



Haldon Reach

Exeter

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**Bovis
Homes** 

Welcome to Haldon Reach

This impressive new development is on the outskirts of the historic Cathedral city of Exeter in Devon and within easy reach of the popular south coast.

It's less than four miles to the city centre where its 800 year old Cathedral is rated as Exeter's number one attraction on Trip Advisor.

Exeter has a great range of eateries, pubs and restaurants and a year-round programme of music, arts and entertainment in the city's many clubs, bars, theatres and event venues.

At the award-winning Princesshay shopping centre you'll find more than 70 stores and the picturesque quay is the perfect place to watch the world go by.

For those who like to shop till they drop, Exeter city centre has something for everyone from local independent shops to the award-winning Princesshay shopping centre has more than 70 stores.

The picturesque quay is the perfect place for all the family to enjoy with a great selection of water sports and activities including cycling, climbing and play parks. For those who like the slower pace of life it's the perfect spot to watch the world go by.

At Haldon Reach our attractive range of 2, 3 and 4 bedroom homes is the perfect mix of contemporary design and classic style. With open-plan living and fitted kitchens our homes are created to meet the needs of today's busy lifestyles.

The homes include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors, higher ceilings and spacious master bedrooms with en suites.

So if you're looking for a quality new home close to rolling green hills and countryside, your search ends here!



Haldon Reach

Exeter

2 bedroom home

 The Hawthorn

 Haldon House


3 bedroom home

 The Hazel

 The Poplar

 The Cypress

 The Spruce

 The Beech

4 bedroom home

 The Willow

 Affordable housing

cs cycle store

bs bin store



Haldon Reach

Exeter

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.



The Hawthorn

2 bedroom home

About this home

This stylish home is designed for modern living, creating an ideal space to spend time relaxing with family and friends.

Visitors will enjoy the seamless flow as they move through the ground floor, with its sociable living areas that have been cleverly designed to maximise on both space and light. The kitchen is a great spot for catching up with friends and family while cooking a delicious meal that you can enjoy together. The sitting/dining area also has space for the whole family to relax together, and light floods in from the French doors, which open out to the garden. Downstairs also features a convenient cloakroom for guests, along with a cupboard under the stairs, which is a perfect space for coats and shoes.

Upstairs there are two good sized bedrooms. The large windows ensure plenty of natural light and warmth is brought into the bedrooms, making them both pleasant and relaxing rooms throughout the day. Between the bedrooms is a good sized bathroom, perfect for unwinding at the end of the day in a candle-lit bubble bath.

Key features

- French doors to rear garden
- Convenient under stairs storage
- Open plan kitchen and sitting/dining area
- Two double bedrooms
- Downstairs cloakroom

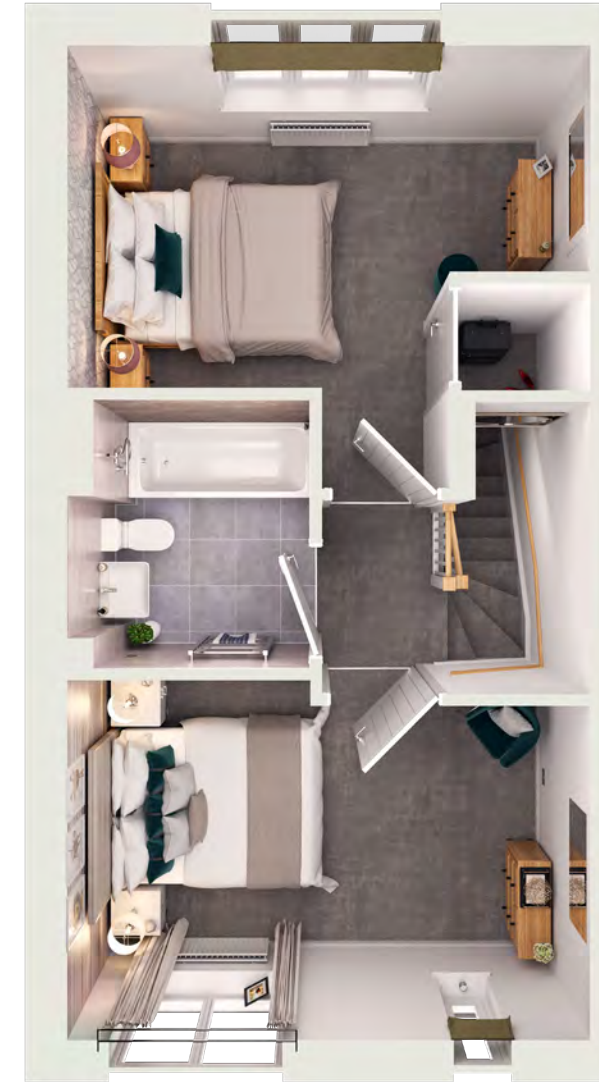


The Hawthorn

Ground floor



First floor



Ground floor

metres

feet / inches

Sitting/Dining Area

4.07m x 4.05m

13'4" x 13'3"

Kitchen

3.78m x 2.91m

12'5" x 9'7"

First floor

metres

feet / inches

Bedroom 1

4.07m x 2.67m

13'4" x 8'9"

Bedroom 2

4.07m x 2.81m

13'4" x 9'3"

Haldon House

2 bedroom home

Key features

- Open plan kitchen / sitting / dining room
- Balcony
- Handy storage
- 2 well proportioned bedrooms
- Modern family bathroom

About this home

Haldon House boasts a stunning collection of 2-bedroom apartments benefiting from beautiful views across the city. Featuring open plan sociable living spaces, generously sized bedrooms and a modern family bathroom, these apartments are perfect for modern life.

Entering through the central hallway you will find a handy storage cupboard, modern family bathroom and two well proportioned bedrooms. Moving through the apartment you will find the combined kitchen/ sitting /dining room with access to the balcony – the perfect spot to unwind or entertain guests.



Haldon House

Apartments 7094, 7098, 7102 & 7106



Apartments 7095, 7099, 7103 & 7107



Ground floor	metres	feet / inches
Kitchen/Sitting/Dining Room	6.42m x 3.45m	21'1" x 11'4"
Bedroom 1	3.90m x 3.02m	12'10" x 9'11"
Bedroom 2	3.90m x 2.41m	12'10" x 7'11"

Ground floor	metres	feet / inches
Kitchen/Sitting/Dining Room	6.42m x 3.45m	21'1" x 11'4"
Bedroom 1	3.90m x 3.02m	12'10" x 9'11"
Bedroom 2	3.90m x 2.41m	12'10" x 7'11"

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.

Haldon House

Apartments 7096, 7100, 7104 & 7108



Apartments 7097, 7101 & 7105



Ground floor	metres	feet / inches
Kitchen/Sitting/Dining Room	6.42m x 3.45m	21'1" x 11'4"
Bedroom 1	3.90m x 3.02m	12'10" x 9'11"
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Ground floor	metres	feet / inches
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The Hazel

3 bedroom home

About this home

The Hazel is an attractive three bedroom property with looks to impress.

The spacious, well planned sitting room is ideal for any social gathering. It leads off to a corridor, separating the sitting room from the kitchen/dining room, which has doors leading to a handy under stairs cupboard and cloakroom. It's hard not to be impressed by the kitchen/dining area featuring French doors and kitchen window. This versatile space is equally suited for entertaining your visitors or cooking the family meal while watching the television. Regardless of your plans, you can rely on a superbly planned out kitchen, with plenty of space.

Upstairs you will find three bright bedrooms, perfect for growing families or offering your guests a room for the night. Having visitors stay over is made easier by having two upstairs bathrooms, one en suite to the master bedroom and a separate bathroom. Bedroom three gives you a storage cupboard to put away your clutter and ensure a relaxing home for everyone to enjoy.

Key features

- Downstairs cloakroom
- French doors to garden
- Open plan kitchen with dining area
- En suite to bedroom one
- Separate sitting room



The Hazel

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen/Dining Area	5.19m x 2.98m	17'0" x 9'9"
Sitting Room	4.16m x 3.66m	13'8" x 12'0"

First floor	metres	feet / inches
Bedroom 1	3.53m x 2.96m	11'7" x 9'8"
Bedroom 2	3.03m x 2.94m	9'11" x 9'8"
Bedroom 3	2.43m x 2.14m	8'0" x 7'0"

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The Poplar

3 bedroom home

About this home

Welcome to The Poplar, a home that provides comfortable, modern living across three floors.

Step through the front door and find a hallway, from which all downstairs rooms can be accessed. This is a home for work and play and you will find a separate study alongside a conveniently placed cloakroom. At the end of the working day, you can then move into the separate kitchen/dining area for some relaxation. This is a lovely open space and benefits from a window overlooking the garden along with a set of French doors leading to outside. The kitchen has plenty of space for a dining table and is perfect for social occasions, with guests being able to flow out into the back garden.

For the times when you just want to read a book or spend time watching television with the family, why not move upstairs to the first floor sitting room. Moving across the landing, passed the family bathroom, you enter bedroom three. You will then find the master bedroom, with en suite, and a further bedroom upstairs on the second floor.

Key features

- Ground floor study
- Separate sitting room with Juliette balcony
- French doors leading to the garden
- Modern living across three floors
- En suite to bedroom 1



The Poplar

Ground floor



First floor



Second floor



Ground floor	metres	feet / inches
Kitchen/Dining Area	4.74m x 4.46m	15'6" x 14'7"
Study	2.57m x 2.13m	8'5" x 6'11"

First floor	metres	feet / inches
Sitting Room	4.74m x 3.43m	15'6" x 11'3"
Bedroom 3	4.74m x 2.57m	15'6" x 8'5"

Second floor	metres	feet / inches
Bedroom 1	4.74m x 3.46m	15'6" x 11'4"
Bedroom 2	4.74m x 2.55m	15'6" x 8'4"

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The Cypress

3 bedroom home

About this home

A traditional, smart looking home, The Cypress has impressive kerbside appeal.

The traditional theme continues inside with the large, inviting hallway acting as a central point from which doors lead off to the sitting room, kitchen/dining area and there's also a handy understairs cupboard. Light floods into the sitting room from the large window at the front of the home – a perfect place to relax with a book or spend time with family. The kitchen/dining area is open plan and good-sized allowing for a large dining table, comfy chairs and a handy breakfast bar. This is a great entertainment space, and in the summer guests will enjoy wandering outside through the French doors.

To shut away those noisy appliances while you are socialising, the property benefits from an enclosed utility room complete with sink and access to the outside.

Upstairs there are three great bedrooms and a family bathroom, the generous sized bedroom one with the perfect space for allowing fitted wardrobes and an en-suite.

Key features

- Separate utility
- French doors to garden
- Open plan kitchen with dining area
- En-suite to master bedroom
- Separate sitting room



The Cypress

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen/Dining Area	5.52m x 3.12m	18'1" x 10'2"
Sitting Room	4.33m x 3.40m	14'2" x 11'1"

First floor	metres	feet / inches
Bedroom 1	4.09m x 3.28m	13'5" x 10'9"
Bedroom 2	3.28m x 2.75m	10'9" x 9'0"
Bedroom 3	3.54m x 2.15m	11'7" x 7'1"

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The Spruce

3 bedroom home

About this home

Are you ready for a home that has the wow-factor? This appealing double-fronted detached property has an inviting central hallway with a door leading to a large guest cloakroom, which has plenty of space to hang coats and bags. Also accessed from the hallway is the separate sitting room, with natural light pouring in through the large windows.

The open plan kitchen/dining area is the perfect space to relax with friends and family for pre-dinner drinks and snacks. You and your guests can enjoy a delicious meal in the dining area, which is bathed in natural light that streams in through the windows. A separate utility room allows a door to be closed on the noise from appliances, so you can relax in peace with your guests.

Upstairs the large landing leads to a bathroom and three bedrooms – two doubles and one single. Bedroom one benefits from an en suite and dedicated dressing area, while the other rooms are light and spacious – perfect for ensuring family and friends are comfortable. The Spruce is perfectly designed for anyone who enjoys family time, and entertaining.

Key features

- Separate utility room
- En suite and dressing area to master bedroom
- Separate sitting room
- Double fronted home
- Large and welcoming entrance hallway



The Spruce

Ground floor



First floor



Ground floor

metres

feet / inches

Kitchen/Dining Area

5.52m x 2.69m

18'7" x 8'9"

Sitting Room

5.53m x 3.32m

18'1" x 10'10"

First floor

metres

feet / inches

Bedroom 1

3.38m x 3.33m

11'1" x 10'11"

Bedroom 2

3.60m x 3.18m

11'10" x 10'5"

Bedroom 3

2.73m x 2.24m

8'9" x 7'4"

The Beech

3 bedroom home

About this home

Welcome to The Beech, a three storey home that creates a perfect balance between family time and quiet relaxation.

Step through the front door and the separate hallway and well-proportioned sitting room are perfect for welcoming guests. A corridor separates the sitting room and kitchen, featuring doors leading to a good-sized cloakroom as well as a handy under stairs cupboard, which helps keep your living areas clutter-free.

The open plan kitchen/dining room is perfect for social occasions, with guests flowing out into the back garden through the French doors. Upstairs the first floor has an attractive family bathroom and two spacious bedrooms – one with the perfect space for wardrobes or chest of drawers.

The top floor is your chance to close the door on the world and climb the stairs to your new, spacious sanctuary - a large double bedroom complete with en-suite and large dressing area with space for wardrobes and cupboards, this room is designed with relaxation in mind.

With its fantastic balance of space for family time, with areas for quiet relaxation, The Beech ticks so many boxes for a busy family.

Key features

- Separate sitting room
- En-suite and dressing area to bedroom 1
- French doors to rear
- Open plan kitchen and dining room
- Guest cloakroom



The Beech

Ground floor



First floor



Second floor



Ground floor	metres	feet / inches
Kitchen/Dining Area	4.74m x 2.93m	15'6" x 9'7"
Sitting Room	4.00m x 3.72m	13'1" x 12'2"

First floor	metres	feet / inches
Bedroom 2	4.74m x 2.50m	15'6" x 8'2"
Bedroom 3	3.39m x 2.49m	11'1" x 8'2"

Second floor	metres	feet / inches
Bedroom 1	4.04m x 3.71m	13'2" x 12'1"

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The Willow

4 bedroom home

About this home

The Willow is a three storey, four bedroom detached house with instant kerbside appeal.

Once inside you step into a central hallway with a good-sized cloakroom to one side, and further doors leading off to a separate sitting room and open plan kitchen/dining room. That front bay window really gives the sitting room an elegant touch, a great place for relaxing and watching the world go by. The kitchen/dining room is impressive and straight away you notice the feeling of space, with light streaming in through the superb bi-fold doors and additional kitchen window. This is a great area to enjoy a few drinks with your guests or simply have an evening meal with your family.

At the top of the stairs are three well-proportioned bedrooms, each one able to fit a variety of furniture styles and layouts. On this floor there is also a family bathroom and convenient storage cupboard. Moving up a second flight of stairs you will find bedroom one, featuring en suite and built-in fitted wardrobes. With the choice of four bedrooms this home suits many different lifestyles.

Key features

- Downstairs cloakroom
- Four generous bedrooms
- Open plan kitchen/dining area with bi-fold doors
- En suite to bedroom one and fitted wardrobes
- Separate sitting room with



The Willow

Ground floor



First floor



Second floor



Ground floor	metres	feet / inches
Sitting Room	4.11m x 3.20m	13'6" x 10'7"
Kitchen/Dining Room	5.97m x 4.06m	19'7" x 13'4"

First floor	metres	feet / inches
Bedroom 2	4.89m x 3.32m	16'0" x 10'11"
Bedroom 3	4.04m x 3.32m	13'3" x 10'11"
Bedroom 4	3.04m x 2.55m	10'0" x 8'4"

Second floor	metres	feet / inches
Bedroom 1	4.32m x 4.02m	14'2" x 13'3"

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Haldon Reach

Exeter

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
Haldon House

3 bedroom
The Beech
The Poplar
The Spruce
The Cypress
The Hazel

4 bedroom
The Willow

	2 bedroom The Hawthorn Haldon House	3 bedroom The Beech The Poplar The Spruce The Cypress The Hazel	4 bedroom The Willow
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			■
Hob with built-in single oven, splashback and curved glass chimney hood	■	■	■
Hob with built-in double oven, splashback and curved glass chimney hood			■
Pre-wired for under unit lighting option	■	■	■
LED under unit flexible strip lighting			■
Fridge / freezer space	■	■	■
Integrated 50 / 50 fridge freezer			■
Space for integrated dishwasher with plumbing and electrics (with removable base unit)	■	■	■
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)

	2 bedroom The Hawthorn Haldon House	3 bedroom The Beech The Poplar The Spruce The Cypress The Hazel	4 bedroom The Willow
Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■
Ideal Standard low profile shower tray with glass enclosure		■	■
Shower over the bath	■	■	■
En suite to bedroom 1		■	■
Choice of Standard Porcelanosa wall tiling*	■	■	■
Shaver socket / toothbrush charger to main en suite		■	■
Chrome Bezel LED bulkhead light to bathroom and en suite(s)	■	■	■

2 bedroom
The Hawthorn
Haldon House

3 bedroom
The Beech
The Poplar
The Spruce
The Cypress
The Hazel

4 bedroom
The Willow

	2 bedroom The Hawthorn Haldon House	3 bedroom The Beech The Poplar The Spruce The Cypress The Hazel	4 bedroom The Willow
White radiator in bathroom / en suite (where applicable)	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■

Doors and Windows

	2 bedroom The Hawthorn Haldon House	3 bedroom The Beech The Poplar The Spruce The Cypress The Hazel	4 bedroom The Willow
Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
White cottage style internal doors with chrome lever handles	■	■	■

General

	2 bedroom The Hawthorn Haldon House	3 bedroom The Beech The Poplar The Spruce The Cypress The Hazel	4 bedroom The Willow
White painted walls and smooth white ceilings	■	■	■
Multi-media point in sitting room	■	■	■
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)	■	■	■
External PIR light to front door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Wiring only to rear light point	■	■	■
Paving outside French doors and path to garage personnel door (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

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.

Our new housing collection has introduced bright and airy homes, that have been created using larger and a greater number of windows throughout. This, integrated with the higher ceilings gives your property a spacious feel.

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

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.

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.

Haldon Reach

Trood Lane, Matford,
Exeter EX2 8YP

From M5 South

- Take the A379/A376 exit towards Dawlish / Exeter / Sidmouth / Exmouth
- At the roundabout, take the 3rd exit onto A379 Dawlish, Exeter Topsham
- Keep left at the fork, follow signs for City Centre / Dawlish / A379 / Marsh Barton / Topsham and merge onto A379 Rydon Lane
- At the roundabout, take the 2nd exit onto Bridge Road /A379 Dawlish, Torquay, Plymouth
- Slight right at A379 Sannerville Way
- Slight left onto A379 Bridge Road and continue to follow A379
- At the Devon Hotel roundabout, take the 2nd exit and stay on A379
- Take the next left and you will turn into the development after Trood Lane



When you have finished with this leaflet please recycle it.

Cover photograph of a view from plot 7066. Not view from the development. The streetscene shown above 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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