

HALDON REACH

Exeter





Welcome to **HALDON REACH**

Discover our exciting collection of 1, 2, 3 and 4 bedroom new homes at **Haldon Reach**, thoughtfully designed for modern living. Located in the green suburb of Alphington, Haldon Reach is a stones throw from Exeter city centre. This exceptional location offers the perfect balance of tranquillity and convenience.

Each new home has been crafted with care, featuring spacious open plan living, bi fold doors, and dedicated studies creating light-filled, flexible spaces for work, rest, and play. If you're looking for a wonderful new home close to rolling green hills and countryside, your search ends here.





THE PERFECT LOCATION

Set in the heart of Devon, **Haldon Reach** offers a stunning collection of 1, 2, 3, and 4-bedroom homes in the vibrant city of Exeter. It's easy to see why couples and families of all ages are drawn to this exceptional location.

Exeter city filled with a rich heritage, is just moments away, you can explore its magnificent 950-year-old Gothic Cathedral, a landmark that dominates the city skyline. But Exeter isn't just about history—it's a city alive with culture and character.

Discover the fascinating medieval underground passages or enjoy the city's thriving food scene with an array of pubs, restaurants, and cafés serving culinary delights. Exeter hosts a year-round programme of music, arts, and entertainment across its theatres, bars, and event venues, ensuring there's always something to enjoy.

For retail therapy, the award-winning Princesshay Shopping Centre offers over 70 popular stores, while the city centre is packed with independent boutiques and high-street favourites. Whether you're hunting for gifts or indulging in a little luxury, Exeter has it all.

The picturesque Exeter Quay is perfect for family days out, with water sports, cycling, climbing, and play parks. Prefer a slower pace? Relax by the water and watch the world go by.

Living at Haldon Reach means everything you need is close at hand, with excellent schools, local amenities, and easy access to transport links. Whether commuting or exploring, you'll enjoy effortless connections across Devon and beyond.

If you're looking for a lively, well-connected location with a perfect blend of heritage, culture, and modern convenience, Haldon Reach in Exeter is the ideal place to call home. Explore our beautifully designed homes and start your next chapter today.

- **HALDON REACH**
- **MATFORD BROOK ACADEMY**
8 min walk – 0.3 miles
- **MATFORD PARK & RIDE**
11 min walk – 0.5 miles
- **MARSH BARTIN TRAIN STATION**
13 min cycle – 1.6 Miles
- **DOUBLE LOCKS**
10 Min cycle – 1.9 miles
- **THE GYM GROUP**
11 min cycle – 1.9 miles
- **SAINSBURYS**
8 min car – 1.9miles
- **EXETER CATHEDRAL**
12 min drive – 4 miles
- **PRINCESSHAY SHOPPING CENTRE**
13 min drive – 4.1 miles
- **THE QUAY**
13 min drive – 4.1 miles



THE FULMAR
2 bedroom home



THE GUILLEMOT
2 bedroom home



THE KINGFISHER
3 bedroom home



THE KITTIWAKE
3 bedroom home



THE PEREGRINE
3 bedroom home



THE EIDER
4 bedroom home



THE WAGTAIL
4 bedroom home



ROSETREE RISE
2 bedroom home



MAPLE COURT
2 bedroom home



BIRCH VIEW
2 bedroom home



DEVELOPMENT LAYOUT

Haldon Reach boasts a stunning range of 1, 2, 3, and 4-bedroom homes each with unique views and aspects. Discover your dream home today.

PRE Pre-sold homes

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



THE FULMAR

2 bedroom home



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen / living / dining room	9.05 x 4.48m	29'7" x 14'7"	Bedroom 1	4.48 x 3.78m	14'7" x 12'4"
			Bedroom 2	4.48 x 2.90m	14'7" x 9'5"

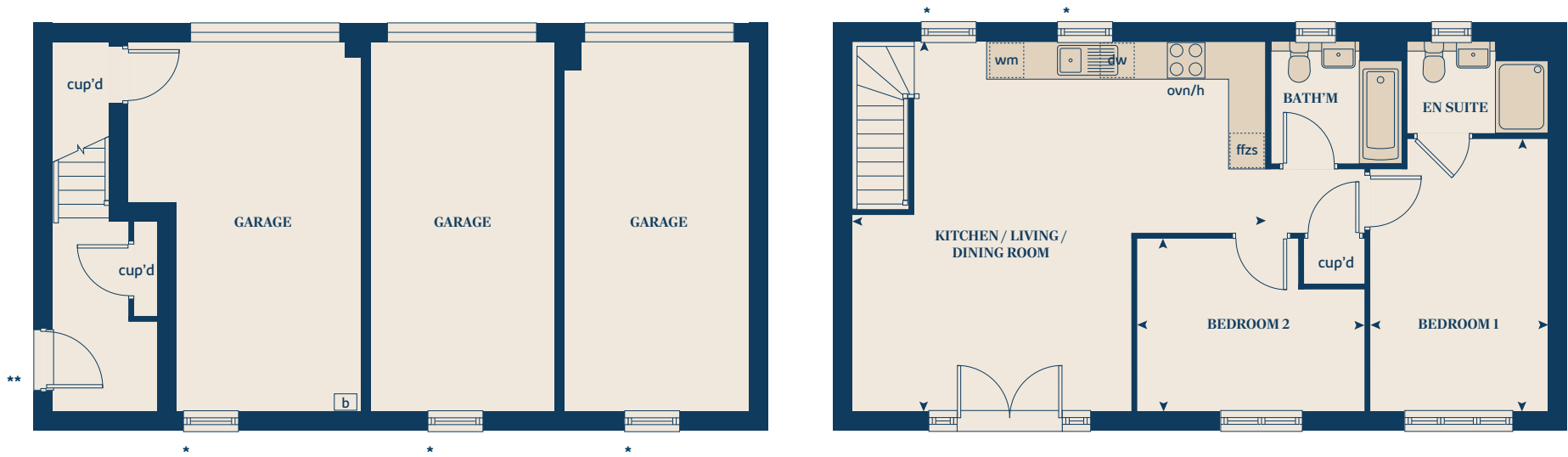
< >	measuring points	fr	fridge space
ws	washing machine space	fz	freezer space
h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
		b	boiler

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.



THE GUILLEMOT

2 bedroom home



FIRST FLOOR	METRES	FEET/INCHES
Kitchen / living / dining room	5.79 x 6.08m	18'10" x 19'9"
Bedroom 1	4.49 x 2.92m	14'7" x 9'6"
Bedroom 2	3.75 x 2.84m	12'3" x 9'3"

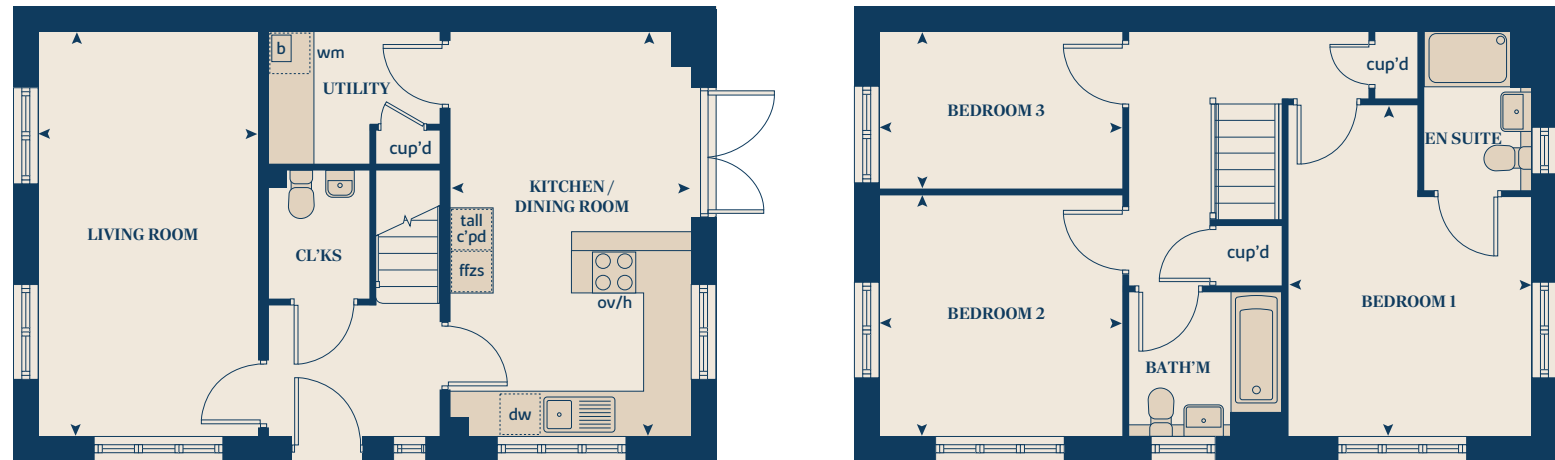
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THE KINGFISHER

3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.68 x 3.37m	18'6" x 11'0"	Bedroom 1	4.62 x 3.40m	15'2" x 11'2"
Living room	5.68 x 3.10m	18'6" x 10'2"	Bedroom 2	3.42 x 3.36m	11'2" x 11'0"
			Bedroom 3	3.42 x 2.22m	11'2" x 7'3"

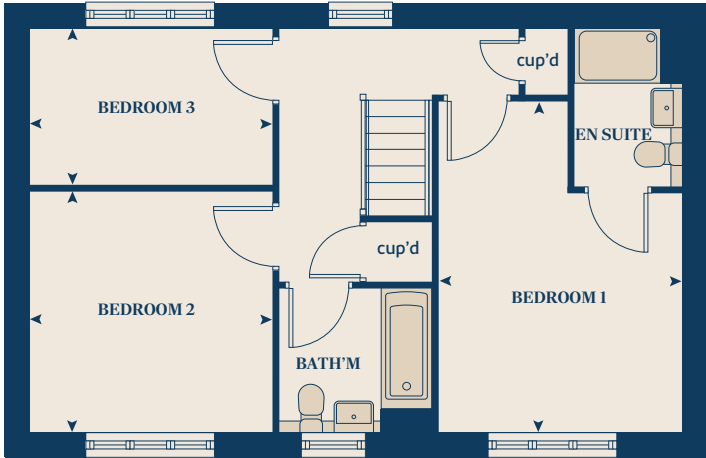
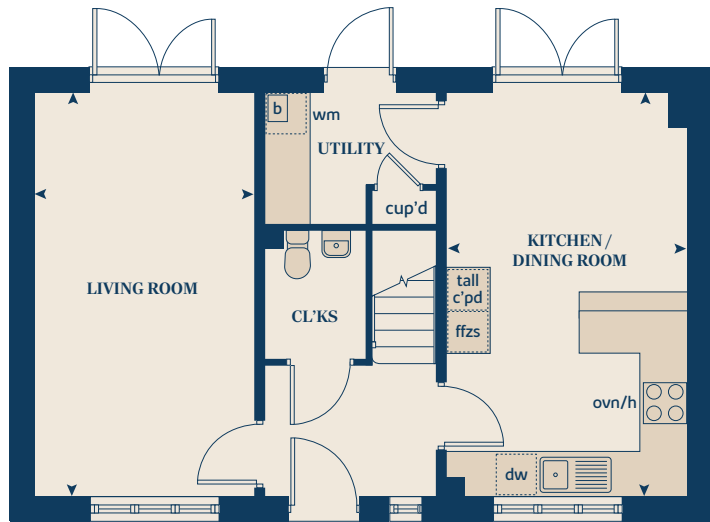
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THE KITTIWAKE

3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.68 x 3.37m	18'6" x 11'1"	Bedroom 1	4.62 x 3.42m	15'2" x 11'2"
Living room	5.68 x 3.10m	18'6" x 10'2"	Bedroom 2	3.42 x 3.36m	11'2" x 11'0"
			Bedroom 3	3.42 x 2.27m	11'2" x 7'4"

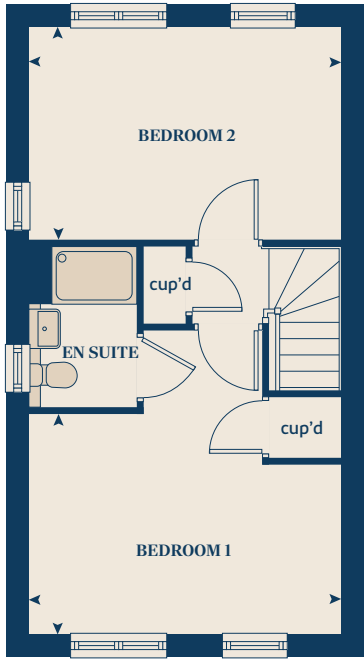
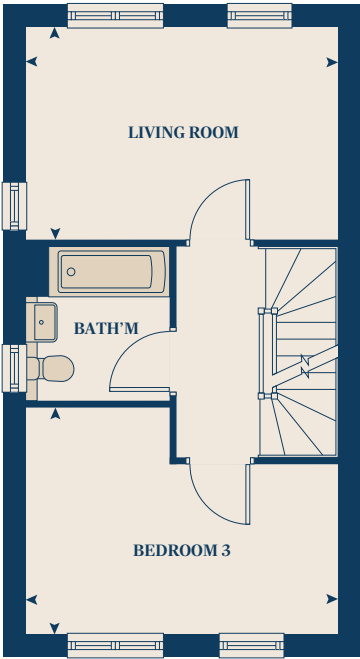
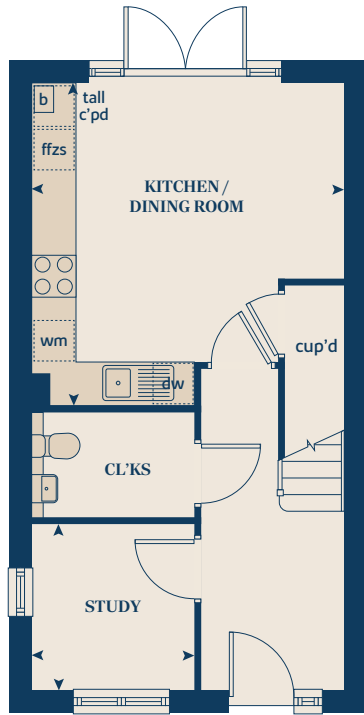
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THE PEREGRINE

3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	4.50 x 3.36m	14'8" x 11'0"
Study	2.31 x 2.27m	7'6" x 7'4"

FIRST FLOOR	METRES	FEET/INCHES
Living room	4.36 x 2.96m	14'3" x 9'7"
Bedroom 3	4.36 x 3.16m	14'3" x 10'4"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.36 x 2.96m	14'3" x 9'7"
Bedroom 2	4.36 x 2.96m	14'3" x 9'7"

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THE EIDER

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.90 x 3.83m	19'4" x 12'7"
Living room	3.77 x 3.64m	12'4" x 11'9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.15 x 3.34m	13'6" x 10'10"
Bedroom 2	3.51 x 3.30m	11'5" x 10'8"
Bedroom 3	2.30 x 3.30m	7'5" x 10'8"
Bedroom 4	4.15 x 2.46m	13'6" x 10'8"

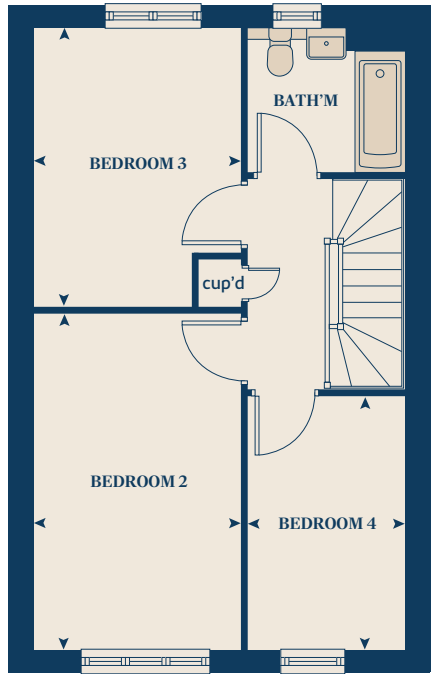
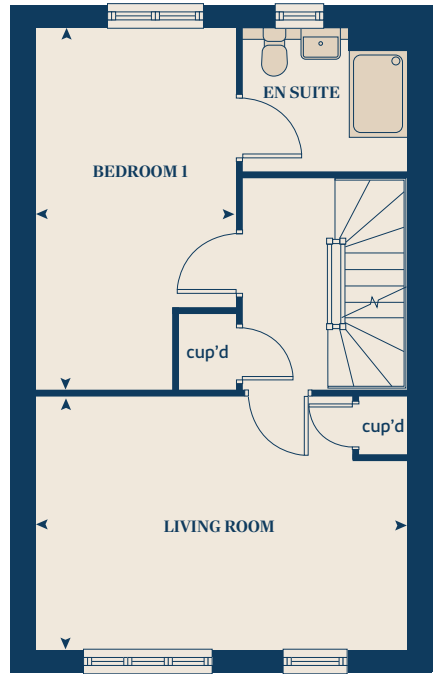
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THE WAGTAIL

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES	SECOND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.21 x 5.02m	17'1" x 16'5"	Living Room	5.20 x 3.55m	17'1" x 11'6"	Bedroom 2	4.72 x 2.92m	15'5" x 9'6"
Study	2.79 x 2.03m	9'2" x 6'7"	Bedroom 1	5.04 x 2.82m	16'5" x 9'3"	Bedroom 3	3.88 x 2.92m	12'7" x 9'6"
						Bedroom 4	3.55 x 2.20m	11'6" x 7'2"

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A UNIQUE SPECIFICATION

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

- Fitted as standard - included in the property
- * Subject to stage of construction

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way. The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

	2 bedroom THE FULMAR THE GUILLEMOT	3 bedroom THE KINGFISHER THE KITTIWAKE THE PEREGRINE	4 bedroom THE EIDER THE WAGTAIL
KITCHEN			
Choice of standard range kitchen (doors & worktops)*	■	■	
Choice of premium fitted kitchen (doors & 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		■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel 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			■
Pendant light fitting	■	■	
Dimmable downlighters			■
Pre-wired for under-unit lighting option	■	■	
LED under-unit flexible strip lighting			■
Fridge / freezer space	■	■	
Integrated fridge-freezer			■
Space for integrated dishwasher with plumbing and electrics	■	■	
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		■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■
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)	■	■	■

	2 bedroom THE FULMAR THE GUILLEMOT	3 bedroom THE KINGFISHER THE KITTIWAKE THE PEREGRINE	4 bedroom THE EIDER THE WAGTAIL
DOORS AND WINDOWS			
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	■	■	■
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 to sitting room and study (where applicable)	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■
Fitted external tap	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■
Mains 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	■	■	■



A COMMUNITY TO BE PROUD OF



We believe that a truly special home extends beyond its walls—it’s shaped by the community and environment that surround it. At **Haldon Reach**, we’re proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, we’ve contributed towards local initiatives that nurture both community spirit and environmental wellbeing. Because when you move into a Bovis home, you’re not just moving into a home – you’re joining a community and becoming part of something truly lasting at **Haldon Reach**.

Our homes are **Greener by Design!** From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	NEW COMMUNITY FACILITIES	CYCLE ROUTES
PRIMARY AND SECONDARY EDUCATION	CHILDREN'S PLAY AREAS	HIGHWAY AND ROAD IMPROVEMENT	

GREEN INITIATIVES FOUND AT HALDON REACH:

WASTE WATER HEAT RECOVERY SYSTEMS	ADDITIONAL TREES PLANTED	
PV SOLAR PANELS	BAT / BIRD BOXES	A+ RATED DOUBLE-GLAZED WINDOWS



MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

Bring Your Dream Home to Life with Select

At Haldon Reach, your new home already comes with a unique and thoughtfully designed specification—but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Amtico flooring, or timeless ceramic tiles—each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in wardrobes**
- **Upgraded tiling in main bathroom and en suite**

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




PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey – taking your first step, moving up the ladder, or looking to rightsize – we’ve got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.

SMOOTH MOVE

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents’ fees!



HOME EXCHANGE

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you’ll have a chain-free move without the estate agents’ fees.




KEY WORKER

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.



ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.



DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!



SCAN FOR DIRECTIONS



HALDON REACH

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EX2 8YP

01392 914 308

Every care has been taken in the preparation of this brochure. Bovis Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Vistry Cornwall South West region

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