

# Seymour Place

Undy

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CODE FOR  
HOME BUILDERS

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Bovis  
Homes 



# Seymour Place

Undy

A taste of local life

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

**Bovis  
Homes** 



## Welcome to Seymour Place

This exciting new development is in the pretty Monmouthshire village of Undy, close to the market town of Caldicot and with great commuter links to Newport, Cardiff and Bristol.

Undy has its own primary school and several sports clubs, plus the historic St Mary's Church, dating back to the 12th Century. You'll find a Co-op, pubs and businesses in the adjoining parish of Magor, just a few minutes' drive.

The bustling market town of Caldicot is only 4.5 miles away offering shops, supermarkets, businesses, a leisure centre and its impressive medieval castle and Caldicot Levels wetlands.

Seymour Place is ideal for commuters with Junction 23A of the M4 approximately 1 mile away leading to Newport, 10 miles, Cardiff 21 miles, or via the Severn Bridge, Bristol 24 miles. Trains for all three cities run from the Severn Tunnel Junction at Rogiet, just 3 miles away and Bristol Airport is 29 miles.

Our range of x,x and x bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a Welsh village within easy reach of Newport, Cardiff and Bristol, your search ends here!



# The perfect position

## Education for everyone

Undy Primary School is just a 7-minute walk from Seymour Place and caters for nursery age children up to 11 years, as does The Magor Church in Wales Primary less than a mile away.

For secondary education Caldicot Comprehensive is just under 5 miles away and takes 11 to 18-year-olds. At Newport the Coleg Gwent offers full and part-time higher education.

**Undy Primary School**  
0.4 miles | 7 mins walk



**Aust Cliff and Beach**  
12.8 miles | 19 mins drive



**Caldicot Leisure Centre**  
4.6 miles | 12 mins drive



**Asda Supermarket, Coldicot**  
4.7 miles | 13 mins drive



**Seymour Place**

**Celtic Manor Resort**  
6.2 miles | 12 mins drive



**Newport Retail Park**  
7.5 miles | 12 mins drive



**Severn Tunnel Junction Train Station**  
3.1 miles | 8 mins drive



**Caldicot Castle and Country Park**  
4.6 miles | 13 mins drive



# 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 **£1.6 million** in local schemes to support the community surrounding your new home in Undy.

“Bovis Homes has invested more than **£1.6 million** towards community schemes”

These schemes include:

## Play Provision



## Offsite Recreation



## Open space transfer and works



## Education



## Sustainable transport



## Green Infrastructure



# 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!

## 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.

# Seymour Place

Vinegar Hill, Undy,  
Monmouthshire NP26 3NL  
01633 928 892

## From M4 Junction 27a (from East or West)

- Take exit to A4841
- Follow road and take left onto B4245
- Follow road and take left onto Dancing Hill
- Bear left staying on Dancing Hill, leading onto Grange Road.
- Follow road and Seymour Place will be on your right.



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Cover photograph of The Square, Magor. 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: 01633 928551

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# Seymour Place

Undy



- |                       |                       |                       |                          |
|-----------------------|-----------------------|-----------------------|--------------------------|
| <b>2 bedroom home</b> | <b>3 bedroom home</b> | <b>4 bedroom home</b> | Linden Homes development |
| The Hawthorn          | The Cypress           | The Aspen             | Affordable housing       |
|                       | The Rowan             | The Chestnut          | pos public open space    |
|                       | The Magnolia          |                       | tte trim trail equipment |
|                       | The Spruce            |                       | ss substation            |
|                       |                       |                       | bcp bin collection point |



# The Hawthorn

2 bedroom home

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# The Hawthorn

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.86	12' 5" x 9' 4"
Sitting / dining area	4.06 x 3.99	13' 4" x 12' 5"

### First floor

Bedroom 1	4.06 x 2.68	13' 4" x 8' 9"
Bedroom 2	4.06 x 2.81	13' 4" x 9' 3"

### The Hawthorn | X203 02 B1000 |

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.

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

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

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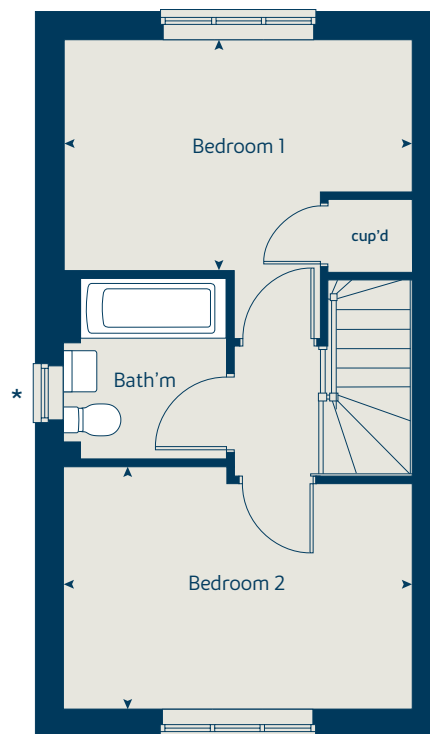
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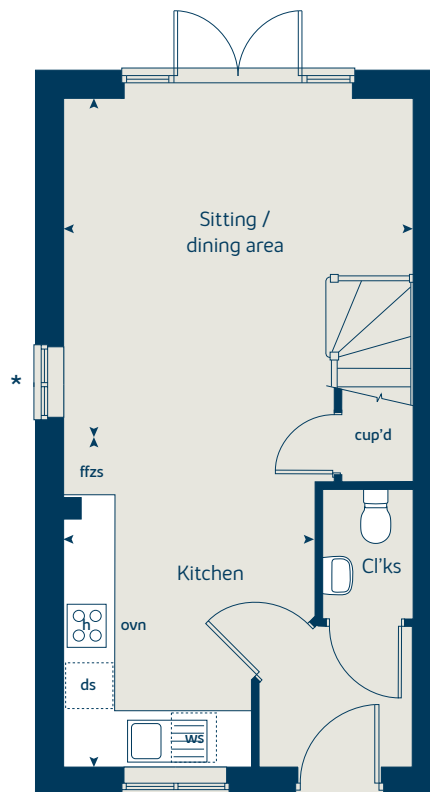
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 1" x 10' 2"
Sitting room	4.40 x 3.40	14' 4" x 11' 1"

### First floor

Bedroom 1	4.10 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.27 x 2.82	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 5" x 7' 1"

### The Cypress | X308 (IF) 01 B1000 |

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

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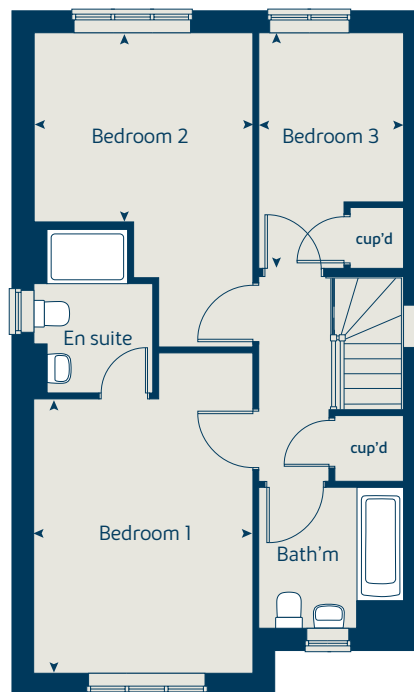
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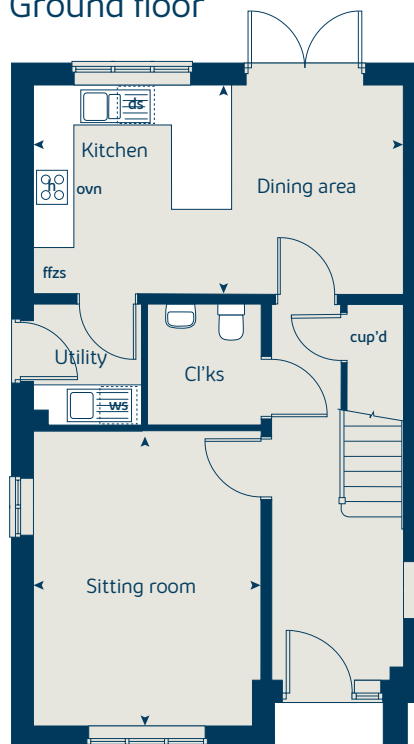
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## First floor



## Ground floor





# The Rowan

3 bedroom home

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# 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 B1000 |

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

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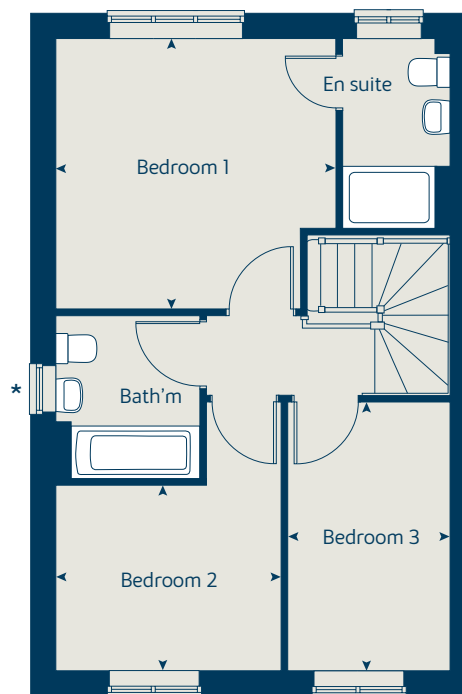
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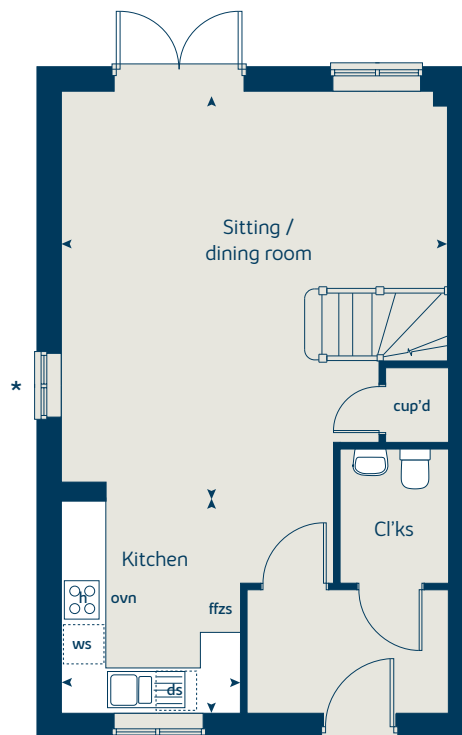
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## First floor



## Ground floor





# The Magnolia

3 bedroom home

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# The Magnolia

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.36	15' 6" x 11' 0"
Sitting room	3.71 x 3.72	12' 2" x 12' 2"

### First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

### The Magnolia | X327 01 B1000 |

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ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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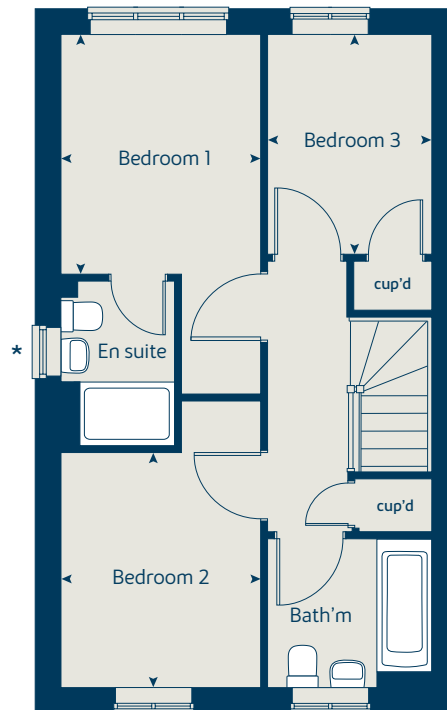
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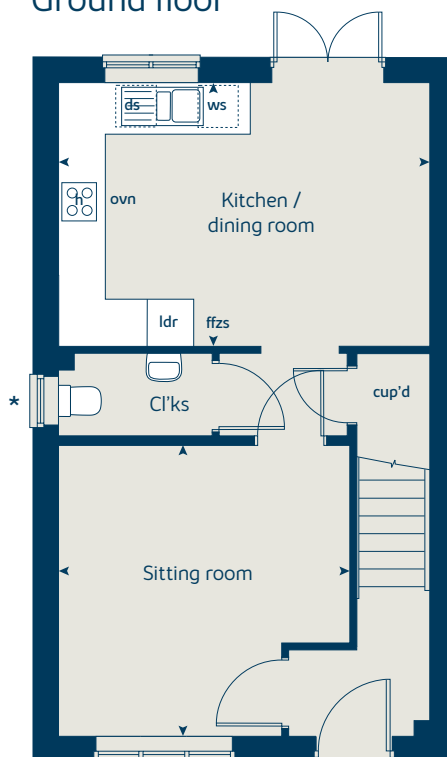
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### First floor



### Ground floor





# The Spruce

3 bedroom home

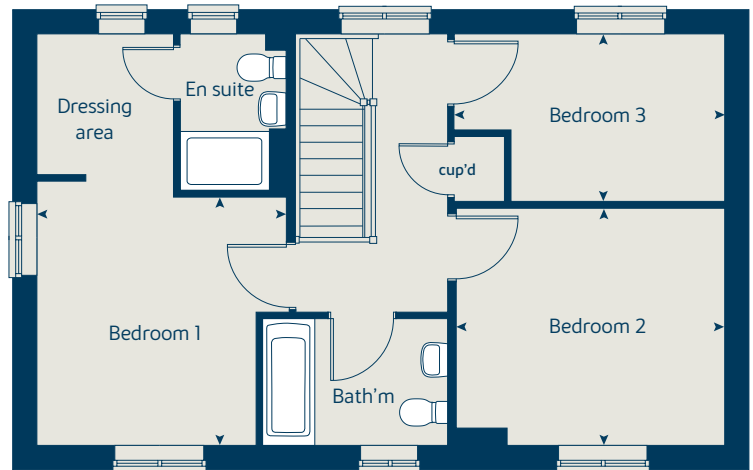
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# The Spruce

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 3" x 8' 9"
Dining area	3.14 x 2.36	10' 3" x 7' 7"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	3.55 x 3.33	11' 6" x 10' 9"
Bedroom 2	3.59 x 3.18	11' 7" x 10' 4"
Bedroom 3	3.63 x 2.25	11' 9" x 7' 4"

### The Spruce | X307 (IF) 01 B1000 |

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

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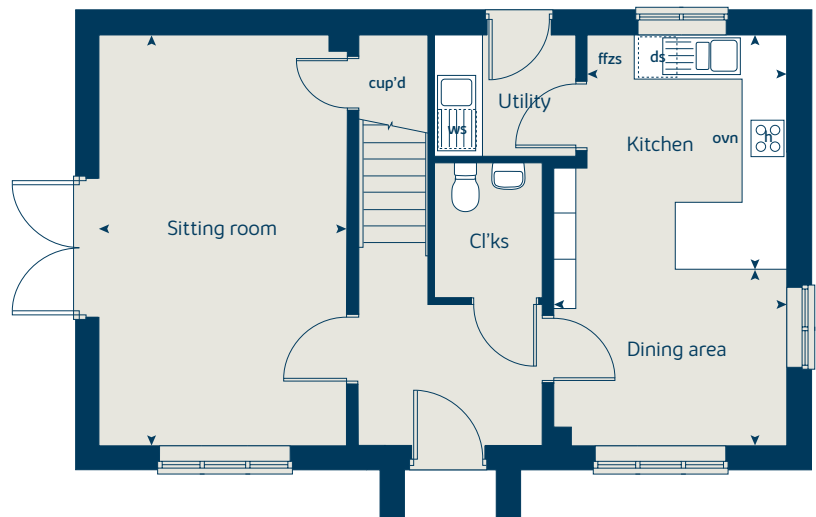
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## Ground floor





# The Aspen

4 bedroom home

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# The Aspen

4 bedroom home

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

## First floor

Bedroom 1	4.52 x 4.09	14' 8" x 13' 4"
Bedroom 2	3.60 x 3.11	11' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 9"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

## The Aspen | X414 (IF) 01 B1000 |

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

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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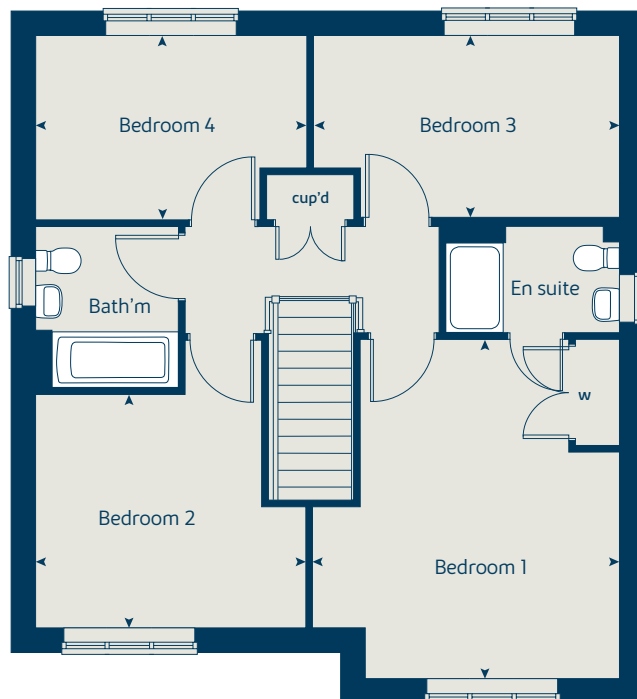
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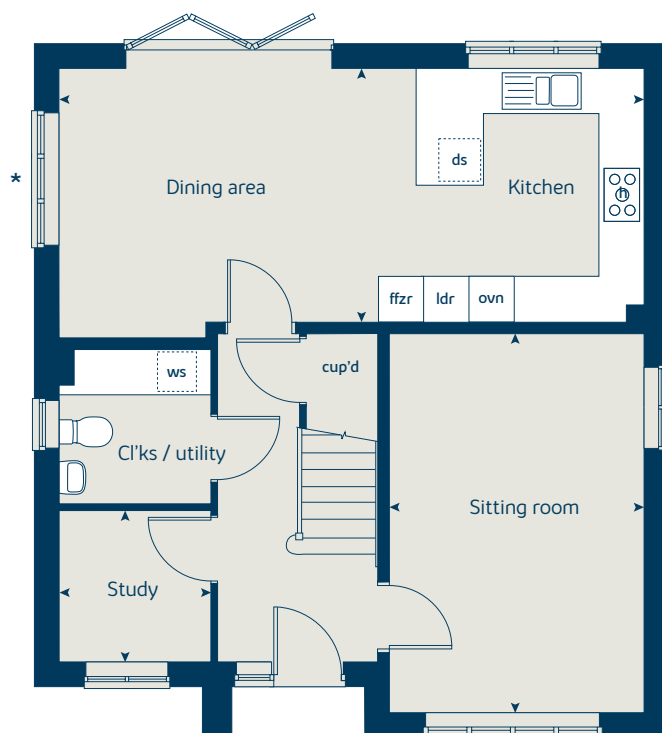
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## First floor



## Ground floor





# The Chestnut

4 bedroom home

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# 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	3.43 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.92 x 2.31	12' 8" x 7' 5"
Bedroom 4	3.20 x 2.35	10' 4" x 7' 7"

### The Chestnut | X413 01 B1000 |

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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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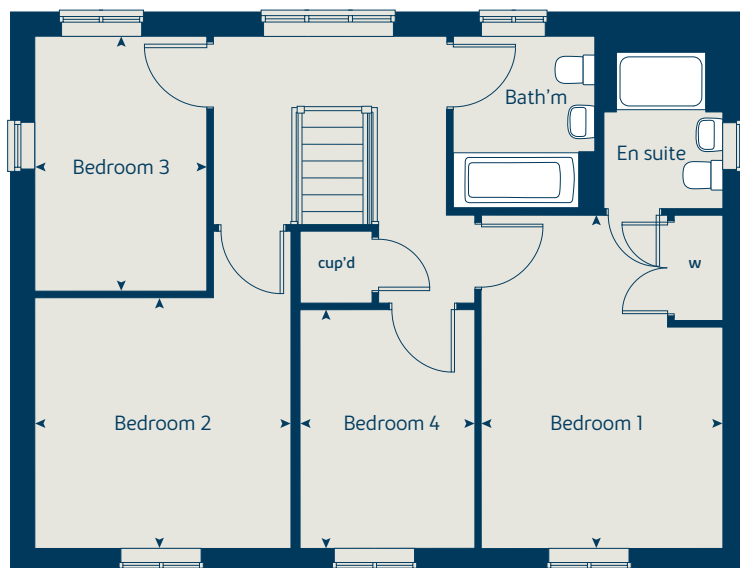
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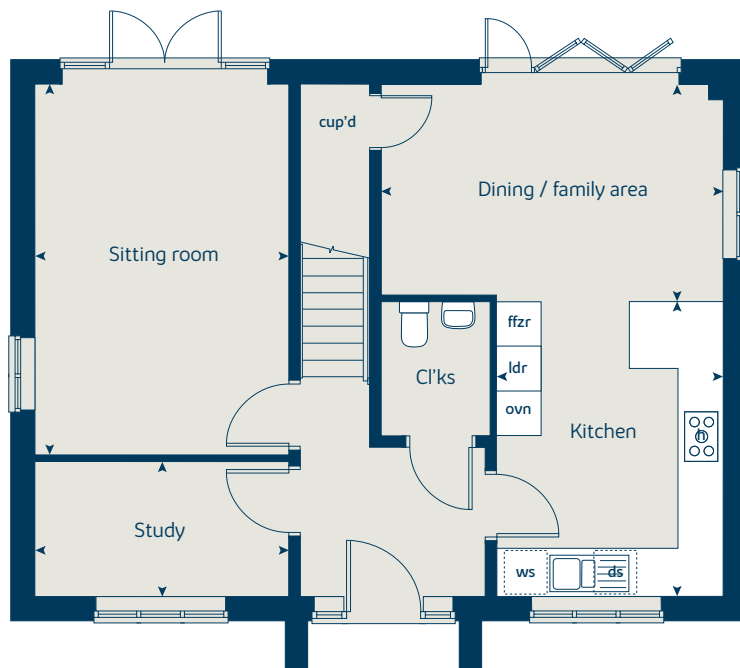
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### First floor



### Ground floor





# Seymour Place

Undy

Specification

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# Seymour Place

## Undy

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.



### Kitchen

2 bedroom  
The Hawthorn

3 bedroom  
The Cypress  
The Rowan  
The Magnolia  
The Spruce

4 bedroom  
The Aspen  
The Chestnut

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 (60cm) 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	■	■	■	■	■	■
LED under-unit flexible strip lighting						
Fridge / freezer space	■	■	■	■	■	
Integrated (Indesit) 50 / 50 fridge freezer						■
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■	■
Integrated (Indesit) dishwasher						
Space for washing machine with plumbing and electrics in utility		■				■
Space for washing machine with plumbing and electrics in kitchen	■		■	■		■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Fusion shower tray with glass enclosure		■	■	■	■	■
Handheld hair wash attachment		■	■	■	■	■
Shower over the bath	■					
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)				■	■	■
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) situated by boiler	■	■	■	■	■	■
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

2 bedroom  
The Hawthorn

3 bedroom  
The Cypress  
The Rowan  
The Magnolia  
The Spruce

4 bedroom  
The Aspen  
The Chestnut

# 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.



When you have finished with this leaflet please recycle it.

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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