bedroom 3</b>	3453mm x 2442mm	11' 03" x 8' 00"
<b>Bathroom</b>	2547mm (max) x 2405mm (max)	8' 03" (max) x 7' 08" (max)

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## NEWBURY

3 bedroom home

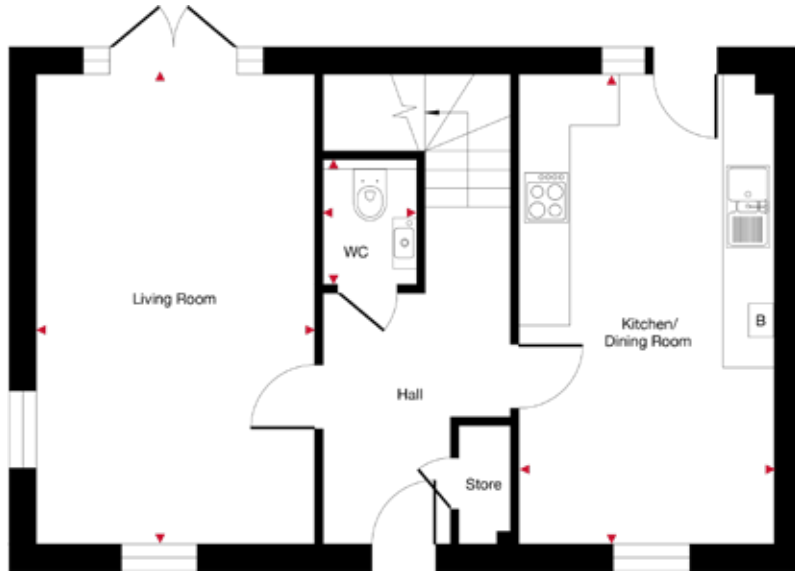
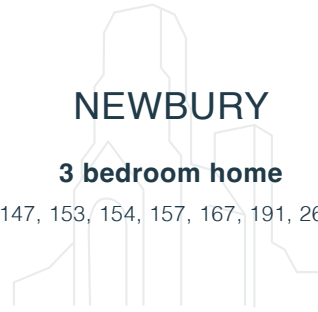


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# NEWBURY

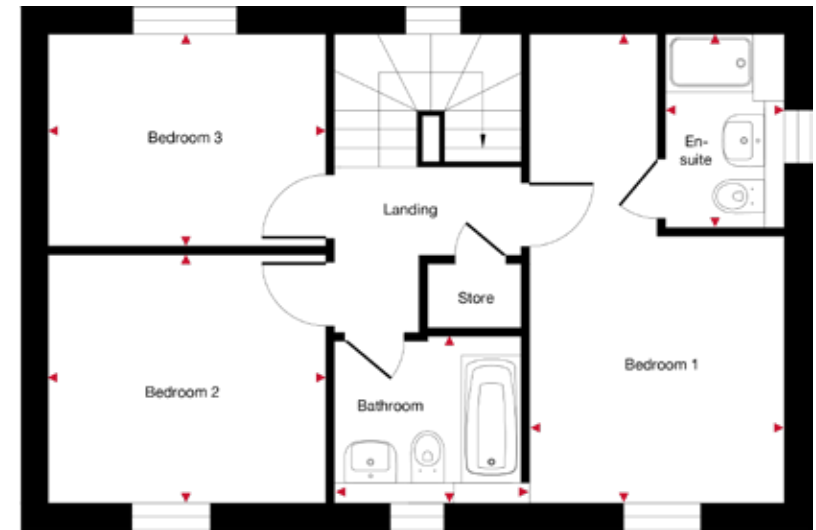
## 3 bedroom home

Plots: 1, 5, 71, 81, 122, 136, 140, 147, 153, 154, 157, 167, 191, 268, 295, 296, 312, 319, 327 and 328.



Ground floor

<b>Kitchen/Dining Room</b>	2950mm x 5473mm	9' 06" x 17' 09"
<b>Living Room</b>	3223mm x 5473mm	10' 05" x 17' 09"
<b>WC</b>	1058mm x 1600mm	3' 04" x 5' 02"



First floor

<b>Bedroom 1</b>	3010mm (max) x 5473mm (max)	9' 08" (max) x 17' 09" (max)
<b>En-suite</b>	1412mm x 2282mm	4' 06" x 7' 04"
<b>Bedroom 2</b>	3285mm x 2922mm	10' 07" x 9' 05"
<b>Bedroom 3</b>	3285mm x 2462mm	10' 07" x 8' 00"
<b>Bathroom</b>	2149mm x 1953mm	7' 00" x 6' 04"

Please note: Some of the plots might be handed.

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## NEWBURY A

3 bedroom home

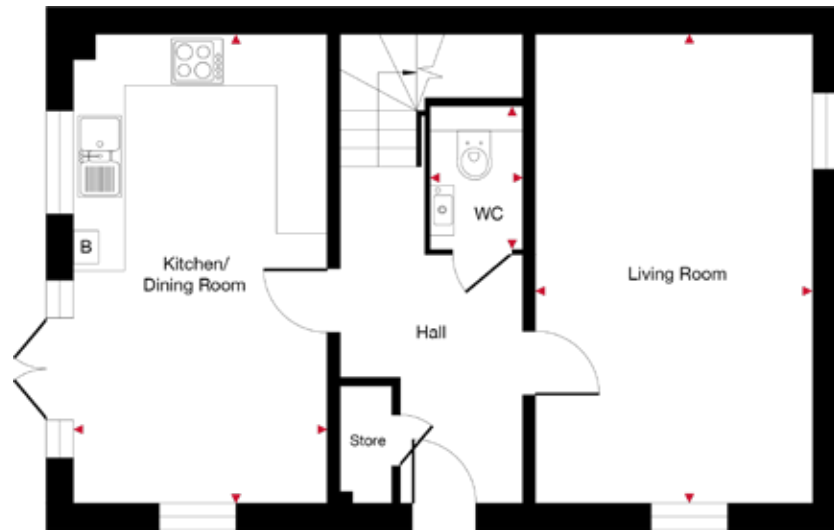
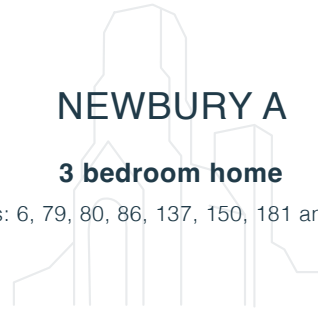


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# NEWBURY A

## 3 bedroom home

Plots: 6, 79, 80, 86, 137, 150, 181 and 259.



Ground floor

<b>Kitchen/Dining Room</b>	2950mm x 5473mm	9' 06" x 17' 09"
<b>Living Room</b>	3223mm x 5473mm	10' 05" x 17' 09"
<b>WC</b>	1058mm x 1600mm (min)	3' 04" x 5' 02" (min)



First floor

<b>Bedroom 1</b>	3010mm (max) x 5473mm (max)	9' 08" (max) x 17' 09" (max)
<b>En-suite</b>	1412mm x 2282mm	4' 06" x 7' 04"
<b>Bedroom 2</b>	3285mm x 2922mm	10' 07" x 9' 05"
<b>Bedroom 3</b>	3285mm x 2462mm	10' 07" x 8' 00"
<b>Bathroom</b>	2149mm x 1953mm	7' 00" x 6' 04"

Please note: Some of the plots might be handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

# OSBOURNE

3 bedroom home

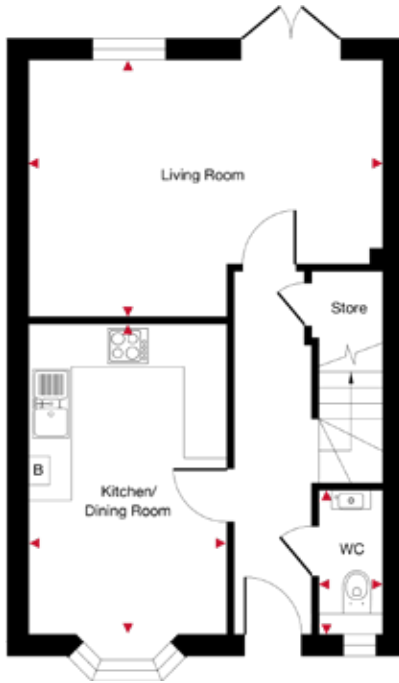
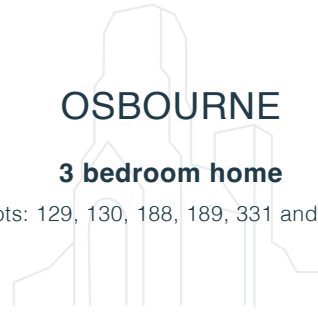


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# OSBOURNE

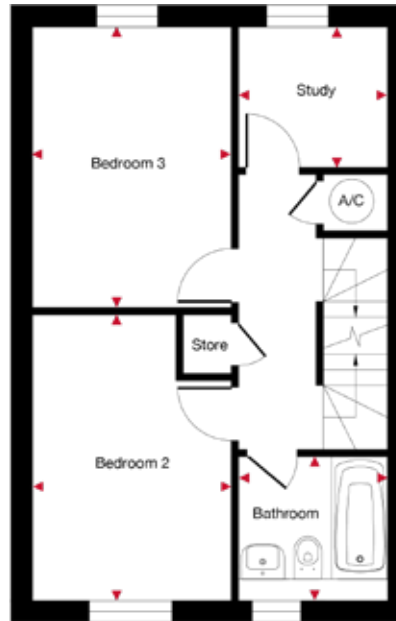
## 3 bedroom home

Plots: 129, 130, 188, 189, 331 and 332.



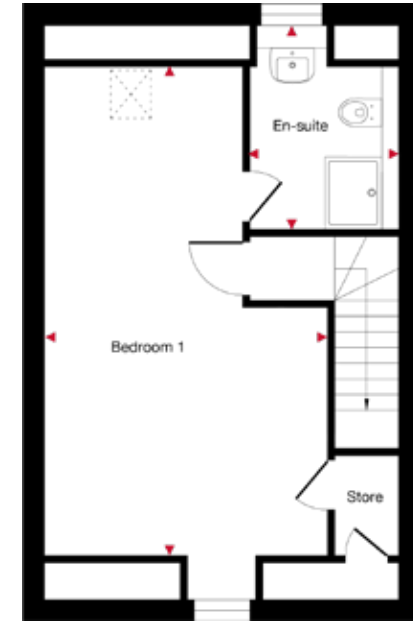
Ground floor

**Kitchen/Dining Room** 2762mm x 4297mm (less the bay) 9' 00" x 14' 00"  
**Living Room** 4924mm (max) x 3562mm (max) 16' 01" (max) x 11' 06" (max)  
**WC** 863mm x 1987mm 2' 08" x 6' 05"



First floor

**Bedroom 2** 2762mm (max) x 3950mm (max) 9' 00" (max) x 12' 09" (max)  
**Bedroom 3** 2762mm x 3909mm 9' 00" x 12' 08"  
**Study** 2073mm x 1954mm 6' 08" x 6' 04"  
**Bathroom** 2073mm x 1987mm 6' 08" x 6' 05"



Second floor

**Bedroom 1** 3813mm x 6818mm (max) 12' 05" x 22' 03" (max)  
**En-suite** 2073mm x 2847mm (max) 6' 08" x 9' 03" (max)

Please note: Some of the plots might be handed.

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## WOODBIDGE

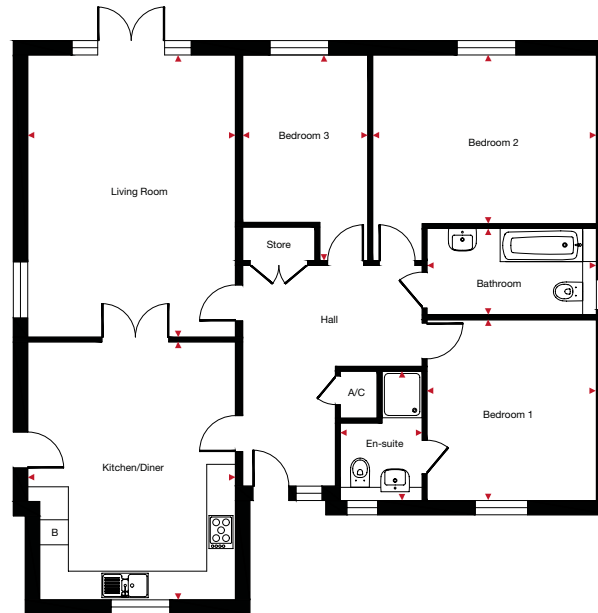
3 bedroom home



# WOODBIDGE

## 3 bedroom home

Plots: 74, 75, 76, 90, 322, 324, 334 and 335.



### Ground floor

<b>Kitchen/Dining Room</b>	4236mm x 5321mm	13' 10" x 17' 05"
<b>Living Room</b>	4236mm x 5797mm	13' 10" x 19' 00"
<b>Bedroom 1</b>	3497mm x 4225mm	11' 05" x 13' 10"
<b>En-suite</b>	1668mm x 2697mm	5' 05" x 8' 10"
<b>Bedroom 2</b>	4597mm x 3447mm	15' 00" x 11' 03"
<b>Bedroom 3</b>	2585mm x 3447mm	8' 05" x 11' 03"
<b>Bathroom</b>	3497mm x 1794mm	11' 05" x 5' 10"

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## MOTTRAM

3 bedroom home

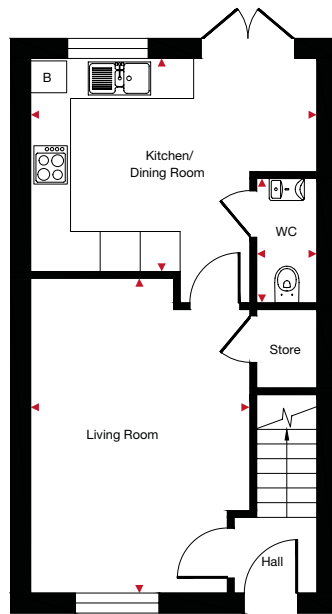
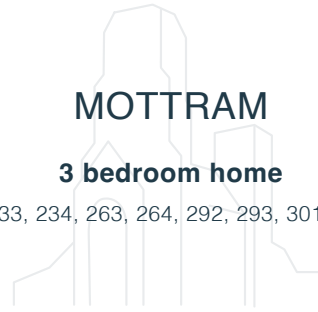


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# MOTTRAM

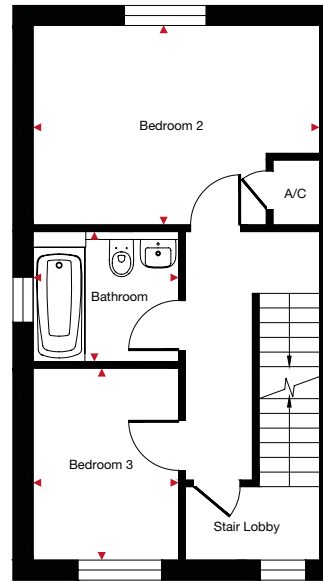
## 3 bedroom home

Plots: 233, 234, 263, 264, 292, 293, 301 and 302.



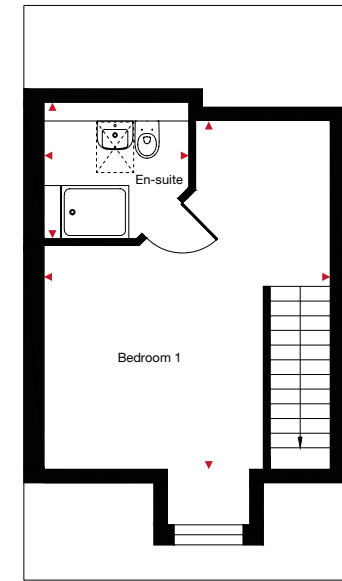
Ground floor

<b>Kitchen/Dining Room</b>	4235mm x 3170mm	13' 10" x 10' 04"
<b>Living Room</b>	3243mm x 4235mm	10' 07" x 13' 10"
<b>WC</b>	900mm x 1870mm	2' 11" x 6' 01"



First floor

<b>Bedroom 2</b>	4235mm x 2911mm	13' 10" x 9' 06"
<b>Bedroom 3</b>	2135mm x 2894mm	7' 00" x 9' 05"
<b>Bathroom</b>	2135mm x 1957mm	7' 00" x 6' 05"



Second floor

<b>Bedroom 1</b>	4235mm x 5200mm	13' 10" x 17' 00"
<b>En-suite</b>	2110mm x 2030mm	6' 11" x 6' 07"

Please note: Some of the plots might be handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



## STOCKWOOD

4 bedroom home

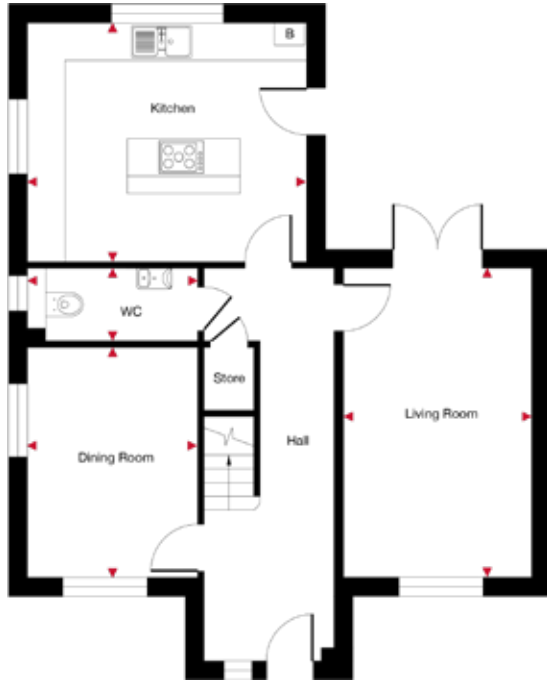


CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# STOCKWOOD

## 4 bedroom home

Plots: 78, 96, 102, 104, 131, 171, 178, 266, 267, 306 and 314.



Ground floor

<b>Kitchen</b>	4460mm x 3849mm	14' 06" x 12' 06"
<b>Dining Room</b>	2724mm x 3659mm	8' 09" x 12' 00"
<b>Living Room</b>	3000mm x 4910mm	9' 08" x 16' 01"
<b>WC</b>	2724mm x 1162mm	8' 09" x 3' 08"



First floor

<b>Bedroom 1</b>	4460mm x 2813mm	14' 06" x 9' 02"
<b>En-suite</b>	2493mm (max) x 1943mm	8' 01" x 6' 03"
<b>Bedroom 2</b>	2724mm x 3915mm	8' 09" x 12' 08"
<b>Bedroom 3</b>	3031mm x 2631mm	9' 09" x 8' 06"
<b>Bedroom 4</b>	3031mm x 2190mm	9' 09" x 7' 01"
<b>Bathroom</b>	2097mm x 2105mm	6' 08" x 6' 09"

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## SILVERDALE

4 bedroom home



CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# SILVERDALE

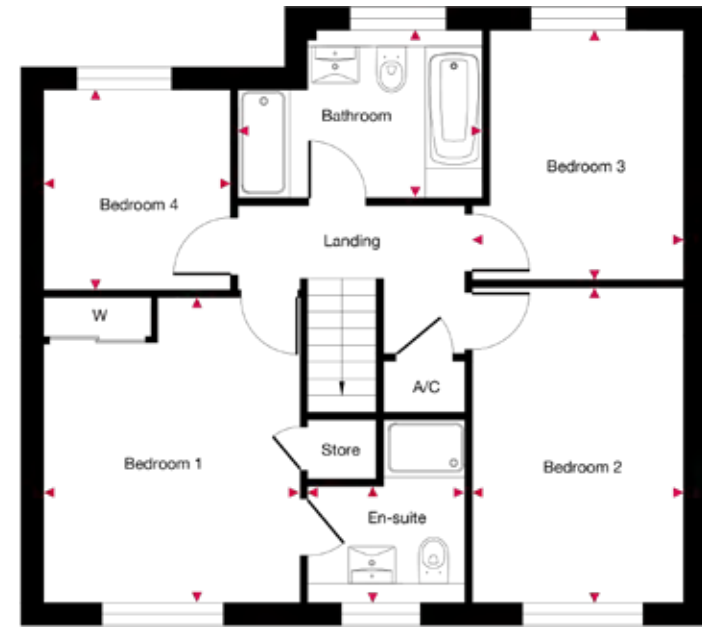
## 4 bedroom home

Plots: 45, 46, 103, 149, 173, 184, 190, 231, 235, 265, 280, 294, 307, 325 and 326.



Ground floor

<b>Kitchen/Breakfast Room</b>	4910mm x 2883mm	16' 01" x 9' 04"
<b>Dining Room</b>	2739mm x 2635mm	8' 09" x 8' 06"
<b>Living Room</b>	3338mm x 6710mm	10' 09" x 22' 00"
<b>Utility</b>	1664mm x 1680mm	5' 04" x 5' 05"
<b>WC</b>	925mm x 1680mm	3' 00" x 5' 05"



First floor

<b>Bedroom 1</b>	3338mm x 3982mm (max)	10' 09" x 13' 00" (max)
<b>En-suite</b>	1994mm x 1496mm	6' 05" x 4' 09"
<b>Bedroom 2</b>	2828mm x 4115mm	9' 02" x 13' 05"
<b>Bedroom 3</b>	2828mm (max) x 3294mm	9' 02" (max) x 10' 08"
<b>Bedroom 4</b>	2422mm x 2639mm	7' 09" x 8' 06"
<b>Bathroom</b>	3196mm (max) x 2215mm	10' 04" (max) x 7' 02"

Please note: Some of the plots might be handed.

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## RICHMOND

4 bedroom home

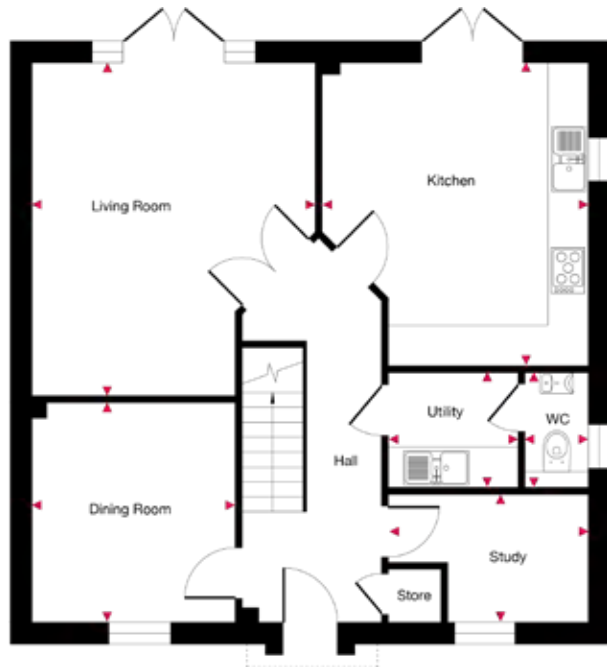


CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# RICHMOND

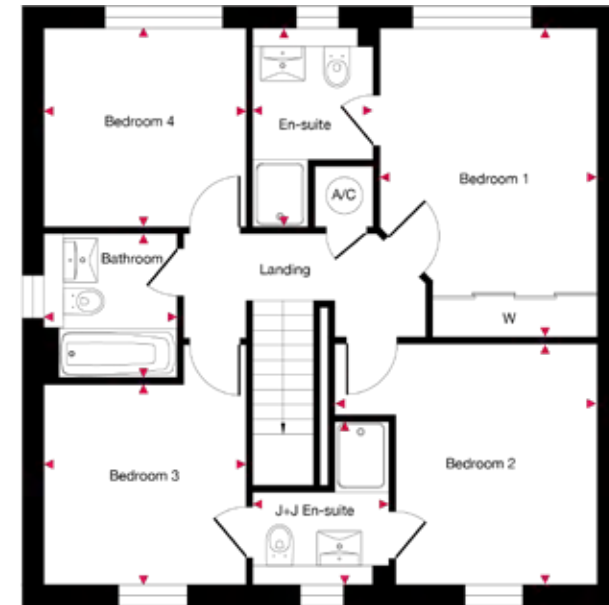
## 4 bedroom home

Plots: 67, 85, 145, 146, 148, 182, 187, 236, 260 and 278.



Ground floor

<b>Kitchen</b>	3887mm (max) x 4443mm (max)	12' 07" (max) x 14' 05" (max)
<b>Dining Room</b>	2950mm x 3203mm	9' 06" x 10' 05"
<b>Living Room</b>	4137mm x 4881mm (max)	13' 05" x 16' 00" (max)
<b>Study</b>	2900mm (max) x 1852mm (max)	9' 05" (max) x 6' 00" (max)
<b>Utility</b>	1847mm x 1700mm	6' 00" x 5' 05"
<b>WC</b>	964mm x 1700mm	3' 01" x 5' 05"



First floor

<b>Bedroom 1</b>	3248mm (max) x 4546mm (max)	10' 06" (max) x 0' 00" (max)
<b>En-suite</b>	1775mm x 2942mm (max)	5' 08" x 9' 06" (max)
<b>Bedroom 2</b>	3907mm (max) x 3538mm	12' 08" (max) x 11' 06"
<b>Bedroom 3</b>	2999mm x 2924mm	9' 08" x 9' 05"
<b>Bedroom 4</b>	2972mm x 2942mm	9' 07" x 9' 06"
<b>J+J En-suite</b>	1981mm x 2390mm (max)	6' 04" x 7' 08" (max)
<b>Bathroom</b>	1955mm x 2130mm	6' 04" x 6' 09"

Please note: Some of the plots might be handed.

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## ASHDOWN

4 bedroom home

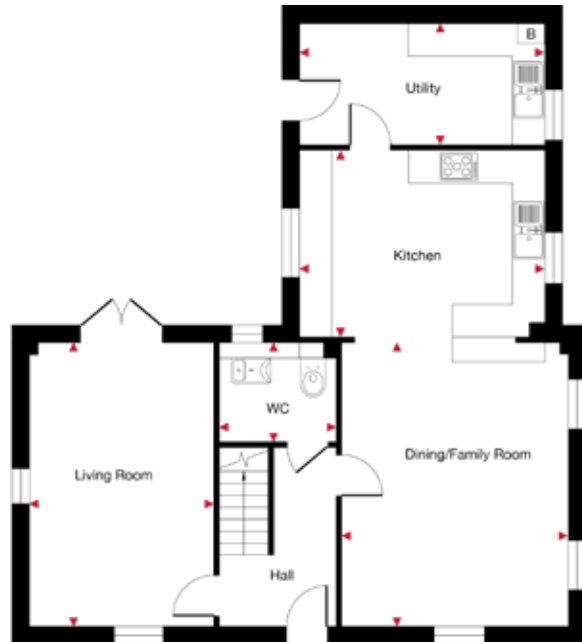


CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# ASHDOWN

## 4 bedroom home

Plots: 47, 95, 120, 151, 152, 156, 172, 183, 209, 230, 232, 277, 279 and 313.



Ground floor

<b>Kitchen</b>	4460mm x 3413mm	14' 06" x 11' 2"
<b>Dining/Family Room</b>	4125mm x 5154mm	13' 05" x 16' 09"
<b>Living Room</b>	3345mm x 5154mm	10' 09" x 16' 09"
<b>Utility</b>	4460mm x 2197mm	14' 06" x 7' 02"
<b>WC</b>	2100mm x 1788mm	6' 08" x 5' 08"



First floor

<b>Bedroom 1</b>	4460mm (max) x 5699mm (max)	14' 06" (max) x 18' 07" (max)
<b>En-suite 1</b>	2062mm x 2505mm	6' 07" x 8' 02"
<b>Bedroom 2</b>	3149mm x 4182mm (max)	10' 03" x 13' 07" (max)
<b>Bedroom 3</b>	3345mm x 3039mm	10' 09" x 9' 09"
<b>Bedroom 4</b>	3137mm (max) x 3039mm (max)	10' 02" (max) x 9' 09" (max)
<b>En-suite 2</b>	2012mm x 1587mm	6' 06" x 5' 02"
<b>Bathroom</b>	2015mm x 2177mm	6' 06" x 7' 01"

Please note: Some of the plots might be handed.

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## SHRIVENHAM

4 bedroom home

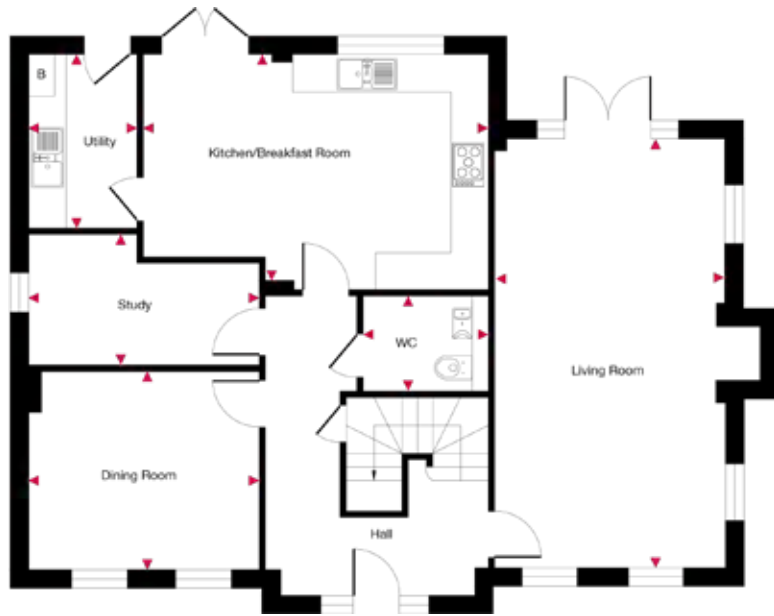


CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# SHRIVENHAM

## 4 bedroom home

Plots: 48, 68, 174, 177, 297, 330 and 333.



Ground floor



First floor

<b>Kitchen/Breakfast Room</b>	5511mm (max) x 3750mm (max)	18' 00" (max) x 12' 03" (max)
<b>Dining Room</b>	3700mm x 3150mm	12' 01" x 10' 03"
<b>Living Room</b>	3675mm x 6936mm	12' 00" x 22' 07"
<b>Study</b>	3700mm (max) x 2066mm (max)	12' 01" (max) x 6' 07" (max)
<b>Utility</b>	1725mm x 2770mm	5' 06" x 9' 00"
<b>WC</b>	1950mm x 1475mm	6' 03" x 4' 08"

<b>Bedroom 1</b>	3898mm (max) x 3835mm	12' 07" (max) x 12' 05"
<b>En-suite 1</b>	1795mm x 2500mm	5' 08" x 8' 02"
<b>Bedroom 2</b>	4765mm (max) x 3610mm (max)	15' 06" (max) x 11' 08" (max)
<b>En-suite 2</b>	1885mm x 1969mm	6' 01" x 6' 04"
<b>Bedroom 3</b>	3737mm x 3237mm	12' 02" x 10' 06"
<b>Bedroom 4</b>	3737mm x 2462mm	12' 02" x 8' 00"
<b>Bathroom</b>	2350mm (max) x 2875mm (max)	7' 07" (max) x 9' 04" (max)

Please note: Some of the plots might be handed.

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# BROADSTONE

5 bedroom home

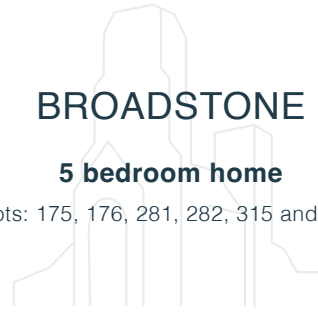


CGI's are indicative and elevations are subject to change, external finishes and features may vary.

# BROADSTONE

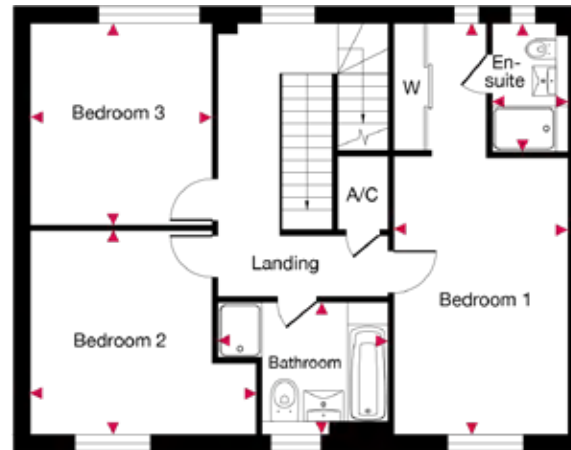
## 5 bedroom home

Plots: 175, 176, 281, 282, 315 and 329.



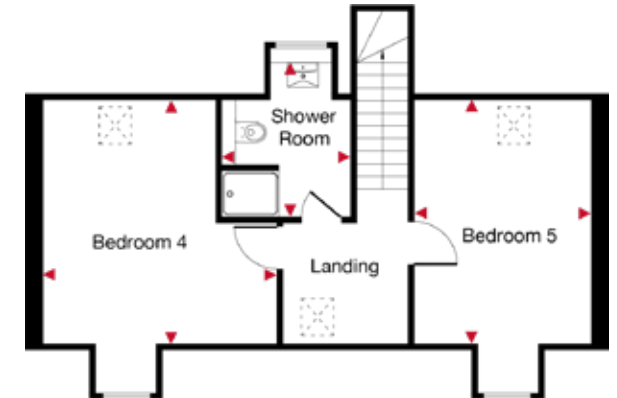
### Ground floor

<b>Kitchen/Dining Room</b>	3950mm x 7273mm	12' 09" x 23' 08"
<b>Living Room</b>	4248mm x 4449mm	13' 09" x 14' 05"
<b>Study</b>	2350mm x 2673mm	7' 07" x 8' 07"
<b>WC</b>	1313mm x 1609mm	4' 03" x 5' 02"



### First floor

<b>Bedroom 1</b>	3050mm x 7273mm (max)	10' 00" x 23' 08" (max)
<b>En-Suite</b>	1315mm x 2259mm	4' 03" x 7' 04"
<b>Bedroom 2</b>	4002mm (max) x 3592mm	13' 01" (max) x 11' 07"
<b>Bedroom 3</b>	3208mm x 3591mm	10' 05" x 11' 07"
<b>Bathroom</b>	3076mm (max) x 2338mm	10' 00" (max) x 7' 06"



### Second floor

<b>Bedroom 4</b>	4072mm (max) x 4228mm (max)	13' 03" (max) x 13' 08" (max)
<b>Bedroom 5</b>	3059mm (max) x 4228mm (max)	10' 00" (max) x 13' 08" (max)
<b>Shower Room</b>	2174mm (max) x 2687mm (max)	7' 01" (max) x 8' 08" (max)

Please note: Some of the plots might be handed.

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## THE DEVELOPMENT

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This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way.

LEAP: Local Equipped Area of Play CP: Car Port



**BLACKMOOR**  
**2 bedroom apartment**  
 Plots: 214, 215, 216, 217, 218 and 219.



**NEWBURY A**  
**3 bedroom home**  
 Plots: 6, 79, 80, 86, 137, 150, 181 and 259.



**SHRIVENHAM**  
**4 bedroom home**  
 Plots: 48, 68, 174, 177, 297, 330 and 333.



**GAINSBOROUGH**  
**2 bedroom home**  
 Plots: 7, 8, 38, 39, 91, 92, 123, 124, 143, 144, 169, 170, 308, 309, 310 and 311.



**OSBOURNE**  
**3 bedroom home**  
 Plots: 129, 130, 188, 189, 331 and 332.



**BROADSTONE**  
**5 bedroom home**  
 Plots: 175, 176, 281, 282, 315 and 329.



**HAINSWORTH**  
**2 bedroom home**  
 Plots: 134, 135, 141, 142, 162, 163, 288 and 289.



**WOODBIDGE**  
**3 bedroom home**  
 Plots: 74, 75, 76, 90, 322, 324, 334 and 335.



**FLAGSHIP HOUSING**



**HENBURY**  
**2 bedroom home**  
 Plots: 31, 32, 33, 34, 35, 36, 37, 40, 40A, 121, 155, 168, 211, 212, 213, 298, 299, 300, 316, 317 and 318.



**MOTTRAM**  
**3 bedroom home**  
 Plots: 233, 234, 263, 264, 292, 293, 301 and 302.



**LOVELL SHOW AREA**



**MAYLANDS**  
**3 bedroom home**  
 Plots: 2, 3, 4, 69, 70, 72, 118, 119, 127, 128, 158, 159, 160, 161, 164, 210 and 285.



**STOCKWOOD**  
**4 bedroom home**  
 Plots: 78, 96, 102, 104, 131, 171, 178, 266, 267, 306 and 314.



**LANSDOWN**  
**3 bedroom home**  
 Plots: 41, 42, 43, 44, 82, 83, 84, 87, 88, 93, 94, 105, 106, 107, 125, 126, 165, 166, 179, 180, 185, 186, 256, 257, 258, 283, 284, 286, 287, 290, 291, 303, 304, 305, 320 and 321.



**SILVERDALE**  
**4 bedroom home**  
 Plots: 45, 46, 103, 149, 173, 184, 190, 231, 235, 265, 280, 294, 307, 325 and 326.



**DRAYTON**  
**3 bedroom bungalow**  
 Plots: 73, 89, 132, 133, 138, 139 and 323.



**RICHMOND**  
**4 bedroom home**  
 Plots: 67, 85, 145, 146, 148, 182, 187, 236, 260 and 278.



**NEWBURY**  
**3 bedroom home**  
 Plots: 1, 5, 71, 81, 122, 136, 140, 147, 153, 154, 157, 167, 191, 268, 295, 296, 312, 319, 327 and 328.



**ASHDOWN**  
**4 bedroom home**  
 Plots: 47, 95, 120, 151, 152, 156, 172, 183, 209, 230, 232, 277, 279 and 313.

A modern dining room featuring a rustic wooden dining table with a striped placemat and a white tablecloth. The table is set for a meal with white plates, silverware, and wine glasses. A large, white, dome-shaped pendant light hangs above the table. In the background, a kitchen with grey cabinetry and a white countertop is visible. A round clock hangs on the wall, and a doorway leads to another room. A framed poster with the word 'hangr.' is on the wall to the right.

## LOVELL INSPIRATIONS

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Enhance your new home  
with a little help from our  
Inspirations range



## INSPIRATIONS

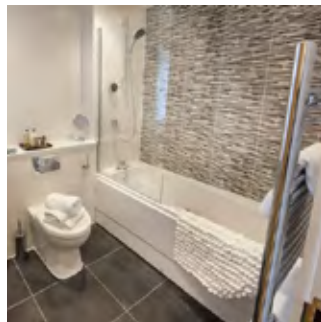
You can express your personal preferences by adding enhancements to your new home. It could be a simple item such as a chrome socket or you could personalise your home by choosing from a list of items from our stylish and comprehensive 'INSPIRATIONS' range.

Whatever you choose it will be installed before you move into your new home. So, to avoid any future fuss or mess why not add a little 'INSPIRATION'? Please check the appropriate build stage by which items must be ordered to allow us to include your selections during construction.



### KITCHEN

- Ovens
- Microwaves
- Hobs
- Dishwashers
- Washing machines
- Washer dryers
- Tumble dryers
- Glass splashbacks
- Granite worktops
- Chimney hoods
- Sinks and taps
- Lighting
- Wine cooler
- Drawer accessories

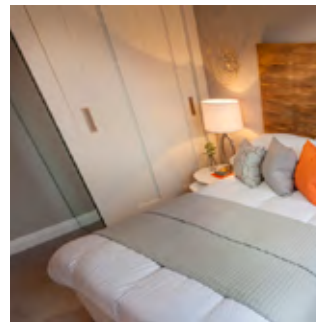


### BATHROOM

- Showers
- Shower screen
- Bathroom accessories
- Mirrors & cabinets
- Radiator/towel rail

### TILING/FLOORING

- Additional wall tiling
- Vinyl flooring
- Carpets
- Fitted doormats
- Amtico
- Engineered wood
- Floor tiling



### BEDROOM

- Wardrobes
- Chests of drawers
- Dressing tables

### ELECTRICAL

- Light switches
- Fused spurs
- Plug sockets
- Cooker point
- Shaver socket
- TV points
- Home audio
- Wireless security Alarm
- Downlighters



### GENERAL

- Large mirror
- Underfloor heating
- Solid internal doors
- Door handles

### HEATING

- Electric fires and surrounds
- Electric wood burner



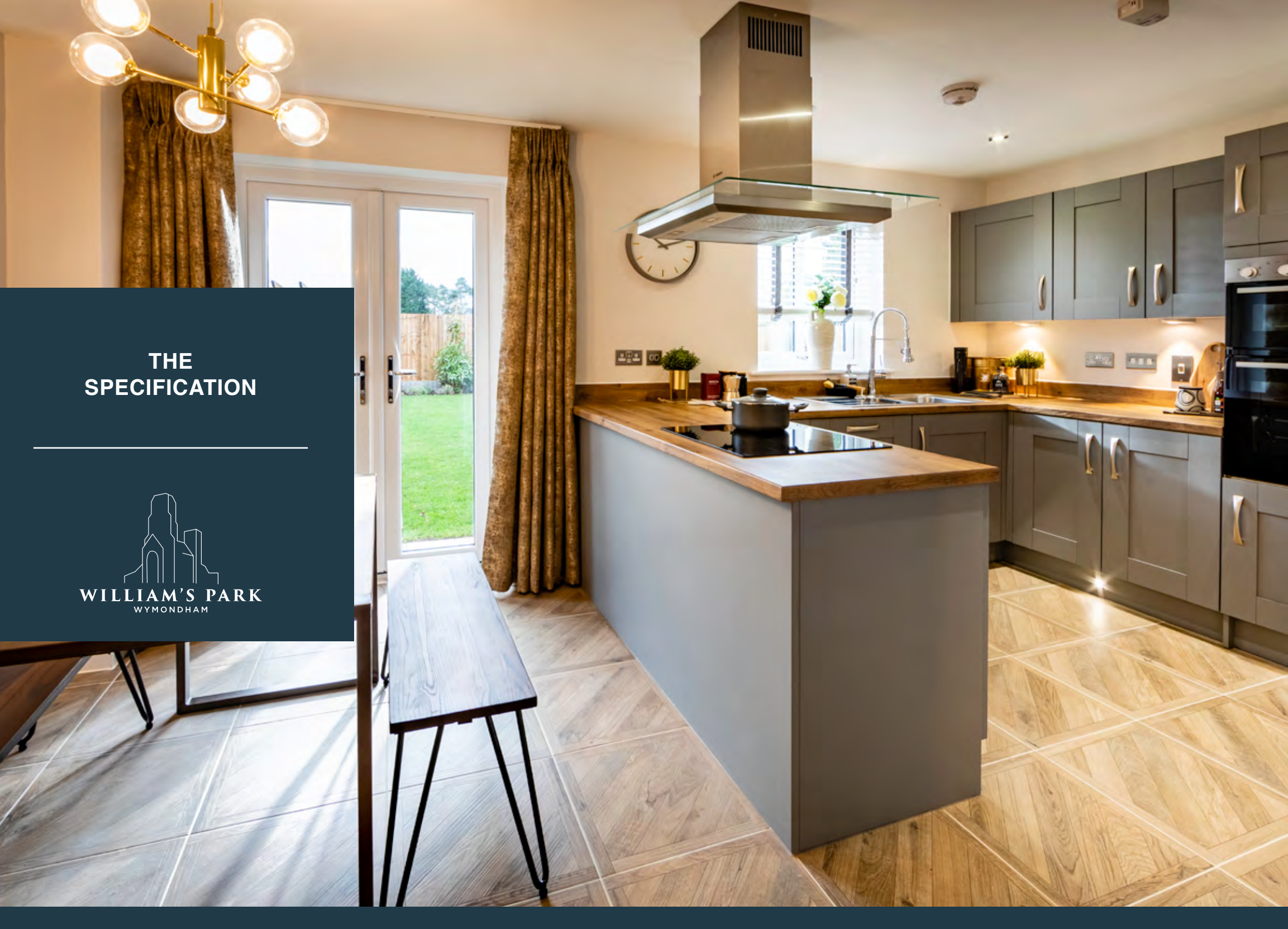
### EXTERNAL

- Artificial grass
- Turf
- Flagstones
- External tap
- Power socket
- Sheds
- External lights

Availability is dependant on style of home and build stage. Please check with your Sales Executive on availability.

THE  
SPECIFICATION

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## SPECIFICATION

### All housetypes include:

- **10 year NHBC Warranty** • 2 Year emergency cover • Combi-boiler / cylinder central heating system
- **Symphony kitchen** with soft closers to cupboards & drawers • Laminate Worktop with upstands • Fan assisted oven in brushed steel
  - Gas hob with cooker hood • Stainless steel splashback • 1 ½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
  - Integrated dishwasher (3 - 5 bed homes only) • Chrome downlighters in the kitchen • Under unit lighting to the kitchen
    - Plumbing for washing machine
- **White Kohler sanitaryware** • Johnsons wall tiles\* to bathrooms, cloakrooms and en-suites\*\*
  - Shaver socket to bathroom • **Mira taps & fittings** • Chrome towel radiator to bathroom (3 - 5 bed homes only)
    - Chrome towel radiator to en-suites (4 & 5 bed homes only)
  - Low maintenance GRP fibre colour grained front door
  - UPVC double-glazed windows and French doors (where specified on plans) • White satin internal doors
- **Hammonds wardrobes** to master bedroom (4 & 5 bed homes only)
- **Fibre broadband connection** • Chrome internal ironmongery • White sockets & switches, TV & BT sockets
  - Chrome downlighters • Media plate to lounge • Chrome door bell
- White emulsion walls and ceilings • White satinwood to woodwork • Mains-operated smoke detectors to all floors
- Timber 1800mm close board fence on timber posts\*\*\* • Paving slabs to patio area\*\*\* • Turf to front gardens\*\*\*
  - PIR activation external light to front door

\* Choice of tiles subject to build stage \*\* Please check with Sales Executive for details of specific house type \*\*\* Refer to landscaping and boundary treatment plan



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 @lovell\_uk  /lovellhomes  
[lovell.co.uk](http://lovell.co.uk)



**LOVELL**  
**HOMES**

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