



The Chancery
Stratford-upon-Avon



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 The Chancery

Our prestigious development of brand-new homes is enviably located in the highly sought after area of Shottery.

Just 2 miles from the very heart of Stratford-upon-Avon. The Chancery offers an exquisite collection of beautiful one to five bedroom homes.





A taste of local life

The Chancery is a prestigious development of brand new one to five bedroom luxury homes, located in the sought after area of Shottery, less than 2 miles from Stratford-upon-Avon.

Location

The Chancery is located in Shottery, just 2 miles from the very heart of the historic town of Stratford-upon-Avon. Situated off the Evesham Road, the development enjoys excellent commuter links by road while the Stratford-upon-Avon train station is less than 2 miles away. Regular trains run directly into London Marylebone taking around 2 hours while you can get to Birmingham Moor Street in about 45 minutes.

Entertainment and leisure

The medieval market town of Stratford-upon-Avon offers a rich array of retail, leisure and entertainment.

You will find a large Waitrose, Tesco Superstore and Morrisons for weekly grocery shopping while Stratford-upon-Avon town centre offers a great mix of shops for everyone, from unique independents and designer boutiques to national retailers. There are also farmers markets held twice a month, presenting a wide selection of local Warwickshire produce. Stratford also boasts many pubs and bars, Michelin star restaurants and, of course, theatres.

With the rolling Warwickshire countryside and the Cotswolds on your doorstep, awash with historic landmarks, stately homes and National Trust properties, living at The Chancery really does offer everything you'll need for your work life, social life and family life.

Education

Stratford-upon-Avon has many primary schools and nurseries a short distance from the development. It also hosts Stratford Girls' Grammar School, less than 1 mile away and Stratford-upon-Avon Secondary School and College situated less than 2 miles away.



Development layout

Phase 1 of The Chancery boasts a stunning range of one to five bedroom homes each with unique views and aspects. Discover your dream home today.



The Oak
5 bedroom home



The Lime
5 bedroom home



The Thatch
5 bedroom home



The Bramble
5 bedroom home



The Maple
4 bedroom home



The Aspen
4 bedroom home



The Cedar
3 bedroom home with 3 en suites



The Orchard
3 / 4 bedroom home



The Grove
3 bedroom home



The Cypress
3 bedroom home



The Spruce
3 bedroom home



The Copse
2 bedroom home



The Holly
2 bedroom home



The Walton
1 bedroom bungalow with study

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v visitor space
- bcp bin collection point



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

The Oak

5 bedroom home

Floor area

230 sq.m 2486 sq.ft

Ground floor

	metres	feet / inches
Kitchen / family / dining area	8.30 x 5.10	27' 3" x 16' 9"
Sitting room	5.70 x 4.06	18' 8" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.51 x 2.38	14' 9" x 7' 10"

First floor

Bedroom 1	4.69 x 4.09	15' 4" x 13' 5"
Bedroom 2	4.37 x 2.97	14' 4" x 9' 9"
Bedroom 3	4.13 x 3.16	13' 6" x 10' 4"
Bedroom 4	3.23 x 2.56	10' 7" x 8' 5"
Bedroom 5	3.19 x 2.54	10' 6" x 8' 4"

The Oak | X531 01 CSHOT |

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h	hob	cyl	hot water cylinder
ovn	oven	ldr	larder
dw	dishwasher	ffzr	fridge freezer
ws	washing machine space	cup'd	cupboard
ts	tumble dryer space	◀ ▶	measuring points

Ground floor



First floor



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The Lime

5 bedroom home

Floor area
191 sq.m 2066 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	7.69 x 4.24	25' 3" x 13' 11"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.77	12' 8" x 9' 1"
Study	3.58 x 2.54	11' 9" x 8' 4"

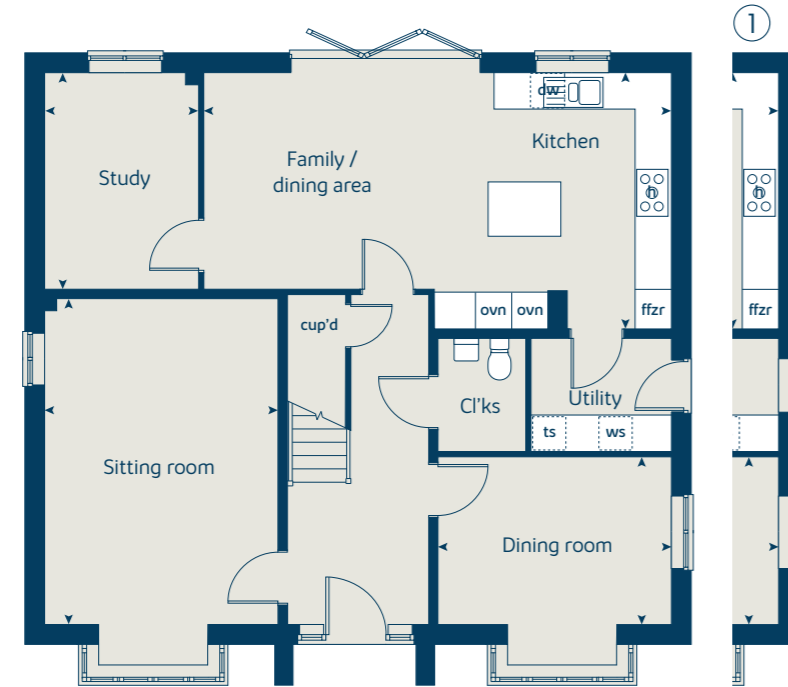
First floor	metres	feet / inches
Bedroom 1	4.05 x 3.75	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 8" x 10' 7"
Bedroom 4	3.54 x 2.25	11' 8" x 7' 5"
Bedroom 5	2.82 x 2.64	9' 3" x 8' 8"

The Lime | X520 CSHOT |

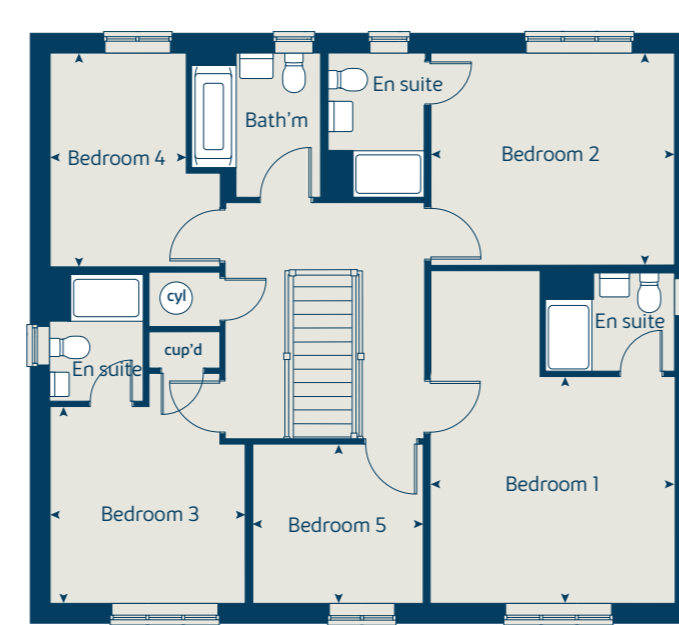
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ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ts	tumble dryer space		

Ground floor



First floor



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

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The Thatch

5 bedroom home

Floor area
193 sq.m 2080 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.91 x 3.35	12' 10" x 11' 0"
Family / dining area	5.62 x 5.60	18' 5" x 18' 4"
Sitting room	4.81 x 4.05	15' 9" x 13' 3"
Study	3.35 x 2.03	11' 0" x 6' 8"
Snug / play room	3.82 x 2.36	12' 6" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.40 x 3.84	14' 5" x 12' 7"
Bedroom 2	4.14 x 3.81	13' 7" x 12' 6"
Bedroom 3	3.81 x 3.31	12' 6" x 10' 11"
Bedroom 4	3.47 x 2.93	11' 5" x 9' 8"
Bedroom 5	3.03 x 2.28	9' 11" x 7' 6"

The Thatch | P505v3 CSHOT |

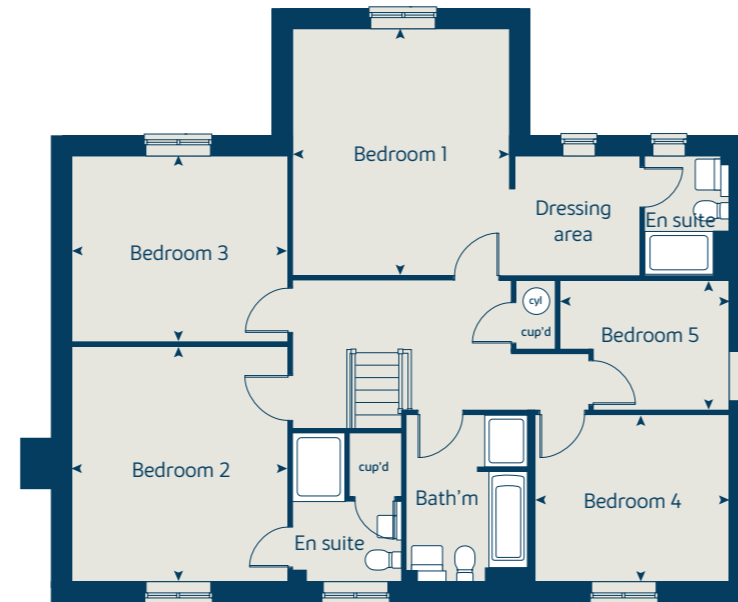
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ovn	oven	cup'd	cupboard
h	hob	ffzr	fridge freezer
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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The Bramble

5 bedroom home

Floor area
168 sq.m 1809 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining room	6.37 x 3.36	20' 11" x 11' 0"
Sitting room	6.38 x 4.31	20' 11" x 14' 2"

First floor	metres	feet / inches
Bedroom 1	3.98 x 3.49	13' 1" x 11' 5"
Bedroom 3	3.57 x 3.42	11' 9" x 11' 3"
Bedroom 4	3.61 x 2.86	11' 10" x 9' 5"

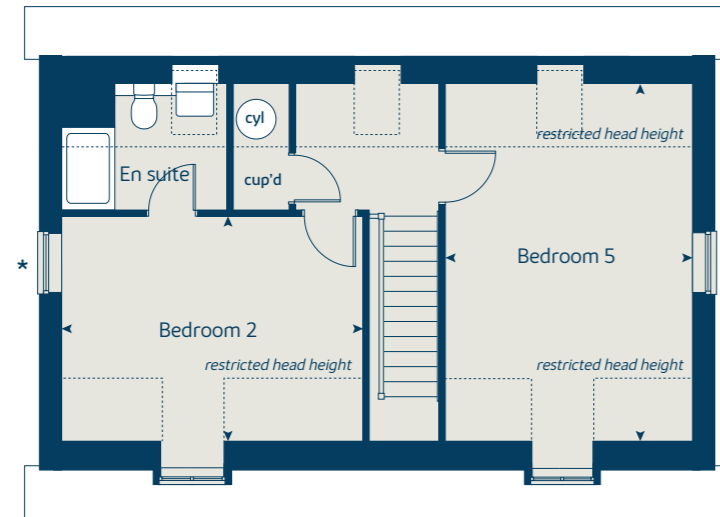
Second floor	metres	feet / inches
Bedroom 2	4.39 x 3.27	14' 5" x 10' 9"
Bedroom 5	5.20 x 3.61	17' 1" x 11' 10"

The Bramble | P504v1 CSHOT |

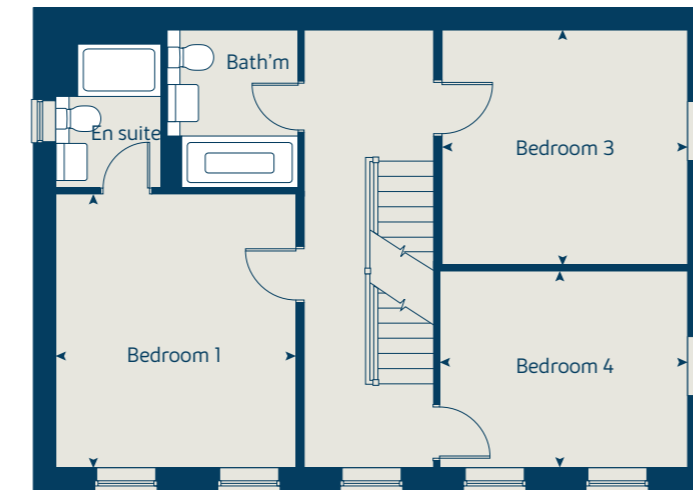
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ovn	oven	cup'd	cupboard
h	hob	ffzr	fridge freezer
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

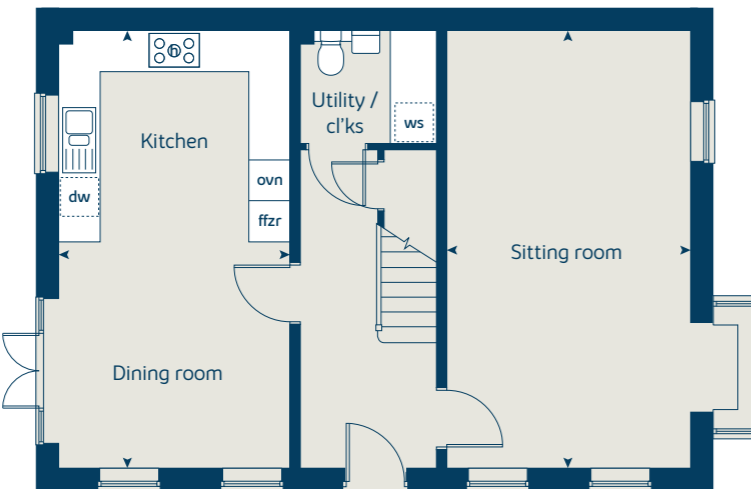
Second floor



First floor



Ground floor



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The Maple

4 bedroom home

Floor area
166 sq.m 1791 sq.ft

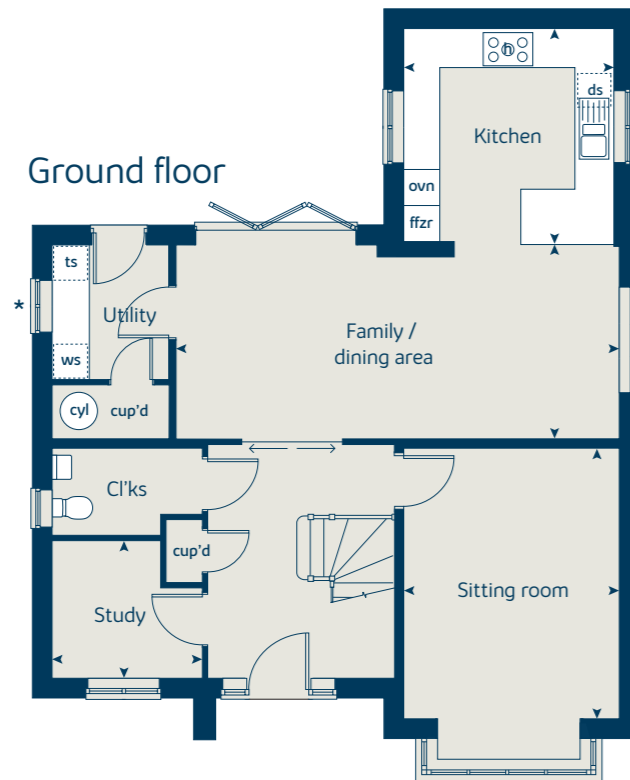
Ground floor	metres	feet / inches
Kitchen	3.50 x 3.39	11' 6" x 11' 1"
Family / dining area	7.28 x 3.23	23' 11" x 10' 7"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.69 x 3.56	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.93	13' 8" x 9' 7"
Bedroom 4	2.95 x 2.93	9' 8" x 9' 7"

The Maple | X416 01 CSHOT |

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



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The Aspen

4 bedroom home

Floor area

127 sq.m 1370 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.58	25' 6" x 11' 9"
Sitting room	5.03 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 7" x 6' 7"

First floor

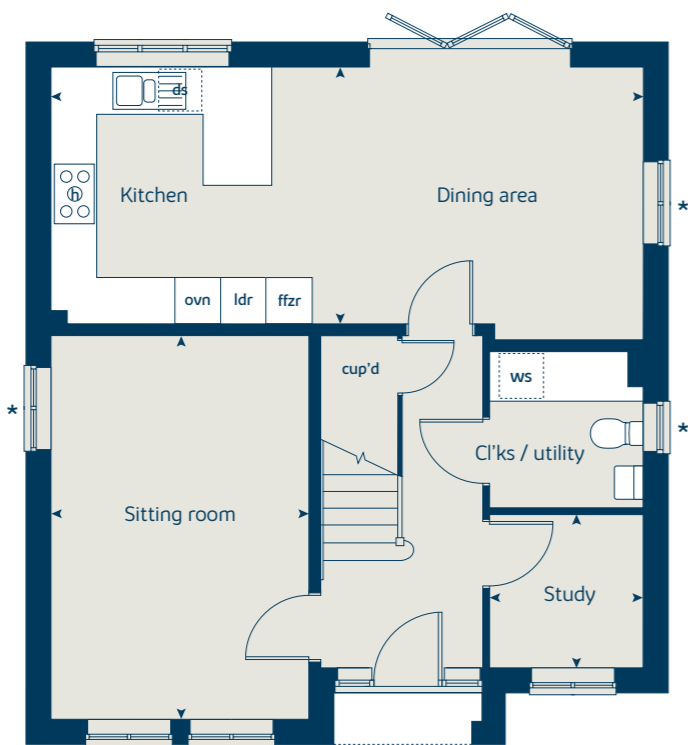
Bedroom 1	4.52 x 3.39	14' 10" x 11' 1"
Bedroom 2	3.59 x 3.11	11' 10" x 10' 2"
Bedroom 3	4.07 x 2.41	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

The Aspen | X414 CSHOT |

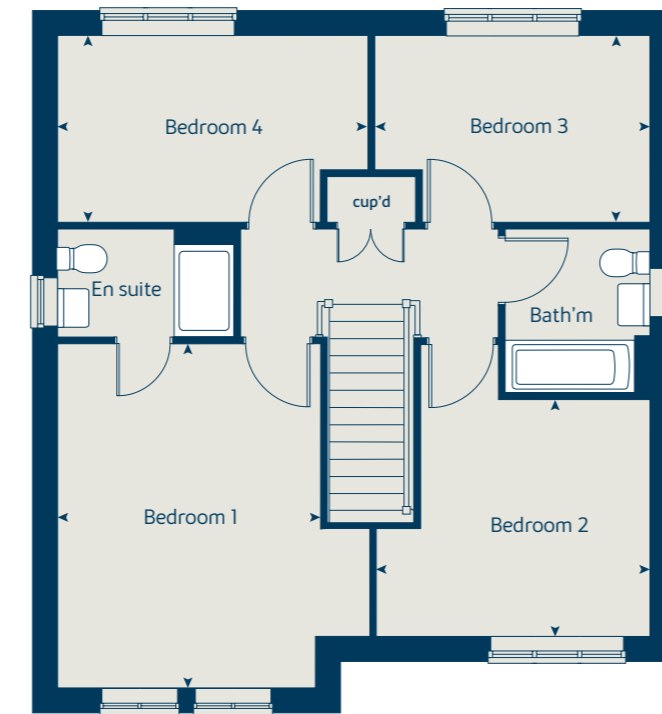
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ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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The Cedar

3 bedroom home with 3 en suites

Floor area
124 sq.m 1341 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	7.70 x 3.15	25' 3" x 10' 4"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.31 x 2.01	7' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.70 x 3.54	15' 5" x 11' 7"
Bedroom 2	3.02 x 3.01	9' 11" x 9' 10"
Bedroom 3	6.06 x 2.87	19' 10" x 9' 5"

The Cedar | C3404v CSHOT |

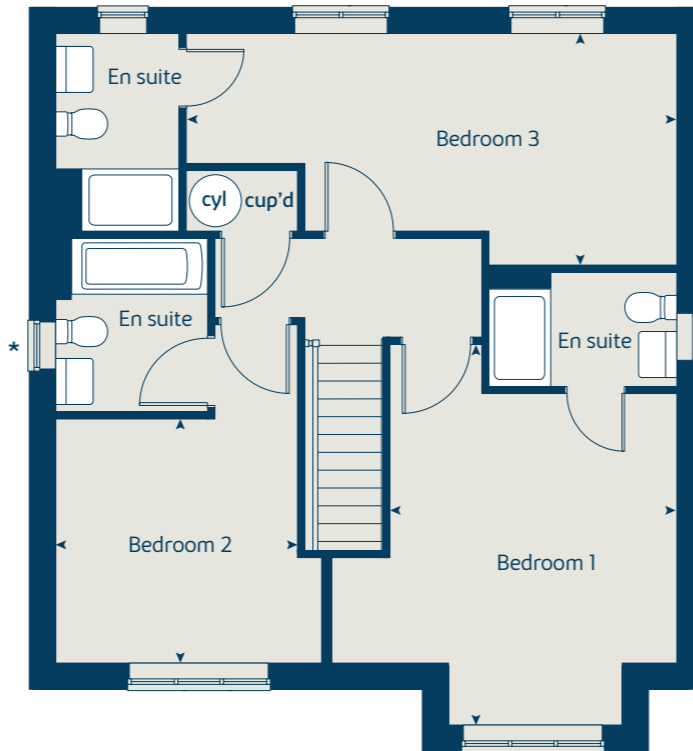
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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

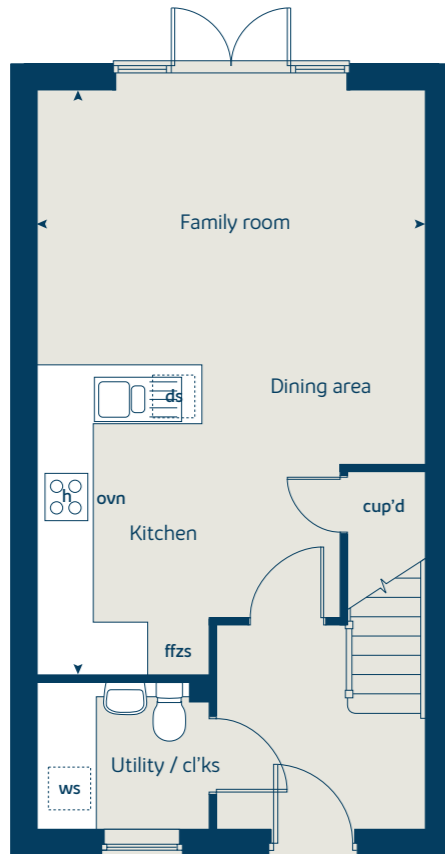
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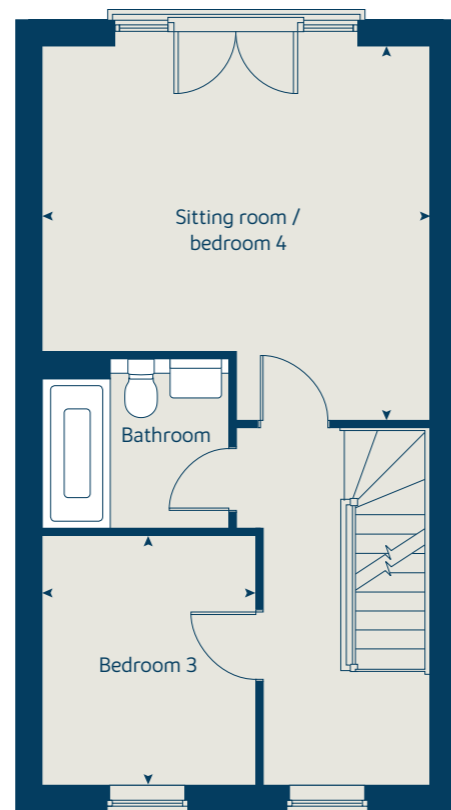
The Orchard

3 / 4 bedroom home

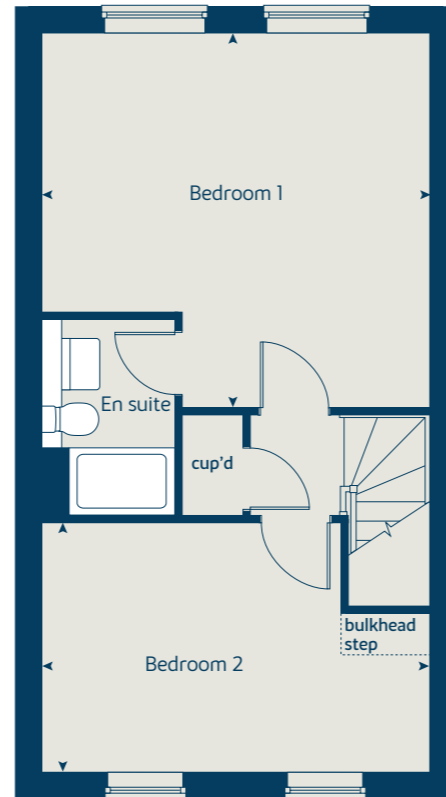
Ground floor



First floor



Second floor



Floor area

110 sq.m 1178 sq.ft

Ground floor

Kitchen / dining / family room 6.63 x 4.36 21' 9" x 14' 4"

First floor

Sitting room / bedroom 4 4.36 x 4.23 14' 4" x 13' 11"

Bedroom 3 2.81 x 2.40 9' 3" x 7' 10"

Second floor

Bedroom 1 4.36 x 4.23 14' 4" x 13' 11"

Bedroom 2 4.36 x 2.81 14' 4" x 9' 3"

The Orchard | P308v1 CSHOT |

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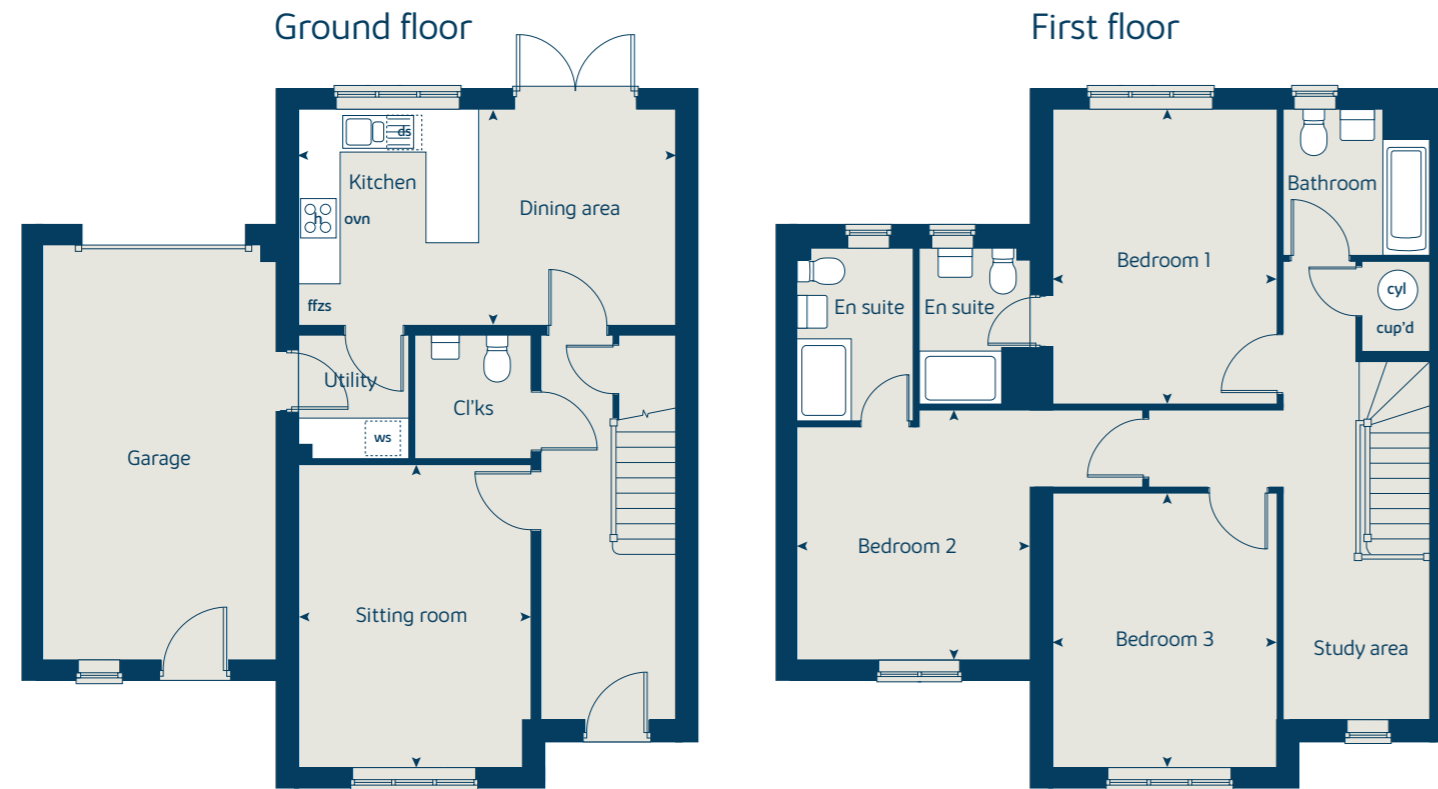
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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The Grove

3 bedroom home



Floor area
123 sq.m 1325 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.13	18' 1" x 10' 3"
Sitting room	4.40 x 3.40	14' 5" x 11' 2"

First floor

Bedroom 1	4.28 x 3.28	14' 1" x 10' 9"
Bedroom 2	3.37 x 3.36	11' 1" x 11' 0"
Bedroom 3	3.99 x 3.27	13' 1" x 10' 9"

The Grove | X308v2 CSHOT |

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

Please note: Bedroom 2 on plot 66 is 5.03m x 3.57m (16' 6" x 11' 8"). Please see sales consultant for further details.

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The Cypress

3 bedroom home

Floor area
102 sq.m | 1101 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.15	18' 1" x 10' 4"
Sitting room	4.40 x 3.40	14' 5" x 11' 2"

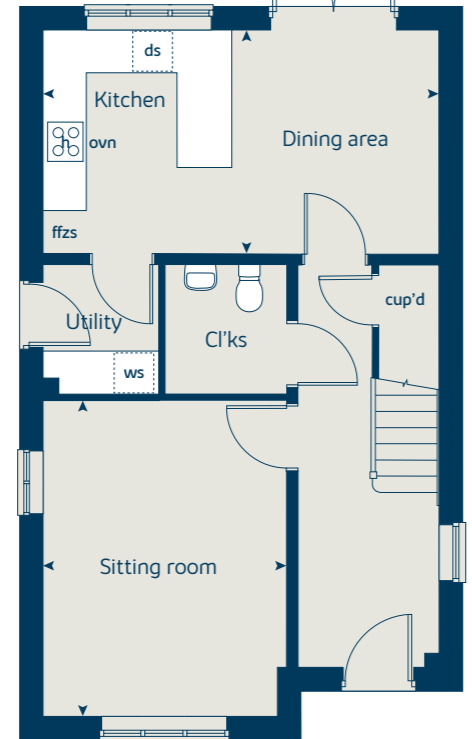
First floor	metres	feet / inches
Bedroom 1	4.10 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.27 x 2.84	10' 9" x 9' 4"
Bedroom 3	3.55 x 2.16	11' 6" x 7' 1"

The Cypress | X308v CSHOT |

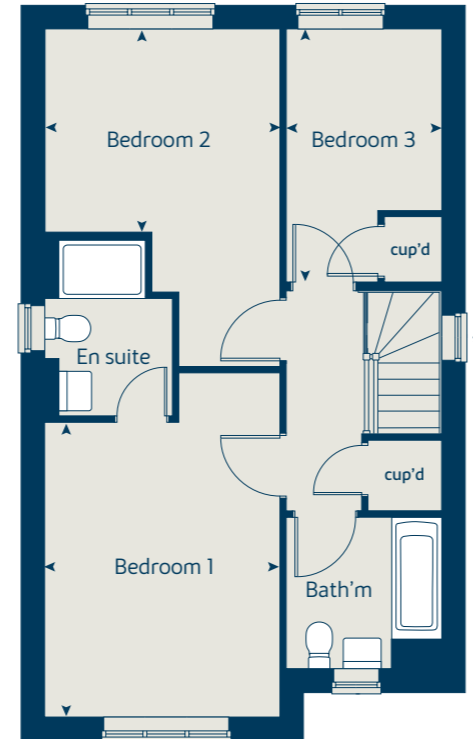
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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The Spruce

3 bedroom home

Floor area
100 sq.m 1082 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.37	10' 3" x 7' 9"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

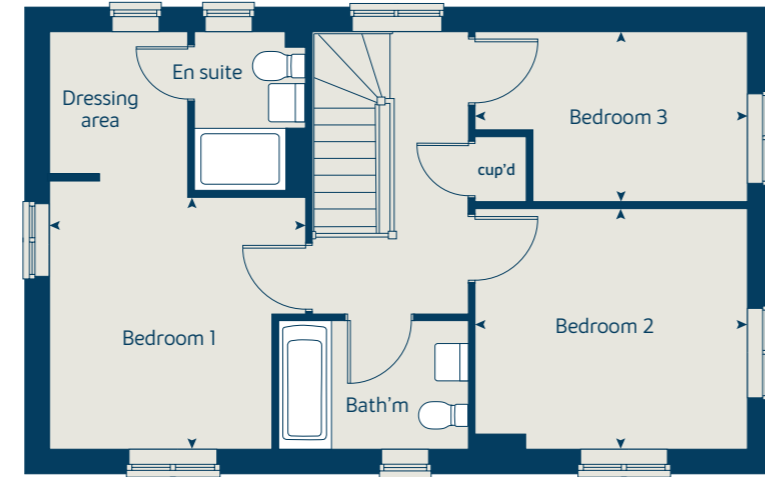
First floor	metres	feet / inches
Bedroom 1	3.33 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.59 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 5"

The Spruce | X307v1 CSHOT |

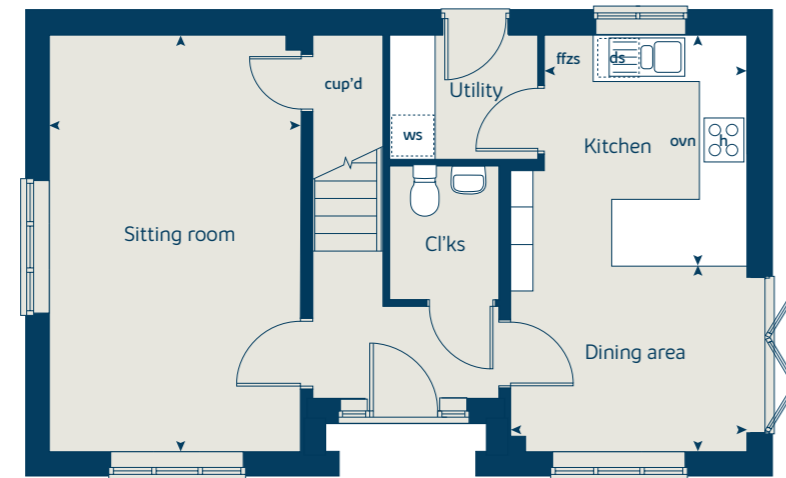
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

First floor



Ground floor



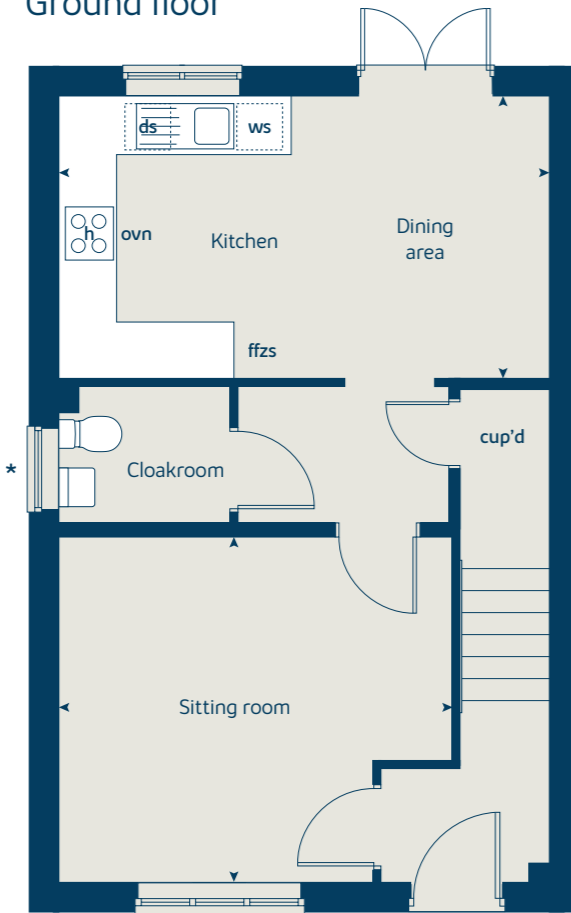
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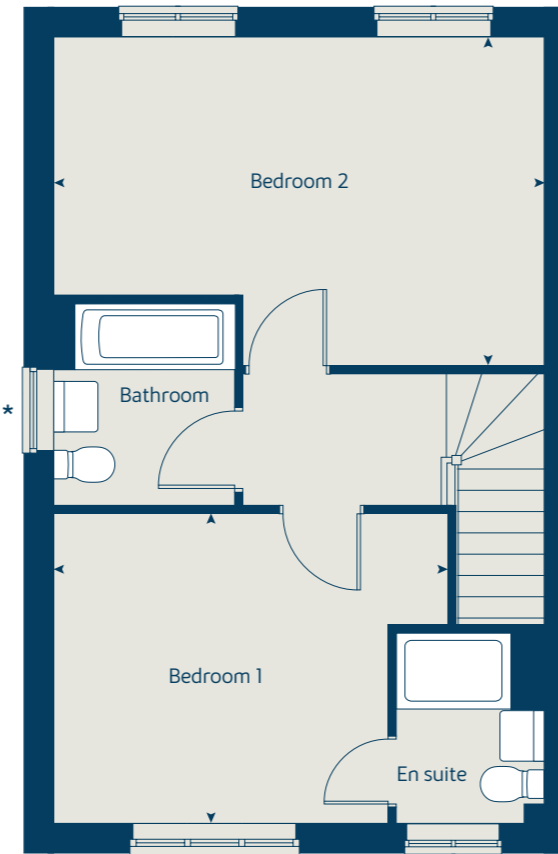
The Copse

2 bedroom home

Ground floor



First floor



Floor area
86 sq.m 932 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.19 x 2.98	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	4.17 x 3.29	13' 8" x 10' 9"
Bedroom 2	5.19 x 3.48	17' 0" x 11' 5"

The Copse | X2305v CSHOT |
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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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The Holly

2 bedroom home

Floor area
79 sq.m 851 sq.ft

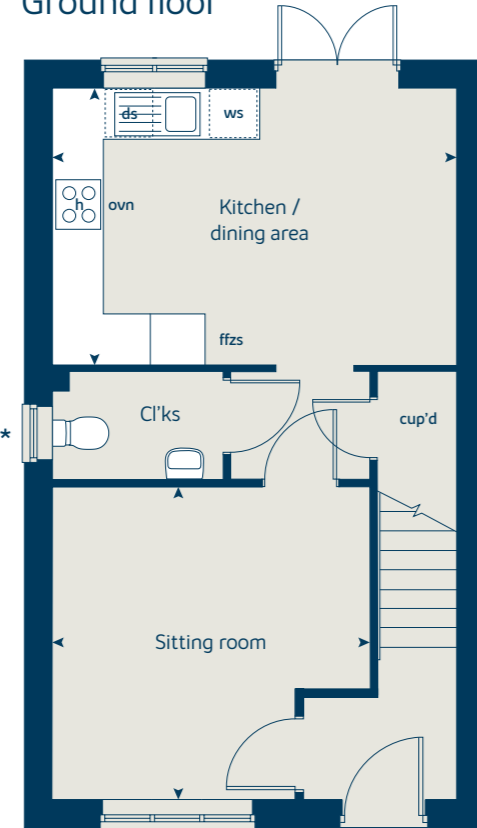
Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.24	15' 6" x 10' 8"
Sitting room	3.72 x 3.66	12' 2" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.59 x 3.20	11' 9" x 10' 6"
Bedroom 2	4.74 x 3.93	15' 6" x 11' 1"

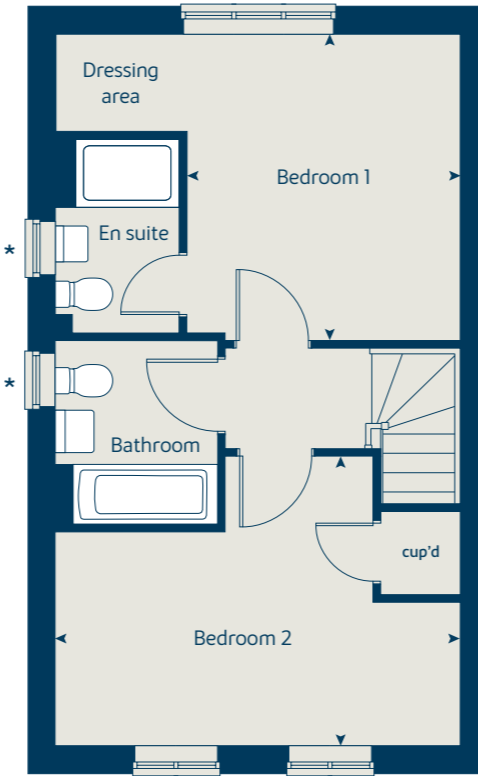
The Holly | X204 01 CSHOT |
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries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

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

Ground floor



First floor



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

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.



The Walton

1 bedroom bungalow with study

Floor area
60 sq.m 650 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	4.06 x 3.12	13' 4" x 10' 3"
Sitting room	4.31 x 3.12	14' 2" x 10' 3"
Bedroom 1	3.79 x 3.03	12' 5" x 9' 11"
Study area	2.34 x 2.31	7' 8" x 7' 7"

The Walton | PB1 CSHOT |
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

Ground 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.







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On top of the unique specification at The Chancery, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

From upgrading your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and choices available.

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades.

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- Quartz kitchen worktops
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- Upgraded dishwasher
- Flooring
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- Upgraded tiling in main bathroom and en suite

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.

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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 master bedrooms and en suites has given the homes added desirability.

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The Chancery

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Produced by the Vistry Group Design Studio. CSHOT DS09747 / 03.24