HARRINGTON GARDENS

Pinhoe

NEW HOMES QUALITY CODE

Bovis Homes

Est. 1885

HARRINGTON GARDENS

Pinhoe

A TASTE OF LOCAL LIFE

Bovis Homes

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Welcome to

HARRINGTON GARDENS

A collection of energy efficient and stylish 2, 3, 4 and 5 bedroom homes in the sought after location of Pinhoe in Exeter.

These new homes are well located to enjoy the best of both worlds - the small town feel of Pinhoe, and the exciting cultural city centre of Exeter less than 4 miles away. Pinhoe centre offers a pharmacy, a butchers, a Spar supermarket, a handful of takeaways and two pubs. Living in Pinhoe also means that you are within reach of some of Devon's finest countryside and coastline.

THE PERFECT LOCATION

The village of Pinhoe has a rich past and is just minutes away from the stunning British countryside north of Harrington Gardens—perfect for relaxing and joyful walks with the family. The village offers a good selection of 'Outstanding' and 'Good' Ofsted-rated schools nearby, a pub, doctor's surgery, several shops, a Post Office, and even a cocktail bar. You'll find both the beautiful Devon countryside and a wide choice of essential amenities surrounding your new home just a few minutes away.

Within easy reach of Pinhoe are the cities of Exeter and Exmouth. With breathtaking countryside such as Dartmoor National Park and Blackdown Hills, and lovely villages like Bigbury-on-Sea, Clovelly, Beer, Mortehoe, and Appledore, you'll have a wide range of choices for family days out.

Commuters will love living in Pinhoe, with Exeter city centre just 4 miles away and excellent transport links by road and rail.

From Pinhoe to Exeter rail station, regular services run to London (2 hours 30 mins), Plymouth (1 hour), Bristol (1 hour 12 mins), and Southampton (around 2 hours). By car, Junction 29 of the M5 connects you to the motorway network.

EDUCATION FOR EVERYONE

You'll find both a primary and secondary school within walking distance of your new home in Harrington Gardens—ideal for growing families.

Pinhoe Primary School (Ofsted-rated 'Good') is less than half a mile away and perfect for children aged 4 to 11. Less than 2 miles away are Ellen Tinkham School and Vranch House School, both Ofsted-rated 'Outstanding' for children up to 18 years old. These schools also offer a great range of after-school clubs and affordable childcare year-round.

For higher education, the University of Exeter ranks in the Top 100 Universities globally according to Times Higher Education, giving the city a strong reputation for academic excellence.

HARRINGTON GARDENS

PINHOE PRIMARY SCHOOL
0.4 miles | 9 min walk

PINHOE VILLAGE SHOPS
0.6 miles | 12 min walk

NORTHBROOK SWIMMING POOL
0.7 miles | 16 min walk

SAINSBURY'S
0.9 miles | 6 min drive

PINHOE TRAIN STATION
0.9 miles | 5 min cycle

EXETER COMMUNITY HOSPITAL
1 miles | 8 min cycle

PRINCESSHAY SHOPPING CENTRE
2.7 miles | 11 min drive

EXETER CATHEDRAL
2.7 miles | 12 min drive

EXETER COLLEGE TECHNOLOGY CENTRE
3 miles | 11 min drive

SANDY PARK STADIUM
3 miles | 12 min drive

Distances and timings are approximate and for reference only.
Calculated using maps.google.co.uk

A COMMUNITY TO BE PROUD OF

GREENER BY DESIGN

We believe that a truly special home extends beyond its walls – it's shaped by the community and environment that surround it. At **Harrington Gardens** we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here.

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 towards local schemes to support the community surrounding your new home in Pinhoe.

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:

SUSTAINABLE TRANSPORT CONTRIBUTION	PUBLIC OPEN SPACES	PEDESTRIAN ROUTES
CHILDREN'S PLAY AREAS	EDUCATION CONTRIBUTION	HIGHWAY AND ROAD IMPROVEMENT

GREEN INITIATIVES FOUND AT HARRINGTON GARDENS:

USING LOCAL AND BRITISH SUPPLIERS	WASTE WATER HEAT RECOVERY SYSTEMS	VEHICLE CHARGING POINTS*	TIMBER FRAME CARBON REDUCTION
PV SOLAR PANELS*	SUSTAINABLE DRAINAGE	A+ RATED DOUBLE-GLAZED WINDOWS	

*Selected homes only.

PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey - taking your first step, moving up the ladder, or looking to downsize - 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.

INTRODUCE A FRIEND

Know someone who'd love a new Bovis Home? Introduce a friend and we'll give you £500* when they buy from us!

ARMED FORCES

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

TRINITY

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!

HBF Home Builders Federation

★★★★★

Customer Satisfaction 2025

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

Bring Your Dream Home to Life with Select

At **Harrington Gardens**, 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.

HARRINGTON GARDENS

Development Plan

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HARRINGTON GARDENS

Pinhoe

SAN **SANDSTONE HOUSE**
2 bedroom apartment

ASH **THE ASHBEE**
2 bedroom home

CAR **THE CARTWRIGHT**
2 bedroom home

BEC **THE BECKET**
3 bedroom home

ELM **THE ELMSLIE**
3 bedroom home

CRE **THE CRESCENT**
4 bedroom home

MYL **THE MYLNE**
4 bedroom home

KEM **THE KEMPTHORNE**
4 bedroom home

GRA **THE GRAINGER**
4 bedroom home

COT **THE COTTINGHAM**
4 bedroom home

ALD **THE ALDRIDGE**
4 bedroom home

LUT **THE LUTYENS**
5 bedroom home

COL **THE COLLCUTT**
5 bedroom home

v visitor space
bcp bin collection point
cs cycle store
leap play area

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 ASHBEE

2 bedroom home

Open plan kitchen, sitting and dining room

2 well proportioned bedrooms

Ample storage

En suite to bedroom 1

Integral garage

Bovis Homes

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THE ASHBEE

2 bedroom home

FIRST FLOOR	METRES	FEET/INCHES
Kitchen / sitting / dining area	6.89 x 6.04	22' 7" x 19' 8"
Bedroom 1	3.94 x 2.88	12' 11" x 9' 5"
Bedroom 2	3.22 x 2.88	10' 7" x 9' 5"

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

The Ashbee | Harrington Gardens

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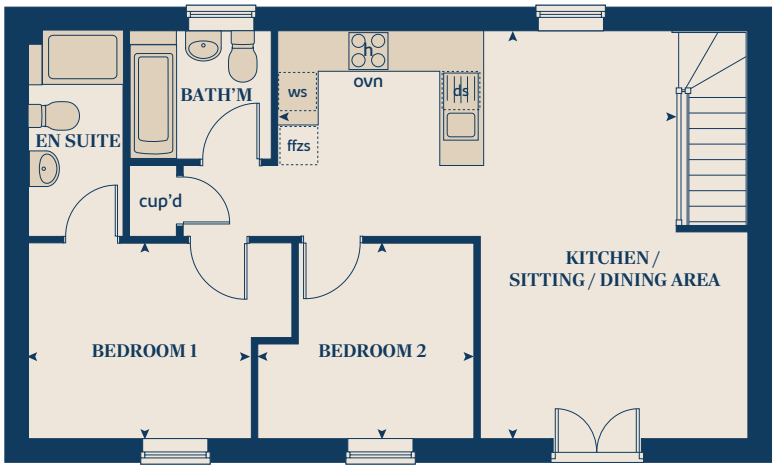
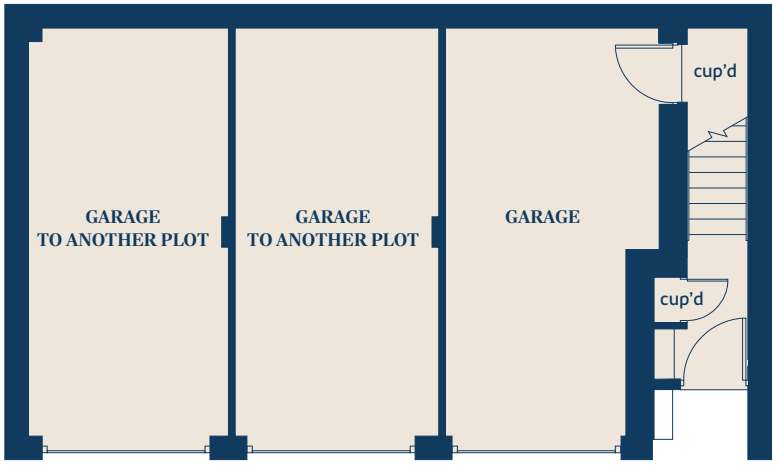
FIRST FLOOR



GROUND FLOOR APPLIES TO SELECTED PLOTS ONLY



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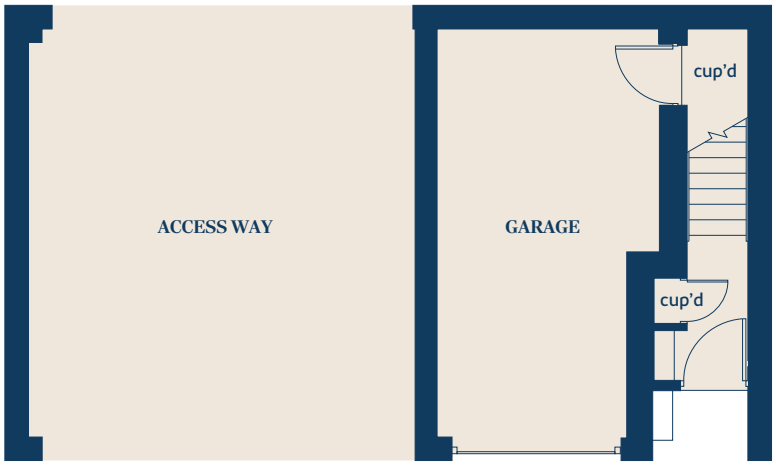

THE CARTWRIGHT

2 bedroom home

Open plan kitchen and dining room

Separate sitting room with doors leading to garden

Downstairs cloakroom

Two well proportioned bedrooms

Ample storage

Bovis Homes

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THE CARTWRIGHT

2 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen	4.84 x 2.12	15' 10" x 6' 11"
Sitting room	4.19 x 3.60	13' 9" x 11' 9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.19 x 3.58	13' 9" x 11' 9"
Bedroom 2	4.19 x 2.80	13' 9" x 9' 2"

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

The Cartwright | Harrington Gardens

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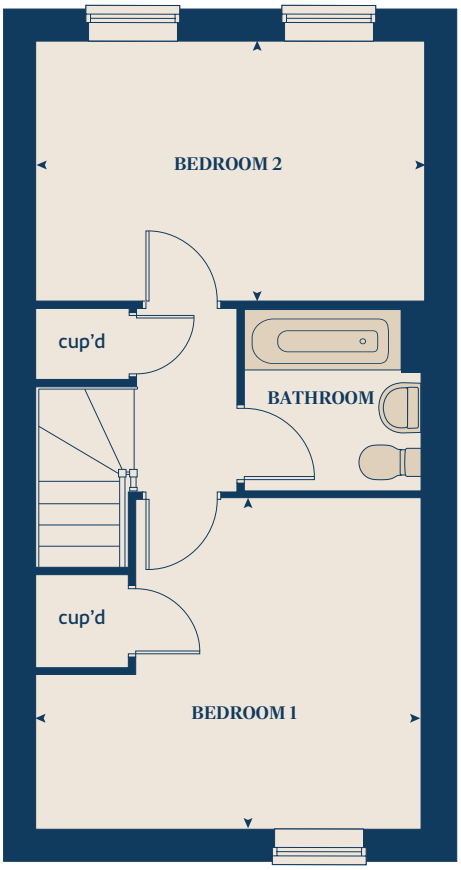
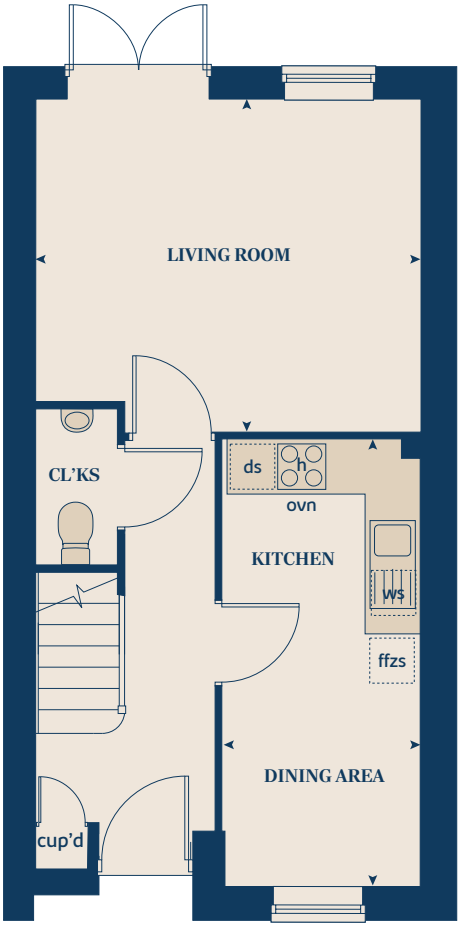
FIRST FLOOR



GROUND FLOOR



THE ELMSLIE

3 bedroom home

Open plan kitchen and dining room

Separate sitting room with doors leading to the garden

En suite to bedroom 1

Modern family bathroom

Plenty of storage

Bovis Homes

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THE ELMSLIE

3 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.05 x 2.91	16' 6" x 9' 6"
Sitting room	5.09 x 3.34	16' 8" x 10' 9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.34 x 2.83	10' 9" x 9' 3"
Bedroom 2	2.83 x 2.65	9' 3" x 8' 7"
Bedroom 3	3.34 x 2.15	10' 9" x 7' 0"

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

The Elmslie | Harrington Gardens

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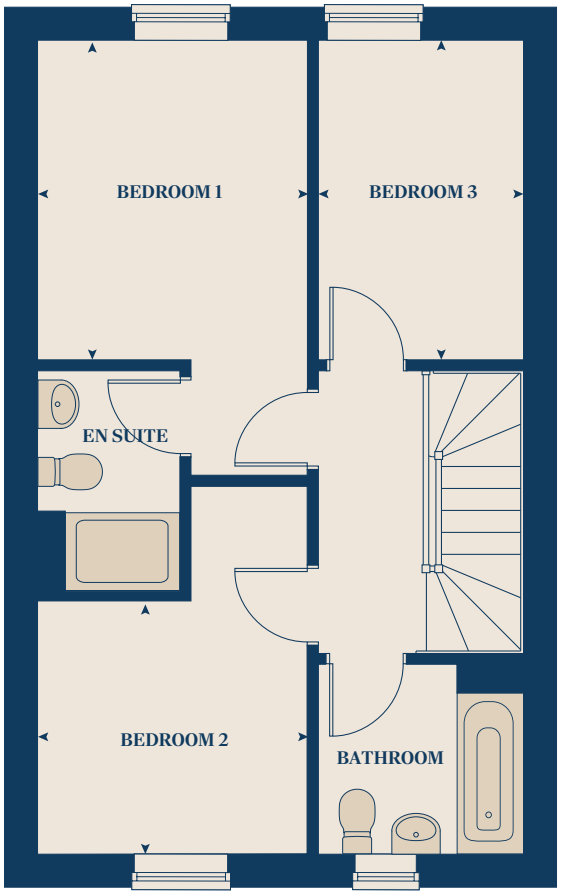
FIRST FLOOR



GROUND FLOOR

THE BECKET

3 bedroom home

Double fronted home

Open plan kitchen and dining with French doors to the garden

Separate sitting room

Three double bedrooms

En suite to bedroom 1

Separate utility room

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THE BECKET

3 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.59 x 2.90	18' 4" x 9' 6"
Sitting room	5.59 x 3.33	18' 4" x 10' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.40 x 3.33	11' 2" x 10' 11"
Bedroom 2	3.34 x 3.01	10' 12" x 9' 10"
Bedroom 3	2.96 x 2.47	9' 8" x 8' 1"

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

The Becket | Harrington Gardens

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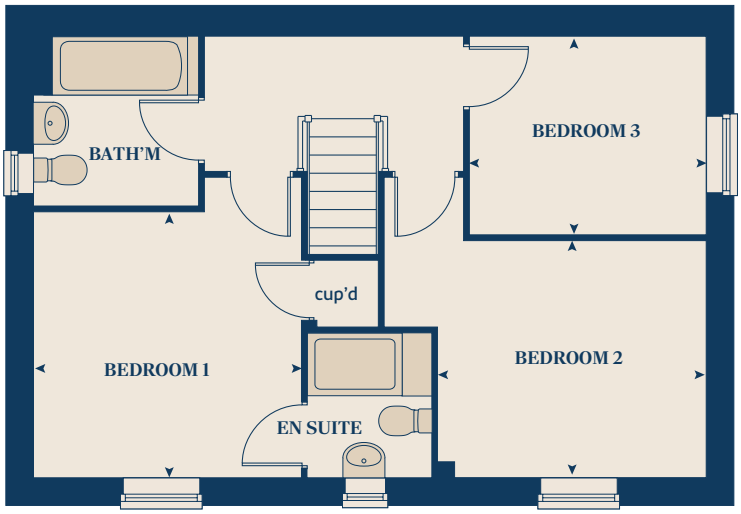
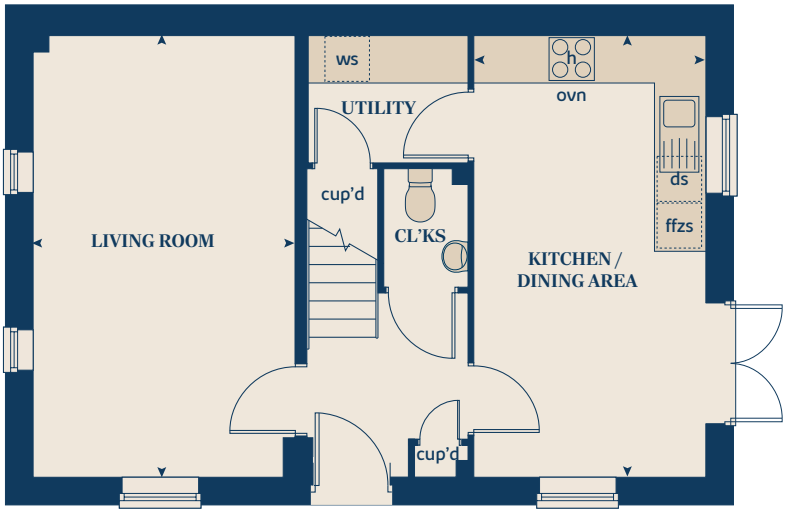
FIRST FLOOR



GROUND FLOOR



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THE MYLNE

4 bedroom home

Open plan kitchen, dining and family area

Large separate sitting room

En suite to bedroom 1

Downstairs cloakroom

Plenty of storage

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THE MYLNE

4 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	6.04 x 3.71	19' 9" x 12' 2"
Sitting room	4.87 x 3.41	15' 11" x 11' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.91 x 3.42	12' 10" x 11' 3"
Bedroom 2	3.20 x 2.84	10' 6" x 9' 3"
Bedroom 3	3.03 x 2.12	9' 11" x 6' 11"
Bedroom 4	3.10 x 2.06	10' 2" x 6' 9"

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

The Mylne | Harrington Gardens

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Homes 193, 194 and 195 are handed. Please see sales consultant for further details.

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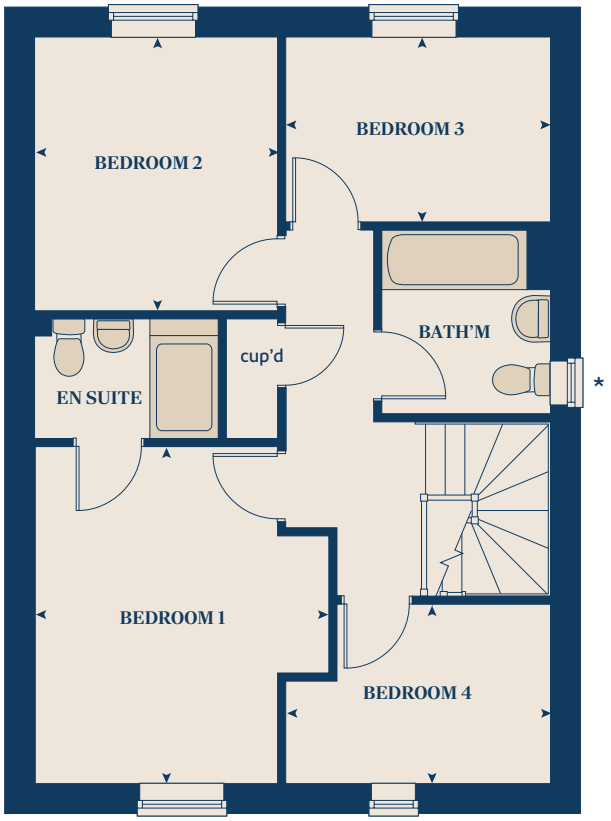
FIRST FLOOR



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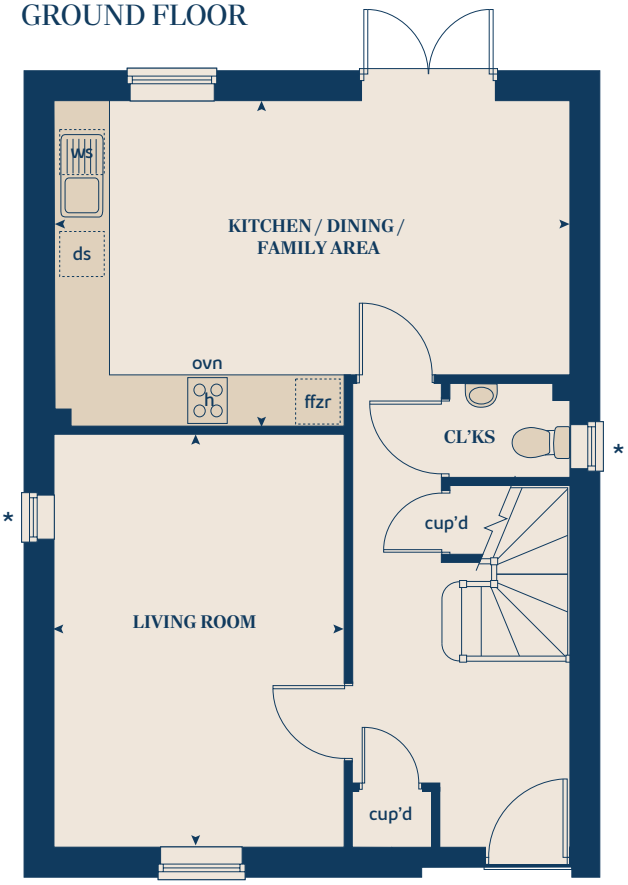

THE ALDRIDGE

4 bedroom home

Generous kitchen and dining space

French doors leading from living room to the garden

Top floor dedicated to bedroom 1 and en suite

Four good sized bedrooms

Plenty of storage

Bovis Homes

Est. 1885

THE ALDRIDGE

4 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	4.78 x 2.80	15' 8" x 9' 2"
Sitting room	4.98 x 3.20	16' 4" x 10' 6"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	3.71 x 2.76	12' 4" x 9' 2"
Bedroom 3	3.16 x 2.53	10' 6" x 8' 3"
Bedroom 4	3.16 x 2.33	10' 6" x 7' 9"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.42 x 3.85	14' 6" x 12' 9"

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

The Aldridge | Harrington Gardens

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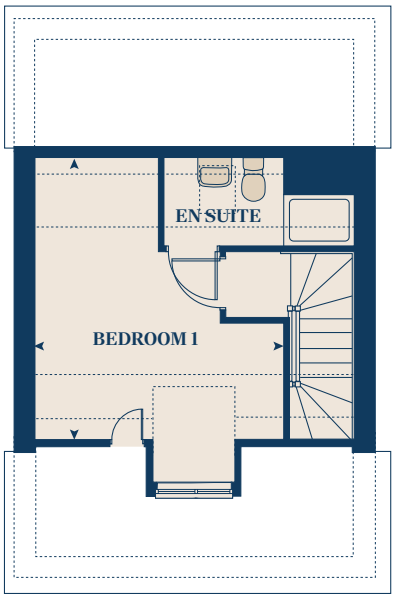
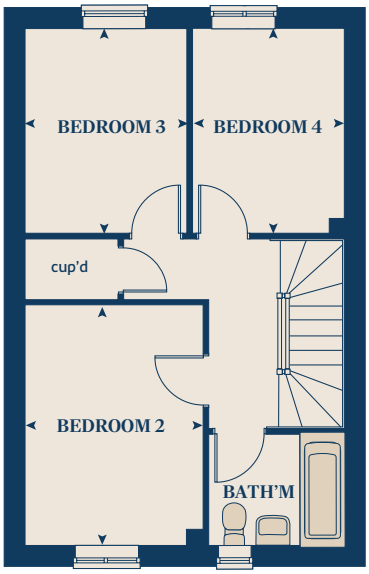
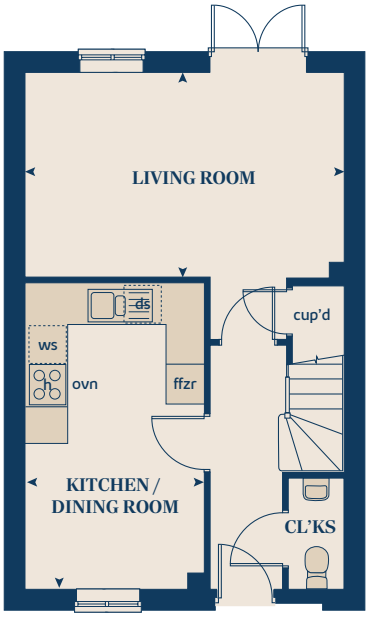
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE COTTINGHAM

4 bedroom home

Large kitchen, dining and family area

Ground floor study

Separate utility room

Sitting room with bay window

En suite to bedroom 1 and 2

Bovis Homes

Est. 1885

THE COTTINGHAM

4 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	9.97 x 3.09	32' 8" x 10' 1"
Sitting room	4.60 x 4.17	15' 1" x 13' 8"
Study	2.18 x 1.78	7' 2" x 5' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.90 x 3.11	12' 9" x 10' 2"
Bedroom 2	3.19 x 3.09	10' 5" x 10' 1"
Bedroom 3	3.74 x 3.35	12' 3" x 10' 11"
Bedroom 4	3.73 x 2.93	12' 3" x 9' 7"

◄ ►	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard

The Cottingham | Harrington Gardens

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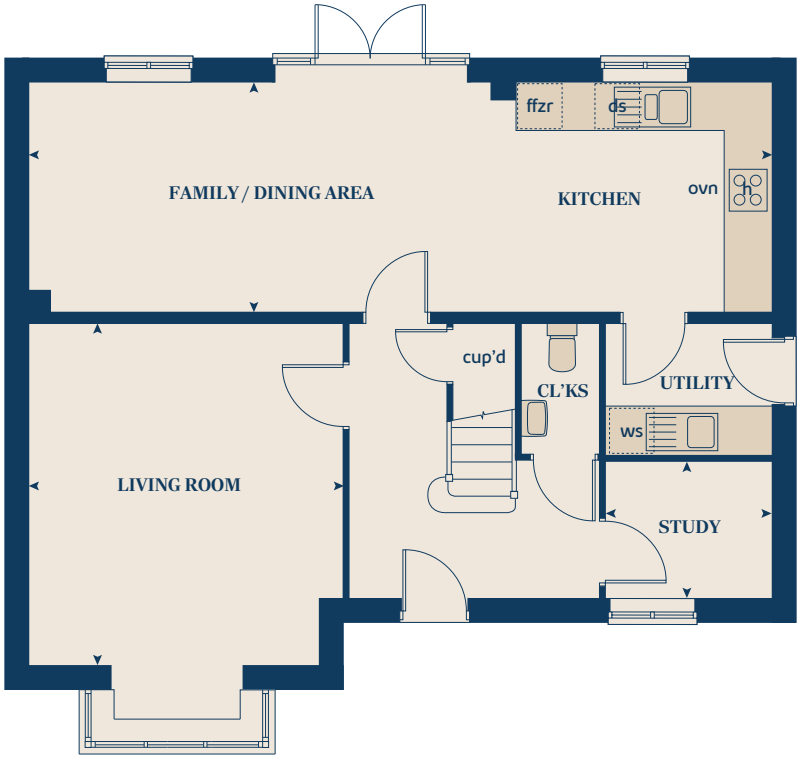
FIRST FLOOR

GROUND FLOOR



THE GRAINGER

4 bedroom home

Open plan kitchen and dining room

Separate sitting room with bay window

En suite to bedroom 1

Modern family bathroom

Integral garage

Bovis Homes

Est. 1885

THE GRAINGER

4 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.81 x 3.66	19' 0" x 12' 0"
Sitting room	4.39 x 3.90	14' 4" x 12' 9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.99 x 3.90	13' 1" x 12' 9"
Bedroom 2	3.70 x 3.58	12' 1" x 11' 9"
Bedroom 3	3.96 x 3.15	13' 0" x 10' 4"
Bedroom 4	3.79 x 3.09	12' 5" x 10' 2"

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

The Grainger | Harrington Gardens

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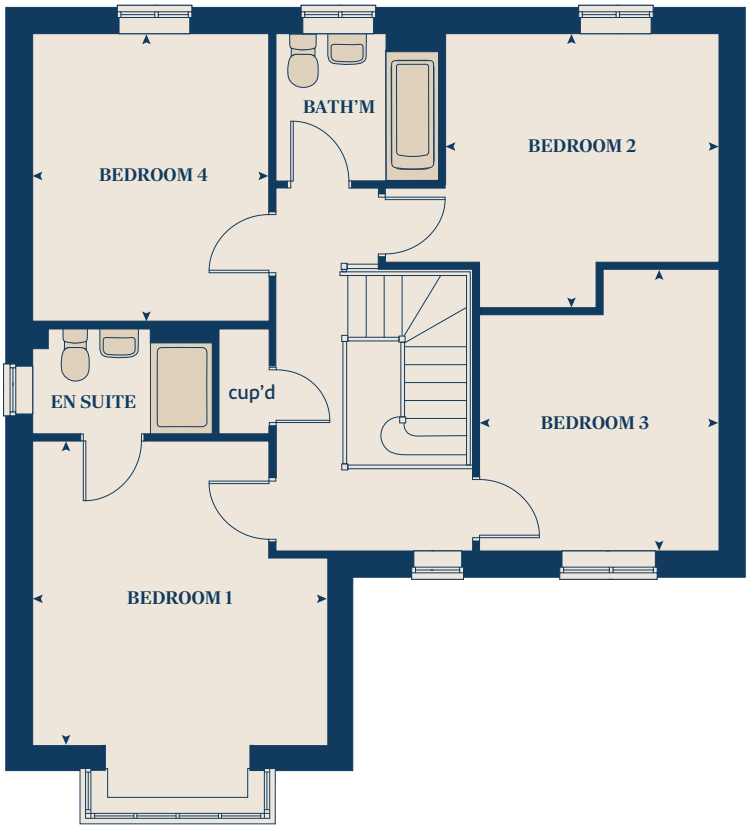
Bovis Homes

Est. 1885

FIRST FLOOR



GROUND FLOOR

THE KEMPTHORNE

4 bedroom home

Ground floor study

Separate living room with doors to the garden

Utility room

En suite to bedroom 1

Open plan kitchen and dining area

Bovis Homes

Est. 1885

THE KEMPTHORNE

4 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.59 x 3.67	18' 4" x 12' 0"
Sitting room	6.04 x 3.87	19' 9" x 12' 8"
Study	2.74 x 2.53	8' 11" x 8' 4"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.87 x 3.45	15' 11" x 11' 3"
Bedroom 2	4.65 x 2.74	15' 3" x 8' 11"
Bedroom 3	3.52 x 2.76	11' 6" x 9' 1"
Bedroom 4	3.47 x 3.16	11' 4" x 10' 4"

◄ ►	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h	hob	tds	tumble dryer space
ovn	oven	cup'd	cupboard

The Kempthorne | Harrington Gardens

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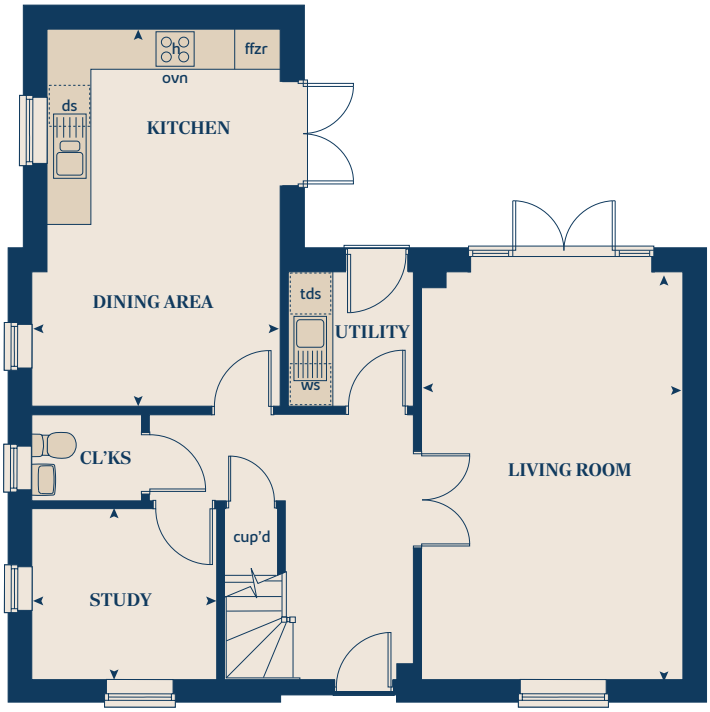
Est. 1885

FIRST FLOOR

GROUND FLOOR



THE LUTYENS

5 bedroom home

Ground floor study

Open plan kitchen and dining area

Separate living room with doors to the garden

En suite to bedroom 2

Top floor dedicated to bedroom 1 and en suite

Bovis Homes

Est. 1885

THE LUTYENS

5 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen	2.98 x 2.97	9' 9" x 9' 9"
Sitting room	4.80 x 3.43	15' 9" x 11' 3"
Dining area	3.46 x 2.84	11' 4" x 9' 4"
Study	3.39 x 1.80	11' 1" x 5' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	3.84 x 3.34	12' 7" x 10' 11"
Bedroom 3	3.34 x 2.76	10' 11" x 9' 1"
Bedroom 4	3.01 x 2.85	9' 10" x 9' 10"
Bedroom 5	3.59 x 2.03	11' 9" x 6' 8"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	6.65 x 3.08	21' 10" x 10' 1"

◄ ►	measuring points	ffzr	fridge freezer
ws	washing machine space	dw	dishwasher
h	hob	tds	tumble dryer space
ovn	oven	cup'd	cupboard
cyl	hot water cylinder		

The Lutyens | Harrington Gardens

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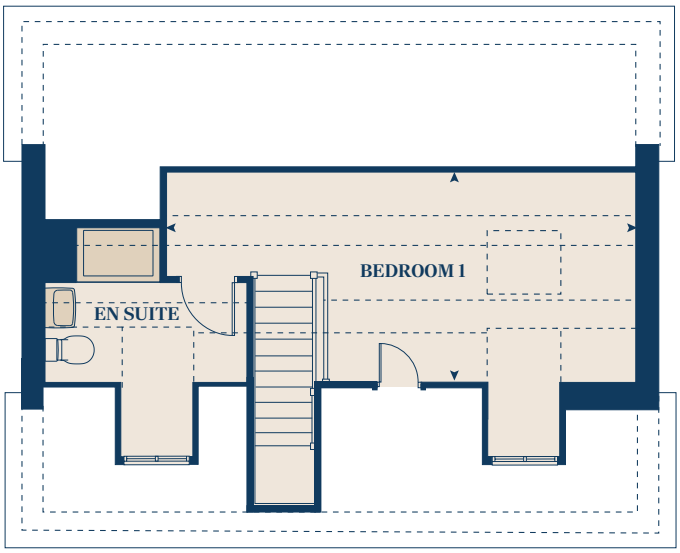
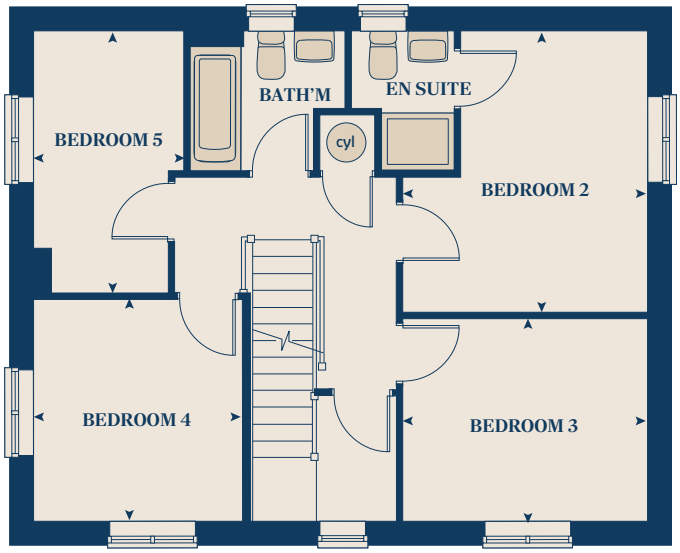
Bovis Homes

Est. 1885

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

THE COLLCUTT

5 bedroom home

Open plan kitchen, dining and family area

Separate sitting room

Utility room

Ground floor study

Top floor dedicated to bedroom 1 and en suite

Bovis Homes

Est. 1885

THE COLLCUTT

5 bedroom home

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	9.97 x 3.09	32' 8" x 10' 1"
Sitting room	4.60 x 4.20	15' 1" x 13' 9"
Study	2.24 x 2.10	7' 4" x 6' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	3.90 x 3.12	12' 9" x 10' 3"
Bedroom 3	3.90 x 3.10	12' 9" x 10' 2"
Bedroom 4	3.70 x 3.35	12' 2" x 11' 0"
Bedroom 5	3.35 x 3.12	10' 11" x 10' 3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	8.02 x 3.56	26' 4" x 11' 8"

◄ ►	measuring points	ffzr	fridge freezer
ws	washing machine space	dw	dishwasher
h	hob	tds	tumble dryer space
ovn	oven	cup'd	cupboard

The Collcutt | Harrington Gardens

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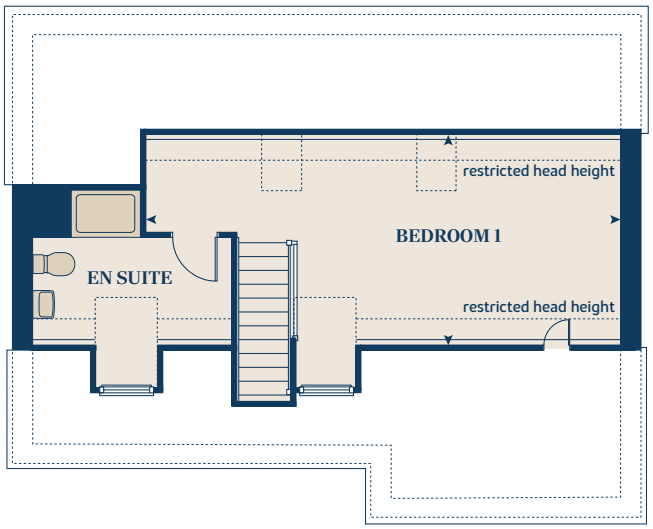
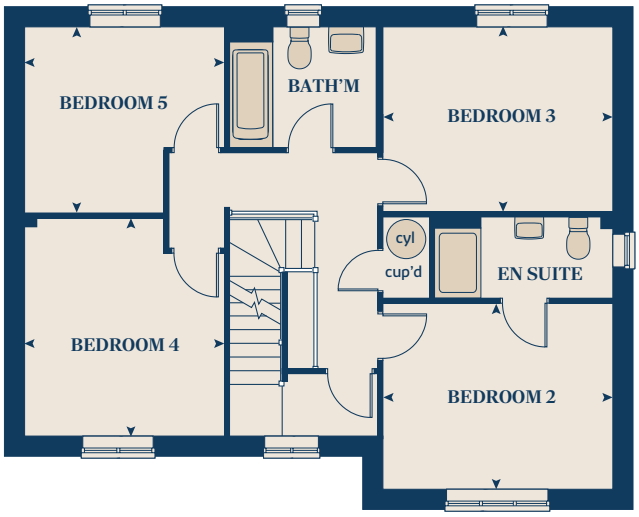
Est. 1885

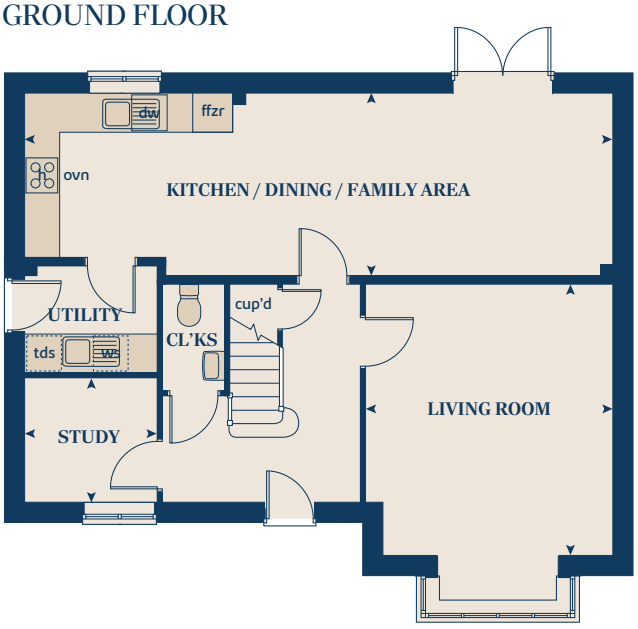
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE CRESCENT

4 bedroom home

Open plan kitchen and dining room

Separate living room

En suite to bedroom 1

Downstairs cloakroom

Integral garage

Bovis Homes

Est. 1885

THE CRESCENT

4 bedroom homes

Homes 270, 271, 274 & 275

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	6.05 x 3.42	19' 10" x 11' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	3.25 x 4.12	10' 8" x 13' 6"
Sitting room	6.12 x 4.12	20' 0" x 13' 6"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	3.00 x 3.82	9' 10" x 12' 6"
Bedroom 3	3.03 x 3.82	9' 11" x 12' 6"
Bedroom 4	2.97 x 4.12	9' 8" x 13' 6"

Homes 269, 272, 273 & 276

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.27 x 3.33	17' 4" x 10' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	5.38 x 3.06	17' 8" x 10' 0"
Sitting room	5.27 x 4.15	17' 4" x 13' 8"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.30 x 3.06	14' 1" x 10' 0"
Bedroom 3	3.70 x 3.06	12' 2" x 10' 0"
Bedroom 4	3.19 x 2.09	10' 6" x 6' 10"

◄ ►	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard

The Crescent | Harrington Gardens

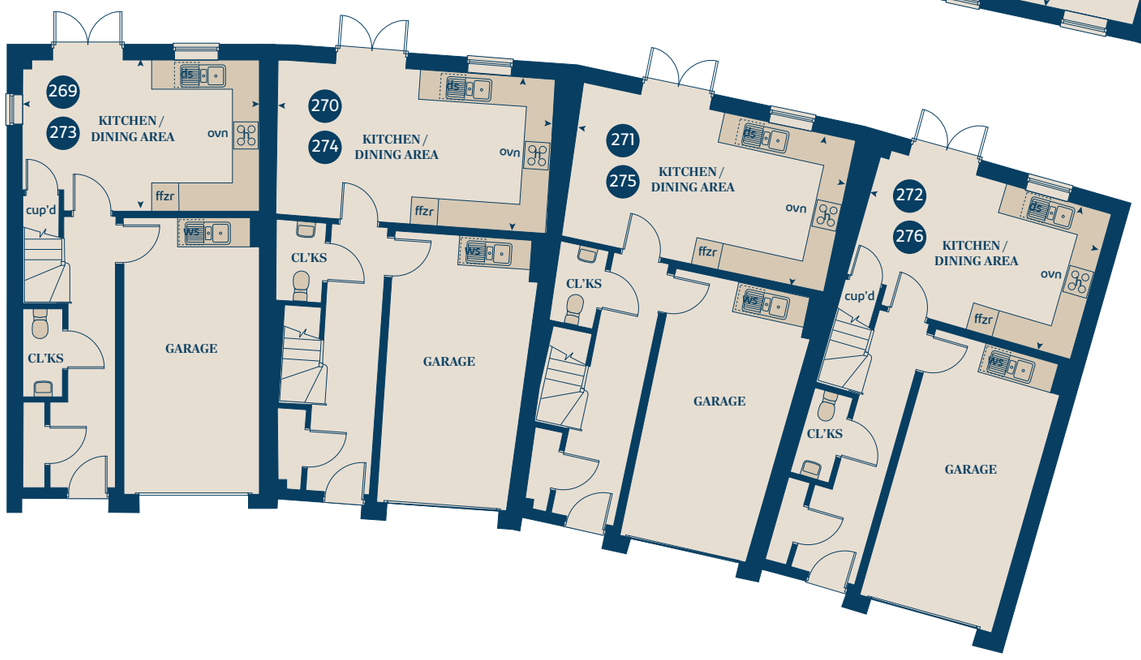
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales 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.

* Window applies to plot 265 only. Please see sales executive for further details.

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



THE CRESCENT

4 bedroom homes

Homes 265-268

GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.27 x 3.33	17' 4" x 10' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	5.38 x 3.06	17' 8" x 10' 0"
Sitting room	5.27 x 4.15	17' 4" x 13' 8"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.30 x 3.06	14' 1" x 10' 0"
Bedroom 3	3.70 x 3.06	12' 2" x 10' 0"
Bedroom 4	3.19 x 2.09	10' 6" x 6' 10"

◄ ►	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard

The Crescent | Harrington Gardens

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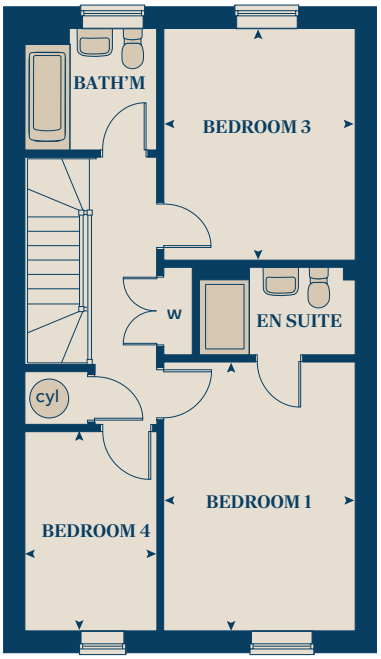
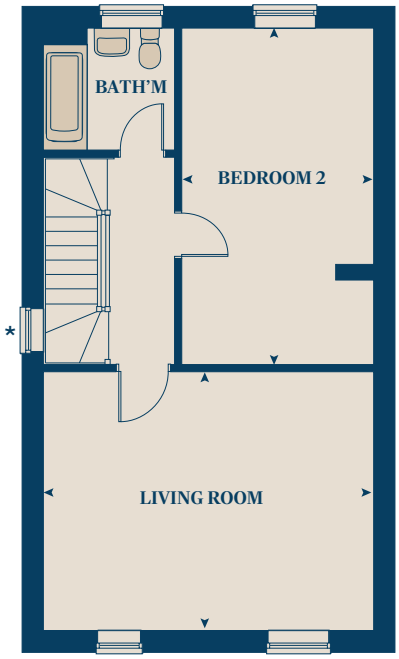
Est. 1885

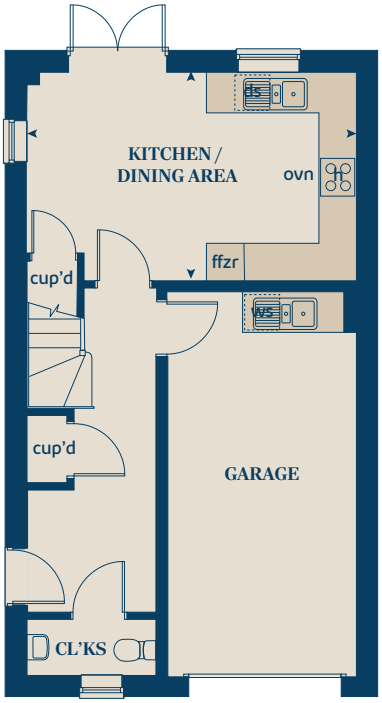
SECOND FLOOR



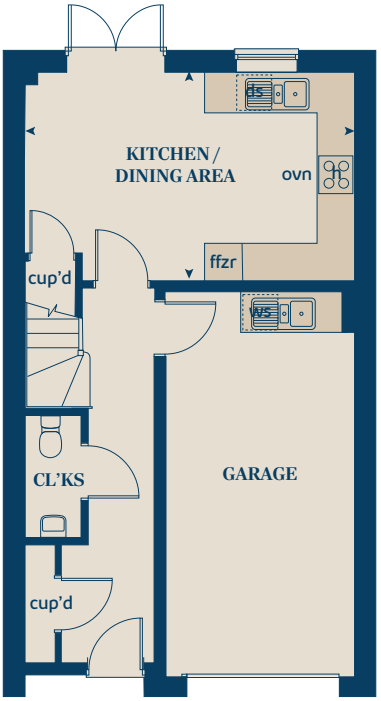
FIRST FLOOR



GROUND FLOOR - PLOT 265



GROUND FLOOR - PLOTS 266, 267, 268



Cover photograph of a walk near Darwen Tower. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.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
Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

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THE SANDSTONE

2 bedroom homes

Open plan kitchen and dining room

Two well proportioned bedrooms

Modern fitted bathroom

Plenty of storage space

Allocated parking

Bovis Homes

Est. 1885

THE SANDSTONE

2 bedroom homes

APARTMENT 284

	METRES	FEET/INCHES
Kitchen / sitting / dining area	4.46 x 6.46	14' 7" x 21' 2"
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 2	4.98 x 3.16	16' 4" x 10' 4"

APARTMENT 283

	METRES	FEET/INCHES
Kitchen / sitting / dining area	4.46 x 6.46	14' 7" x 21' 2"
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 2	4.98 x 3.16	16' 4" x 10' 4"

APARTMENT 282

	METRES	FEET/INCHES
Kitchen / sitting / dining area	4.46 x 6.46	14' 7" x 21' 2"
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 2	4.98 x 3.16	16' 4" x 10' 4"

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

The Sandstone | Harrington Gardens |

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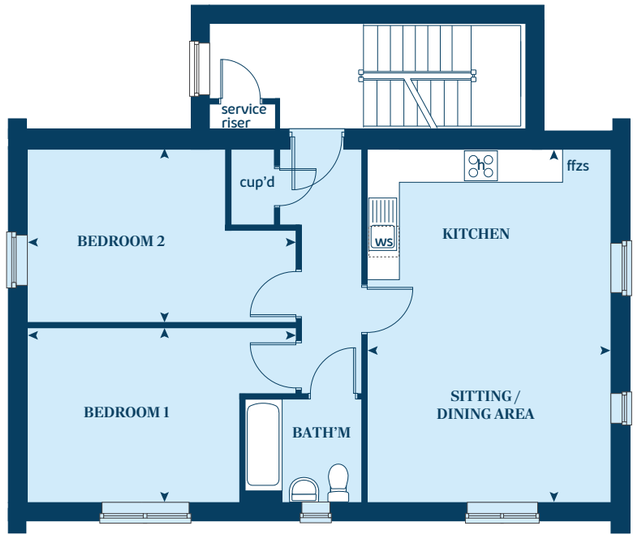
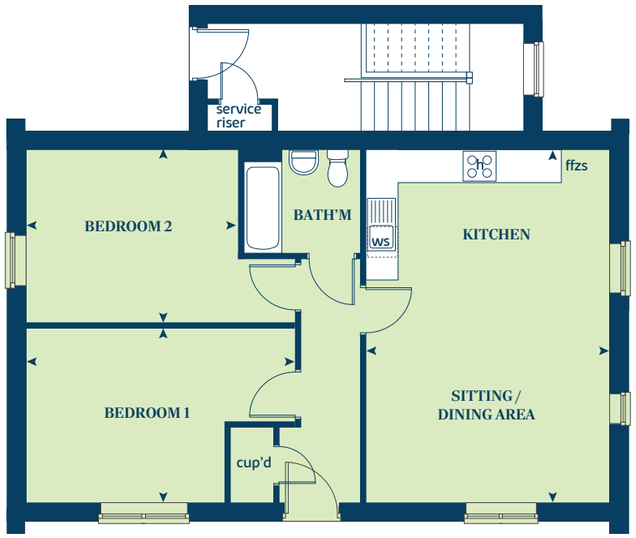
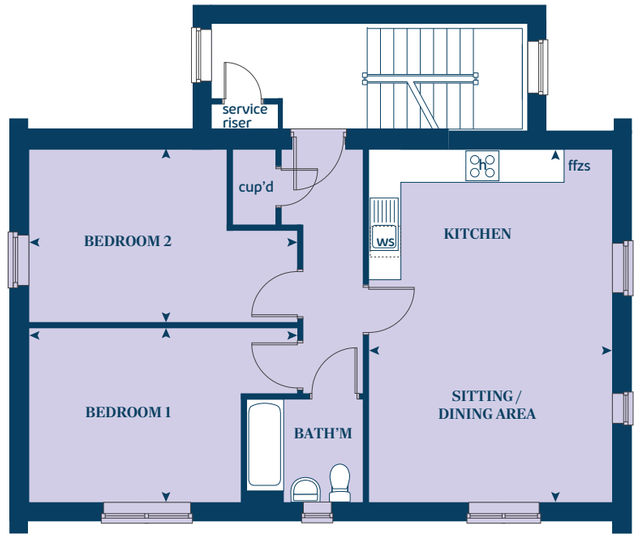
SECOND FLOOR



GROUND FLOOR



FIRST 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 / Premium 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 cottage style 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)
- 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

Bovis Homes
Est. 1885

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HARRINGTON GARDENS

Specification

Bovis Homes

Est. 1885

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.

	2 bedroom		3 bedroom			4 bedroom						5 bedroom	
	THE ASHBEE	THE CARTWRIGHT	THE ELMSIE	THE BECKET		THE MYLNE	THE ALDRIDGE	THE COTTINGHAM	THE GRAINGER	THE KEMPTHORNE	THE CRESCENT	THE LUTYENS	THE COLLCUTT
KITCHEN													
Symphony Koncept range kitchen with laminate worktop	■	■	■	■		■	■	■	■	■	■	■	■
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 Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■									
Hotpoint hob (75cm) with built-in eye-level double oven, with glass splashback and curved glass chimney hood						■	■	■	■	■	■	■	■
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)													
Contemporary white sanitaryware	■	■	■	■		■	■	■	■	■	■	■	■
Close coupled WC to cloakroom		■	■	■		■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■		■	■		■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■		■	■		■	■	■	■	■	■	■	■
Shower over the bath		■											
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■		■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■		■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction

	2 bedroom		3 bedroom		4 bedroom						5 bedroom	
	THE ASHBEE	THE CARTWRIGHT	THE ELMSIE	THE BECKET	THE MYLNE	THE ALDRIDGE	THE COTTINGHAM	THE GRAINGER	THE KEMPTHORNE	THE CRESCENT	THE LUTYENS	THE COLLCUTT
DOORS AND WINDOWS												
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■	■	■	■	■	■	■	■
Cottage style door pre-primed with chrome finish handles	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
GENERAL												
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)							■				■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■
Mains powered smoke detectors with batterry backup	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■	■	■	■

Bovis Homes

Est. 1885

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.

Vistry Cornwall South West region

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