



# Lapwing Meadows

Coombe Hill, Cheltenham

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 





Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

## Welcome to Lapwing Meadows

Encircled by timeless scenery that's made for exploring, our new homes are perfect for first-time buyers, families and downsizers yearning to settle down near lively Cheltenham.

Boasting stylish open-plan fitted kitchens, glazed doors to the rear of your home and plenty of practical features including ample parking and cloakrooms as standard, family life is easy when you buy with Bovis Homes







# A taste of local life

This is our sensational development of new builds located in the idyllic hamlet of Coombe Hill, Cheltenham.

Designed to offer a relaxing place to call home, our exclusive 2, 3 and 4 bedroom new homes are intended to make the most of the endless skies and ancient landscapes in the area.

Encircled by timeless scenery that's made for exploring, our new homes are perfect for first-time buyers, families and downsizers yearning to settle down near lively Cheltenham.

Boasting stylish open-plan fitted kitchens, glazed doors to the rear of your home and plenty of practical features including ample parking and cloakrooms as standard, family life is easy when you buy with Bovis Homes.

Ideal for families or first-time buyers looking for a tranquil retreat with countryside views, our new homes in Coombe Hill have it all. This delightful hamlet setting is stellar for a chilly autumnal morning walk or warm summer hike at the Coombe Hill Nature Reserve just half a mile away. Our new housing development in Coombe Hill has excellent links to Cheltenham, Gloucester and Tewkesbury too.

For a taste of city life, our new homes for sale are only a stone's throw from Gloucester when you take the A38. Home to fantastic shopping (including a designer outlet at Gloucester Quays), historic docks, and an impressive cathedral.

On top of that, our new houses in Coombe Hill offer easy access to the medieval town of Tewkesbury. Steeped in history, this waterside spot in the Cotswolds is a hub of activity. Either take a stroll down the river Avon or visit the 900-year-old Tewkesbury Abbey and revel in the beauty of its Norman tower, 12th-century ceiling, and mesmerising stained-glass windows.

To top things all off, our new builds near Cheltenham are just a few miles from the M5 junction 10, so you're never too far from Birmingham. For easy access to Bristol, junction 11A is just a few miles away.

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





# 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 **£1.4 million** in local schemes to support the community surrounding your new home in Lapwing Meadows.

“Bovis Homes has invested more than **£1.4 million** towards community schemes”

These schemes include:

Gloucestershire Wildlife Trust



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary & Secondary schools



Pre-schools







# The perfect position

Although this quiet hamlet is surrounded by rolling hills and wildlife, a handy farm shop stocks all the essentials and The Swan Inn is there for you to stop off at after a long weekend walk.

Venturing further afield, just four miles away you'll find the regency spa town of Cheltenham. Famous for the legendary Cheltenham Racecourse, this town is popular with everyone of all ages. Known locally as 'The Festival Town', Cheltenham is a popular shopping destination and is home to a brilliant selection of buzzing bars and enticing eateries for you to sample. If that wasn't enough, Cheltenham is packed with culture and nightlife, making it a popular all-round destination.

For children of primary age, Deerhurst and Apperley Church of England Primary School is rated 'outstanding' by Ofsted.

The report says the school's staff are "uncompromising in their determination to give pupils the best possible education and to keep them safe".

For senior pupils, Tewkesbury Secondary School is just a few miles away from our new homes for sale in Coombe Hill and is rated as 'Good' by Ofsted. Alternatively, for high achievers, Pate's Grammar School in Cheltenham was crowned the Sunday Times Secondary School of the Year 2020.



# Development layout

Designed to offer a relaxing place to call home, our exclusive 2, 3 and 4 bedroom new homes are intended to make the most of the endless skies and ancient landscapes in the area.



 **The Maple**  
4 bedroom home



 **The Orchard**  
4 bedroom home



 **The Orchard II**  
4 bedroom home



 **The Aspen II**  
4 bedroom home



 **The Beech**  
3 bedroom home



 **The Beech II**  
3 bedroom home



 **The Cypress II**  
3 bedroom home



 **The Spruce**  
3 bedroom home



 **The Spruce II**  
3 bedroom home



 **The Hazel II**  
3 bedroom home



 **The Holly II**  
2 bedroom home

-  Affordable housing
- v visitor space
- ps pumping station
- cp car port
- ss substation
- pos public open space
- leap local equipped area of play
-  link for emergency services





# The Maple

4 bedroom home

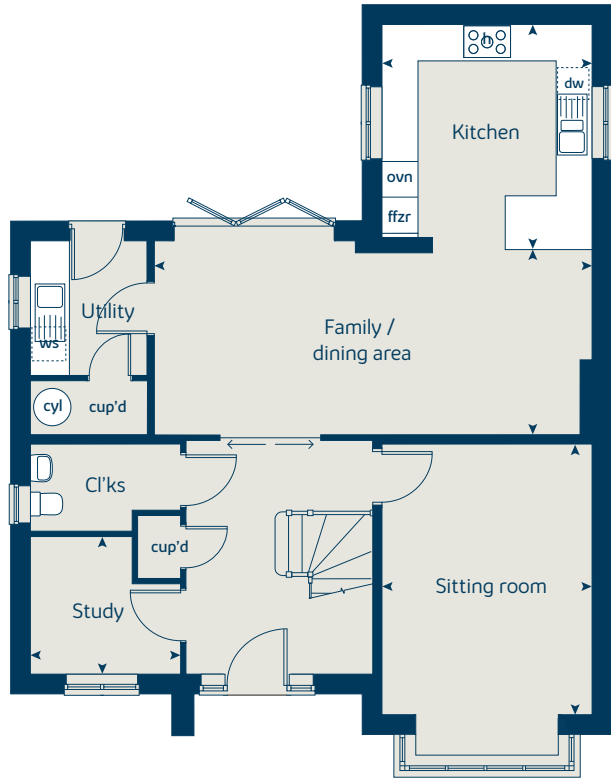
Ground floor	metres	feet / inches
Kitchen	3.55 x 3.50	11' 6" x 11' 5"
Family / dining area	7.29 x 3.29	23' 9" x 10' 8"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor	metres	feet / inches
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"

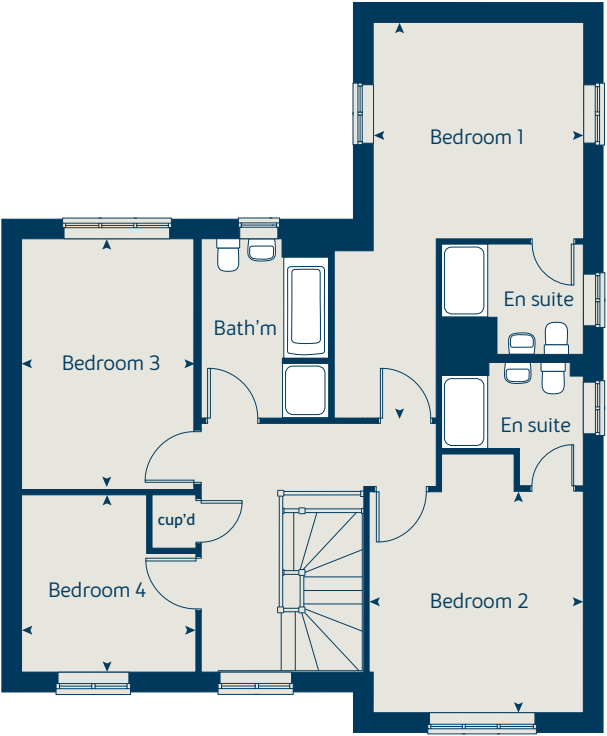
**The Maple | X416 01 WCOOM |**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor\*\*



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

\*\* This housetype has a vaulted ceiling. Please see sales consultant for further details.

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# The Orchard

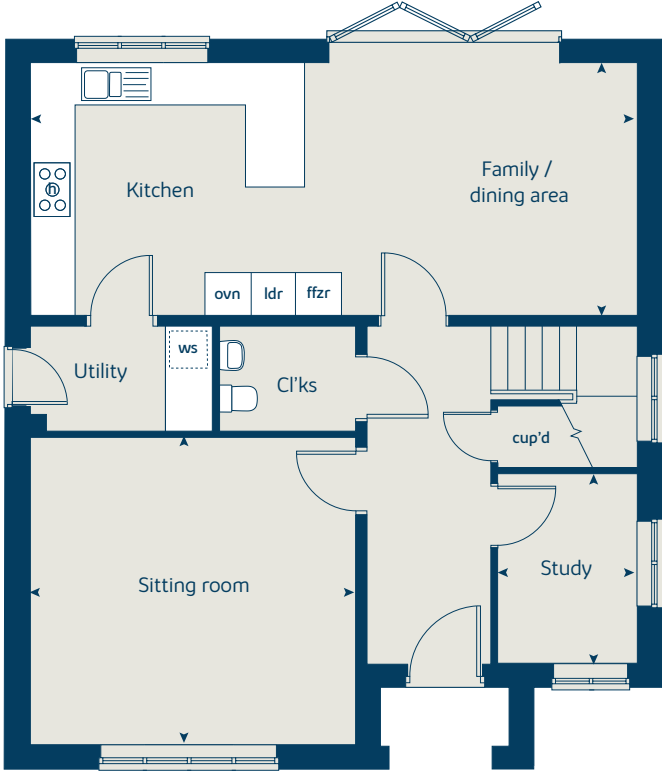
4 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.00 x 3.55	26' 3" x 11' 8"
Sitting room	4.32 x 4.29	14' 2" x 14' 1"
Study	2.68 x 1.84	8' 9" x 6' 1"

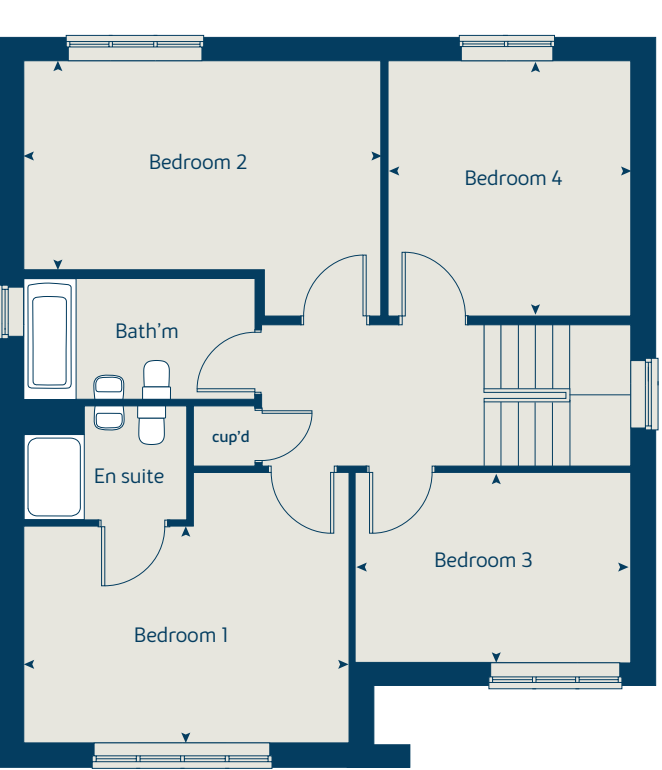
First floor	metres	feet / inches
Bedroom 1	4.29 x 3.05	14' 1" x 10' 0"
Bedroom 2	4.71 x 2.93	15' 5" x 9' 7"
Bedroom 3	3.63 x 2.68	11' 11" x 8' 9"
Bedroom 4	3.58 x 3.20	11' 9" x 10' 6"

The Orchard   W4025 (F) WCOOM			
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ovn	oven	ldr	larder
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



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# The Orchard II

4 bedroom home

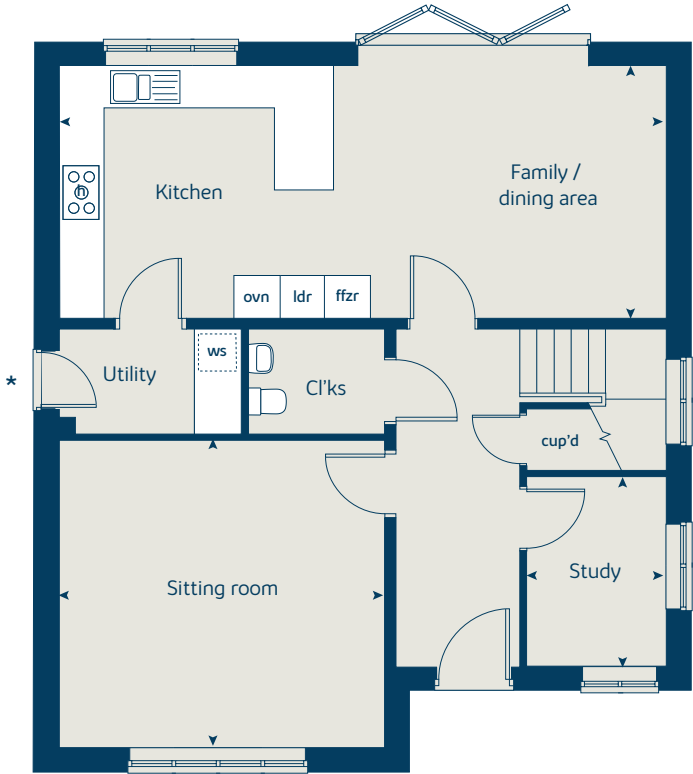
Ground floor	metres	feet / inches
Kitchen / family / dining area	8.00 x 3.55	26' 3" x 11' 8"
Sitting room	4.32 x 4.29	14' 2" x 14' 1"
Study	2.68 x 1.84	8' 9" x 6' 1"

First floor	metres	feet / inches
Bedroom 1	4.29 x 3.05	14' 1" x 10' 0"
Bedroom 2	4.71 x 2.93	15' 5" x 9' 7"
Bedroom 3	3.63 x 2.68	11' 11" x 8' 9"
Bedroom 4	3.58 x 3.20	11' 9" x 10' 6"

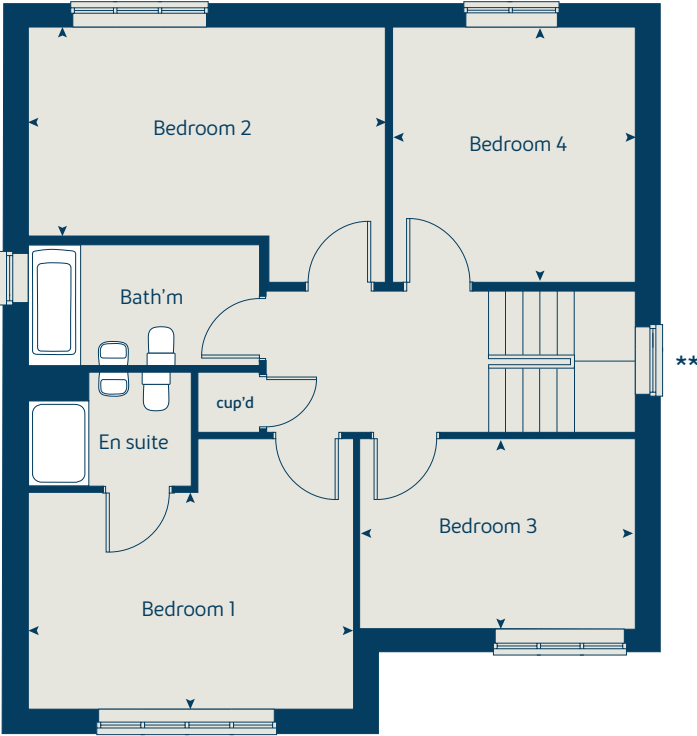
**The Orchard II | W4025 (IF) WCOOM |**  
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ovn	oven	ldr	larder
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



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

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

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# The Aspen II

4 bedroom home

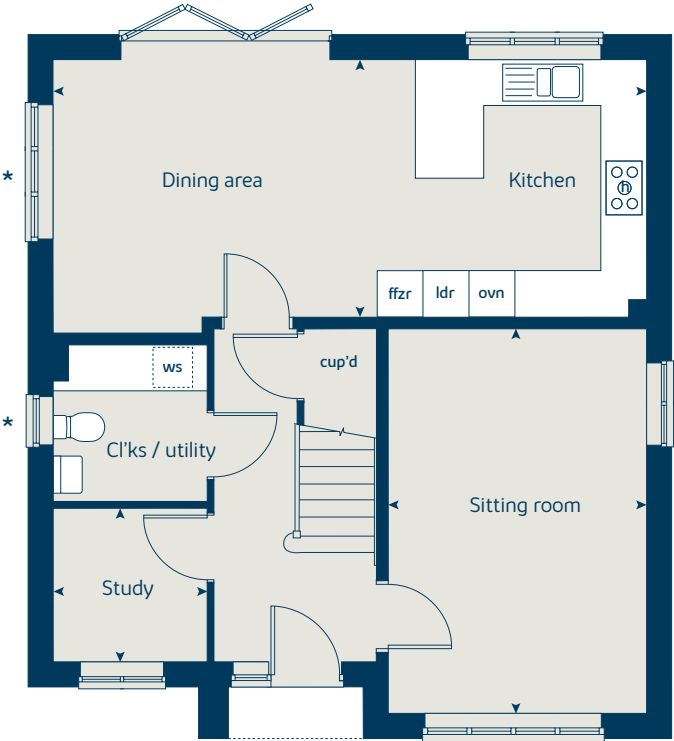
Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.82	13' 5" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

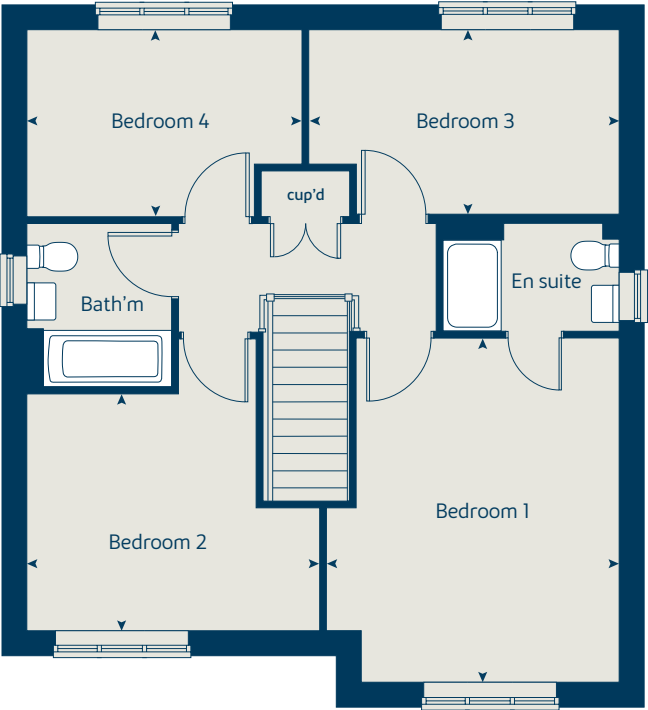
**The Aspen II | X414 (IF) 01 WCOOM |**  
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ovn	oven	ldr	larder
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



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

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# The Beech

3 bedroom home

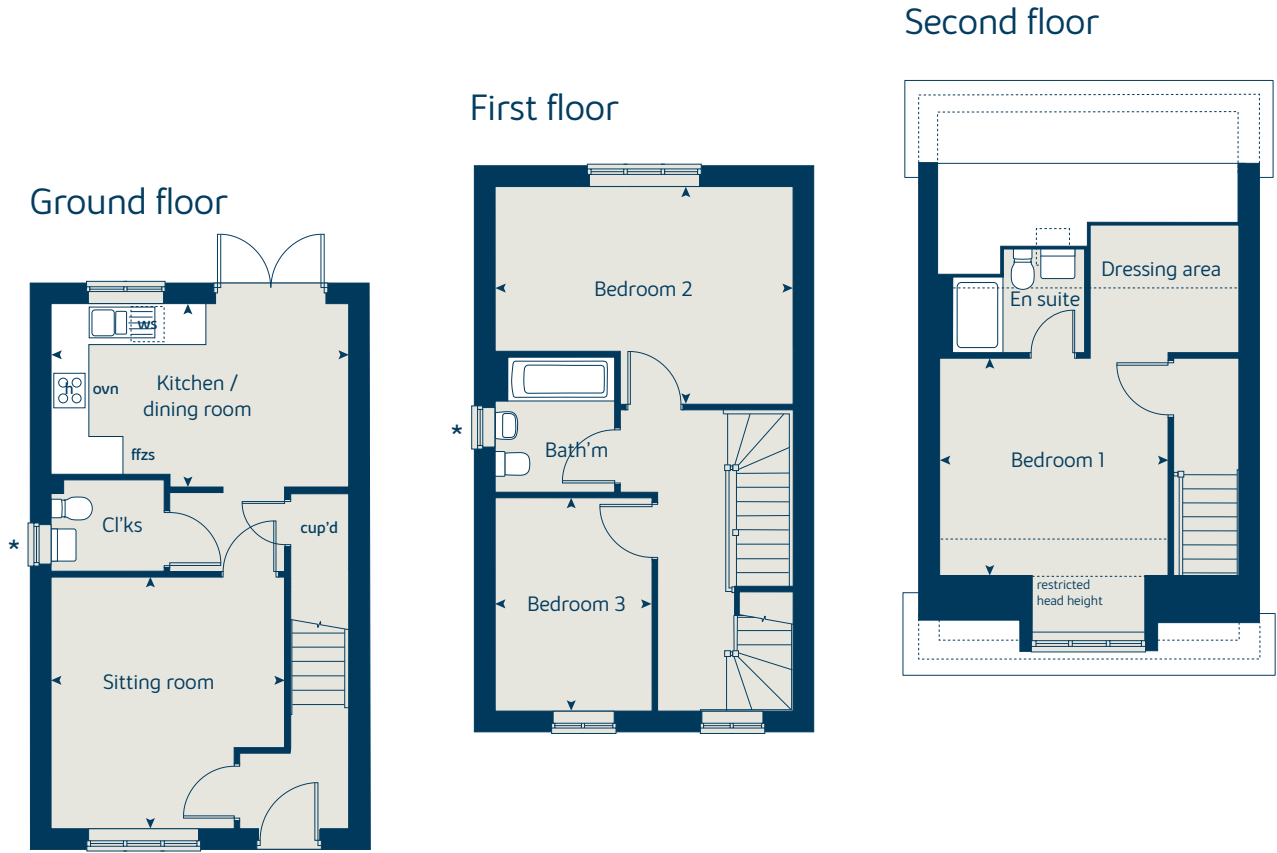
Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

**The Beech | X309v2 WCOOM |**  
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points



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

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# The Beech II

3 bedroom home

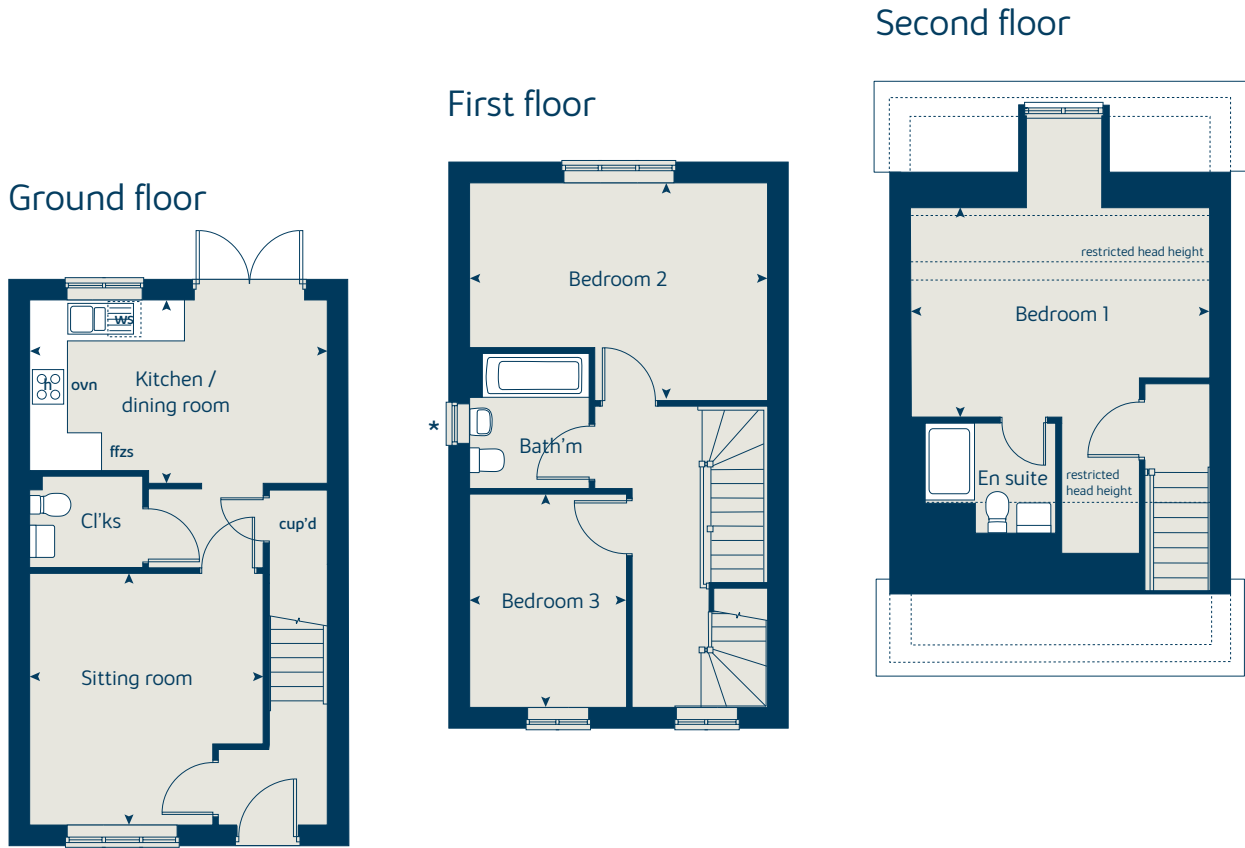
Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.13	15' 7" x 10' 3"

**The Beech II | X309v3 WCOOM |**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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



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# The Cypress II

3 bedroom home

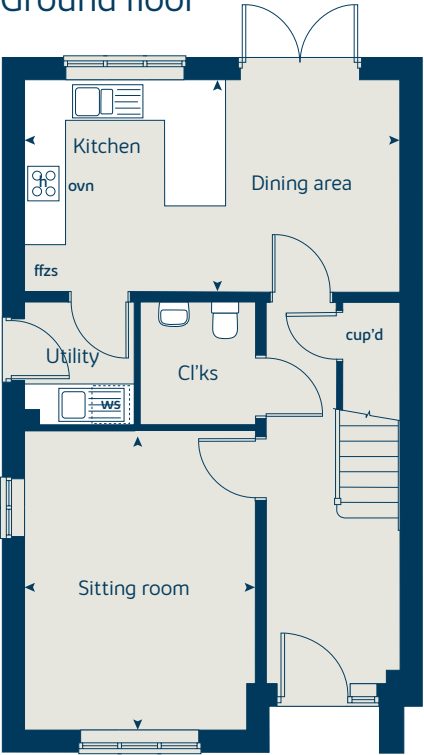
Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.41 x 3.40	14' 6" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.86	10' 9" x 9' 5"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

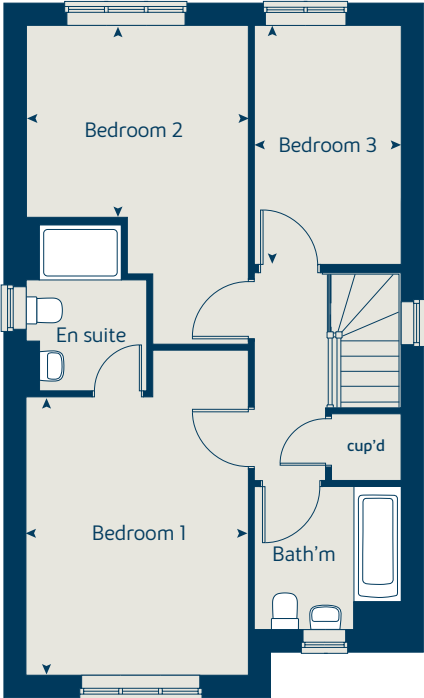
**The Cypress II | X308 (IF) 01 WCOOM |**  
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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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"

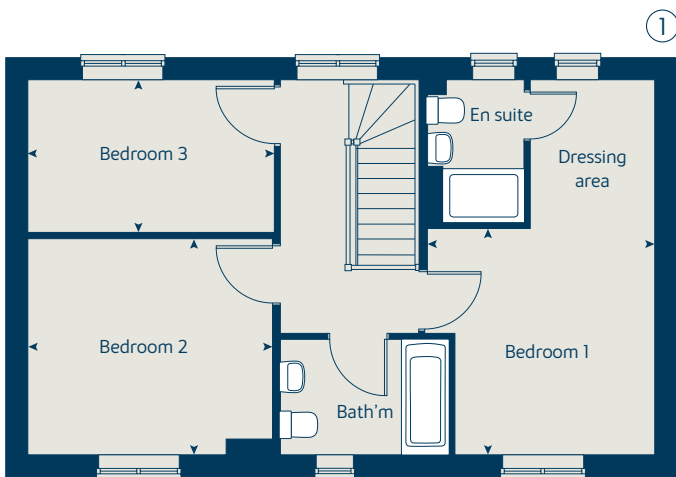
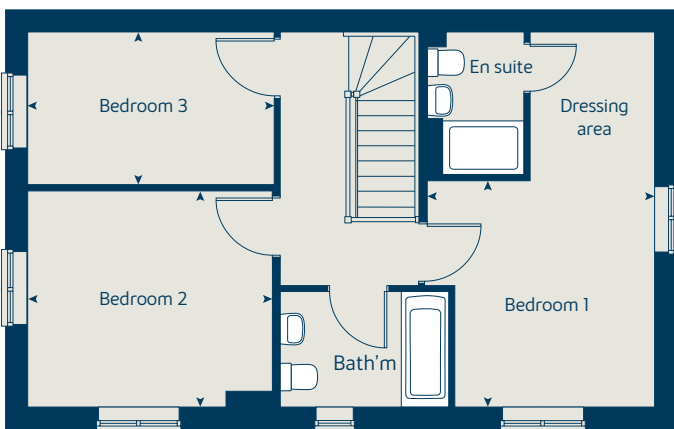
  

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

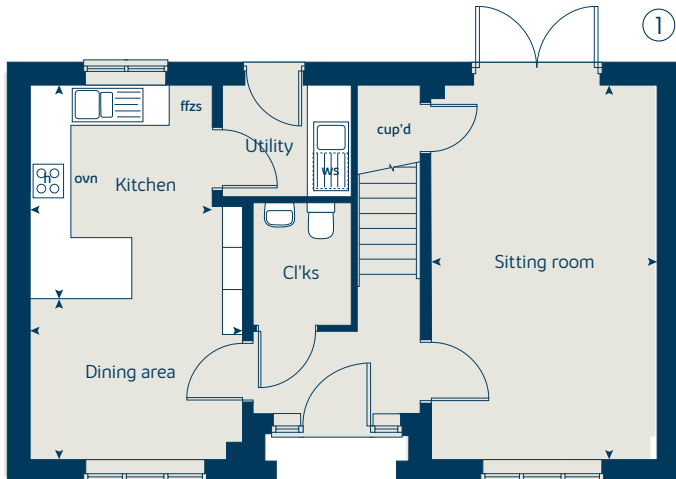
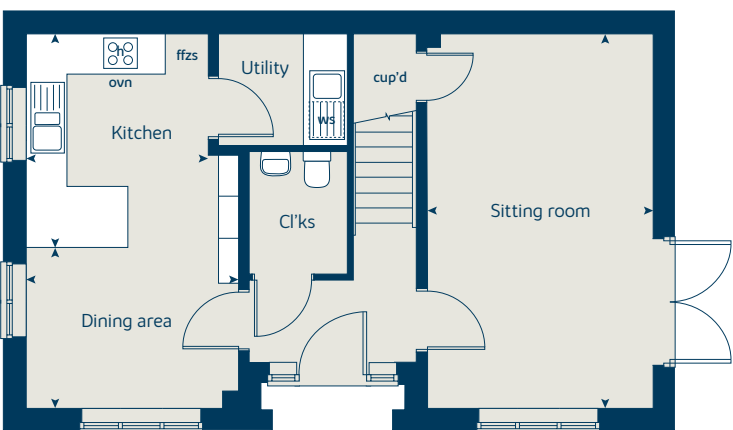
**The Spruce | X307 (F) 01 WCOOM |**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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

First floor



Ground floor



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

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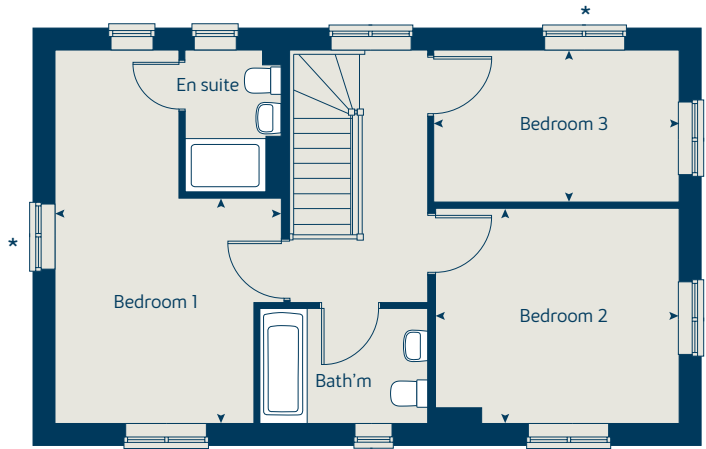




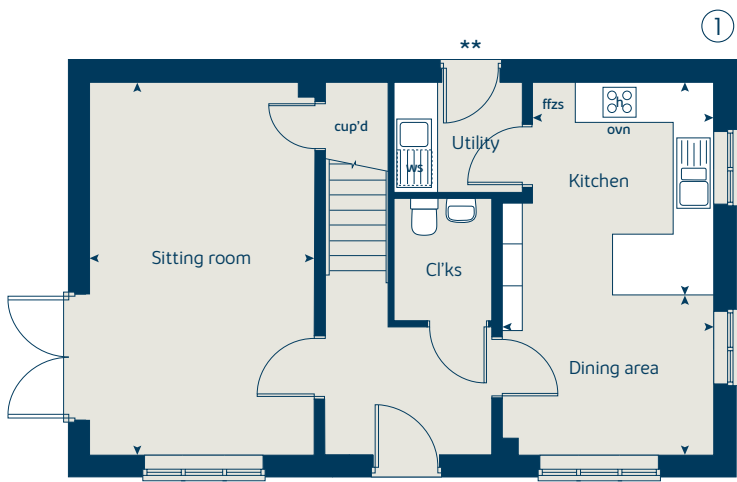
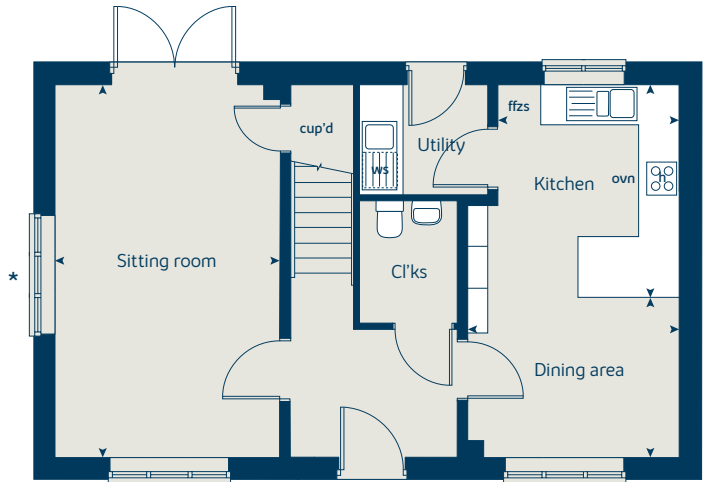
# The Spruce II

3 bedroom home

First floor



Ground floor



- \* Windows apply to selected plots only. Please see sales consultant for further details.
- \*\* Door applies to selected plots only. Please see sales consultant for further details.
- ① Alternative layout applies to selected plots only. Please see sales consultant for further details.

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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 II | X307 (IF) 01 WCOOM |**  
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points





# The Hazel II

3 bedroom home

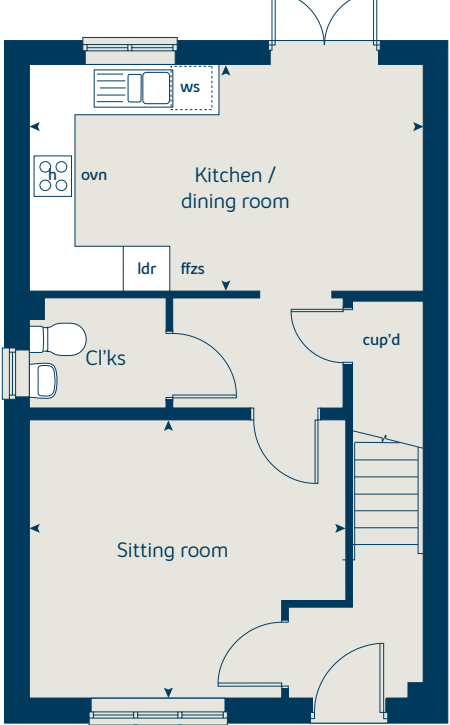
Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.73	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

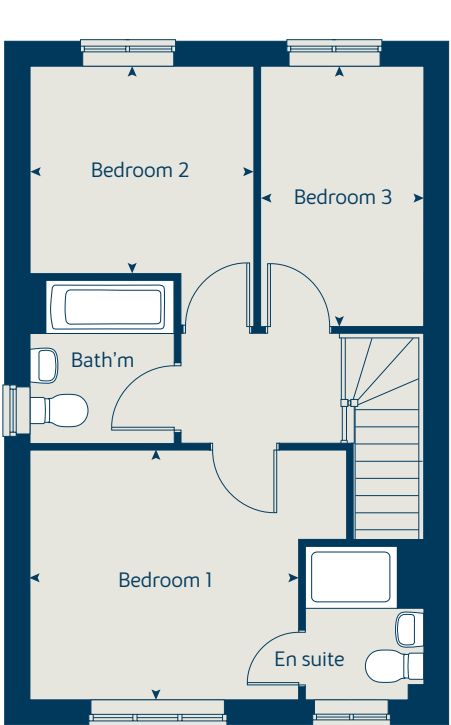
**The Hazel II | X305 01 WCOOM |**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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

Ground floor



First floor



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

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# The Holly II

2 bedroom home

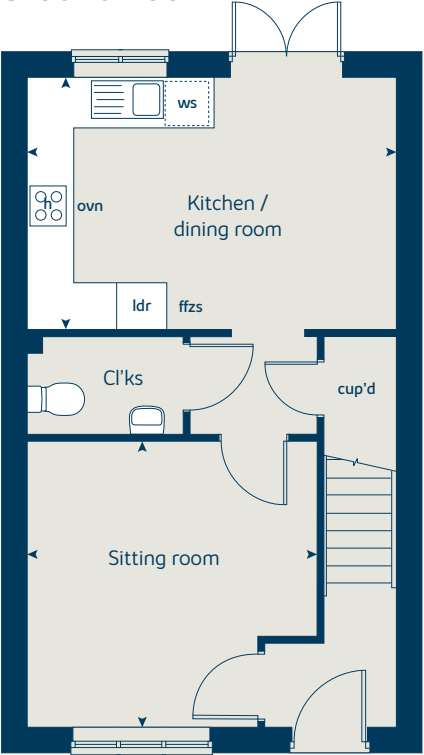
Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 7"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.59 x 3.20	11' 9" x 10' 5"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

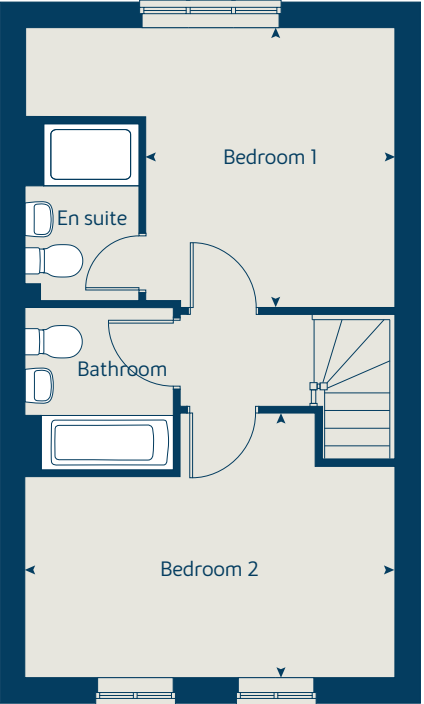
**The Holly II | X204 (IF) 01 WCOOM |**  
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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

Ground floor



First floor



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.





# 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.



## 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!

### Deposit Unlock



With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

### Deposit Assist

When your friends or family contribute a minimum of 5% to your deposit for a new Bovis home, we'll say thanks to them with £2,000 and give you £5,000 to help with moving costs.

### Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

### Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

### Home Stepper with Sage Homes



Home Stepper is powered by



Shared ownership with Home Stepper is now available! On selected homes, you can purchase a share of your chosen home and pay monthly rent on the remaining part.

### Armed Forces **TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.





# Enhance and personalise your new home with upgrades and extras from our **Select** range

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 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.



# 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. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

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 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 to create spacious, sociable living areas, while attention to main bedrooms and en suites has given the homes added desirability.

## Lapwing Meadows

Coombe Hill, Cheltenham GL19 4BD  
01242 312362



### From M5 Junction 9

- Head west on the A438 Ashchurch Road, towards Shannon Way
- Turn left onto the A38
- At the roundabout, take the second exit and continue on the A38
- At the roundabout, take the third exit and stay on the A38
- At the roundabout, take the first exit onto the A38 Gloucester Road
- Continue to follow the A38 for approximately 2.5 miles and Lapwing Meadows will be found at the crossroads with the A4019 on your left

### From Gloucester

- Heading north, leave Gloucester on Black Dog Way
- At the roundabout continue onto the A38 Tewkesbury Road
- At the next roundabout take the second exit
- Continue on the A38 Tewkesbury Road for approximately one mile
- On entering Twigworth pass St Matthew's Church
- Continue over the roundabout towards Tewkesbury for approximately four miles into Coombe Hill
- Lapwing Meadows will be found at the crossroads with the A4019 on your right







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When you have finished with this brochure please recycle it.

The streetscene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

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