

COPPICE MEADOW

• HASLEMERE •



ELIVIA
— HOMES —

BREATHE NEW LIFE

Your next chapter awaits

Welcome to Coppice Meadow, an exceptional enclave of 3 & 4 bedroom homes nestled in the heart of prestigious Haslemere. With the South Downs National Park as its backdrop, this exclusive collection of homes offers residents the perfect blend of town and countryside living.



What's nearby?

BARS/RESTAURANTS/CAFÉS

- 1) The Mill, Haslemere
- 2) The White Horse
- 3) Ramster Tea House
- 4) The Mulberry Inn
- 5) The Prince of Wales
- 6) The Swan Inn Haslemere

RETAIL

- 7) Tesco Superstore
- 8) M&S Foodhall
- 9) Waitrose & Partners

LOCAL ATTRACTIONS

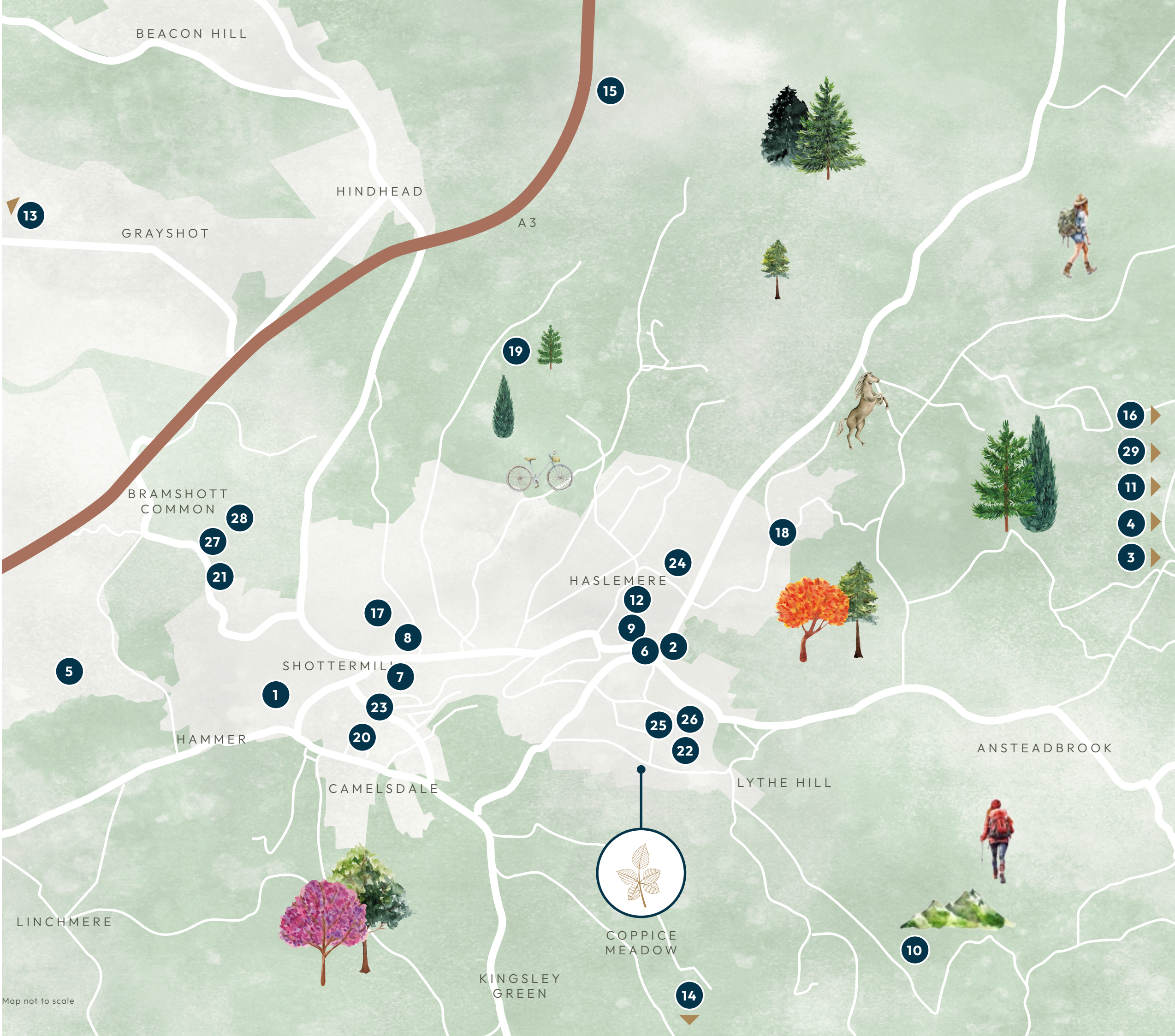
- 10) National Trust - Black Down
- 11) Ramster Gardens
- 12) Haslemere Hall
- 13) Applegarth Farm
- 14) South Downs National Park
- 15) Devil's Punch Bowl

SCHOOLS

- 16) St Mary's C of E Primary School
- 17) Shottermill Infant School
- 18) St Ives School
- 19) The Royal School, Haslemere
- 20) Camelsdale Primary School
- 21) Woolmer Hill School

OTHER AMENITIES

- 22) Haslemere Recreation Ground
- 23) Haslemere Leisure Centre
- 24) Haslemere Community Hospital
- 25) Haslemere Cricket Club
- 26) Haslemere Lawn Tennis Club
- 27) The Edge Leisure Centre
- 28) Haslemere Community Rugby Football Club
- 29) Chiddingfold Golf Club



A taste for local flavour



Coppice Meadow places you at the heart of Haslemere's culinary delights. From charming gastro pubs and elegant fine dining establishments to cosy cafés and vibrant wine bars, the town offers an array of venues to suit every occasion.



RESTAURANTS & CAFÉS

MOMA restaurant	0.5 miles
The Cabin	0.5 miles
Vicky's Brasserie	0.5 miles
Heidi	0.5 miles
The Dilli	0.5 miles
ASK	0.6 miles
Carlo Italian Bistro	0.6 miles
Shahanaz	0.6 miles
Harper's Steakhouse & Bar	1.1 miles



BARS & PUBS

The Swan Inn	0.5 miles
The White Horse Hotel	0.5 miles
The Apple Tree	0.7 miles
The Mill	1.0 miles
The Prince of Wales	1.9 miles
Fox & Pelican	2.5 miles
Hop & Vine	2.5 miles
The Green Dragon	3.6 miles
Half Moon Inn	3.7 miles



SURROUNDED BY TRANQUIL SETTINGS

With the allure of the South Downs National Park, Coppice Meadow offers unparalleled access to breathtaking green spaces. Stroll through landscaped parklands, unwind in the wildflower meadow, or explore scenic trails that stretch for miles.



SOUTH DOWNS NATIONAL PARK

Spanning over 1,600 square kilometres, this renowned national park offers endless walking trails, breathtaking views, and rich biodiversity.

BLACK DOWN

The highest point in Sussex, Black Down offers panoramic views, peaceful woodland walks, and an inspiring connection to nature.

WOOLMER FOREST

A Site of Special Scientific Interest (SSSI), this protected area boasts heathlands, wetlands, and a wide variety of wildlife.

THE DEVIL'S PUNCH BOWL

Part of the National Trust's Hindhead Commons, this dramatic natural amphitheatre is perfect for scenic hikes and picnics.

FRENSHAM GREAT POND AND COMMON

Ideal for family outings, this spot features sandy beaches, walking trails, and opportunities for birdwatching and water sports.

PETWORTH PARK

A short drive away, this historic park offers expansive grounds designed by Capability Brown, perfect for leisurely walks and deer spotting.

RIVER WEY NAVIGATIONS

Enjoy serene walks along this picturesque waterway, with plenty of opportunities for photography and peaceful contemplation.

CHIDDINGFOLD FOREST

A tranquil area with diverse wildlife, ideal for nature enthusiasts and quiet escapes.



BLACKDOWN RIDGE

Growing the next generation

Coppice Meadow is ideally positioned near some of the region's most respected schools, catering to all ages. From a wide range of primary schools to reputable independent institutions, families can enjoy the convenience of quality education within easy reach, ensuring the brightest future for every child.

ST BARTHOLOMEW'S C OF E AIDED PRIMARY SCHOOL

Type: State
Age Range: 4-11
Distance: 1.6 miles

WOOLMER HILL SCHOOL

Type: Academy
Age Range: 11-16
Distance: 2.7 miles

KING EDWARD'S SCHOOL, WITLEY

Type: Independent
Age Range: 11-18
Distance: 5.0 miles

SHOTTERMILL INFANT SCHOOL

Type: State
Age Range: 5-7
Distance: 2.0 miles

ROYAL SCHOOL, HASLEMERE

Type: Independent
Age Range: 11-18
Distance: 3.0 miles

CHARTERHOUSE SCHOOL

Type: Independent
Age Range: 13-18
Distance: 8.0 miles

ST MARY'S C OF E PRIMARY SCHOOL

Type: State
Age Range: 5-11
Distance: 5.4 miles

HASLEMERE SIXTH FORM

Type: Sixth Form College
Age Range: 16-18
Distance: 3.0 miles

HURSTPIERPOINT COLLEGE

Type: Independent
Age Range: 4-18
Distance: 25.0 miles

Proximity to schools mentioned is for information only and is not a guarantee of admittance.

COPPICE MEADOW



ELIVIA HOMES

Perfectly placed for exploring

BY TRAIN:
Haslemere Station: 1.4 miles

London Waterloo	49 minutes
Portsmouth Harbour	50 minutes
Petersfield	19 minutes

ROAD ACCESS
The A3 (3 miles) connects Haslemere to London and Portsmouth and also provides access to the M25 for broader motorway access.

BY BUS
Town Hall bus stop. (Buses towards Guildford, Farnham and Liphook): 0.7 miles

Hindhead	15 minutes
Godalming	17 minutes
Guildford	24 minutes

Travel times taken from google.co.uk/maps and are approximate only.

49

LONDON WATERLOO



56

HEATHROW AIRPORT



52

WINCHESTER



25

WOKING



40

PORTSMOUTH



20

HASLEMERE TRAIN STATION



30

HASLEMERE LEISURE CENTRE



17

GUILDFORD



15

WAITROSE & PARTNERS



30

GUILDFORD



5

HASLEMERE RECREATION GROUND



10

GODALMING



Just over a mile from Haslemere Station, enjoy swift rail links to London and beyond. With the town centre and major road networks close by, commuting and exploring are effortless, ensuring you're perfectly positioned for both work and leisure.

Just moments from the town's boutique amenities and convenient transport links that take you into London in under an hour, this exclusive development offers a rare blend of timeless elegance, accessibility, and natural beauty.



Your new community



3 BEDROOM HOUSES

CRAFTED FOR COMFORT,
DESIGNED FOR LUXURY



Computer generated artist's impressions and indicative only.



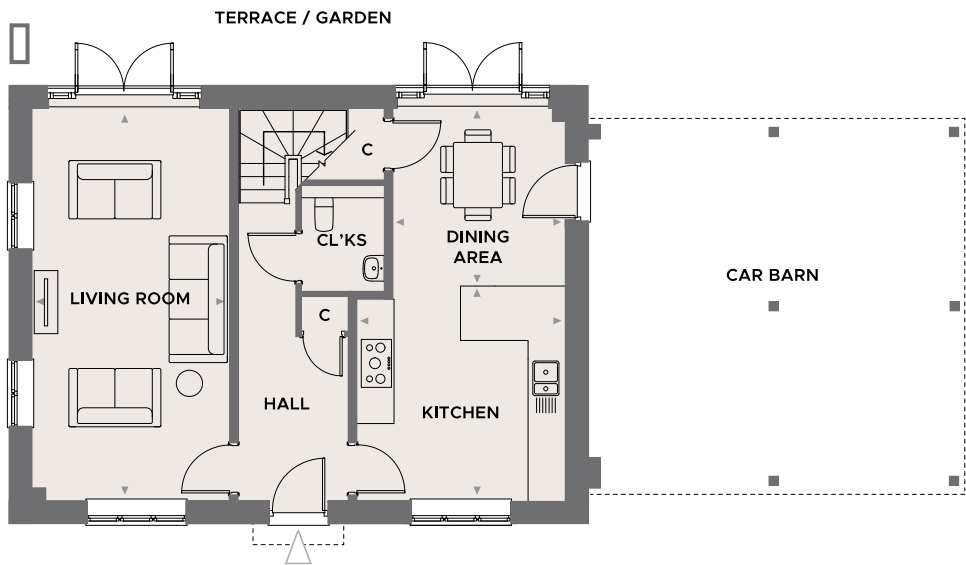
Photography used for indicative purposes only.

PLOT
2

A THREE BEDROOM DETACHED HOUSE
WITH BONUS ROOM

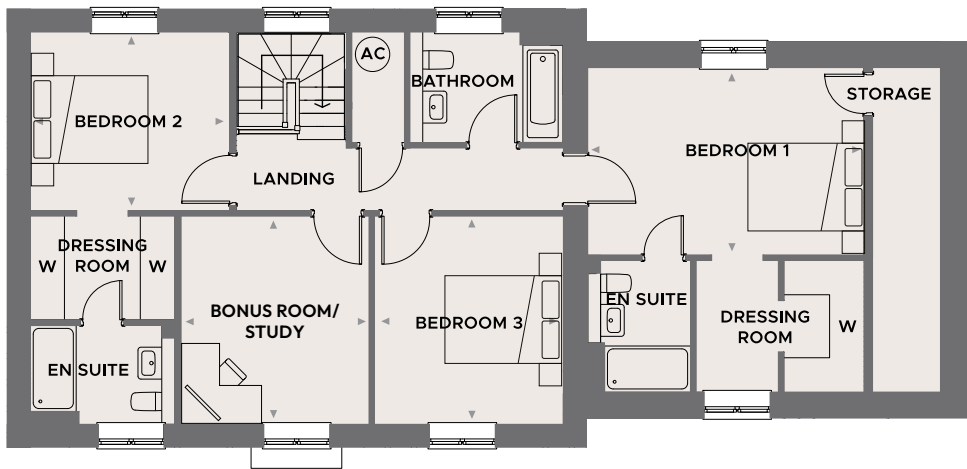


PLOT
2

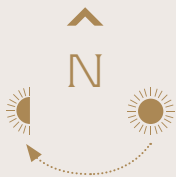


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Three double bedrooms with a bonus room/study
- En suite and dressing room with fitted wardrobes to bedroom 1 & 2
- Two sets of glazed double doors to terrace and garden

Kitchen	3.75m x 3.64m	12'4" x 11'11"
Dining Area	3.10m x 3.01m	10'2" x 9'11"
Living Room	6.85m x 3.45m	22'6" x 11'4"
Bedroom 1	4.82m x 3.27m	15'10" x 10'9"
Bedroom 2	3.49m x 3.12m	11'5" x 10'3"
Bedroom 3	3.63m x 3.30m	11'11" x 10'10"
Bonus Room/Study	3.61m x 3.28m	11'10" x 10'9"
Total Internal Living Area: 160.8 sq m / 1,730 sq ft		
Not including car barn		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

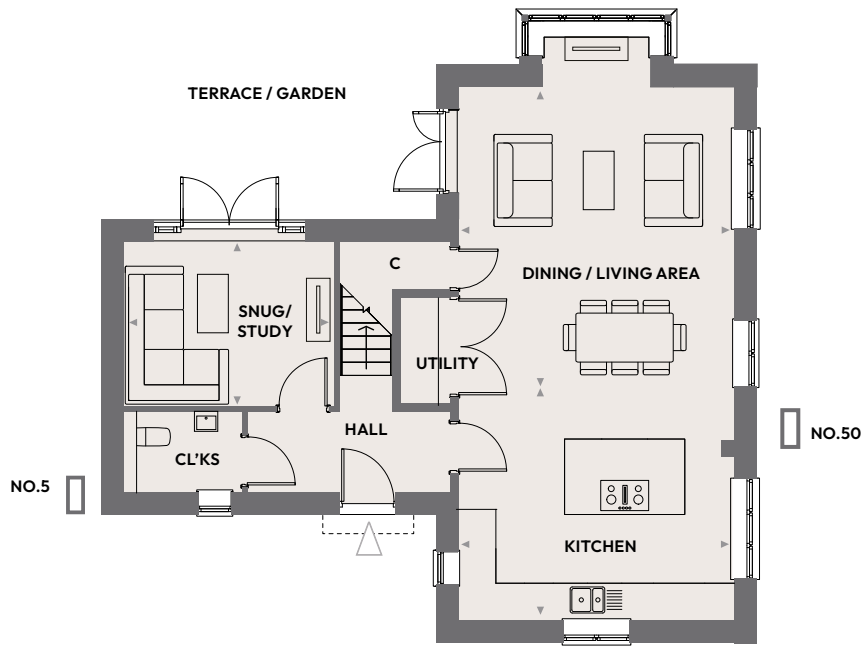
PLOTS
5 & 50

A THREE BEDROOM DETACHED HOUSE



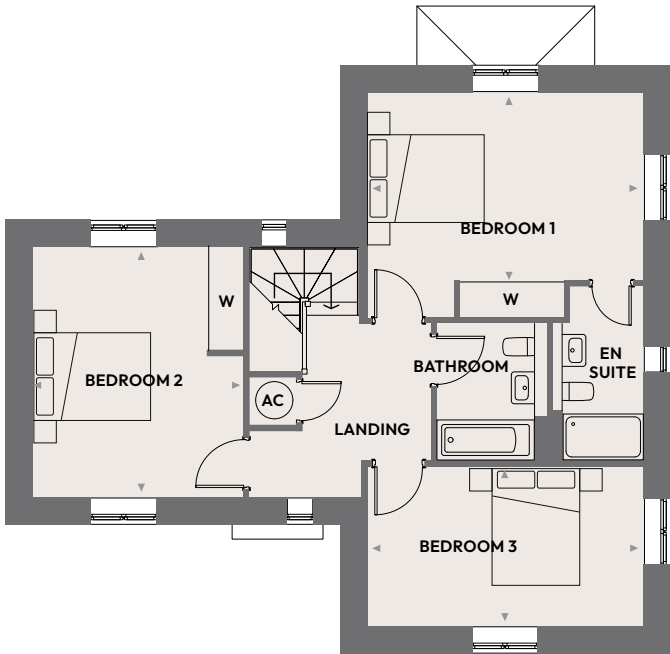


PLOTS
5 & 50



GROUND FLOOR

 Air source heat pump



FIRST FLOOR



Detached home over two levels
Driveway parking with cycle store to No.5
Driveway parking with separate double garage to No.50
Spacious open-plan kitchen/dining/living area with utility cupboard
Separate snug/study
Three double bedrooms
En suite and fitted wardrobes to bedroom 1

Kitchen	4.81m x 4.08m	15'10" x 13'5"
Dining / Living	5.23m x 4.81m	17'2" x 15'10"
Snug/Study	3.68m x 2.87m	12'1" x 9'5"
Bedroom 1	4.81m x 3.28m	15'10" x 10'9"
Bedroom 2	4.36m x 3.68m	14'4" x 12'1"
Bedroom 3	4.81m x 2.78m	15'10" x 9'1"
Total Internal Living Area: 142.4 sq m / 1,533 sq ft		

No.50 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

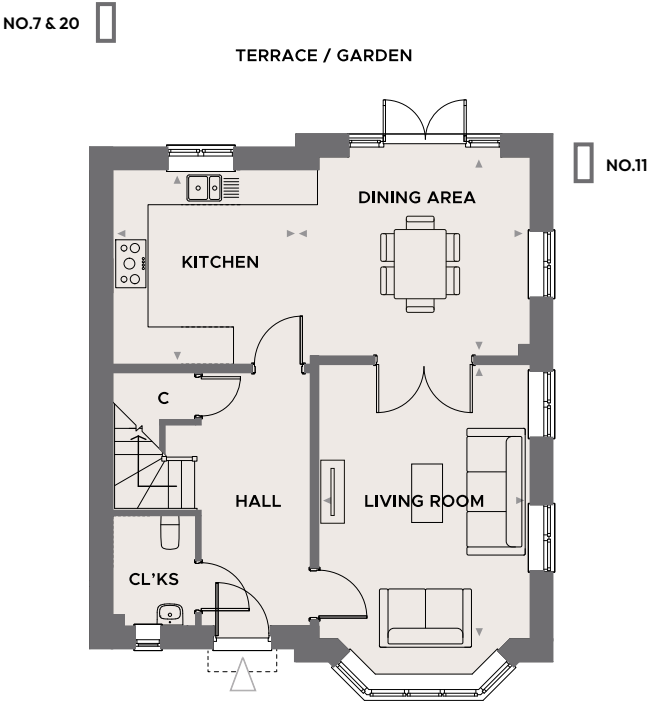
PLOTS
7, 11 & 20

A THREE BEDROOM DETACHED HOUSE



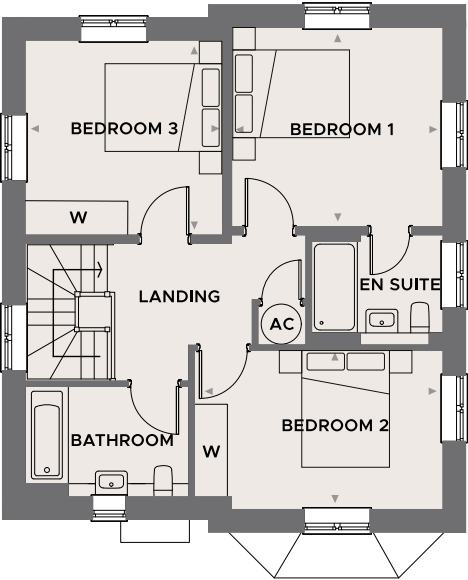


PLOTS
 7, 11 & 20

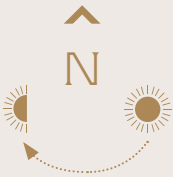


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage to No.7 & 11
- Cycle store to No.20
- Spacious open-plan kitchen / dining area
- Three double bedrooms
- En suite to bedroom 1
- Fitted wardrobes to bedroom 2 & 3
- Glazed double doors to terrace and garden

Kitchen	3.60m x 3.39m	11'10" x 11'2"
Dining Area	3.69m x 3.47m	12'1" x 11'5"
Living Room	4.79m x 3.69m	15'9" x 12'1"
Bedroom 1	3.69m x 3.47m	12'1" x 11'5"
Bedroom 2	4.34m x 2.77m	14'3" x 9'1"
Bedroom 3	3.45m x 3.39m	11'4" x 11'2"
Total Internal Living Area: 121 sq m / 1,302 sq ft		

No.11 & 20 are a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

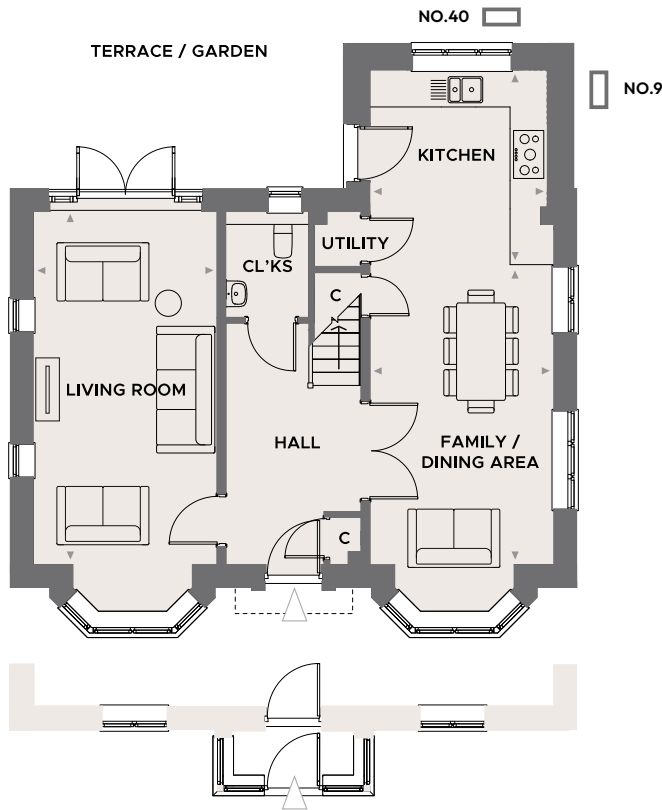
PLOTS
9 & 40

A THREE BEDROOM DETACHED HOUSE



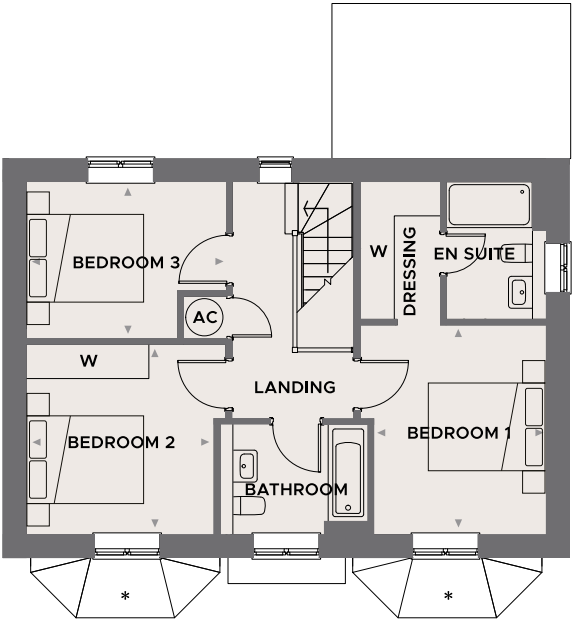


PLOTS
9 & 40



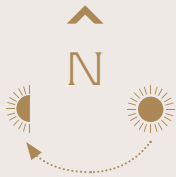
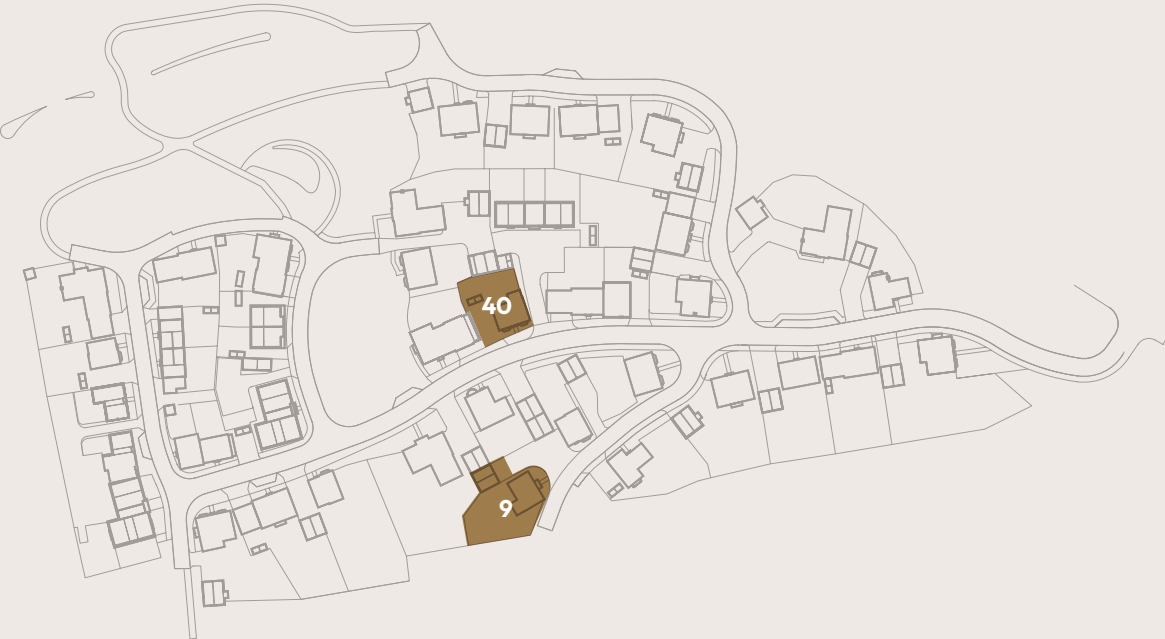
GROUND FLOOR

 Air source heat pump



FIRST FLOOR

*No.40 only



- Detached home over two levels with design variations
- Driveway parking with cycle store to No.40
- Driveway parking with separate double garage to No.9
- Spacious open-plan kitchen / family / dining area
- No.40 includes front bay window to both the living room and family / dining area
- Three double bedrooms
- En suite and dressing area with fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen	3.40m x 3.10m	11'2" x 10'2"
Family / Dining	5.24m x 3.21m	17'2" x 10'7"
Living Room	6.16m x 3.21m	20'3" x 10'6"
Bedroom 1	3.66m x 3.02m	12'0" x 9'11"
Bedroom 2	3.32m x 3.28m	10'11" x 10'9"
Bedroom 3	3.51m x 2.74m	11'6" x 9'0"
Total Internal Living Area:		
No.40: 122.9 sq m / 1,322 sq ft		
No.9: 121.8 sq m / 1,311 sq ft		

No.9 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

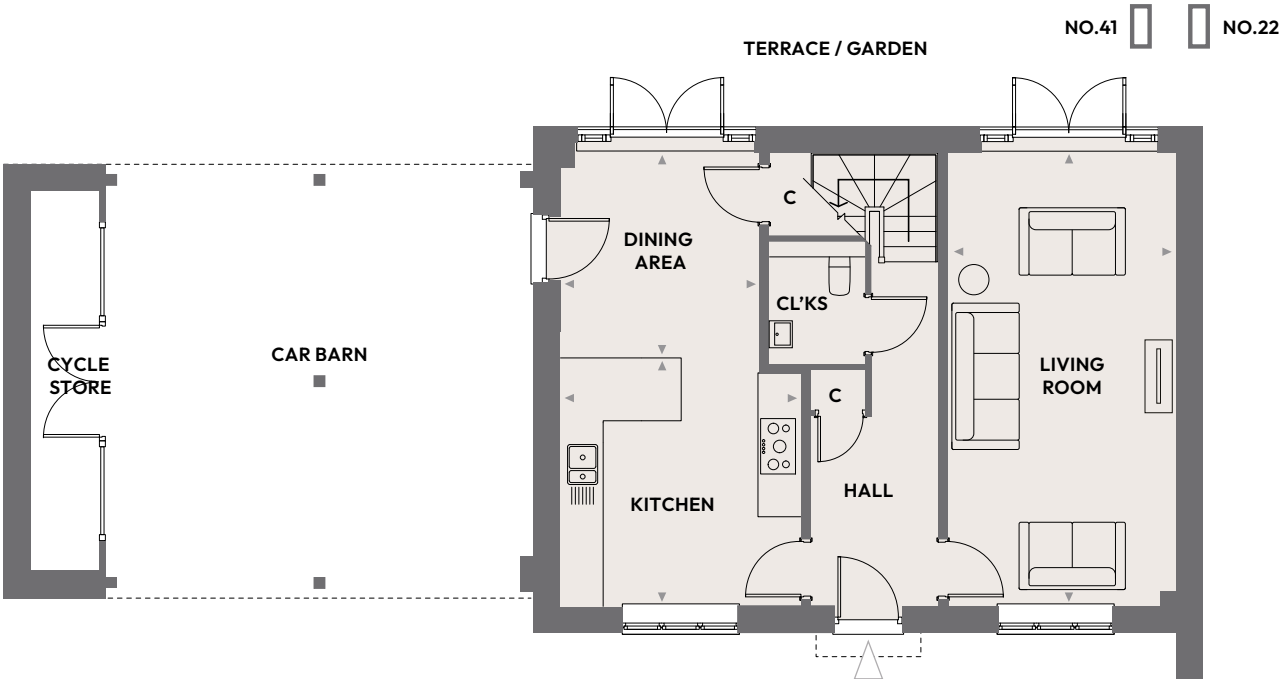
PLOTS
22 & 41

A THREE BEDROOM SEMI-DETACHED HOUSE
WITH BONUS ROOM



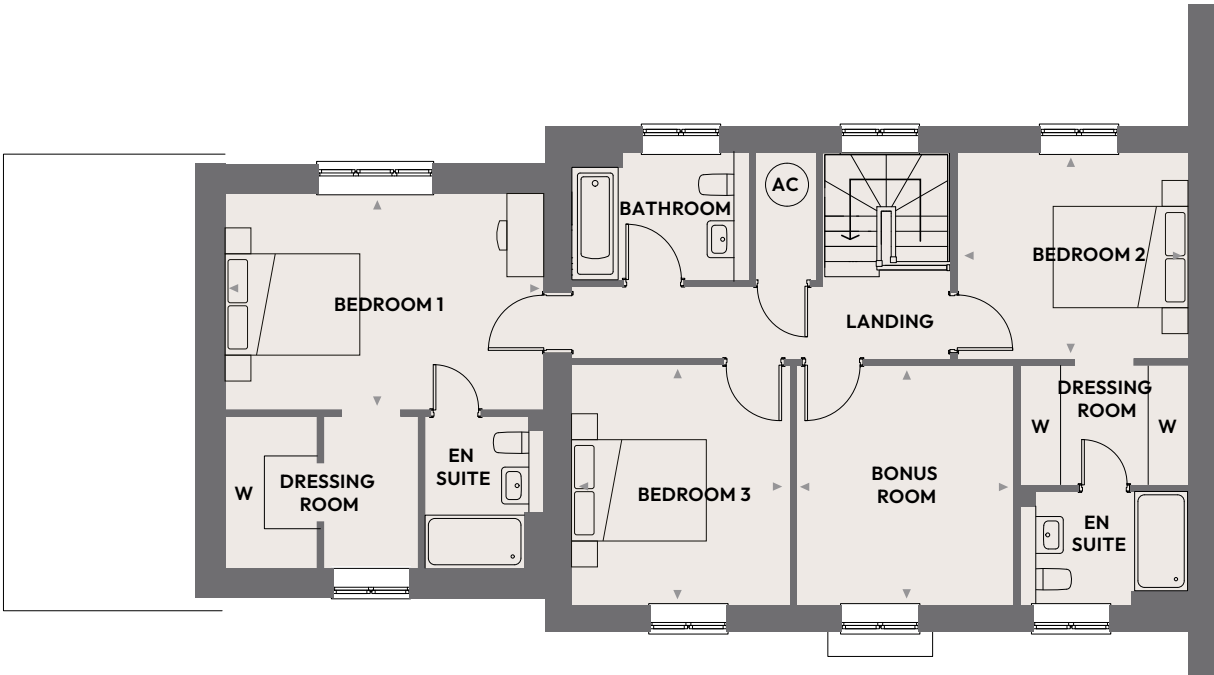


PLOTS
22 & 41

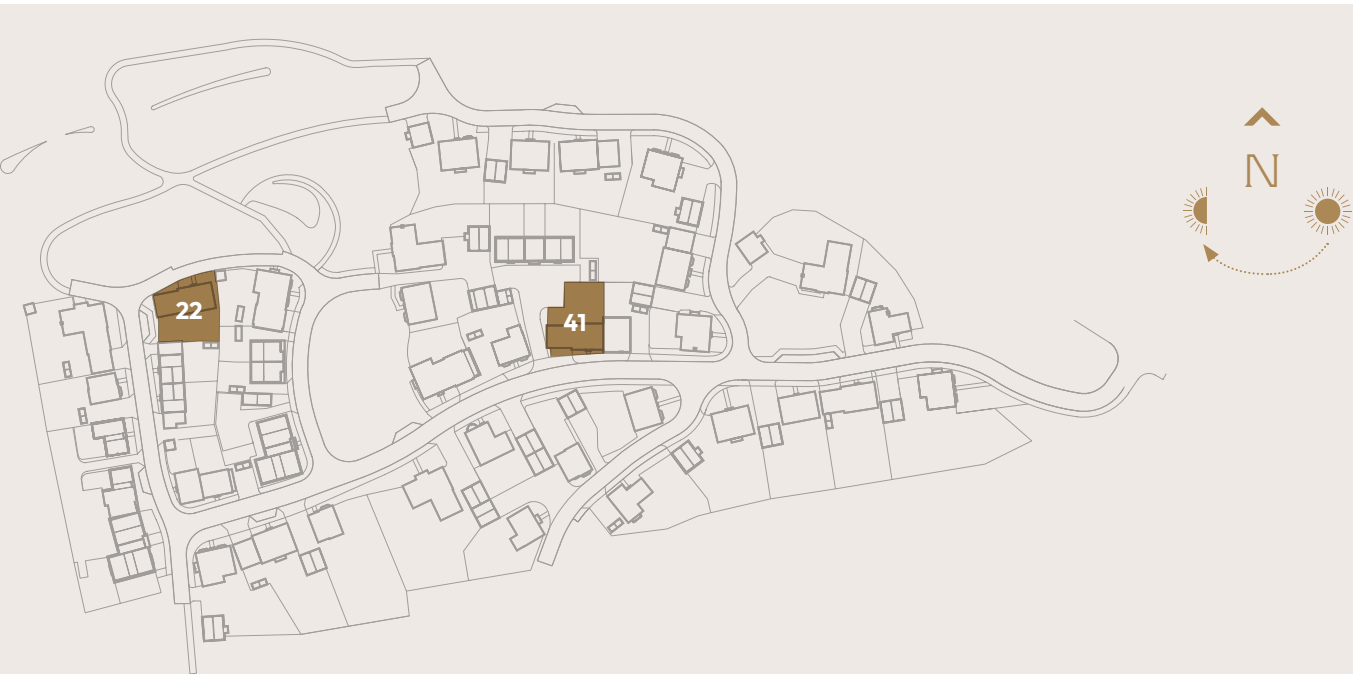


GROUND FLOOR

Airsource heat pump



FIRST FLOOR



- Semi-detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Three double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1 & 2
- Two sets of glazed double doors to terrace and garden

Kitchen	3.75m x 3.64m	12'4" x 11'11"
Dining Area	3.10m x 3.01m	10'2" x 9'11"
Living Room	6.85m x 3.45m	22'6" x 11'4"
Bedroom 1	4.82m x 3.27m	15'10" x 10'9"
Bedroom 2	3.49m x 3.12m	11'5" x 10'3"
Bedroom 3	3.63m x 3.28m	11'11" x 10'9"
Bonus Room	3.63m x 3.30m	11'11" x 10'10"
Total Internal Living Area: 155.3 sq m / 1,671 sq ft		
Not including car barn		

No. 22 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS

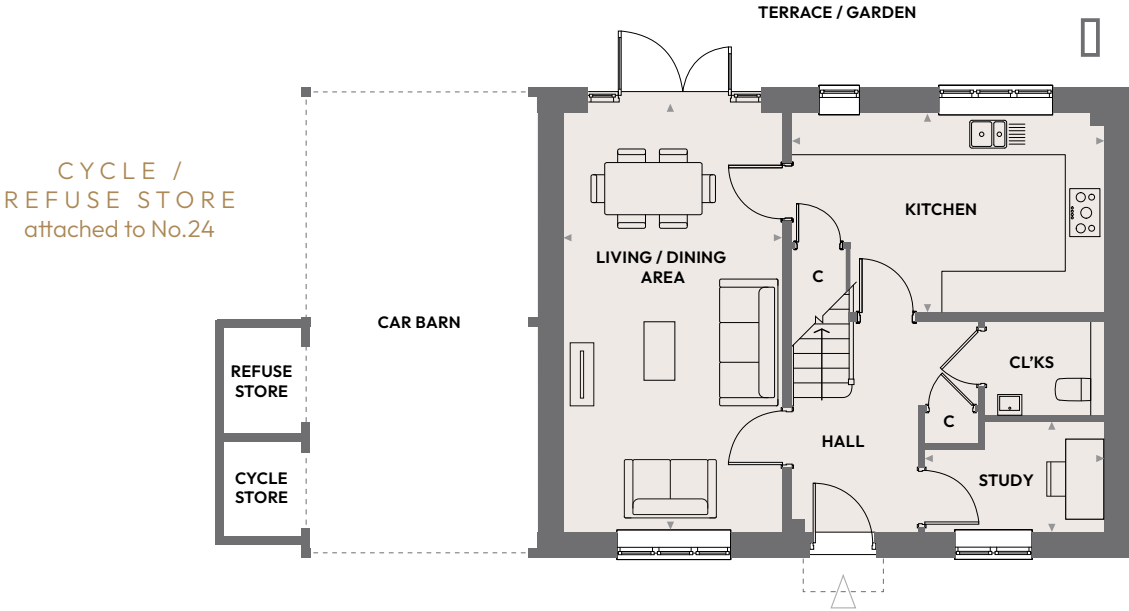
23 & 24

A THREE BEDROOM SEMI-DETACHED HOUSE
WITH ATTACHED CAR BARN



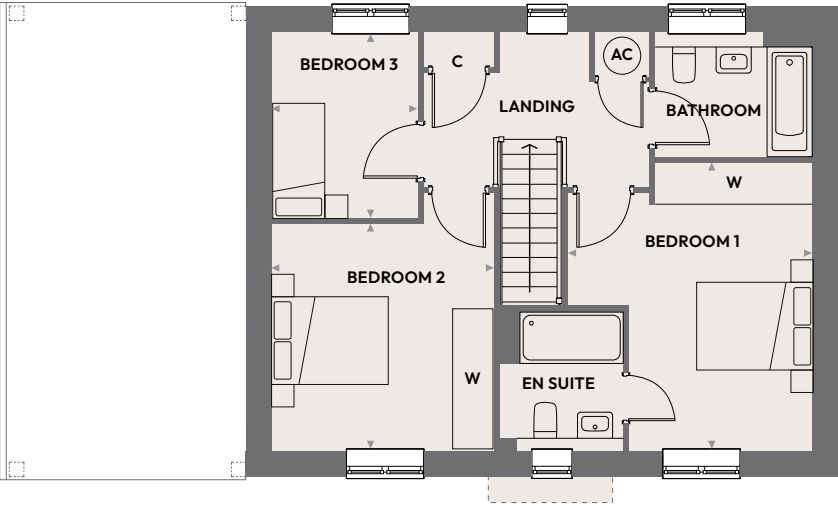


PLOTS
 23 & 24



GROUND FLOOR

 Air source heat pump



FIRST FLOOR



Detached home over two levels
Attached car barn with additional parking area
Cycle store attached to No.24
Spacious kitchen
Separate study
Three bedrooms
En suite and fitted wardrobe to bedroom 1
Fitted wardrobes to bedroom 2
Glazed double doors to terrace and garden

Kitchen	4.83m x 3.09m	15'10" x 10'2"
Dining / Living	6.50m x 3.40m	21'4" x 11'2"
Study	2.77m x 1.71m	9'1" x 5'7"
Bedroom 1	3.82m x 3.78m	12'7" x 12'5"
Bedroom 2	3.52m x 3.45m	11'7" x 11'4"
Bedroom 3	2.88m x 2.26m	9'6" x 7'5"
Total Internal Living Area: 110.5 sq m / 1,173 sq ft Not including car barn		

No.24 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

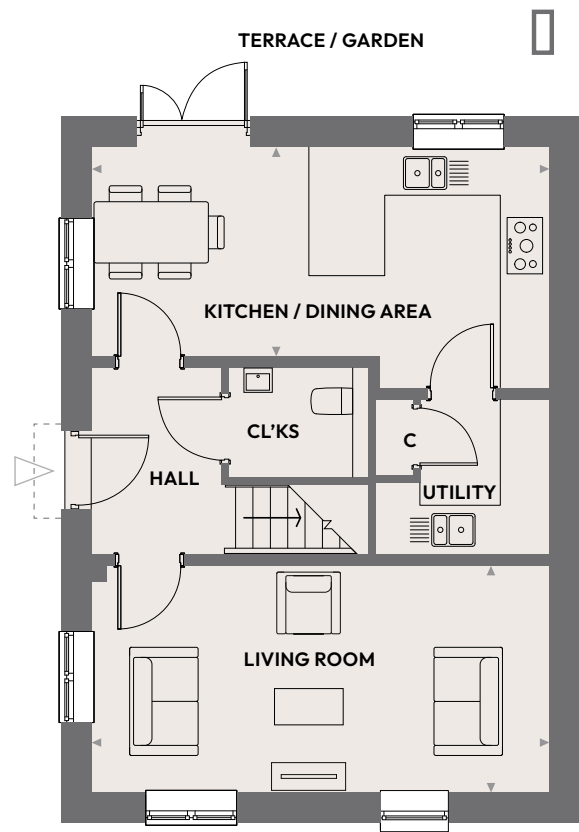
PLOTS

25 & 26

A THREE BEDROOM SEMI-DETACHED HOUSE
WITH DRIVEWAY PARKING

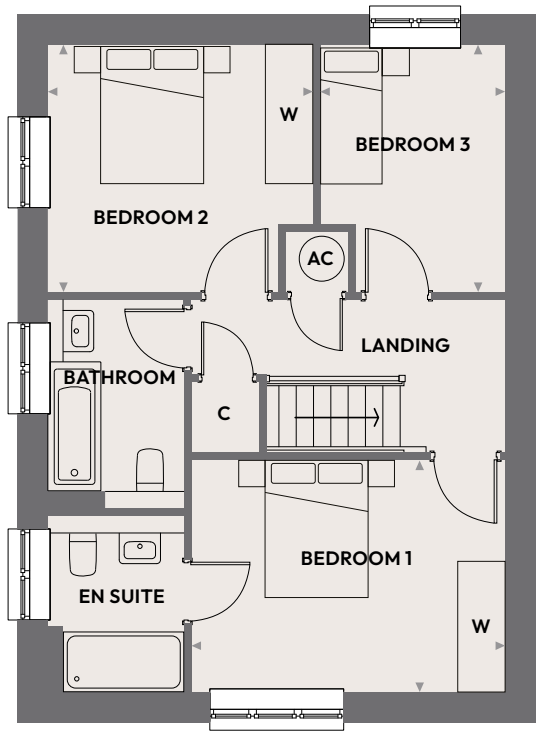


PLOT
25

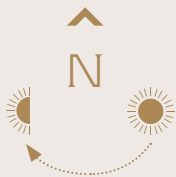


GROUND FLOOR

□ Air source heat pump



FIRST FLOOR



Semi-detached home over two levels

Driveway parking

Cycle store

Spacious open-plan kitchen/dining area with separate utility room

Three bedrooms

En suite and fitted wardrobes to bedroom 1

Fitted wardrobes to bedroom 2

Glazed double doors to terrace and garden

Kitchen / Dining 6.05m x 3.0m 19'10" x 9'10"

Living Room 6.05m x 3.0m 19'10" x 9'10"

Bedroom 1 4.15m x 3.05m 13'8" x 10'0"

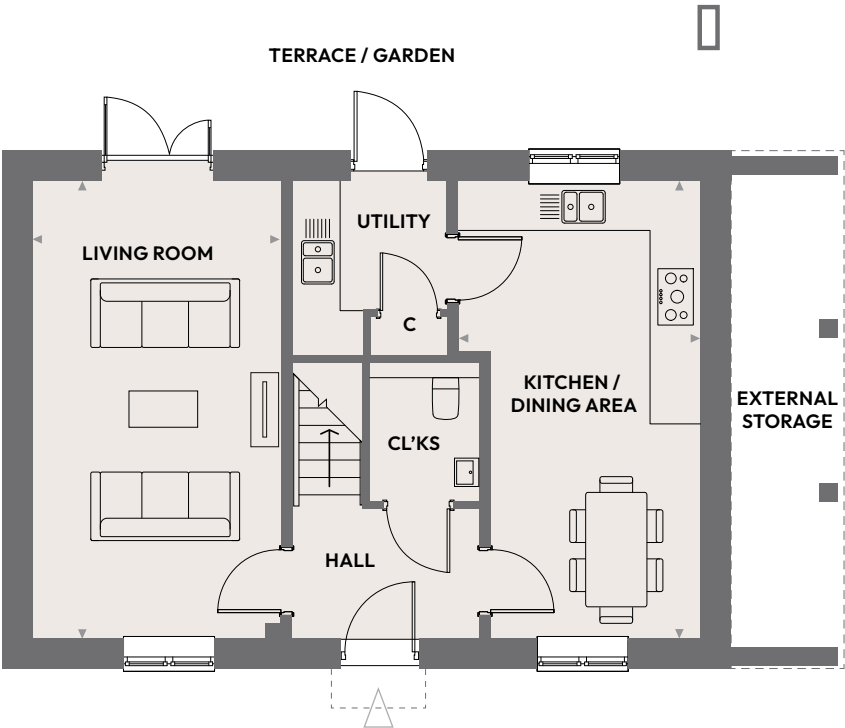
Bedroom 2 3.50m x 3.26m 11'6" x 10'9"

Bedroom 3 3.26m x 2.45m 10'9" x 8'1"

Total Internal Living Area: **105 sq m / 1,112 sq ft**

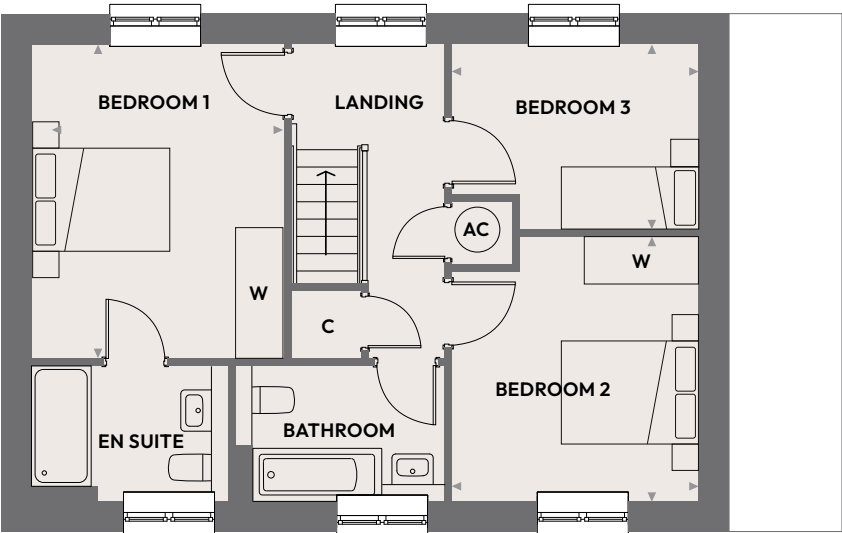
Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT
26



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Semi-detached home over two levels
- Driveway parking
- Cycle store
- Additional external attached storage
- Spacious open-plan kitchen / dining area with separate utility room
- Three bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen / Dining	6.05m x 2.76m	19'10" x 9'1"
Living Room	6.05m x 3.25m	19'10" x 10'8"
Bedroom 1	4.15m x 3.31m	13'8" x 10'11"
Bedroom 2	3.50m x 3.26m	11'6" x 10'9"
Bedroom 3	3.26m x 2.45m	10'9" x 8'1"
Total Internal Living Area: 108 sq m / 1,145 sq ft		

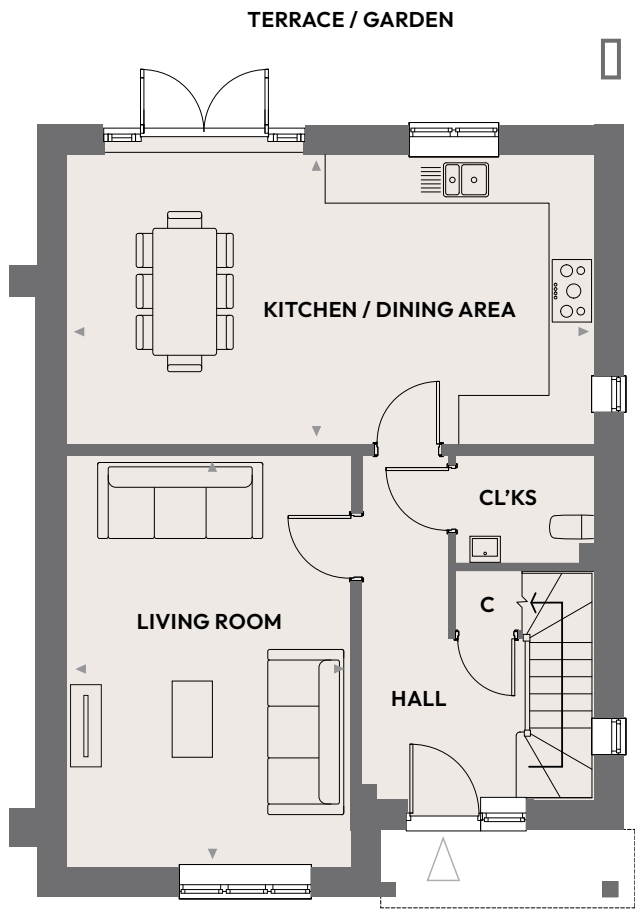
Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT
42

A THREE BEDROOM SEMI-DETACHED HOUSE

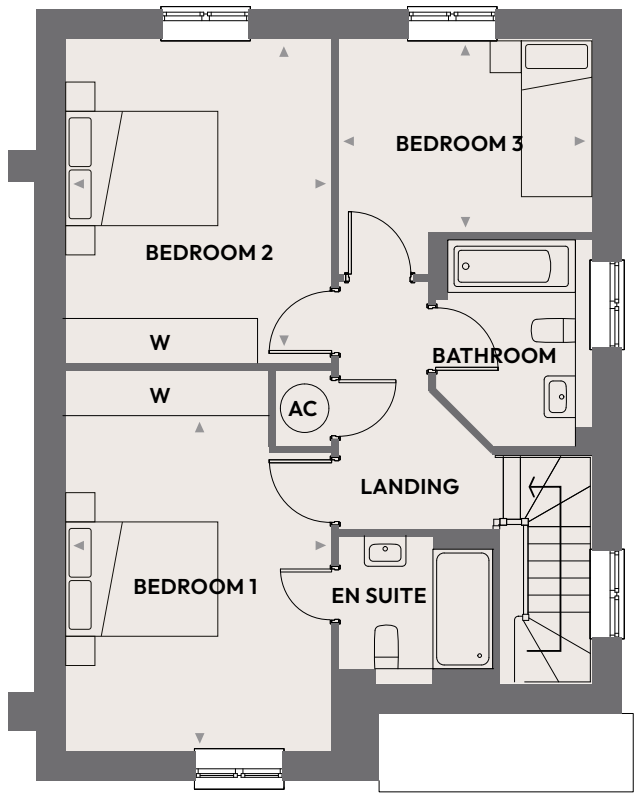


PLOT
42

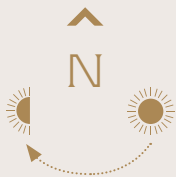
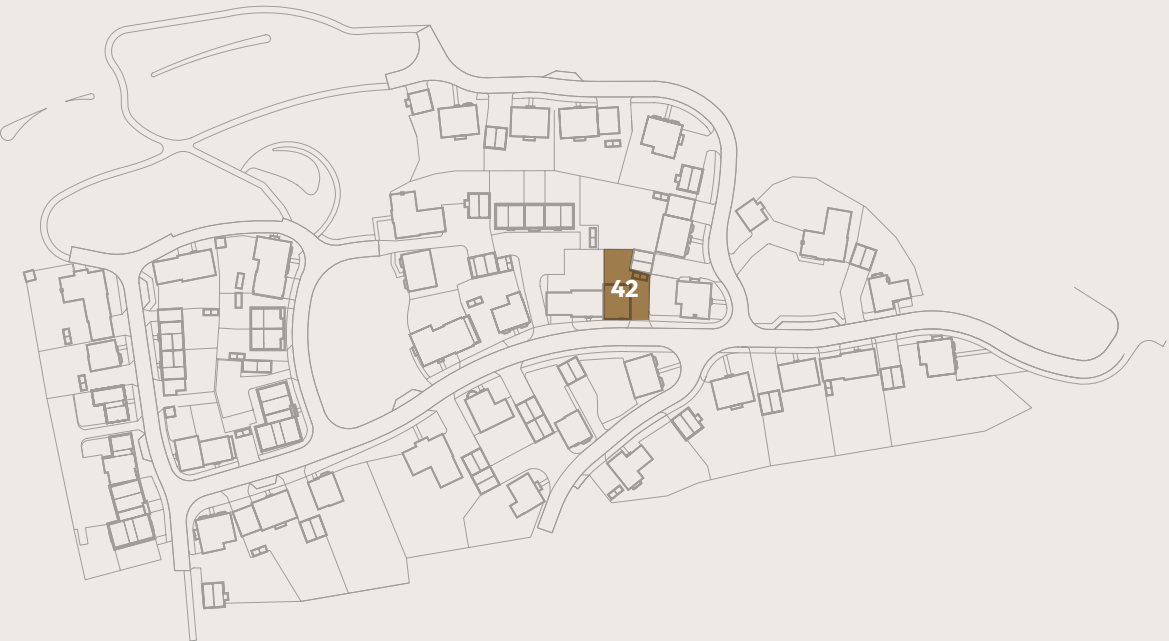


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



Semi-detached home over two levels

Driveway parking with cycle store

Spacious open-plan kitchen / dining area

Three bedrooms

En suite and fitted wardrobes to bedroom 1

Fitted wardrobes to bedroom 2

Glazed double doors to terrace and garden

Kitchen / Dining 7.05m x 3.88m 23'2" x 12'9"

Living Room 5.51m x 3.80m 18'1" x 12'6"

Bedroom 1 4.50m x 3.56m 14'9" x 11'8"

Bedroom 2 4.34m x 3.56m 14'3" x 11'8"

Bedroom 3 3.39m x 2.60m 11'2" x 8'6"

Total Internal Living Area: **128.5 sq m / 1,386 sq ft**

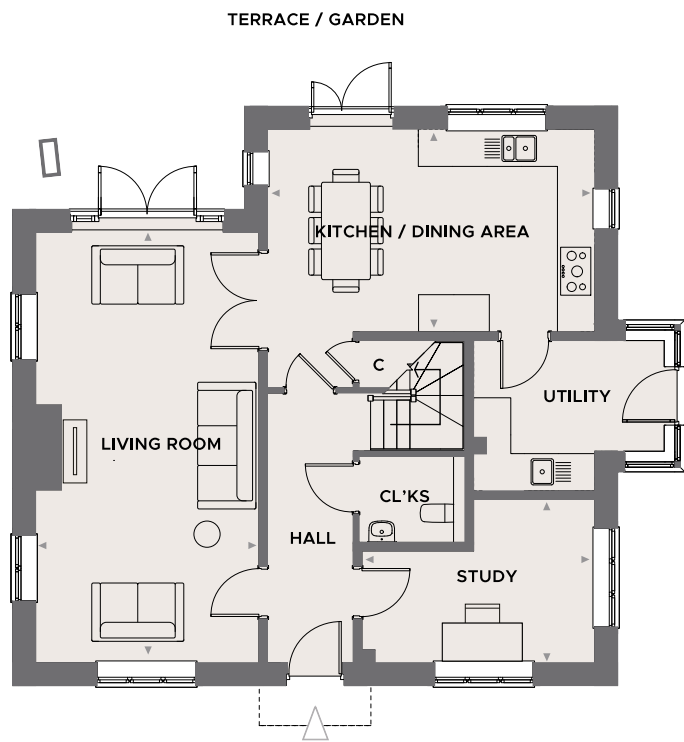
Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT
43

A THREE BEDROOM DETACHED HOUSE
WITH BONUS ROOM

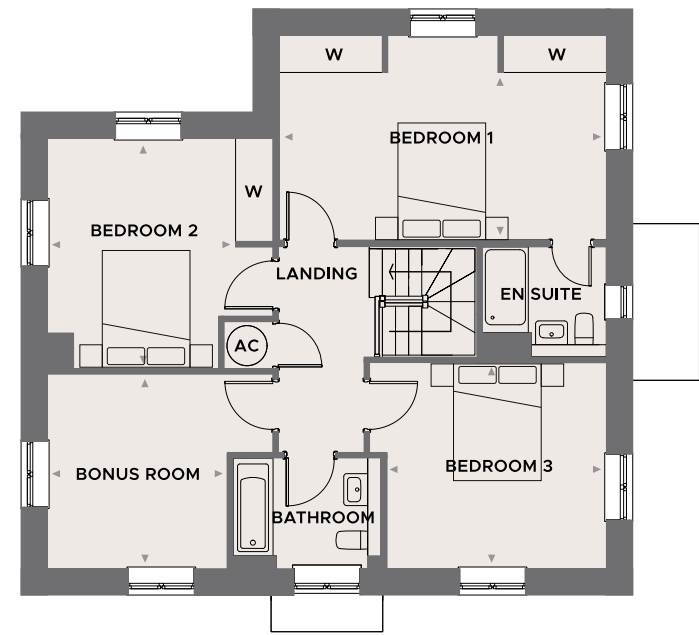


PLOT
43

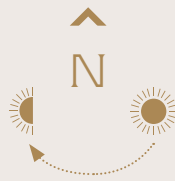
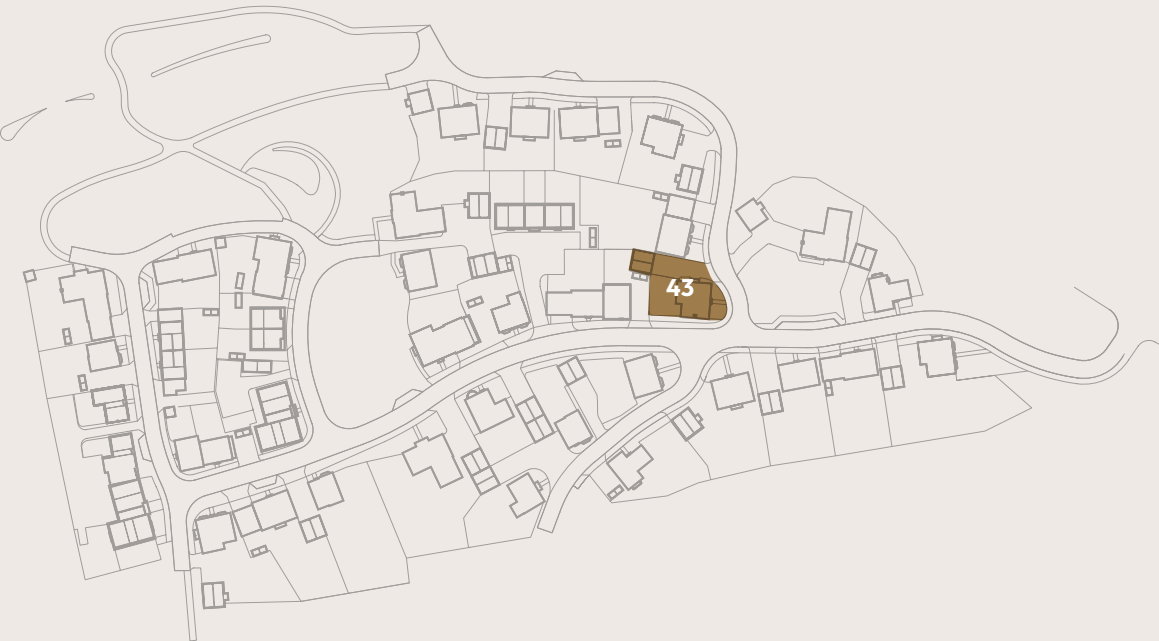


GROUND FLOOR

□ Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Three double bedrooms with bonus room
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"
Study	4.06m x 2.85m	13'4" x 9'4"
Bedroom 1	5.71m x 2.93m	18'9" x 9'7"
Bedroom 2	4.02m x 3.29m	13'2" x 10'9"
Bedroom 3	3.83m x 3.60m	12'7" x 11'10"
Bonus Room	3.40m x 3.14m	11'2" x 10'4"
Total Internal Living Area: 167.7 sq m / 1,826 sq ft		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

4 BEDROOM HOUSES

TAILORED ELEGANCE,
ELEVATED IN DETAIL



Computer generated artist's impressions and indicative only.



Photography used for indicative purposes only.

PLOTS

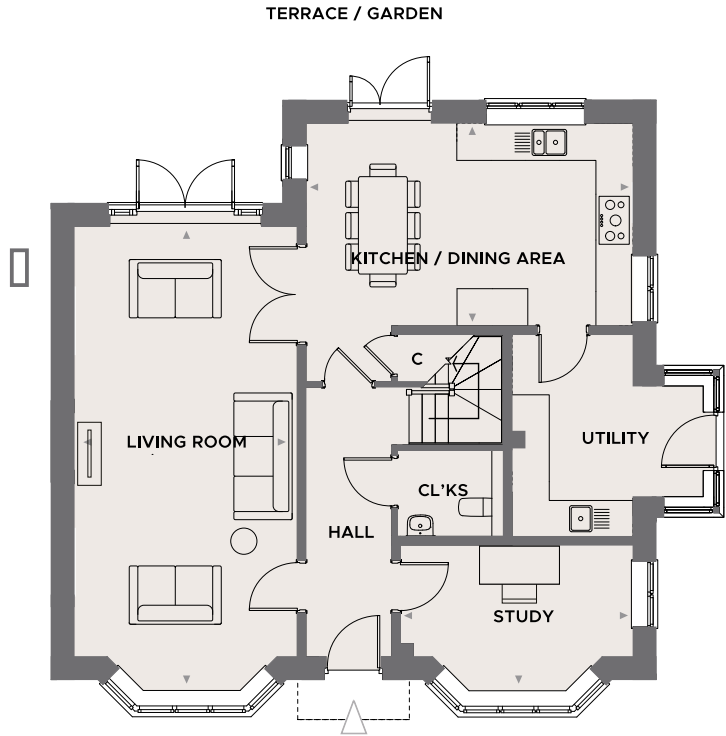
1, 13 & 45

FOUR BEDROOM DETACHED HOUSE



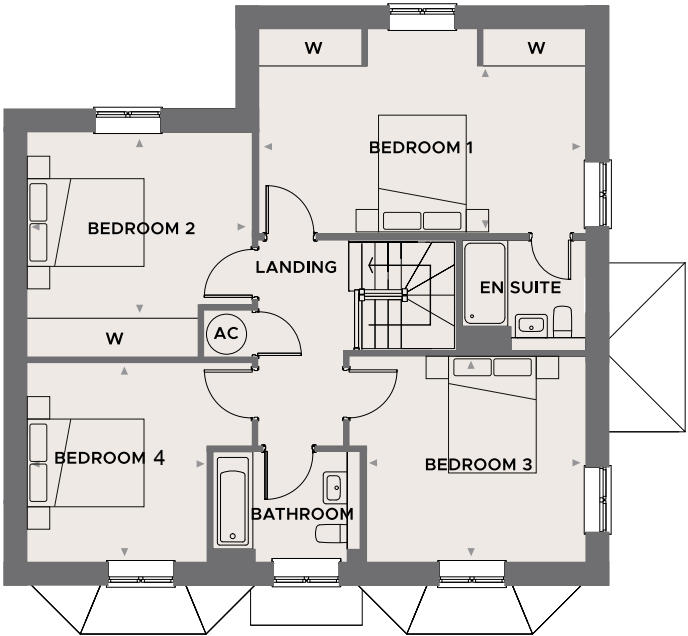


PLOTS
1, 13 & 45

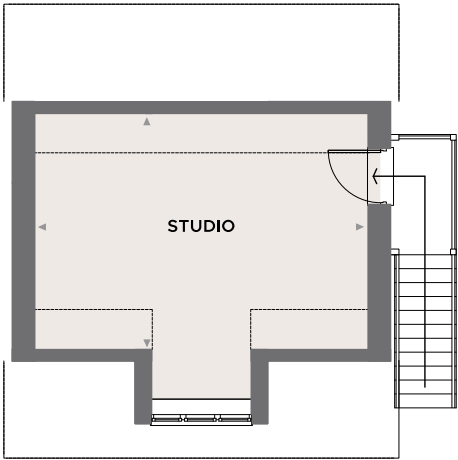


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



NO. 45 STUDIO OVER GARAGE
Refer to site plan for location



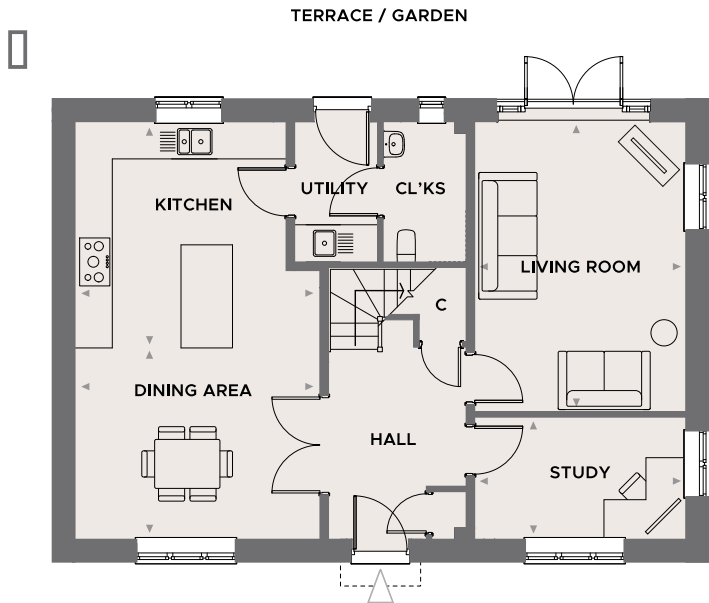
- Detached home over two levels
- Driveway parking with a separate double garage to No.1, and driveway parking with a studio over a separate double garage to No.45
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.55m	18'9" x 11'8"
Living Room	8.16m x 3.90m	26'9" x 12'10"
Study	4.06m x 2.58m	13'4" x 8'6"
Bedroom 1	5.71m x 2.94m	18'9" x 9'8"
Bedroom 2	3.94m x 3.33m	12'11" x 10'11"
Bedroom 3	3.83m x 3.59m	12'7" x 11'9"
Bedroom 4	3.49m x 3.14m	11'5" x 10'4"
No.45 Studio	5.85m x 4.18m	19'2" x 13'9"
Total Internal Living Area: 172.7 sq m / 1,858 sq ft Not including no.45 studio		

No.45 is a mirrored layout to the plans shown (house only). Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

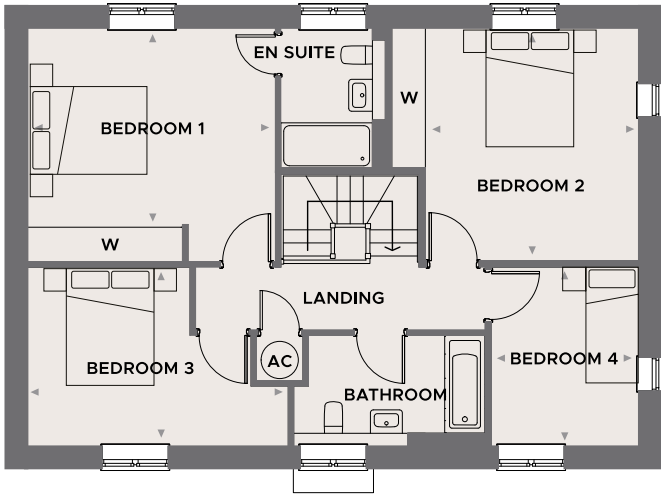


PLOT
3

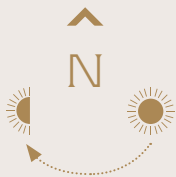


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



Detached home over two levels
Driveway parking with separate double garage
Spacious open-plan kitchen / dining area with separate utility room
Separate study
Four bedrooms
En suite and fitted wardrobes to bedroom 1
Fitted wardrobes to bedroom 2
Glazed double doors to terrace and garden

Kitchen	4.28m x 3.95m	14'0" x 13'0"
Dining Area	4.28m x 3.34m	14'0" x 10'11"
Living Room	5.06m x 3.68m	16'7" x 12'1"
Study	3.68m x 2.13m	12'1" x 7'0"
Bedroom 1	4.32m x 3.42m	14'2" x 11'3"
Bedroom 2	4.06m x 3.72m	13'4" x 12'3"
Bedroom 3	4.55m x 3.12m	14'11" x 10'3"
Bedroom 4	3.12m x 2.57m	10'3" x 8'5"
Total Internal Living Area: 155.5 sq m / 1,674 sq ft		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS

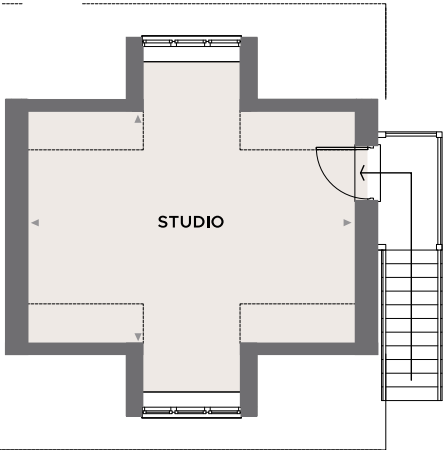
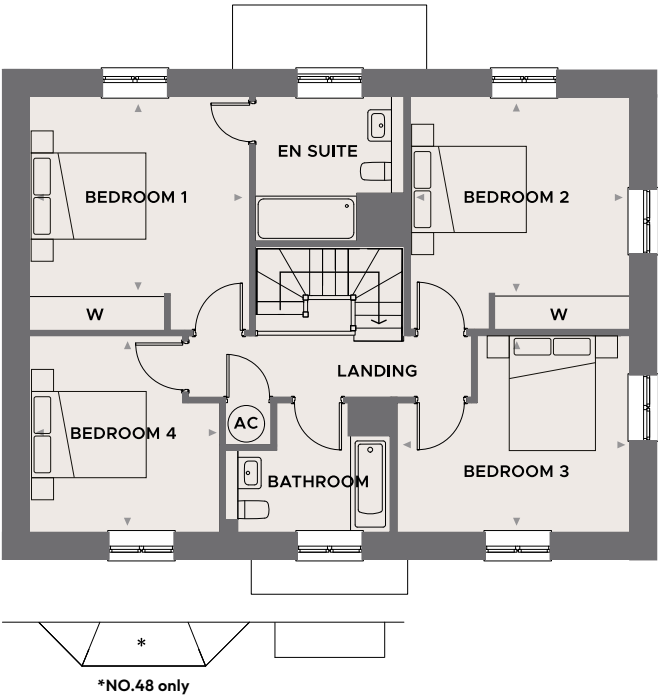
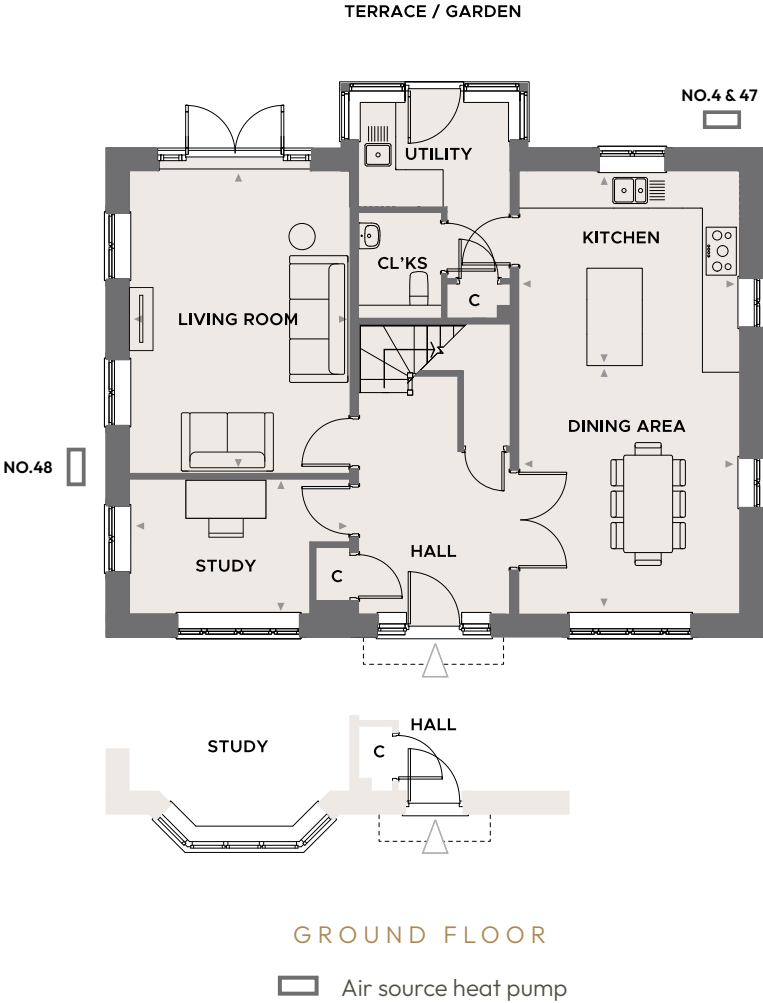
4, 47 & 48

A FOUR BEDROOM DETACHED HOUSE

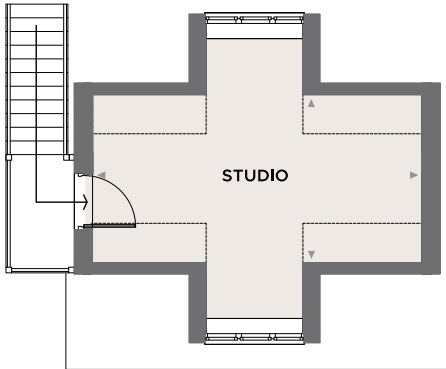




PLOTS
 4, 47 & 48



NO.4 STUDIO
 OVER DOUBLE GARAGE
 Refer to site plan for location



NO.48 STUDIO
 OVER CAR BARN
 Refer to site plan for location

- Detached home over two levels with design variations
 Driveway parking with separate double garage to No.47, studio over to No.4
 Studio over separate double car barn to No.48 with additional parking area
 Spacious open-plan kitchen / dining area with separate utility room
 Separate study (bay window to No.48)
 Four double bedrooms
 En suite and fitted wardrobes to bedroom 1
 Fitted wardrobes to bedroom 2
 Glazed double doors to terrace and garden

Kitchen	3.86m x 3.52m	12'8" x 11'6"
Dining Area	4.22m x 3.86m	13'10" x 12'8"
Living Room	5.29m x 3.86m	17'4" x 12'8"
Study	3.86m x 2.36m	12'8" x 7'9"
Bedroom 1	3.91m x 3.50m	12'10" x 11'6"
Bedroom 2	3.89m x 3.49m	12'9" x 11'6"
Bedroom 3	4.13m x 3.49m	13'7" x 11'5"
Bedroom 4	3.49m x 3.38m	11'5" x 11'1"
No.4 Studio	5.85m x 4.18m	19'2" x 13'9"
No.48 Studio	5.98m x 3.04m	19'7" x 10'0"

Total Internal Living Area:
 No. 4 & No. 47: **168.3 sq m / 1,811 sq ft**
 Not including No.4 studio
 No. 48: **169.8 sq m / 1,827 sq ft**
 Not including No.48 studio

No. 4 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

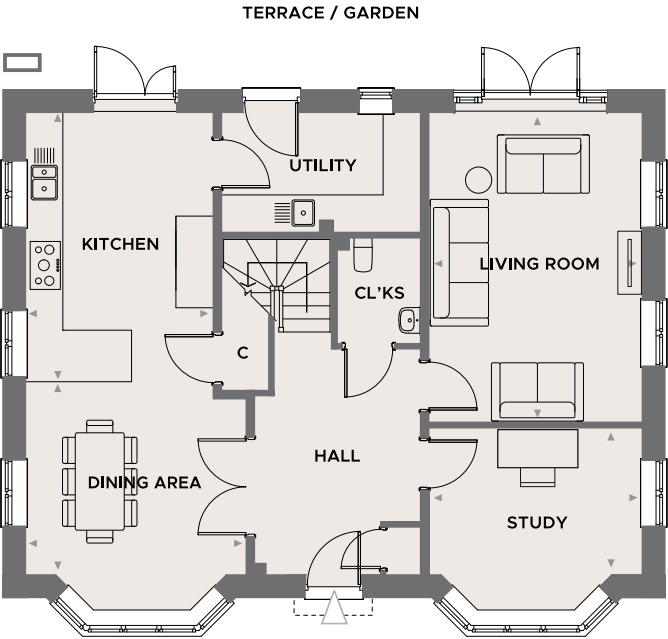
PLOTS
6 & 38

A FOUR BEDROOM DETACHED HOUSE



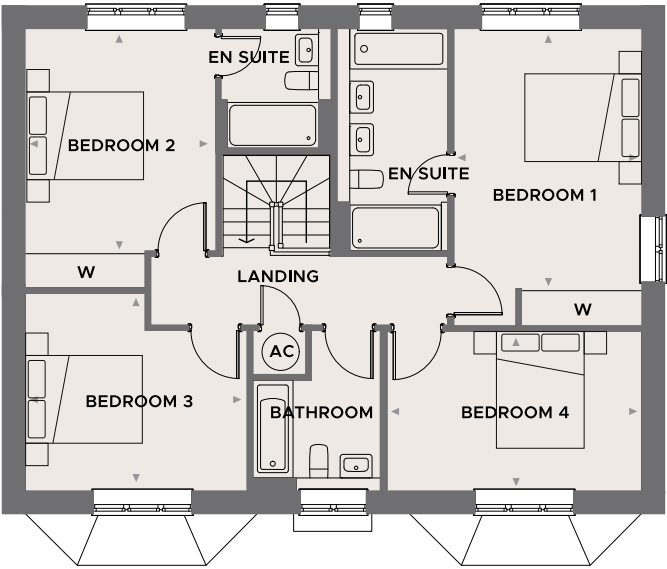


PLOTS
6 & 38

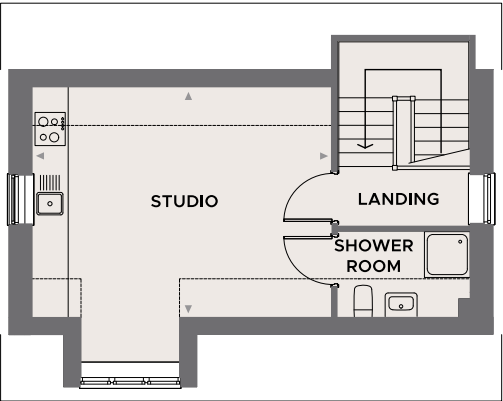


GROUND FLOOR

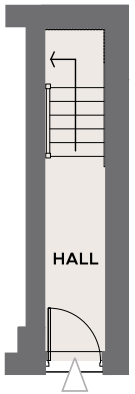
 Air source heat pump



FIRST FLOOR

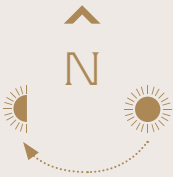


NO.38 STUDIO
OVER GARAGE
Refer to site plan for location



GARAGE

STUDIO
GROUND
FLOOR



- Detached home over two levels
- Driveway parking with separate double garage to No.6
- Driveway parking with studio over separate double garage to No.38
- Cycle store to No.38
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden
- Studio includes kitchenette & shower room

Kitchen	4.70m x 3.27m	15'5" x 10'9"
Dining Area	3.85m x 3.37m	12'8" x 11'1"
Living Room	5.41m x 3.73m	17'9" x 12'3"
Study	3.73m x 2.57m	12'3" x 8'5"
Bedroom 1	4.54m x 3.28m	14'11" x 10'9"
Bedroom 2	3.88m x 3.33m	12'9" x 10'11"
Bedroom 3	3.88m x 3.45m	12'9" x 11'3"
Bedroom 4	4.45m x 2.78m	14'7" x 9'1"
No.38 Annexe	5.27m x 4.08m	17'4" x 13'5"
Total Internal Living Area: 177 sq m / 1,904 sq ft		
Not including No.38 studio		

No.38 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

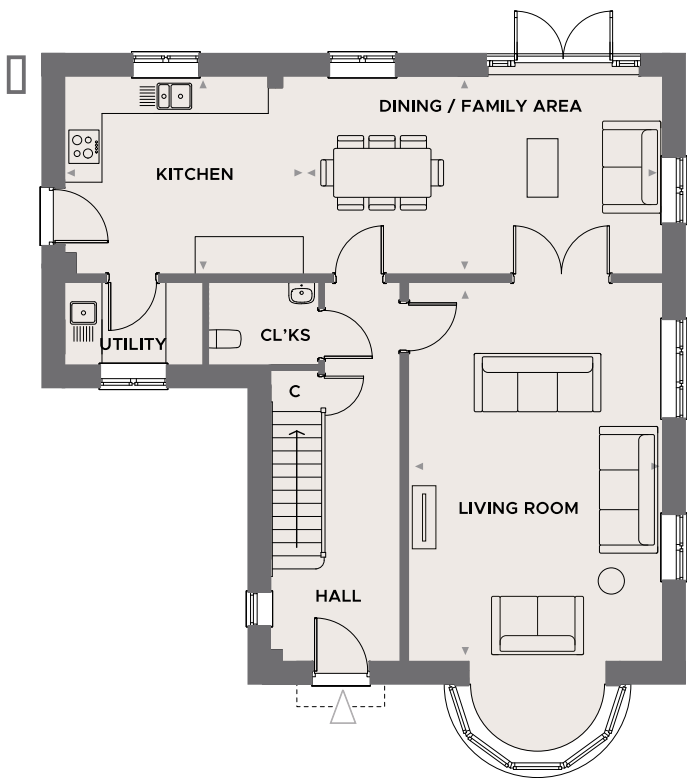
PLOT
8

A FOUR BEDROOM DETACHED HOUSE



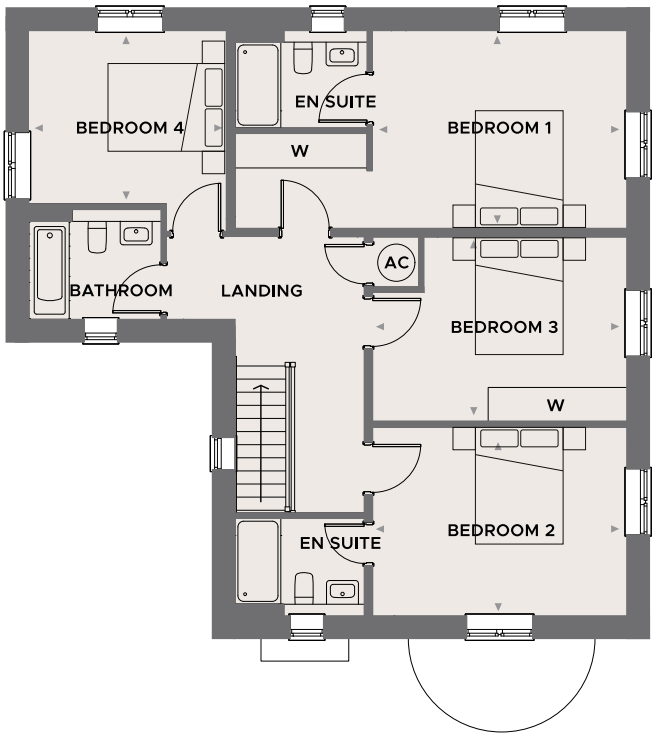
PLOT
8

TERRACE / GARDEN

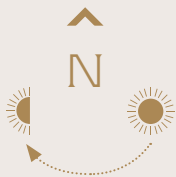
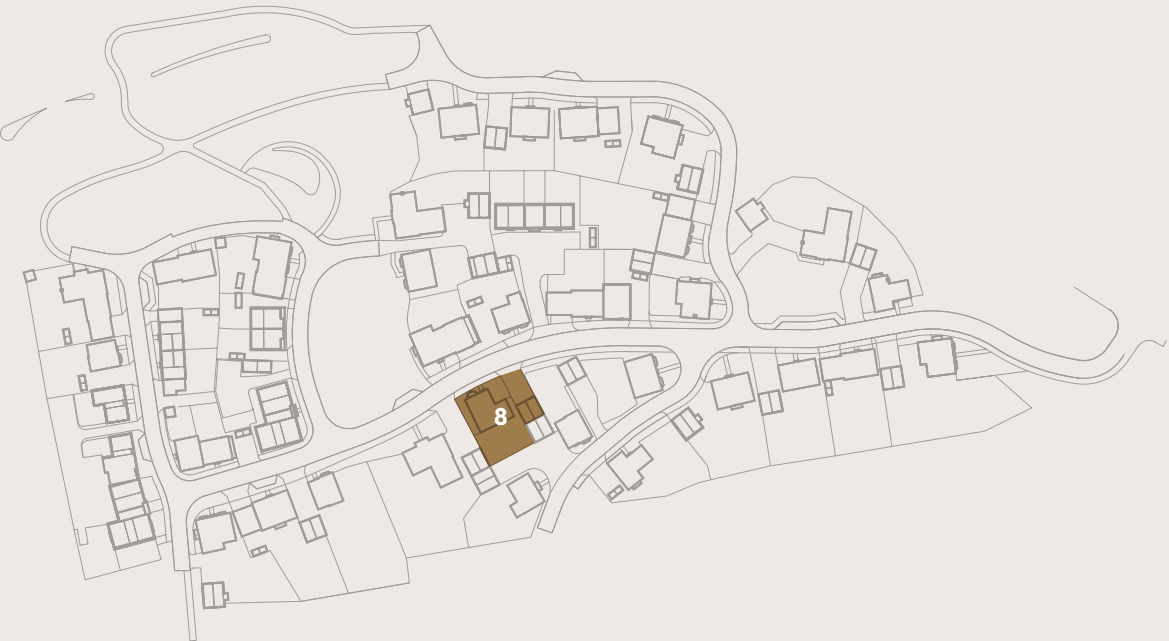


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



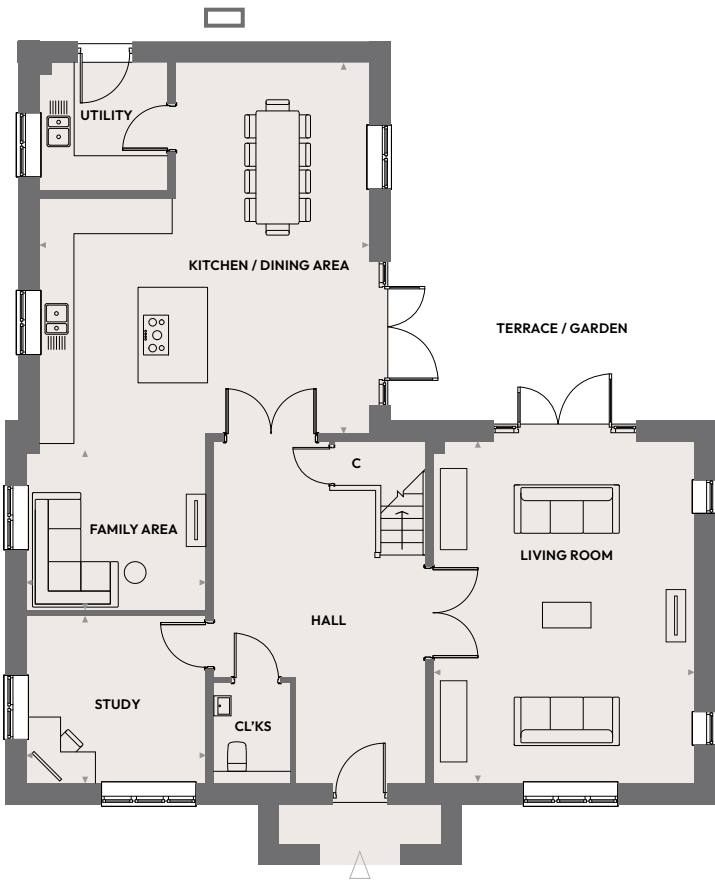
- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining/ family area
- Four double bedrooms
- En suite with fitted wardrobes to bedroom 1
- En suite to bedroom 2
- Fitted wardrobes to bedroom 3
- Glazed double doors to terrace and garden

Kitchen	4.17m x 3.45m	13'8" x 11'4"
Dining / Family	6.27m x 3.45m	20'7" x 11'4"
Living Room	6.61m x 4.43m	21'8" x 14'7"
Bedroom 1	4.44m x 3.45m	14'7" x 11'4"
Bedroom 2	4.43m x 3.31m	14'7" x 10'10"
Bedroom 3	4.43m x 3.21m	14'7" x 10'6"
Bedroom 4	3.45m x 3.02m	11'4" x 9'11"
Total Internal Living Area: 179 sq m / 1,929 sq ft		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.



PLOT
10

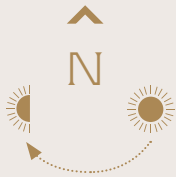


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen/dining and family area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	6.93m x 6.16m	22'9" x 20'3"
Family Area	3.33m x 3.12m	10'11" x 10'3"
Living Room	6.39m x 4.87m	20'11" x 15'11"
Study	3.33m x 3.12m	10'11" x 10'3"
Bedroom 1	4.61m x 4.25m	15'2" x 13'11"
Bedroom 2	5.79m x 4.27m	19'0" x 14'0"
Bedroom 3	4.25m x 4.01m	13'11" x 13'2"
Bedroom 4	3.78m x 3.68m	12'5" x 12'1"
Bonus Room	4.10m x 3.01m	13'6" x 9'11"
Total Internal Living Area: 250 sq m / 2,690 sq ft		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS

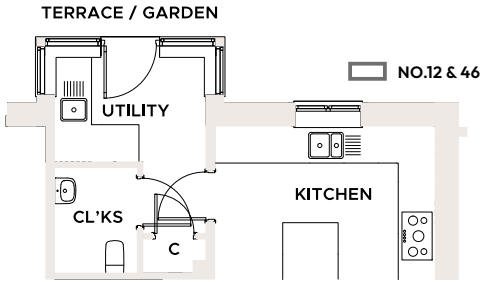
12, 44 & 46

A FOUR BEDROOM DETACHED HOUSE

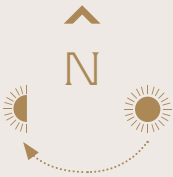
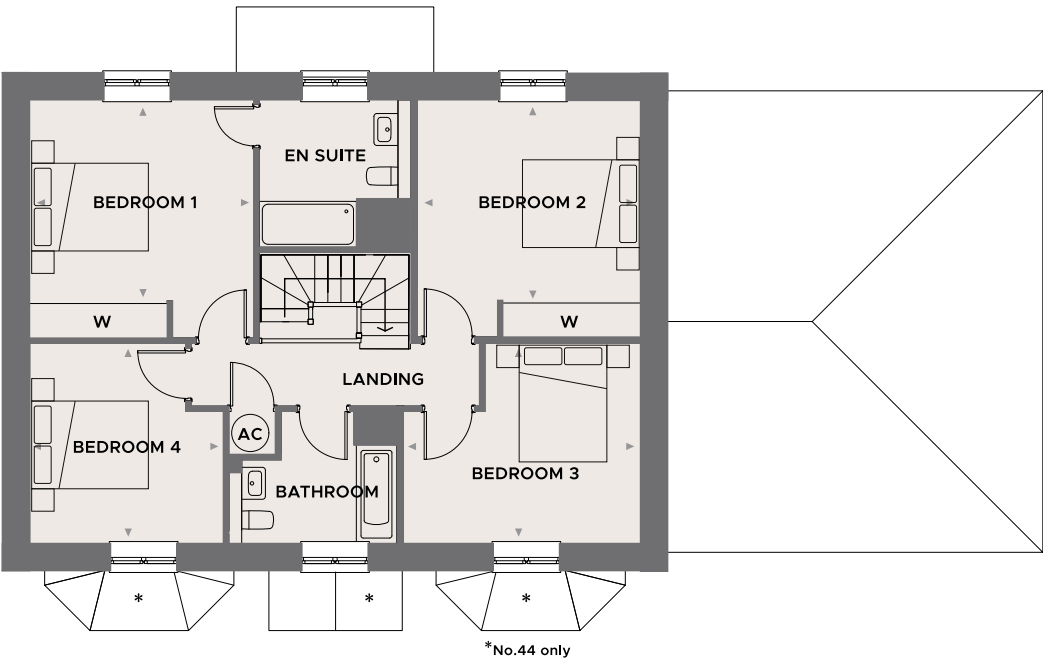
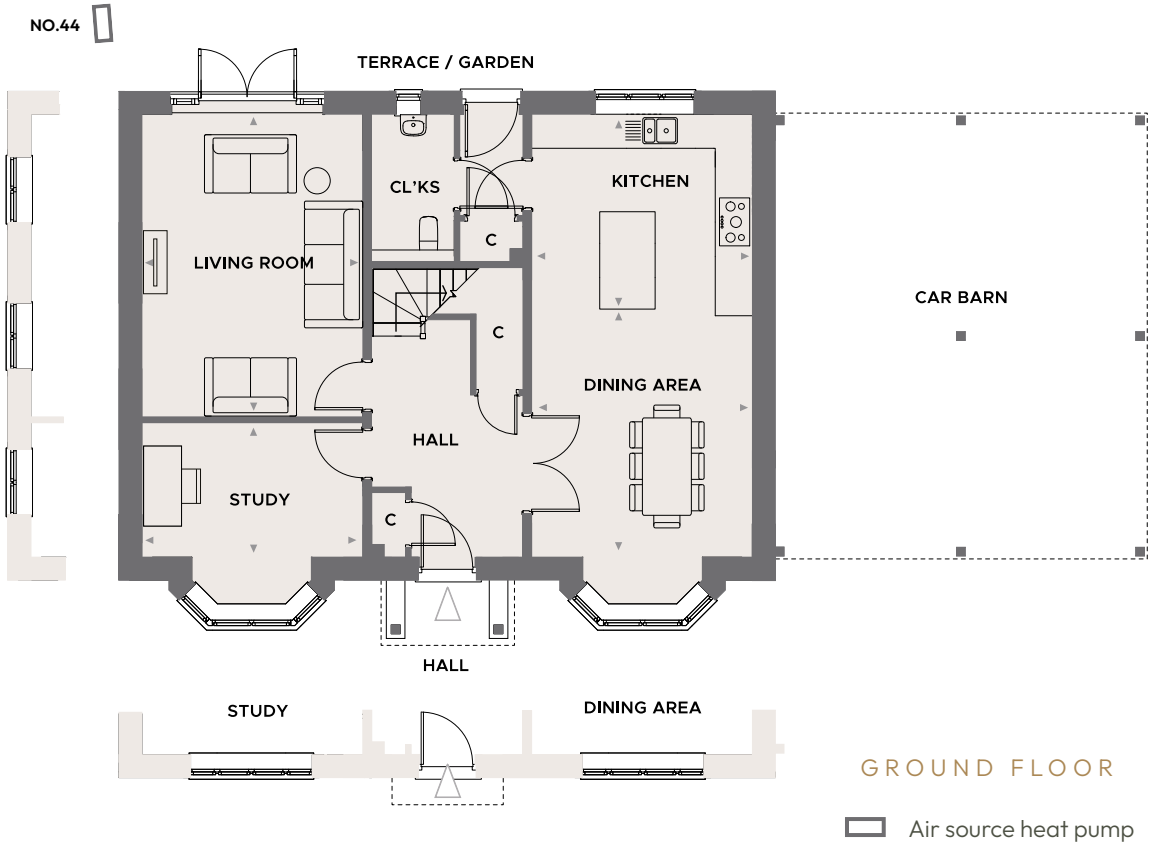




PLOTS
12, 44 & 46



NO.12 & 46
DIFFERENT LAYOUT



- Detached home over two levels with design variations
- Attached double car barn with driveway and / or additional parking area
- Spacious open-plan kitchen / dining area
- Separate utility to No.46
- Separate study
- No.44 includes a front bay window to both the study and kitchen / dining area
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen	3.86m x 3.52m	12'8" x 11'6"
Dining Area	4.22m x 3.86m	13'10" x 12'8"
Living Room	5.29m x 3.86m	17'4" x 12'8"
Study	3.86m x 2.36m	12'8" x 7'9"
Bedroom 1	3.91m x 3.50m	12'10" x 11'6"
Bedroom 2	3.89m x 3.49m	12'9" x 11'5"
Bedroom 3	4.14m x 3.49m	13'7" x 11'5"
Bedroom 4	3.49m x 3.38m	11'5" x 11'1"
Total Internal Living Area: No.12 & No.44: 168.2 sq m / 1,810 sq ft No.46: 168.3 sq m / 1,811 sq ft Not including car barn		

No.46 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT
21

A FOUR BEDROOM DETACHED HOUSE
WITH BONUS ROOM AND ATTACHED
DOUBLE CAR BARN

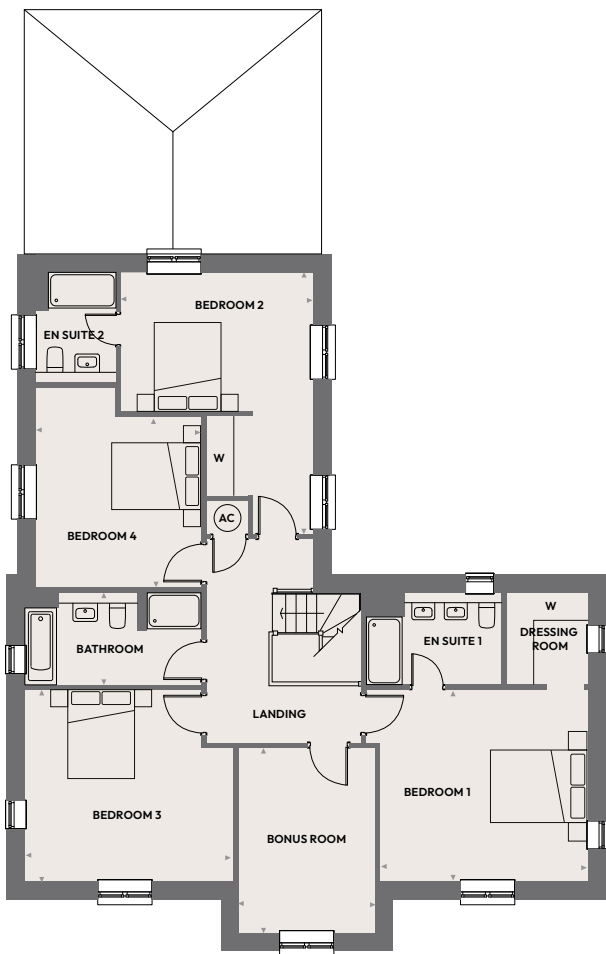


PLOT
21



GROUND FLOOR

 Air source heat pump



FIRST FLOOR



Detached home over two levels

Attached double car barn with additional parking area

Cycle store and garden shed

Spacious open-plan kitchen/dining and family area

Separate study

Four double bedrooms with bonus room

En suite and dressing room with fitted wardrobes to bedroom 1

En suite and fitted wardrobes to bedroom 2

Two sets of glazed double doors to terrace and garden

Kitchen / Dining 6.93m x 6.16m 22'9" x 20'3"

Family Area 3.33m x 3.12m 10'11" x 10'3"

Living Room 6.39m x 4.87m 20'11" x 15'11"

Study 3.33m x 3.12m 10'11" x 10'3"

Bedroom 1 4.61m x 4.25m 15'2" x 13'11"

Bedroom 2 5.79m x 4.27m 19'0" x 14'0"

Bedroom 3 4.25m x 4.01m 13'11" x 13'2"

Bedroom 4 3.78m x 3.68m 12'5" x 12'1"

Bonus Room 4.10m x 3.01m 13'6" x 9'11"

Total Internal Living Area: **250 sq m / 2,690 sq ft**
Not including car barn

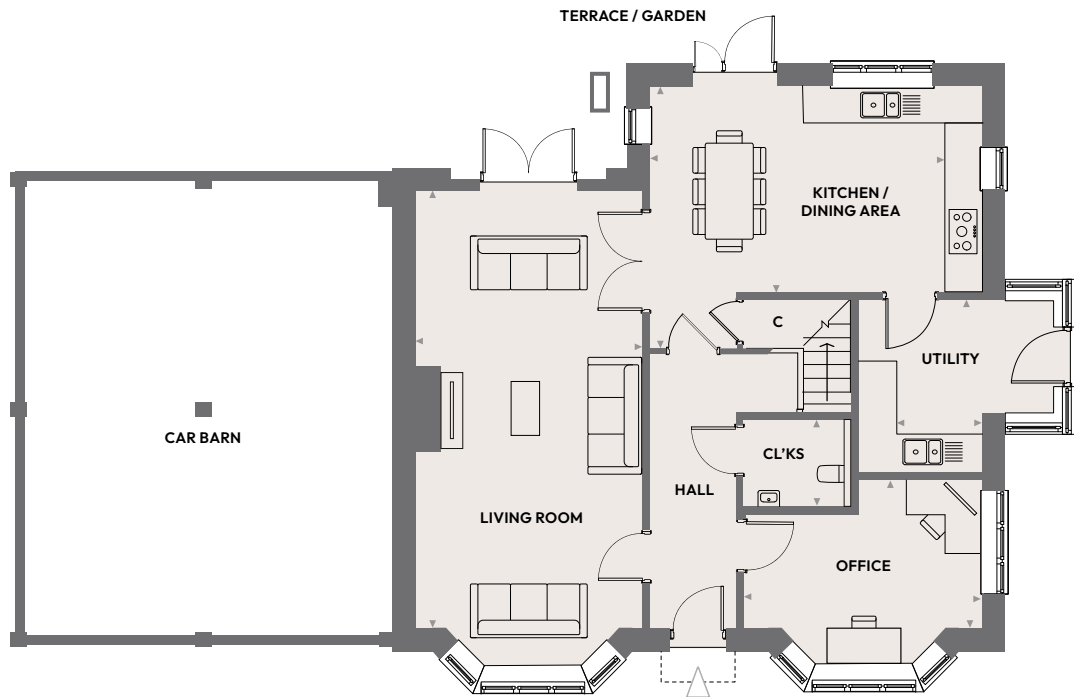
Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT
33

A FOUR BEDROOM DETACHED HOUSE
WITH BONUS ROOM AND INTEGRAL
DOUBLE CAR BARN

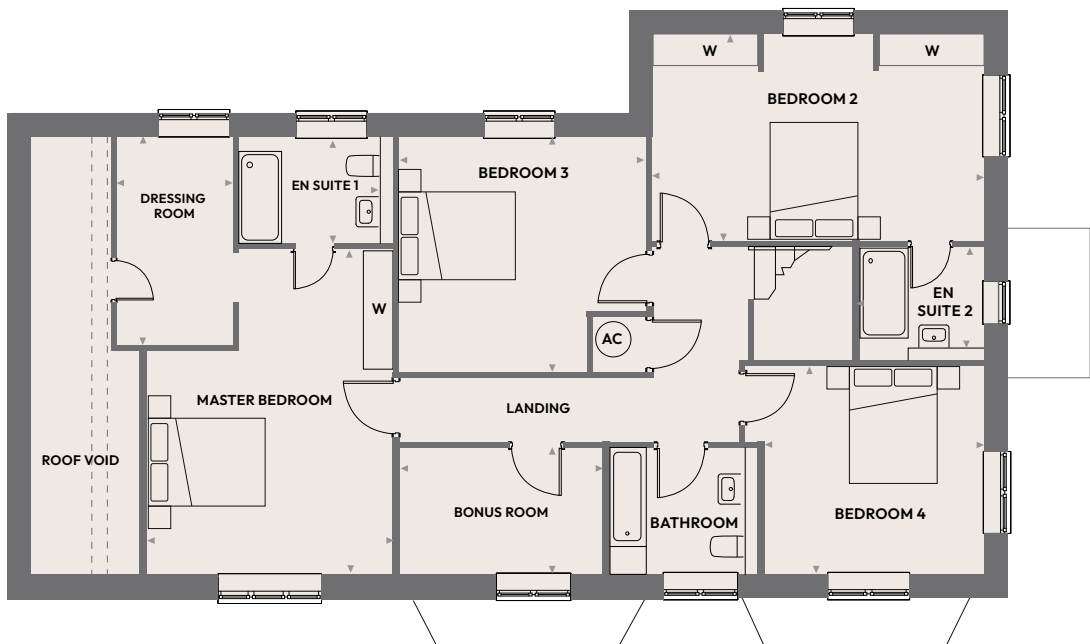


PLOT
33

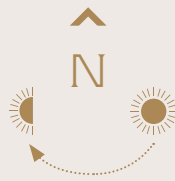
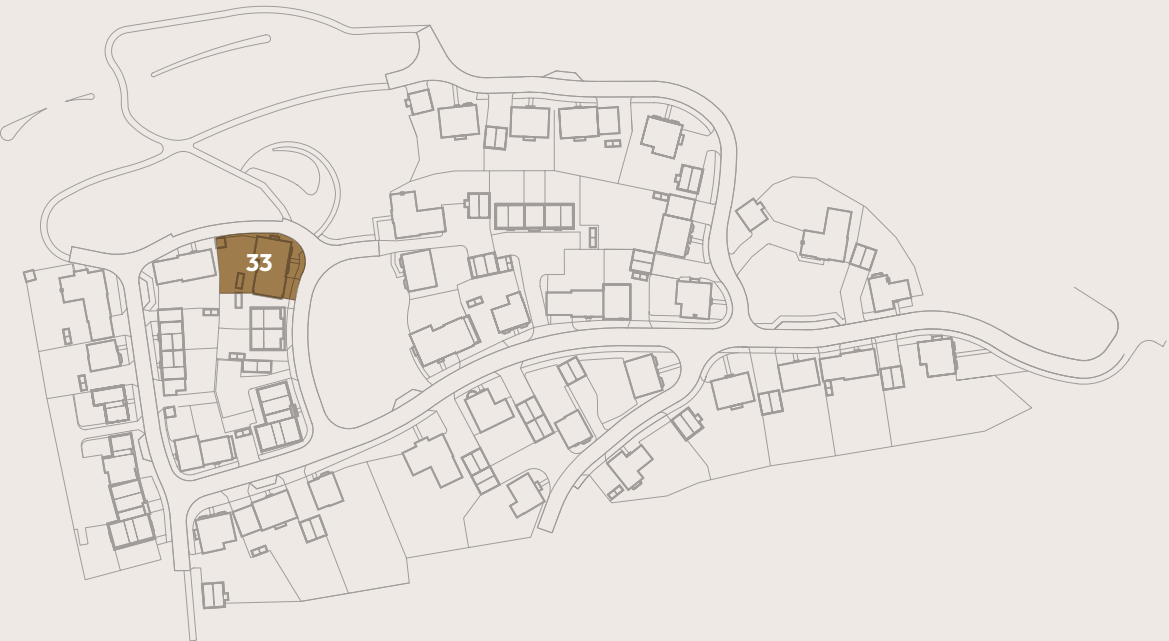


GROUND FLOOR

 Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Integral double car barn with additional parking area
- Garden shed
- Spacious open-plan kitchen/dining area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"
Study	4.06m x 2.52m	13'4" x 8'3"
Bedroom 1	5.62m x 4.22m	18'5" x 13'10"
Bedroom 2	5.71m x 2.93m	18'9" x 9'7"
Bedroom 3	4.21m x 4.02m	13'10" x 13'2"
Bedroom 4	3.79m x 3.58m	12'5" x 11'9"
Bonus Room	3.45m x 2.19m	11'4" x 7'2"
Total Internal Living Area: 213.9 sq m / 2,366 sq ft Not including car barn		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS

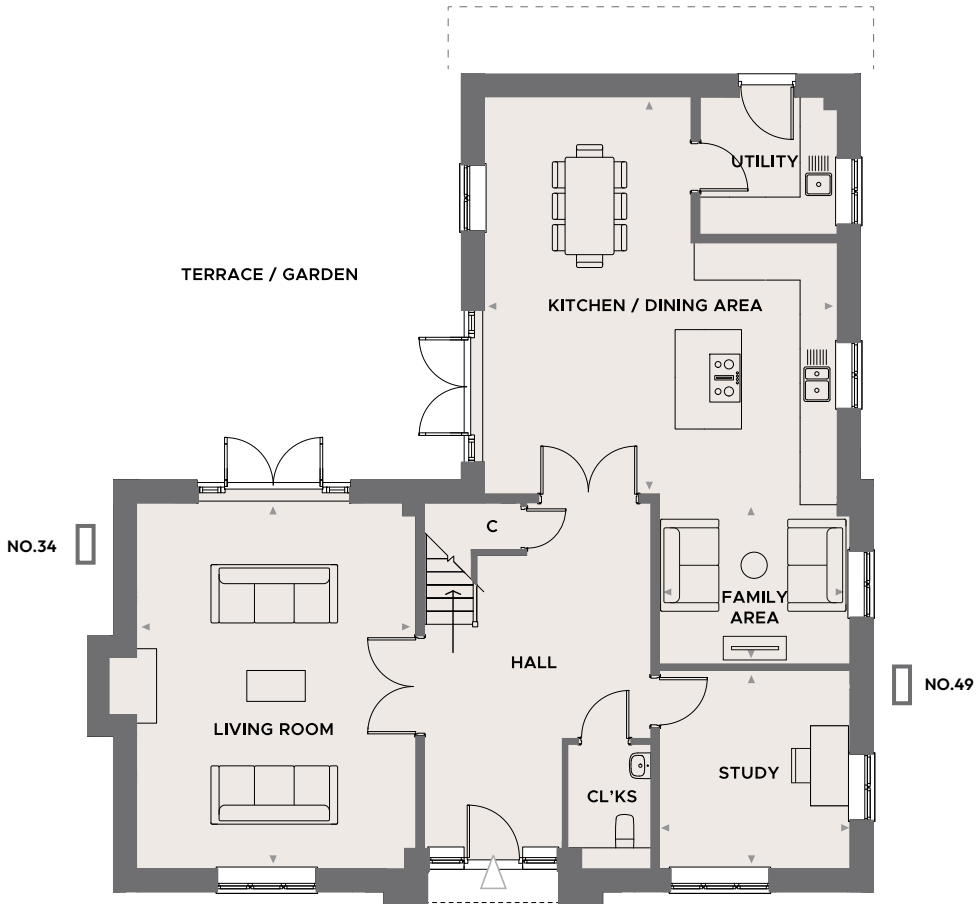
34 & 49

A FOUR BEDROOM DETACHED HOUSE WITH
BONUS ROOM AND STUDIO OVER THE SEPARATE
DOUBLE GARAGE





PLOTS
 34 & 49



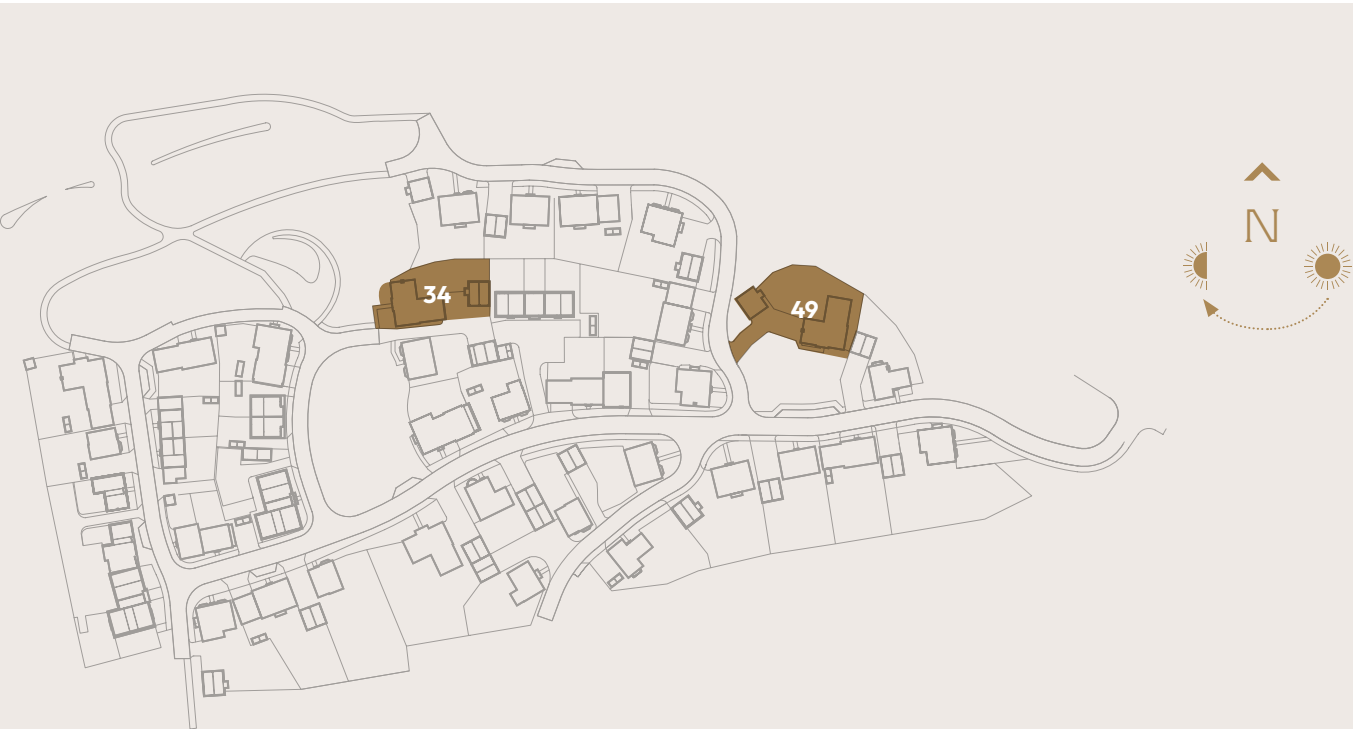
GROUND FLOOR

Air source heat pump



FIRST FLOOR

STUDIO OVER GARAGE
Refer to site plan for location



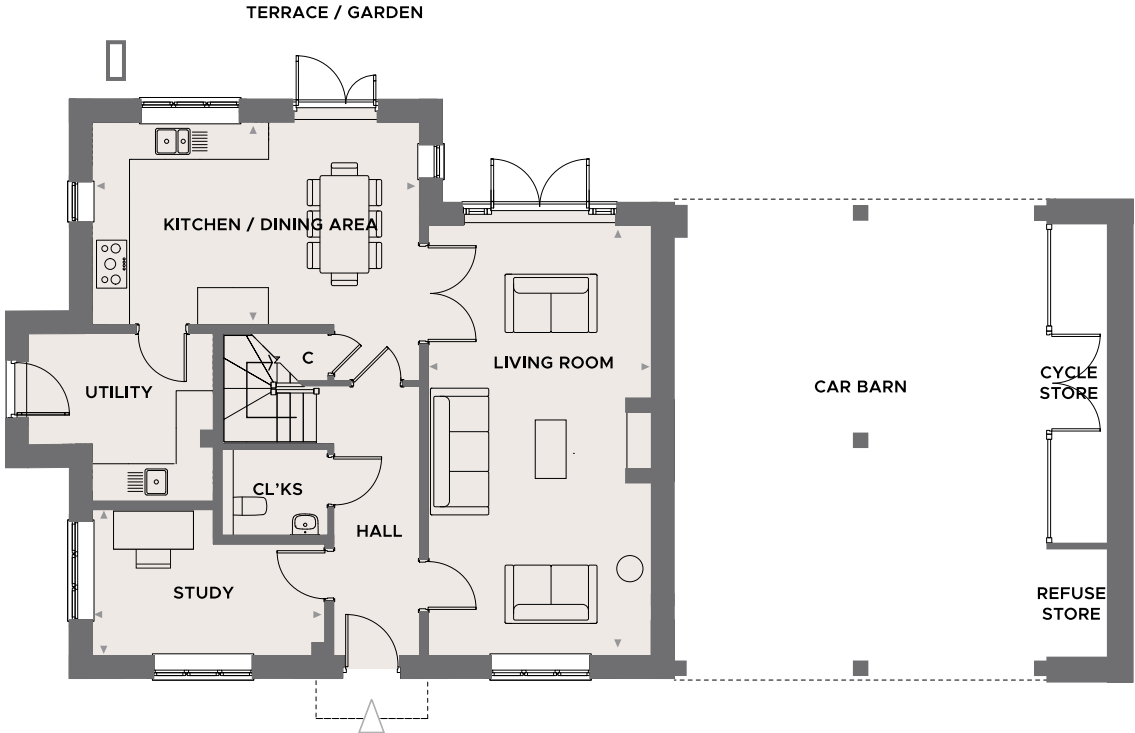
- Detached home over two levels
- Driveway parking with studio over separate double garage
- Spacious open-plan kitchen / dining and family area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	6.94m x 6.16m	22'9" x 20'3"
Family Area	3.33m x 2.77m	10'11" x 9'1"
Living Room	6.39m x 4.88m	21'0" x 16'0"
Study	3.47m x 3.33m	11'5" x 10'11"
Bedroom 1	4.61m x 4.25m	15'2" x 13'11"
Bedroom 2	5.21m x 4.28m	17'1" x 14'0"
Bedroom 3	4.25m x 3.91m	13'11" x 12'10"
Bedroom 4	3.69m x 2.87m	12'1" x 9'5"
Bonus Room	3.20m x 3.01m	10'6" x 9'11"
Studio	5.85m x 4.18m	19'2" x 13'9"
Total Internal Living Area: 246.2 sq m / 2,650 sq ft		
Not including studio		

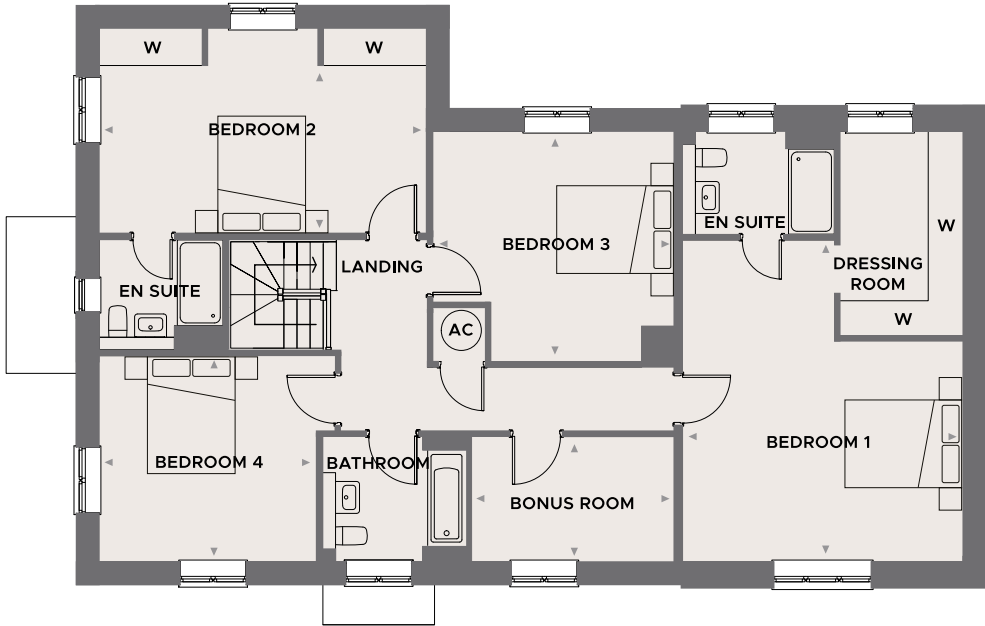
No.34 is a mirrored layout to the studio plan shown and has no rear dormer. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.



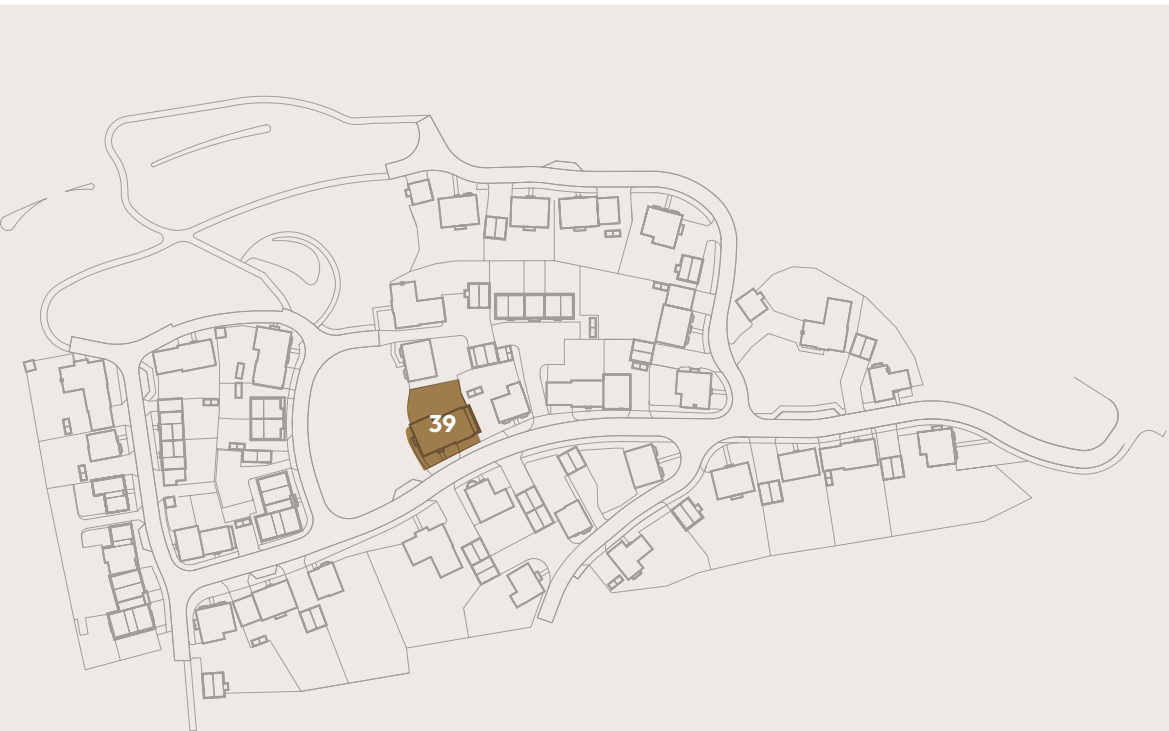
PLOT
39



GROUND FLOOR



FIRST FLOOR



- Detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"
Study	4.06m x 2.52m	13'4" x 8'3"
Bedroom 1	5.62m x 4.90m	18'5" x 16'1"
Bedroom 2	5.71m x 2.93m	18'9" x 9'7"
Bedroom 3	4.21m x 4.02m	13'10" x 13'2"
Bedroom 4	3.79m x 3.58m	12'5" x 11'9"
Bonus Room	3.45m x 2.19m	11'4" x 7'2"
Total Internal Living Area: 209.5 sq m / 2,254 sq ft		
Not including car barn		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

Discover a place where every detail is tailored to elevate your living experience.

From shaker-style kitchens with luxurious quartz countertops, to premium bathroom fittings and chrome accents, Coppice Meadow offers versatile spaces with modern solutions.



Photography used for indicative purposes only.



Specification

KITCHEN

- Shaker style kitchen
- Quartz worktops and splash backs
- Electric, stainless steel single oven with additional combi oven
- 4 or 5 burner induction hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1.5 bowl sink
- Quooker, 3 way tap for boiling, warm and cold water
- Integrated wine fridge
- Washer/dryer (to homes with no utility)
- Amtico flooring

UTILITY†

- Plumbing, wiring and space for washer/dryer
- Stainless steel bowl sink with mixer tap (where applicable)
- Quartz worktops and splash back
- Amtico flooring

BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Vanity unit basin* with chrome mixer taps
- Toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles on selected areas, edges trimmed with brushed chrome strip
- Shaver socket
- Amtico flooring

MEDIA & CONNECTIVITY

- Prewired for Sky Q service in the living room
- TV points in all bedrooms and study (where applicable)
- Telephone points in living room, hallway and bedroom 1
- USB charger points incorporated in sockets within kitchen, living room, study and bedroom 1 (where applicable)

FINISHING DETAILS

- Modern style painted internal doors with chrome finish door furniture
- Carpeted, closed-tread, painted staircase and spindles with oak hand rail
- Painted, three stepped architrave and skirting boards
- Fitted wardrobes where shown in floor plans
- Carpets to all principal rooms unless otherwise specified

HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Facility for future wireless alarm system

STUDIO†

- Studio over the double garage or car barn to No.4 - 34 - 45 - 48 - 49
- Studio over the double garage to No.38 - includes kitchenette and shower room
- Fused spur in place for electric radiator
- Amtico flooring

EXTERNAL

- Electrical vehicle charging point
- Cycle store to selected houses only
- Landscaped front
- Turf in the rear garden
- Close board fencing around gardens
- External water tap

GARAGE / CAR BARN†

- Separate double garage to No.1 - 3 - 4 - 6 - 7 - 8 - 9 - 34 - 38 - 43 - 45 - 47 - 49 - 50
- Separate double car barn to No.48
- Attached or integral double car barn to No.2 - 39 - 41 - 44 - 46
- Double power sockets and strip lighting

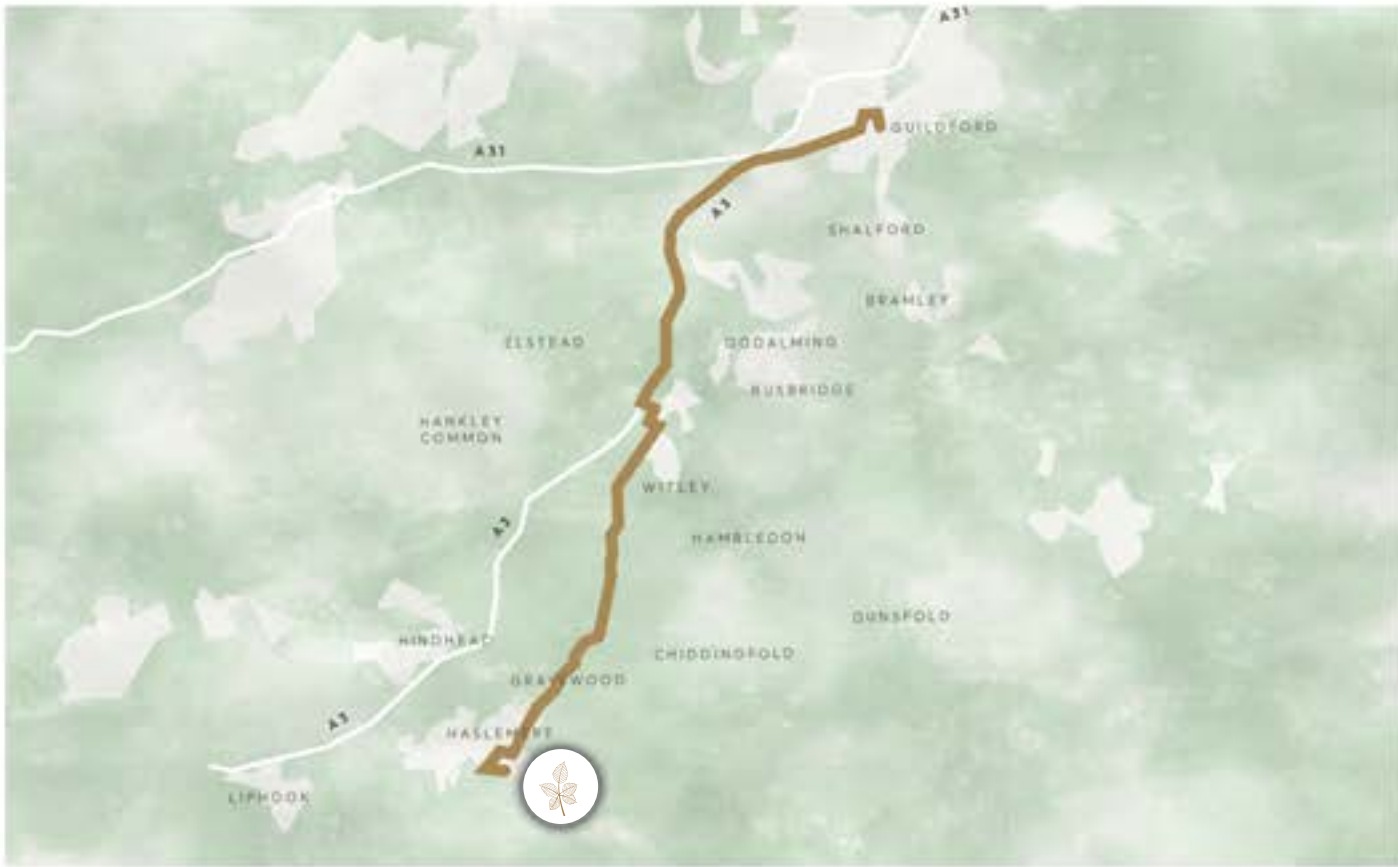
WARRANTY

- Q Assured Build 10 year warranty

†Selected homes only.

*Vanity unit to bedroom 1 en suite only.

How to find us



FROM GUILFORD (27MINS)

Take Farnham Rd/A31, A3 and A286 to Scotland Ln in Haslemere

Head north-east on High St towards North St/A320 - **203 ft**

Turn right onto Chertsey St/A320
Continue to follow A320 - **0.2 mi**

Turn left onto York Rd/A246 - **0.2 mi**

At the roundabout, take the 1st exit onto Onslow St/A322 - **0.2 mi**

Use the right 3 lanes to turn slightly right onto Friary Bridge/Onslow St/A322 - **331 ft**

Use the right 3 lanes to turn right at the 1st cross street onto Park St/A322 - **318 ft**

Turn left onto Farnham Rd/A31 - **0.1 mi**

At the roundabout, take the 1st exit and stay on Farnham Rd/A31 - **1.6 mi**

Turn left onto Down Ln - **0.3 mi**

Merge onto Guildford and Godalming Byp/A3 via the slip road to Petersfield/Portsmouth
Continue to follow A3 - **6.2 mi**

Turn left onto Lea Coach Rd - **0.9 mi**

Turn right onto Haslemere Rd/A286
Continue to follow A286 - **5.0 mi**

Turn right onto High St/A286 - **253 ft**

Turn left onto Shepherd's Hill/A286
Continue to follow A286 - **0.5 mi**

Turn left onto Scotland Ln



FROM HASLEMERE (4MINS)

Follow Tanners Ln to Lower St/B2131 - **0.2 mi**

Head south on Tanners Ln towards Bridge Rd - **43 ft**

Turn right to stay on Tanners Ln - **0.2 mi**

Follow Lower St/B2131 and A286 to Scotland Ln - **0.9 mi**

Turn left onto Lower St/B2131 - **0.2 mi**
Merge onto High St/A286 - **203 ft**

Slight right to stay on High St/A286 - **135 ft**

Turn right to stay on High St/A286 - **253 ft**

Turn left onto Shepherd's Hill/A286
Continue to follow A286 - **0.5 mi**

Turn left onto Scotland Ln



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From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

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DEVELOPER OF THE YEAR



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RESIDENTIAL DEVELOPMENT OF THE YEAR
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BEST BOUTIQUE DEVELOPMENT



Protection for new-build home buyers



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