

# Haldon Reach

Alphington





# Haldon Reach

Alphington

A taste of local life

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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!





# The perfect position

## Education for everyone

Alphington Primary School and Pre-School and Exminster Community Primary are both approximately two miles from Haldon Reach and cater for children aged four to 11-years.

West Exe School and the Isca Academy both take 11 to 16 year olds and the award-winning Exeter College, rated

outstanding by Ofsted, provides higher education for students from 16 onwards.

The Exeter Mathematics School is a sixth form Academy also rated outstanding by Ofsted and is designed for 16 to 19 year old students who love maths, physics and computing.

For graduate and post-graduate study, The University of

Exeter is in the UK Top 10 in the Guardian University Guide 2020.

There is also a wide range of independent schools in Exeter for children aged from two-years-old. These include Exeter Cathedral School for 3 to 13s; Exeter School for 6 to 19s; St Wilfrid's School, for 3 to 16s and Magdalen Court School for 5 to 18s.



**Exeter Cathedral**  
4.3 mile cycle | 14 min walk



**River Exe Country Park**  
2.8 mile | 9 min drive



**Princesshay Shopping centre**  
4.4 miles | 15 min drive



**Exeter racecourse**  
4.6 miles | 7 min walk



**Powderham Castle**  
6 miles | 14 min drive



**Dawlish Warren Beach**  
9.4 miles | 24 min drive



**Topsham Open Air Pool**  
3.7 miles | 11 min drive



**Exeter Golf and Country Club**  
2.3 miles | 8 min 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 **£4.7 million** in local schemes to support the community surrounding your new home in Exeter.

“Bovis Homes have invested more than **£4.7 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes





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

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.

We offer a range of appliances for your kitchen with various brands to choose from. You can personalise every space in your home from kitchen electrics to bedroom additions where we have lots of choices available.

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 from your sales advisor today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Integrated fridge freezer
- Integrated dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite

# 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!





# 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.





# Haldon Reach

Alphington

Development plan

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# Haldon Reach

Alphington

**1 & 2 bedroom home**

- Trood House
- The Hawthorn
- The Buckthorn
- Matford House
- Brook House
- Marsh House

**3 bedroom home**

- The Hazel
- The Spruce
- The Cypress
- The Beech
- The Poplar

**4 bedroom home**

- The Willow

**Pre-sold homes**

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



- leap local equipped area of play
- cs cycle store
- ss substaion
- bs bin store
- rs recycling store

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.



Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

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# Trood House

Haldon Reach

1 and 2 bedroom apartments

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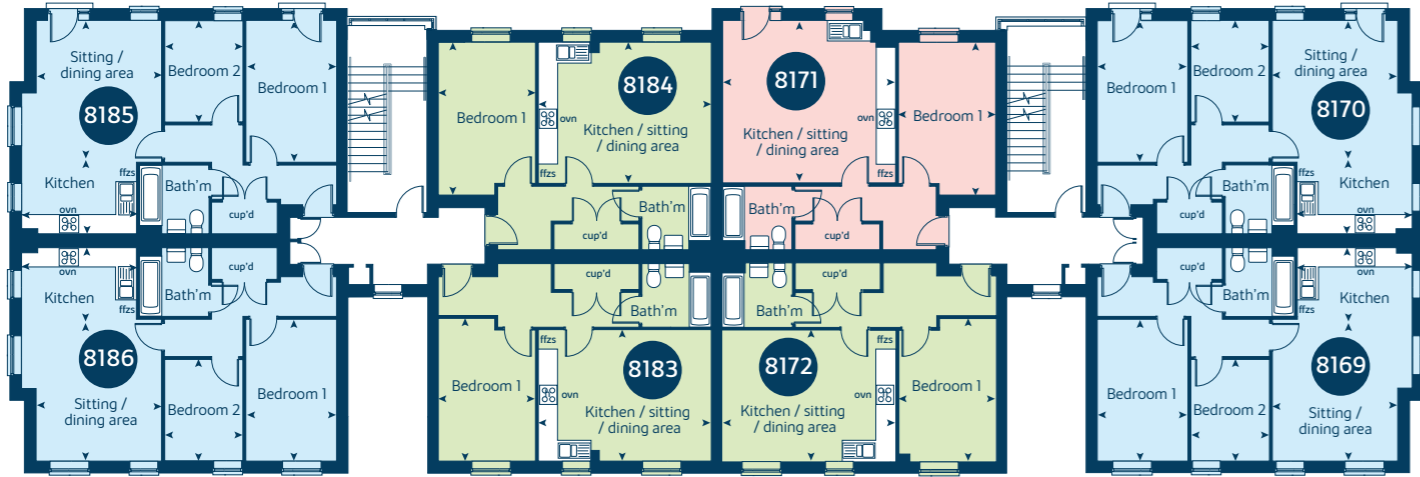
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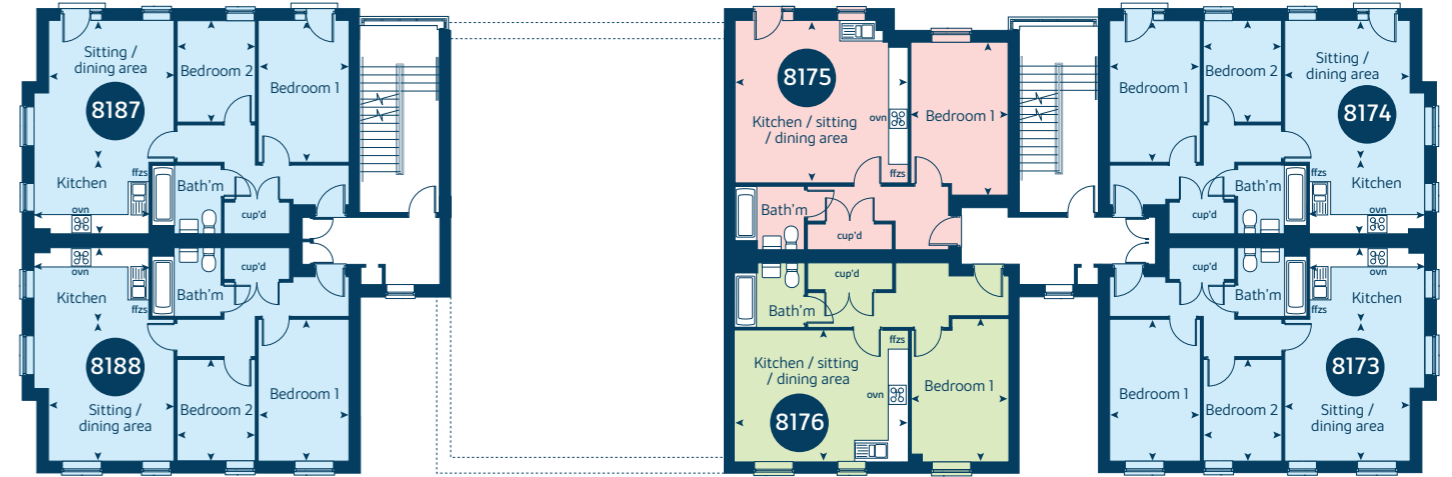
# Trood House

## 1 and 2 bedroom apartments

First floor



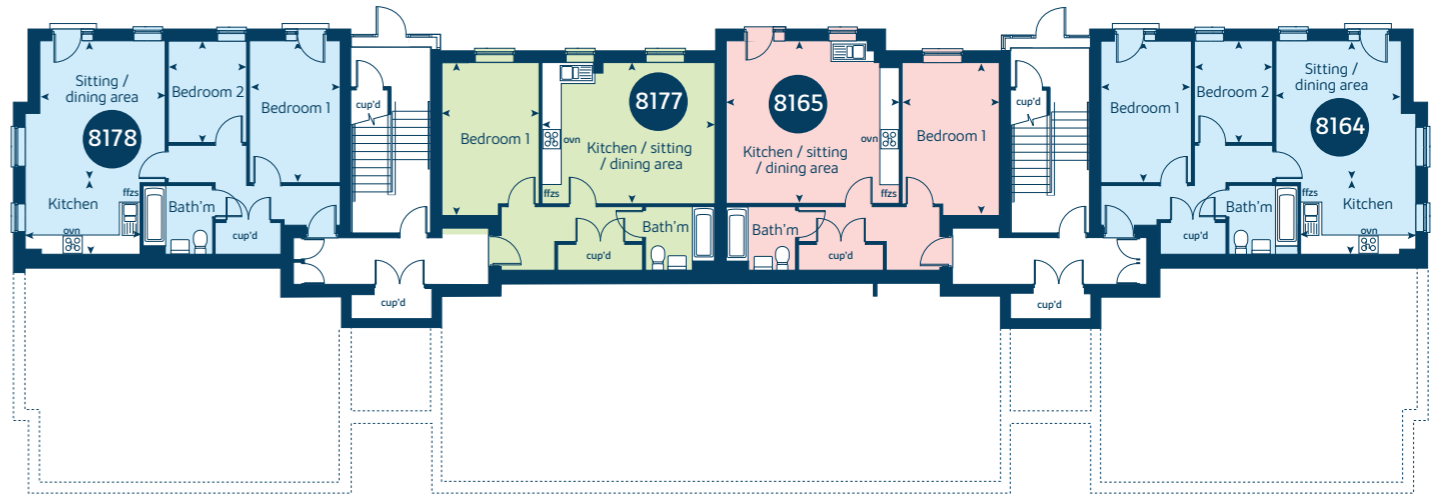
Second floor



Ground floor



Lower ground floor



● Apartments 8164, 8166, 8167, 8169, 8170, 8173, 8174, 8181, 8182 and 8185-8188

	metres	feet / inches
Kitchen / sitting / dining area	6.64 x 4.34	21' 7" x 14' 2"
Bedroom 1	4.41 x 2.82	14' 4" x 9' 2"
Bedroom 2	3.16 x 2.42	10' 3" x 7' 9"

● Apartments 8172, 8176, 8177, 8179, 8180, 8183 and 8184

	metres	feet / inches
Kitchen / sitting / dining area	6.46 x 5.37	21' 2" x 17' 6"
Bedroom 1	4.76 x 3.02	15' 6" x 9' 9"

● Apartments 8165, 8168, 8171 and 8175

	metres	feet / inches
Kitchen / sitting / dining area	7.13 x 5.37	23' 3" x 17' 6"
Bedroom 1	4.76 x 3.02	15' 6" x 9' 9"

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

### Trood House | Block 8C 8164-8175 Haldon Reach |

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# The Hawthorn

2 bedroom home

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# The Hawthorn

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.91	12' 5" x 9' 7"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

### First floor

Bedroom 1	4.07 x 2.67	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.81	13' 4" x 9' 3"

### The Hawthorn | X203 01 OALWC |

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\* Window applies 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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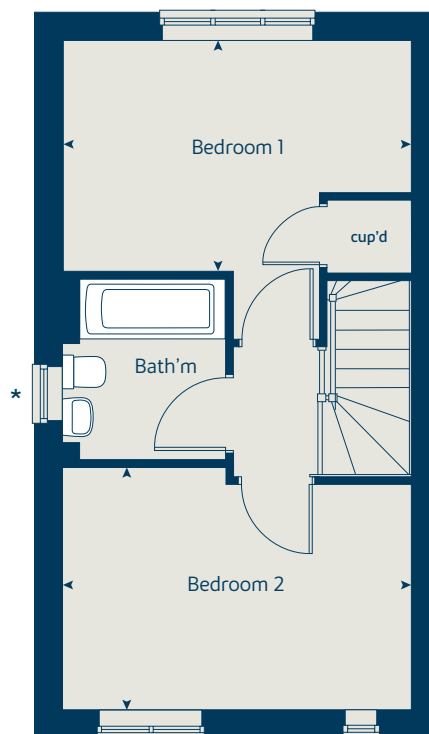
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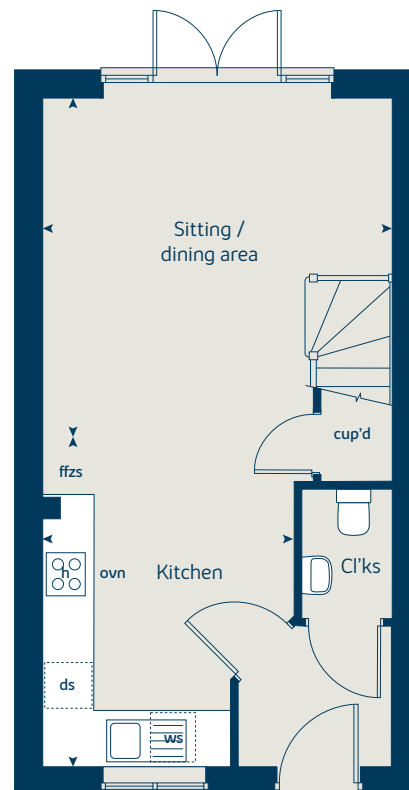
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### First floor



### Ground floor







# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.98	17' 0" x 9' 9"
Sitting room	4.16 x 3.66	13' 8" x 12' 0"

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

### The Hazel | X305 01 OALWC |

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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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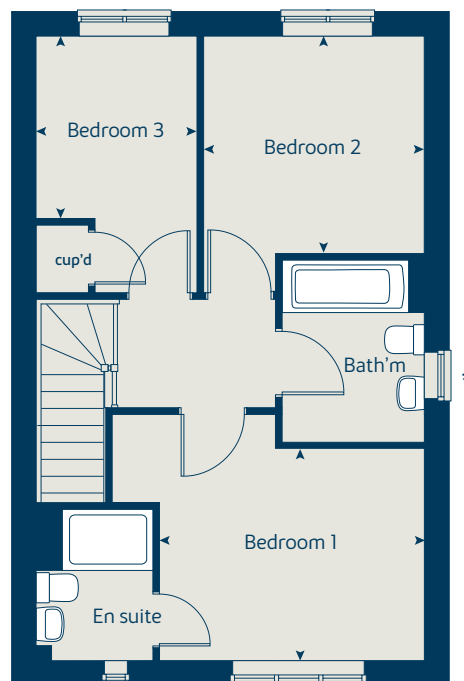
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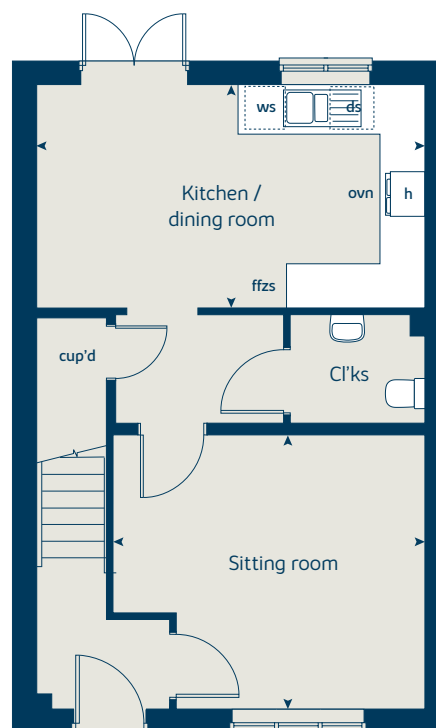
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### First floor



### Ground floor







# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.13 x 2.68	10' 2" x 8' 9"
Dining area	3.14 x 2.40	10' 3" x 7' 8"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	3.38 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.60 x 3.18	11' 10" x 10' 5"
Bedroom 3	2.73 x 2.24	8' 9" x 7' 4"

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

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- ① Alternative layout applies 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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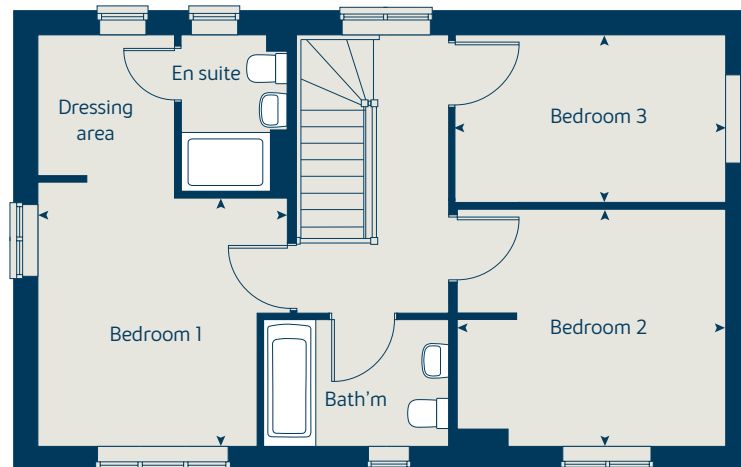
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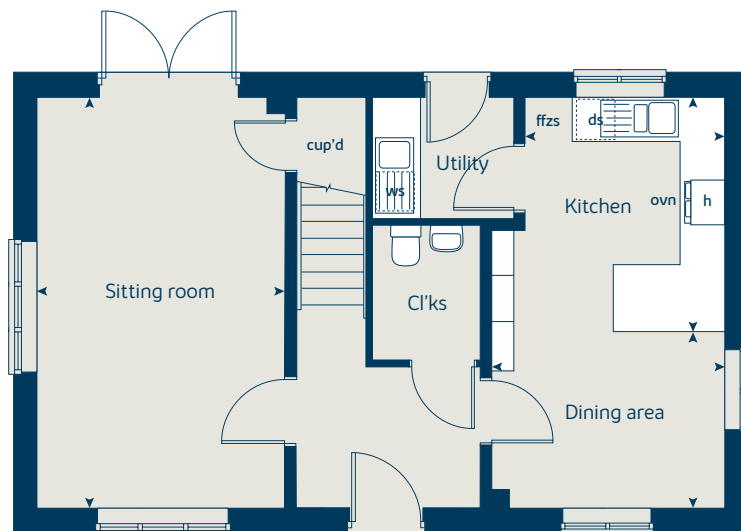
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## First floor



## 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 3.12	18' 1" x 10' 2"
Sitting room	4.32 x 3.40	14' 2" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.75	10' 9" x 9' 0"
Bedroom 3	3.54 x 2.15	11' 7" x 7' 1"

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

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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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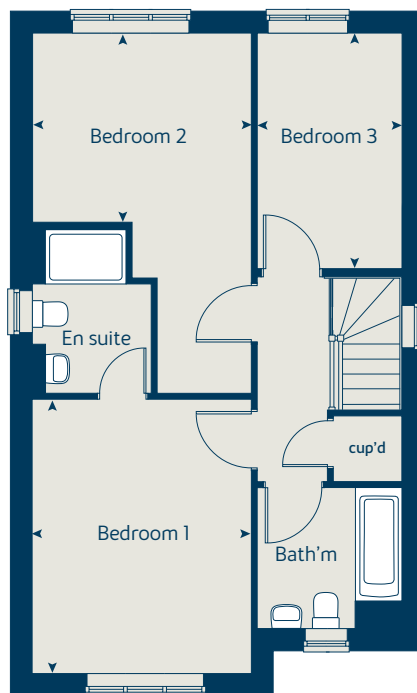
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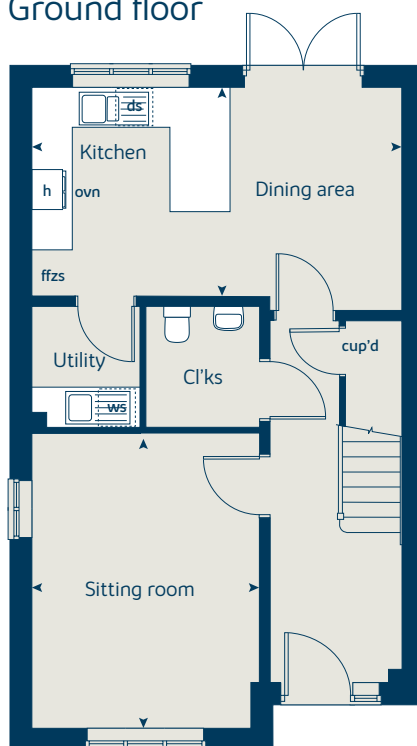
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### First floor



### Ground floor







# The Beech

3 bedroom home

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# The Beech

## 3 bedroom home

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

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

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

### The Beech | X309 01 OALWC |

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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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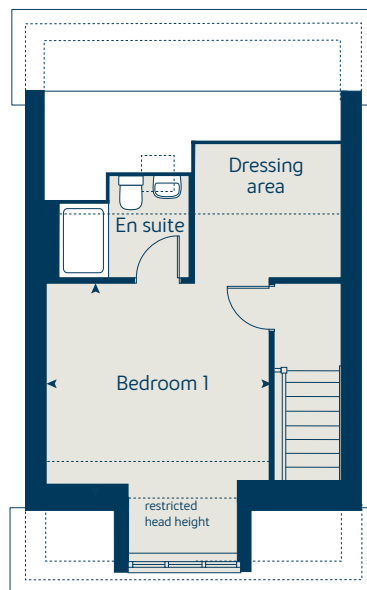
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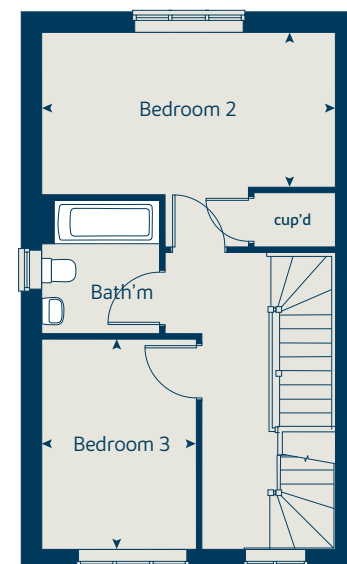
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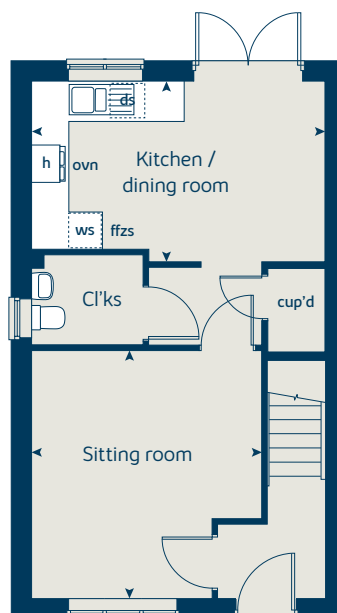
### Second floor



### First floor



### Ground floor







# The Poplar

3 bedroom home

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# The Poplar

## 3 bedroom home

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

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

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

### The Poplar | X310 01 OALWC |

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\* 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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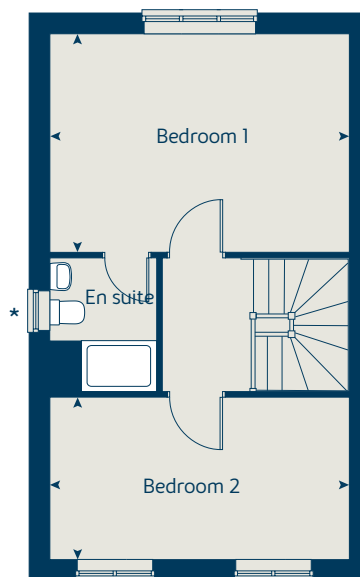
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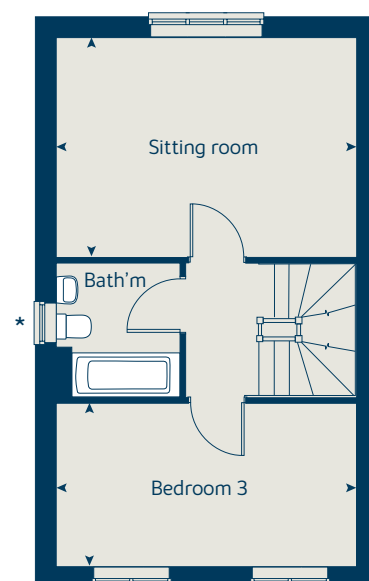
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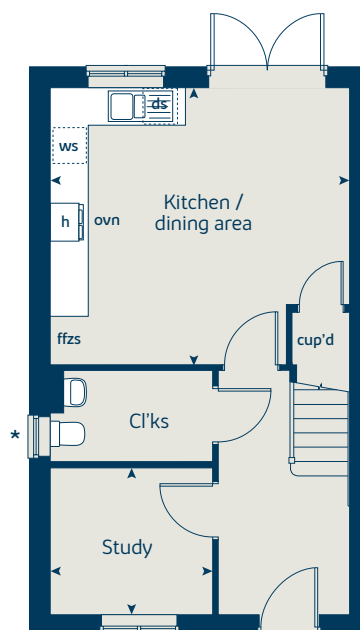
### Second floor



### First floor



### Ground floor







# The Willow

4 bedroom home

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# The Willow

## 4 bedroom home

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

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

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

### The Willow | X411 01 |

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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

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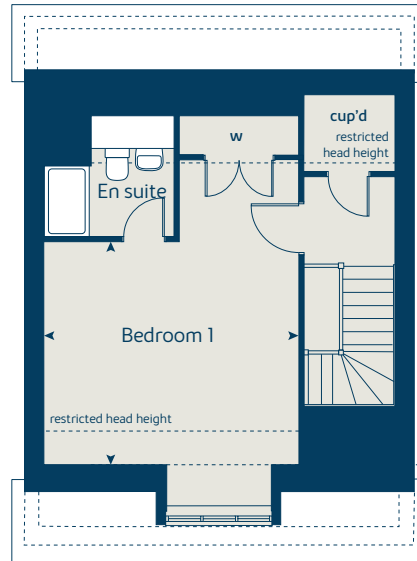
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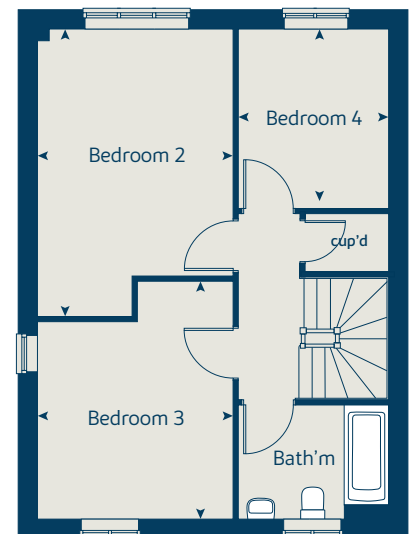
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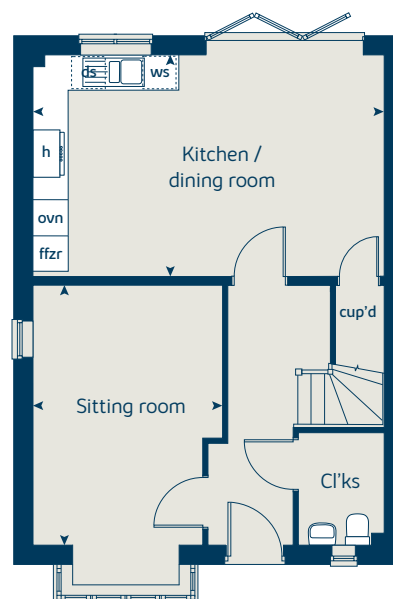
## Second floor



## First floor



## Ground floor





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

- Choice of Standard fitted kitchen (doors and worktops)\*
- Integrated oven, hob and hood

### Bathroom

- Ideal Standard contemporary white Concept Air sanitary ware
- Shower over the bath (full height tiling to length and side of bath)
- Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)\*
- Chrome bezel LED bulkhead to bathroom and en suite(s)

### Doors and Windows

- Front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- White painted four panel doors with chrome lever handles

### General

- White painted walls and smooth white ceilings
- Combined usb / double sockets in kitchen and bedroom 1
- Multi-media point in sitting room
- TV point to bedroom 1 and family room (where applicable)
- Master telephone socket
- 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)
- Mains wired smoke detectors with battery back-up
- NHBC Buildmark cover
- First two years' customer service support from Bovis Homes

\* Subject to stage of construction



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.

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## 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.



## Haldon Reach

Exeter



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Specification

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





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 The Buckthorn The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech The Poplar	4 bedroom The Juniper The Chestnut The Aspen The Willow The Alder	5 bedroom The Birch The Yew The Lime
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■
Choice of Premium 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			■	■
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood				■
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood				■
Pendant light fitting	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■
LED under-unit flexible strip lighting				■
Fridge / freezer space	■	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer			■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Indesit integrated dishwasher				■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Handheld hair wash attachment		■	■	■
Shower over the bath (full height tiling to length and side of bath)	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite		■	■	■
Bath in bedroom 1 en suite				■
Second shower en suite to selected bedrooms				■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*				■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■



### Doors and Windows

	2 bedroom The Hawthorn The Buckthorn The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech The Poplar	4 bedroom The Juniper The Chestnut The Aspen The Willow The Alder	5 bedroom The Birch The Yew The Lime
Front door with multi-point security locking system and security chain	■	■	■	■
Chrome plated front door numerals	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■			
Powder coated aluminium double glazed bi-fold doors			■	■
Internal cottage style pre-primed doors 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)	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, 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 wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
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