HALDON REACH

Exeter

Bovis Homes

Est. 1885

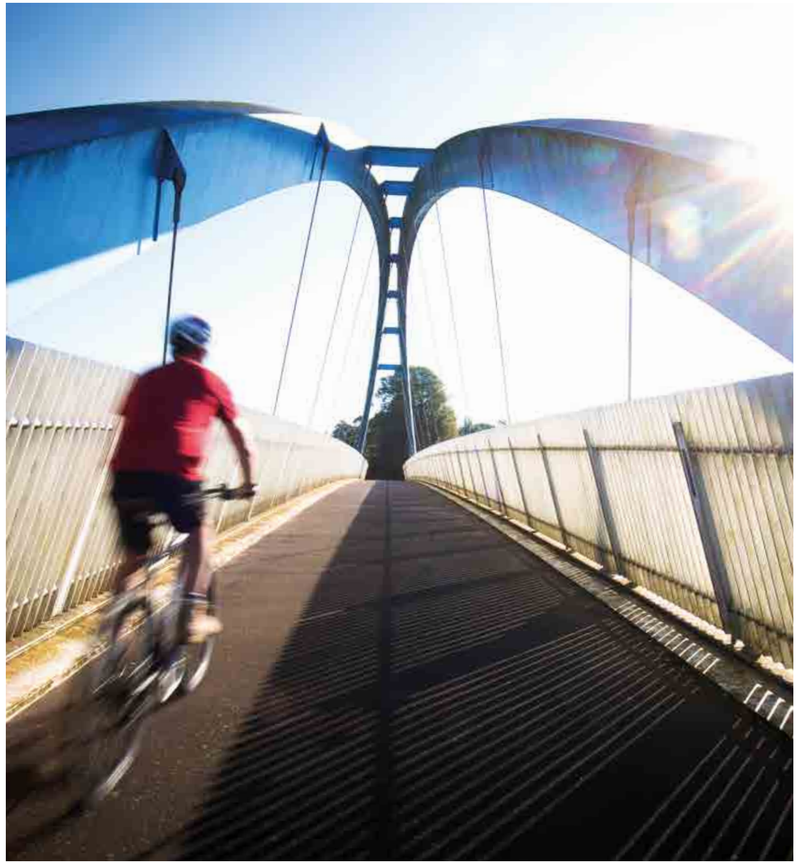
Welcome to

HALDON REACH

Discover our exciting collection of 2, 3 & 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 2, 3 & 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
- SAINSBURY'S
  8 min drive – 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
FUL



THE GUILLEMOT
2 bedroom home
GUL



THE KINGFISHER
3 bedroom home
KIN

DEVELOPMENT LAYOUT

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



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



WILLOW HOUSE
2 bedroom home



BIRCH VIEW
2 bedroom home

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
Kitchen / sitting / dining room	9.05 x 4.48	29'7" x 14'7"

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

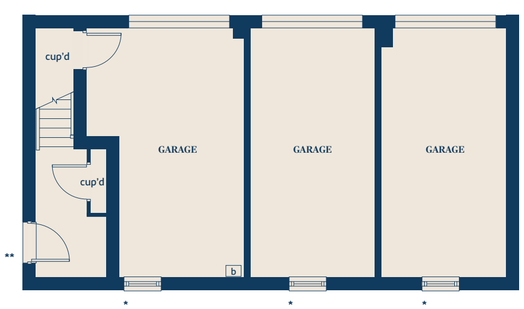
◂ ▸	measuring points	fr	fridge space
ws	washing machine space	fz	freezer space
h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
		b	boiler

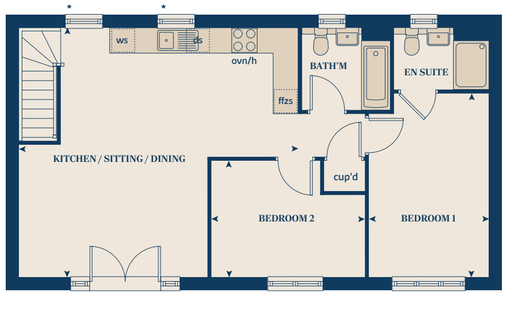
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THE GUILLEMOT

2 bedroom home





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

* No windows to plot 3043.
** Entrance variation to plot 3043.

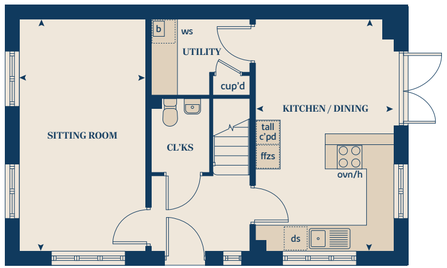
◂ ▸	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	b	boiler

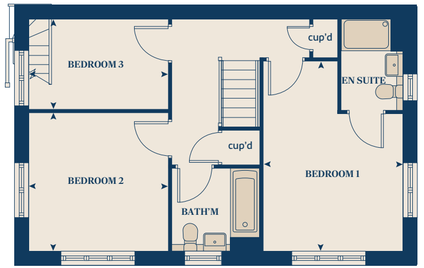
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THE KINGFISHER

3 bedroom home





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

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

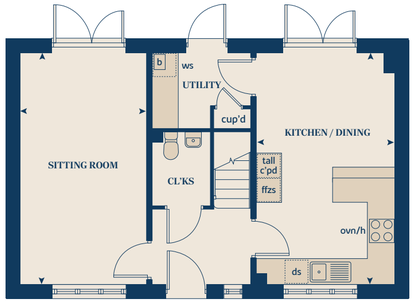
◂ ▸	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	b	boiler

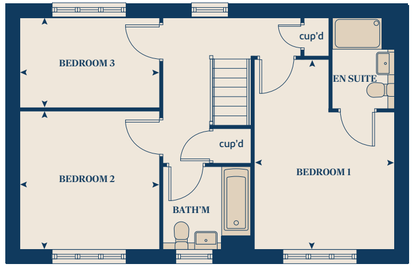
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THE KITTIWAKE

3 bedroom home





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

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

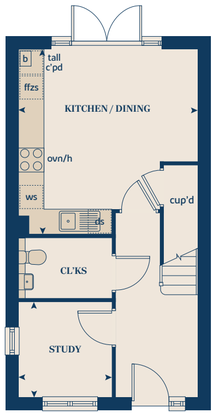
◂ ▸	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	b	boiler

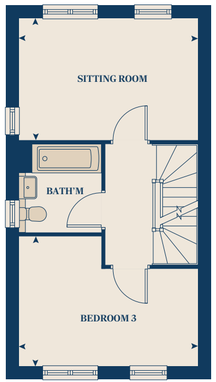
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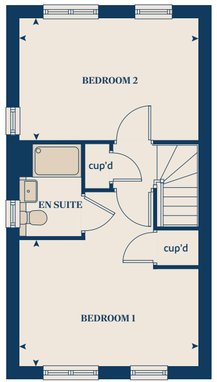


THE PEREGRINE

3 bedroom home







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

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

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.36 x 2.96	14'3" x 9'7"
Bedroom 2	4.36 x 2.96	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 3.83	19'4" x 12'7"
Sitting room	3.77 x 3.64	12'4" x 11'9"

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

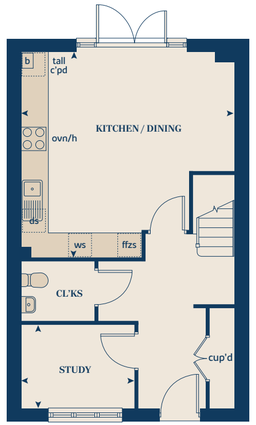
◄ ►	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	b	boiler

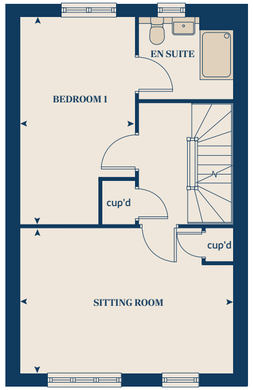
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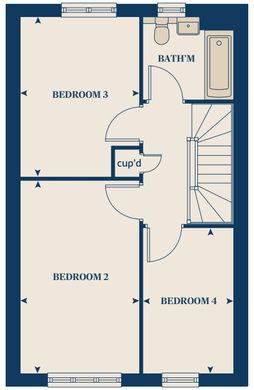


THE WAGTAIL

4 bedroom home







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

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

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

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ROSETREE RISE

2 bedroom homes



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APARTMENTS 3060*, 3062, 3063*, 3065, 3066 & 3068*

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	3.69 x 4.16	12'1" x 13'7"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

APARTMENTS 3061*, 3064 & 3067*

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	4.66 x 4.80	15'3" x 15'9"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

◄ ►	measuring points	ovn	oven
ws	washing machine space	cup'd	cupboard
h	hob		

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MAPLE COURT

2 bedroom homes



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APARTMENTS 3049*, 3051, 3052*, 3054, 3055* & 3057

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	3.69 x 4.16	12'1" x 13'7"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

APARTMENTS 3050, 3053 & 3056*

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	4.66 x 4.80	15'3" x 15'9"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

◂ ▸	measuring points	ovn	oven
ws	washing machine space	cup'd	cupboard
h	hob		

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WILLOW HOUSE

2 bedroom homes



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APARTMENTS 5000*, 5002, 5003*, 5005, 5006* & 5008

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	3.69 x 4.16	12'1" x 13'7"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

APARTMENTS 5001, 5004 & 5007

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	4.66 x 4.80	15'3" x 15'9"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

◄ ►	measuring points	ovn	oven
ws	washing machine space	cup'd	cupboard
h	hob		

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BIRCH VIEW

2 bedroom homes



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APARTMENTS 4006*, 4008, 4009*, 4011, 4012* & 4014

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	3.69 x 4.16	12'1" x 13'7"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

APARTMENTS 4007, 4010 & 4013

	METRES	FEET/INCHES
Kitchen	4.07 x 2.41	13'4" x 7'11"
Sitting / dining area	4.66 x 4.80	15'3" x 15'9"
Bedroom 1	3.30 x 3.61	10'10" x 11'10"
Bedroom 2	4.07 x 2.21	13'4" x 7'3"

◂ ▸	measuring points	ovn	oven
ws	washing machine space	cup'd	cupboard
h	hob		

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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

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. 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.

	Apartments				2 bedroom		3 bedroom			4 bedroom		
	ROSETREE RISE	MAPLE COURT	WILLOW HOUSE	BIRCH VIEW	THE FULMAR	THE GUILLEMOT	THE KINGFISHER	THE KITTIWAKE	THE PEREGRINE	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)	■	■	■	■	■	■	■	■	■	■	■
Shower over the bath	■	■	■	■							

	Apartments				2 bedroom		3 bedroom			4 bedroom		
	ROSETREE RISE	MAPLE COURT	WILLOW HOUSE	BIRCH VIEW	THE FULMAR	THE GUILLEMOT	THE KINGFISHER	THE KITTIWAKE	THE PEREGRINE	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	■	■	■	■	■	■	■	■	■	■	■







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- **Premium appliance packages**
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SCAN FOR DIRECTIONS

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Alphington Trood Lane
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EX2 8YP

01392 914 308

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Vistry Cornwall South West region
1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW. Telephone: 01392 880 380

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