

# 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

# Haldon Reach

Alphington

**1 & 2 bedroom home**

Trood House

**2 bedroom home**

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.



Existing Bovis Homes development

# Haldon Reach

Alphington



to Exeter City Centre

to Plymouth

access to Ridgetop Park

**KEY**

-  Bovis Homes development
-  Matford Brook Academy
-  Community development
-  Local centre (local shop, coffee shop and pharmacy)

Show home

Show homes

Sales centre

A379

Trood Lane

Trood Lane

Ellacott Road

Garrison Road

The Devon Hotel

Existing dwellings

Existing dwellings

Sports pitch

Sports pitch

Sports pitch

Footbridge



# Brook House

Haldon Reach

1 and 2 bedroom apartments

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

**Bovis  
Homes** 

# Brook House

## 1 and 2 bedroom apartments

### Second floor



| Apartments 8198, 8202 & 8206    |             |                 |
|---------------------------------|-------------|-----------------|
|                                 | metres      | feet / inches   |
| Kitchen / sitting / dining area | 6.30 x 3.90 | 20' 6" x 12' 7" |
| Bedroom 1                       | 3.96 x 3.33 | 12' 9" x 10' 9" |
| Bedroom 2                       | 4.34 x 3.36 | 14' 2" x 11' 0" |

### First floor



| Apartments 8200, 8204 & 8208    |             |                 |
|---------------------------------|-------------|-----------------|
|                                 | metres      | feet / inches   |
| Kitchen / sitting / dining area | 6.30 x 3.90 | 20' 6" x 12' 7" |
| Bedroom 1                       | 3.96 x 3.33 | 12' 9" x 10' 9" |
| Bedroom 2                       | 4.34 x 3.36 | 14' 2" x 11' 0" |

| Apartments 8199, 8203 & 8207    |             |                 |
|---------------------------------|-------------|-----------------|
|                                 | metres      | feet / inches   |
| Kitchen / sitting / dining area | 7.30 x 4.70 | 23' 9" x 15' 4" |
| Bedroom 1                       | 4.03 x 2.80 | 13' 2" x 9' 1"  |
| Bedroom 2                       | 2.93 x 2.36 | 9' 6" x 7' 7"   |

### Ground floor



| Apartments 8201, 8205 & 8209    |             |                 |
|---------------------------------|-------------|-----------------|
|                                 | metres      | feet / inches   |
| Kitchen / sitting / dining area | 6.10 x 4.18 | 20' 0" x 13' 7" |
| Bedroom 1                       | 4.18 x 2.80 | 13' 7" x 9' 2"  |

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

**Brook House | BLOCK B 8198 - 8209 Haldon Reach |**  
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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)

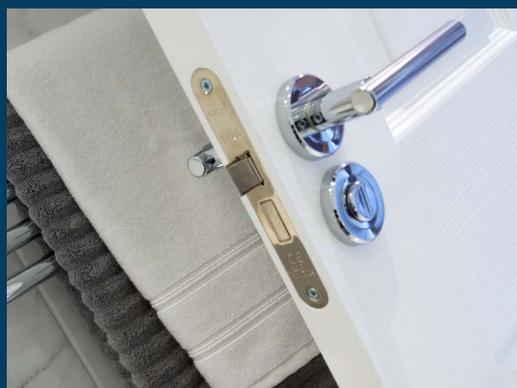
### Doors and Windows

- 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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OALWC DS14874 / 10.25





# Matford House

Haldon Reach

2 bedroom apartments

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

**Bovis  
Homes** 

# Matford House

## 2 bedroom apartments

### Matford House | Block A 8B Haldon Reach |

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### Ground floor



### First floor



### Second floor



● Apartments 8189, 8192 and 8195

|                       | metres      | feet / inches    |
|-----------------------|-------------|------------------|
| Kitchen               | 4.06 x 2.29 | 13' 3" x 7' 6"   |
| Sitting / dining area | 4.15 x 3.83 | 13' 7" x 12' 6"  |
| Bedroom 1             | 4.60 x 3.30 | 15' 1" x 10' 10" |
| Bedroom 2             | 4.06 x 2.34 | 13' 3" x 7' 8"   |

● Apartments 8190, 8193 and 8196

|                       | metres      | feet / inches    |
|-----------------------|-------------|------------------|
| Kitchen               | 4.06 x 2.29 | 13' 3" x 7' 6"   |
| Sitting / dining area | 4.15 x 3.83 | 13' 7" x 12' 6"  |
| Bedroom 1             | 4.60 x 3.30 | 15' 1" x 10' 10" |
| Bedroom 2             | 4.06 x 2.34 | 13' 3" x 7' 8"   |

● Apartments 8191, 8194 and 8197

|                       | metres      | feet / inches     |
|-----------------------|-------------|-------------------|
| Kitchen               | 4.07 x 2.00 | 13' 4" x 6' 6"    |
| Sitting / dining area | 4.28 x 3.98 | 14' 0" x 13' 0"   |
| Bedroom 1             | 3.61 x 3.30 | 11' 10" x 10' 10" |
| Bedroom 2             | 4.07 x 2.31 | 13' 4" x 7' 7"    |

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

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

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### Bathroom

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- 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
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- NHBC Buildmark cover
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\* Subject to stage of construction



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**THE FULMAR**  
2 bedroom home

FUL



**THE GUILLEMOT**  
2 bedroom home

GUL



**THE KINGFISHER**  
3 bedroom home

KIN



**THE KITTIWAKE**  
3 bedroom home

KIT



**THE PEREGRINE**  
3 bedroom home

PER



**THE EIDER**  
4 bedroom home

EID



**THE WAGTAIL**  
4 bedroom home

WAG



**ROSETREE RISE**  
2 bedroom home



**MAPLE COURT**  
2 bedroom home

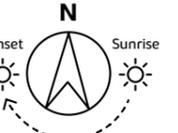


**BIRCH VIEW**  
2 bedroom home



## 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.

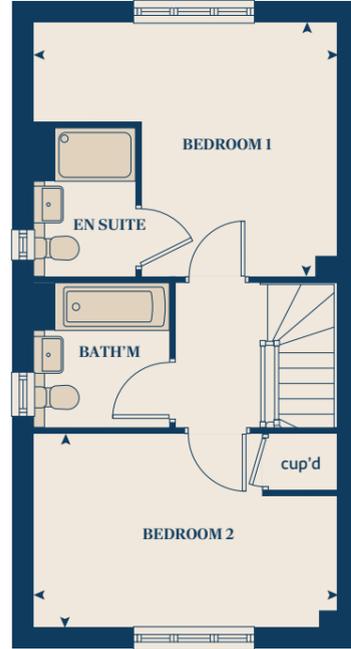
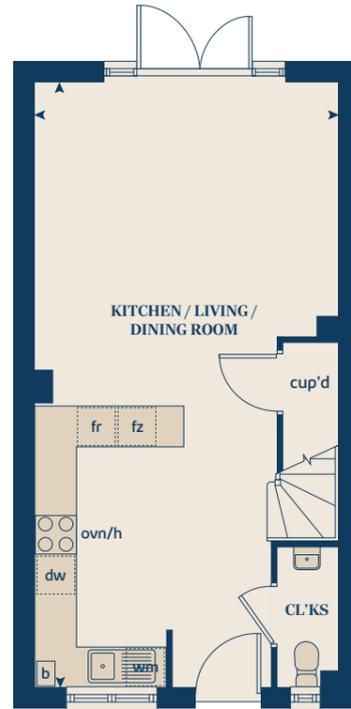


**PRE** Pre-sold homes

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# THE FULMAR

2 bedroom home



**GROUND FLOOR** METRES FEET/INCHES  
 Kitchen / living / dining room 9.05 x 4.48m 29'7" x 14'7"

**FIRST FLOOR** METRES FEET/INCHES  
 Bedroom 1 4.48 x 3.78m 14'7" x 12'4"  
 Bedroom 2 4.48 x 2.90m 14'7" x 9'5"

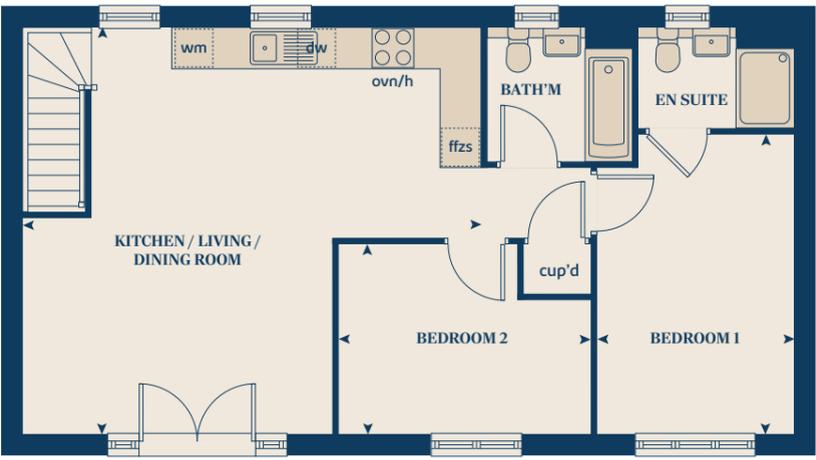
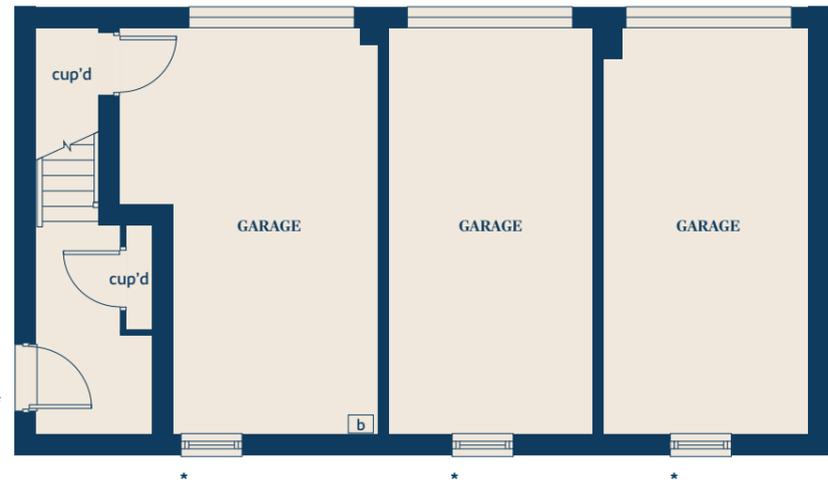
|     |   |                       |       |                  |
|-----|---|-----------------------|-------|------------------|
| <   | > | measuring points      | fr    | fridge space     |
| ws  |   | washing machine space | fz    | freezer space    |
| h   |   | hob                   | ds    | dishwasher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

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# 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"   |

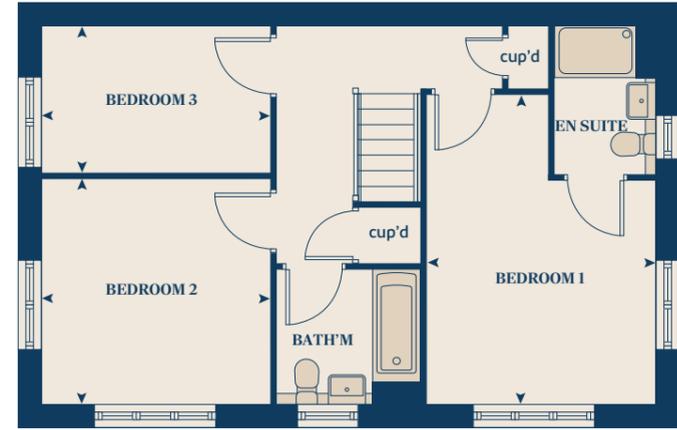
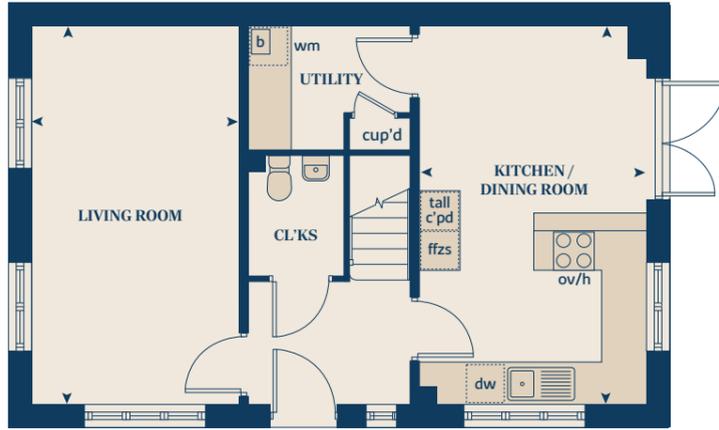
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard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

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# THE KINGFISHER

3 bedroom home



| GROUND FLOOR          | METRES       | FEET/INCHES   |
|-----------------------|--------------|---------------|
| Kitchen / dining room | 5.68 x 3.37m | 18'6" x 11'0" |
| Living room           | 5.68 x 3.10m | 18'6" x 10'2" |

| FIRST FLOOR | METRES       | FEET/INCHES   |
|-------------|--------------|---------------|
| Bedroom 1   | 4.62 x 3.40m | 15'2" x 11'2" |
| Bedroom 2   | 3.42 x 3.36m | 11'2" x 11'0" |
| Bedroom 3   | 3.42 x 2.22m | 11'2" x 7'3"  |

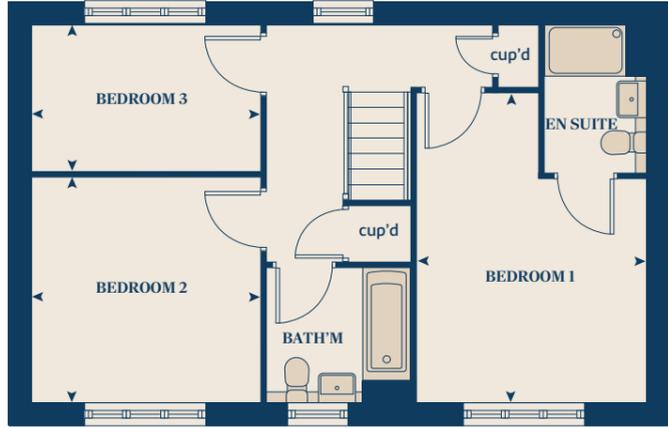
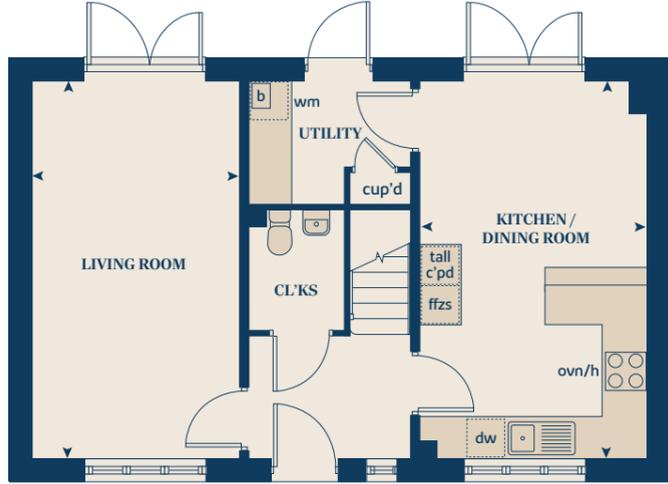
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard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

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# THE KITTIWAKE

3 bedroom home



| GROUND FLOOR          | METRES       | FEET/INCHES   |
|-----------------------|--------------|---------------|
| Kitchen / dining room | 5.68 x 3.37m | 18'6" x 11'1" |
| Living room           | 5.68 x 3.10m | 18'6" x 10'2" |

| FIRST FLOOR | METRES       | FEET/INCHES   |
|-------------|--------------|---------------|
| Bedroom 1   | 4.62 x 3.42m | 15'2" x 11'2" |
| Bedroom 2   | 3.42 x 3.36m | 11'2" x 11'0" |
| Bedroom 3   | 3.42 x 2.27m | 11'2" x 7'4"  |

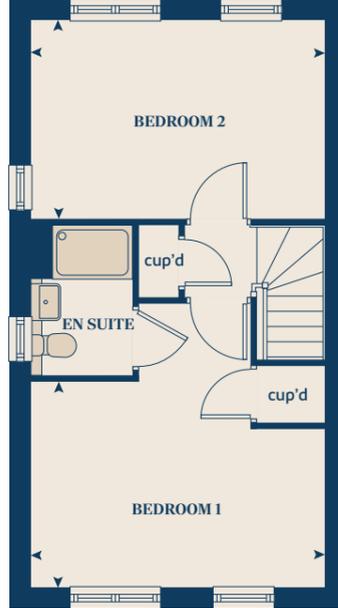
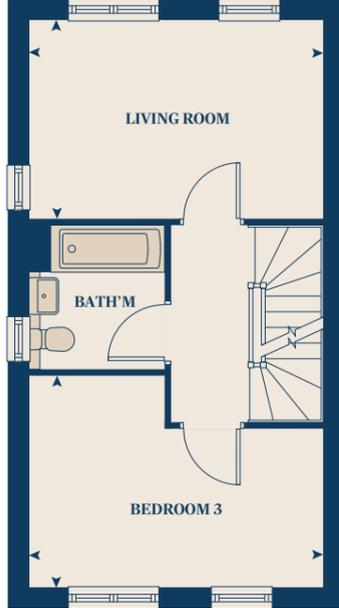
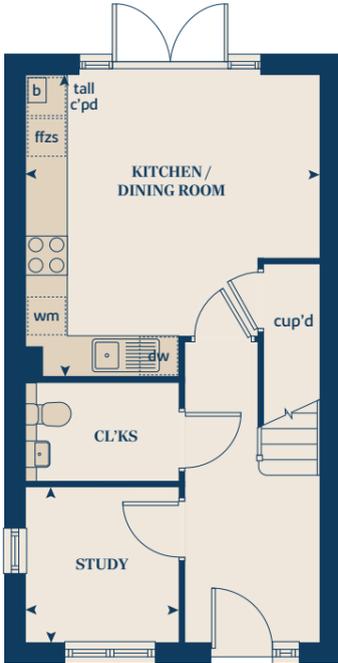
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard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

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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" |

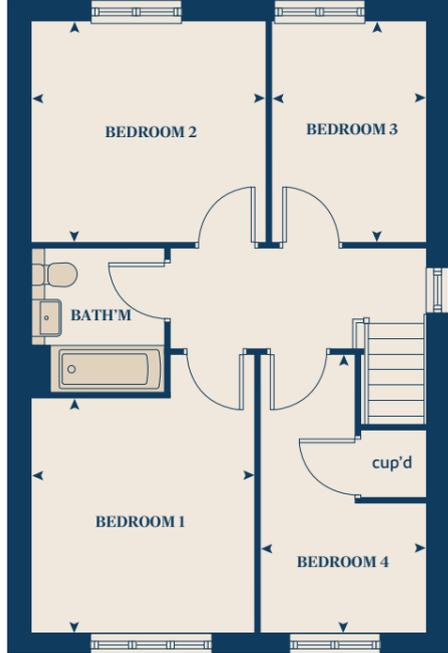
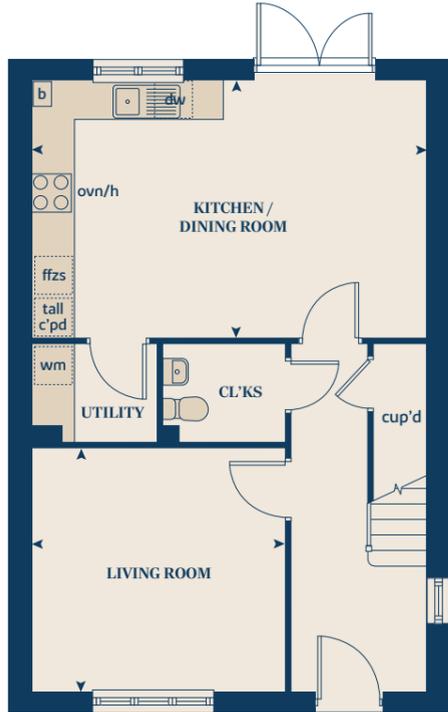
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard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

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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"  |

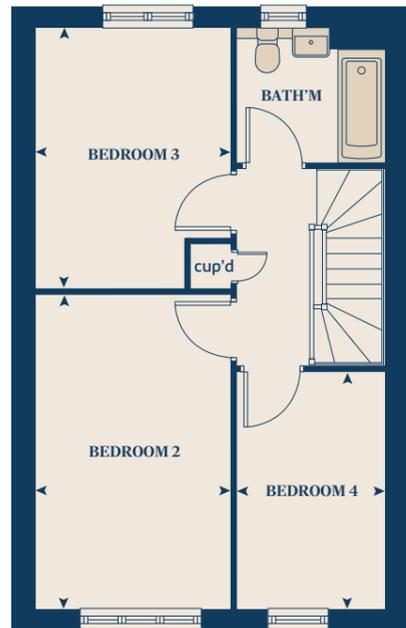
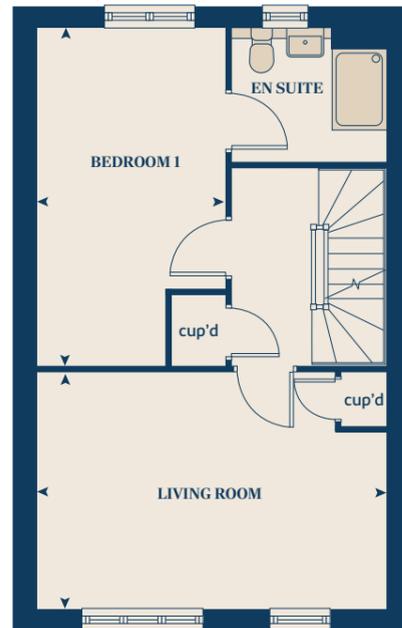
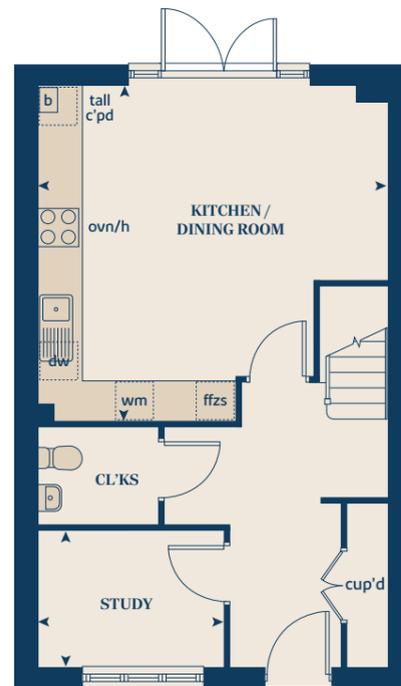
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| <   | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard             |
| ovn | oven                  | 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 WAGTAIL

4 bedroom home



| GROUND FLOOR          | METRES       | FEET/INCHES   |
|-----------------------|--------------|---------------|
| Kitchen / dining room | 5.21 x 5.02m | 17'1" x 16'5" |
| Study                 | 2.79 x 2.03m | 9'2" x 6'7"   |

| FIRST FLOOR | METRES       | FEET/INCHES   |
|-------------|--------------|---------------|
| Living Room | 5.20 x 3.55m | 17'1" x 11'6" |
| Bedroom 1   | 5.04 x 2.82m | 16'5" x 9'3"  |

| SECOND FLOOR | METRES       | FEET/INCHES  |
|--------------|--------------|--------------|
| Bedroom 2    | 4.72 x 2.92m | 15'5" x 9'6" |
| Bedroom 3    | 3.88 x 2.92m | 12'7" x 9'6" |
| Bedroom 4    | 3.55 x 2.20m | 11'6" x 7'2" |

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard             |
| ovn | oven                  | 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.



# 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. This specification indicates, by means of a dot (•), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

2 bedroom  
THE FULMAR  
THE GUILLEMOT  
3 bedroom  
THE KINGFISHER  
THE KITTTWAKE  
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)  | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

## 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  | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

2 bedroom  
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THE EIDER  
THE WAGTAIL



# 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<br> | PUBLIC OPEN SPACES<br>     | NEW COMMUNITY FACILITIES<br>      | CYCLE ROUTES<br> |
| PRIMARY AND SECONDARY EDUCATION<br>     | CHILDREN'S PLAY AREAS<br> | HIGHWAY AND ROAD IMPROVEMENT<br> |  |

## GREEN INITIATIVES FOUND AT HALDON REACH:

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



# 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

Alphington Trood Lane  
Exeter, Devon  
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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**Bovis Homes**  
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