

The Hedgerows

Matford Brook





The Hedgerows

Matford Brook

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to The Hedgerows

This impressive new development in Alphington, Exeter, is close to the beautiful River Exe in south Devon and to the historic city of Exeter and the south coast is just a 10-mile drive.

There are local convenience shops, cafes, pubs and schools within 2 miles and it's only 3.4 miles to Exeter. The city oozes history and culture, with its towering cathedral dating back 1,000 years and medieval underground passages.

This vibrant city centre with its popular Princesshay and Guildhall shopping centres, has a variety of restaurants, cafes, cinemas, theatres, museums and art galleries. At its Historic Quayside you'll find eateries, boat trips and water sports. There's a range of other sports and leisure facilities such as Exeter racecourse, the RSPB's Matford Marshes and the Riverside Valley Park.

The Hedgerows, Matford Brook, is just off the A379, with the nearby A377 giving a direct route to Exeter and the A30. The A30 links to Dartmoor National Park and south to Junction 31 of the M5. Take the A38 Devon Expressway for Plymouth and Cornwall, or the A380 for Torquay, 21 miles and Paignton 23 miles.

Trains from Exeter St David's run to London Paddington and Waterloo and to Plymouth, Penzance and Bristol. From nearby Marsh Barton, there are services to Paignton, Torquay, Dawlish Warren and Exmouth. For air travel Exeter International Airport is 6.9 miles away.

Our range of 2, 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for quality new home within easy reach of Exeter and the south coast, your search ends here!



The perfect position

Education for everyone

Alphington Primary School is just over 1 mile from The Hedgerows and the independent Exeter Pre-Prep School is 2.7 miles. The nearby, all-through, Matford Brook Academy offers nursery, preschool, primary and secondary education, while the West Exe School is for senior pupils.

For further education Exeter College has an Ofsted 'outstanding' rating for its wide range of courses, apprenticeships and qualifications for adults and school-leavers. Exeter University, with its 'solid gold' standard for teaching excellence, is among the best in the UK

Alphington Primary School
1.3 miles | 22 mins walk



22 mins

Matford Brook Academy
1 mile | 20 mins walk



20 mins

Exeter College
3.7 miles | 13 mins drive



13 mins

Guildhall Shopping Centre
2.9 miles | 12 mins drive



12 mins

River Exe Country Park
2.5 miles | 7 mins drive



7 mins

Exeter Cathedral
3 miles | 12 mins drive



12 mins

Riverside Valley Park
2.1 miles | 7 mins drive

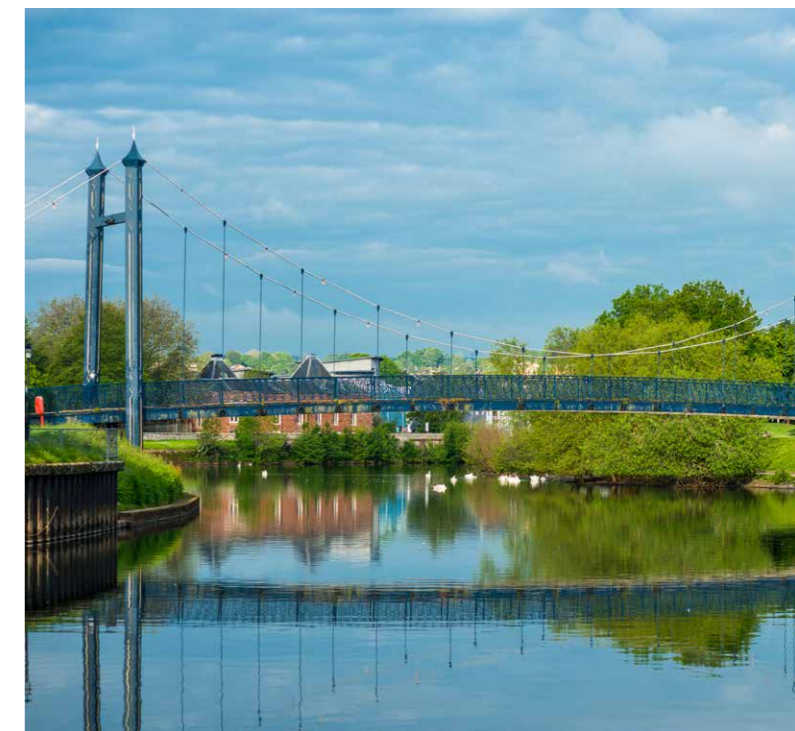


7 mins

Exeter Racecourse
5 miles | 8 mins drive



8 mins



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

A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. Alongside the development of The Hedgerows we will be contributing to the following areas for the local community.

These schemes include:

Public art



Waste management



Improved public health facilities



Public open space



Cycle routes



Exe Estuary protection



Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Fully fitted wardrobes
- A selection of kitchen packages including integrated appliances
- Flooring
- Upgraded tiling and many more!

The choice is yours - with **Select**.

Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

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.

Own New Rate Reducer

Own New Rate Reducer could help enable you to unlock lower mortgage interest rates from a participating lender, over a fixed two or five year period.



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



The Hedgerows

Matford Brook

Development plan

bovishomes.co.uk

**Bovis
Homes** 

The Hedgerows

Matford Brook



2 bedroom apartments



2 bedroom homes



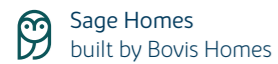
3 bedroom homes



4 bedroom homes



Pre-sold homes



bs bin store
 cs cycle store
 ss substation
 v visitor space

Future residential development

Future residential development

Local equipped play area

Local play area



The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an individual renting out the property to an occupier or a corporate investor which may include a housing association. This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Vistry Devon South West region
Clyst House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1GB Telephone: 01392 344 700

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DS14611 / 09.25



The Chestnut

4 bedroom home

bovishomes.co.uk

**Bovis
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The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

First floor

Bedroom 1	4.48 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

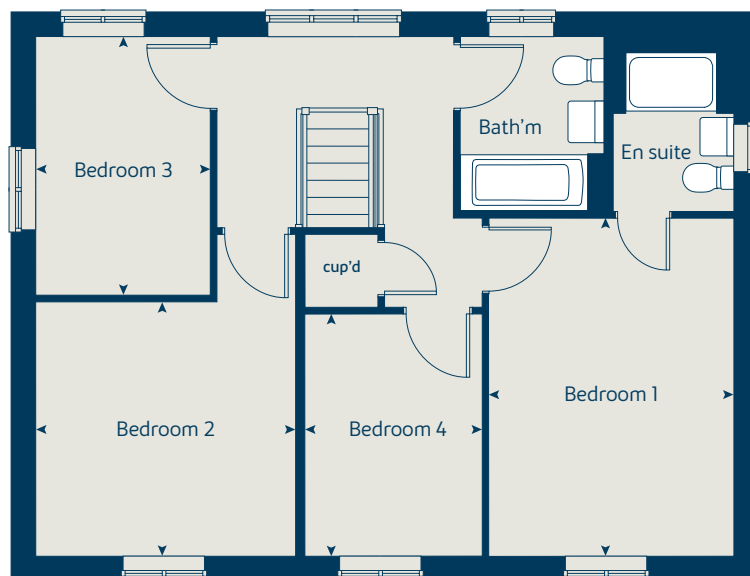
ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Chestnut | X413 Matford Brook |

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.

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First floor



Ground floor



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DS08088 / 06.24



The Chestnut II

4 bedroom home

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**Bovis
Homes** 

The Chestnut II

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.48 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

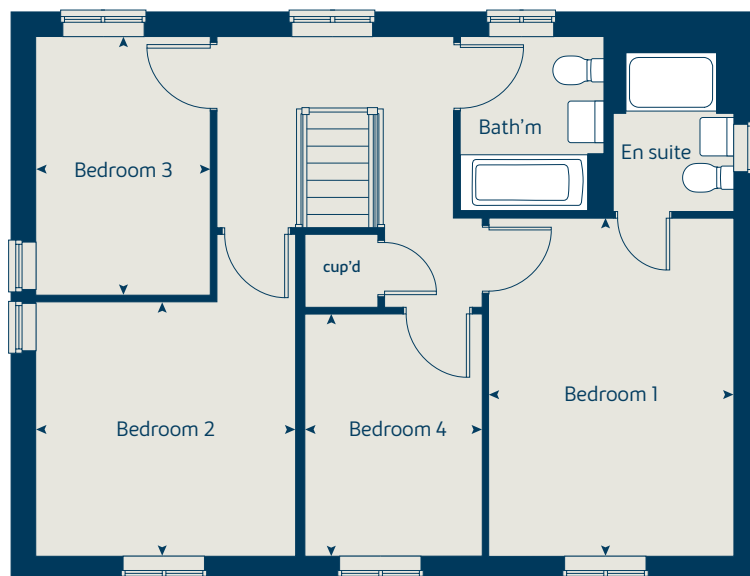
ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Chestnut II | X413 Matford Brook |

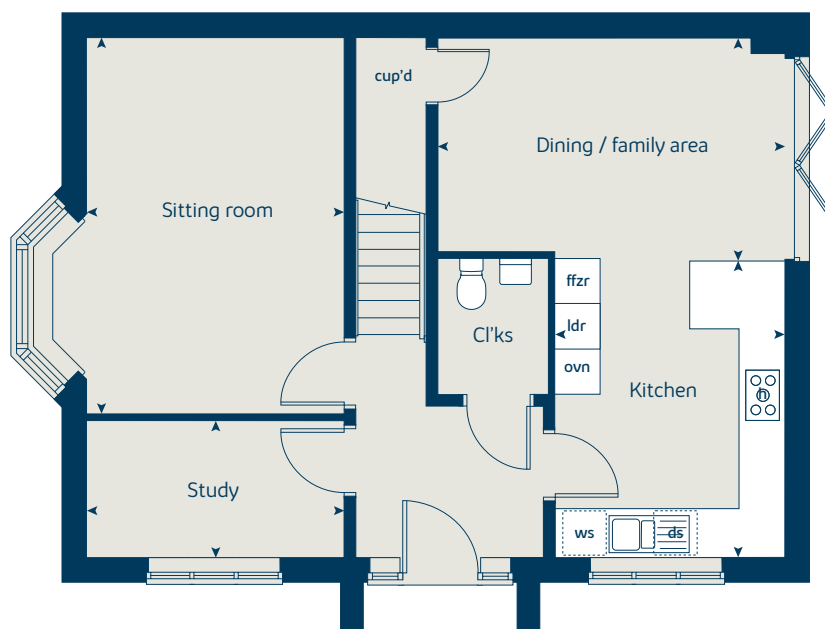
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First floor



Ground floor



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The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Aspen | X414 (IF) Matford Brook |

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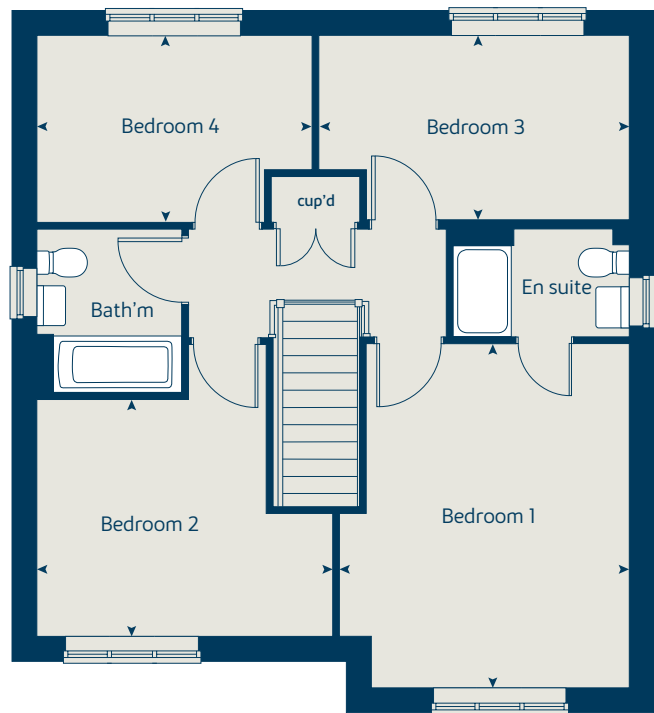
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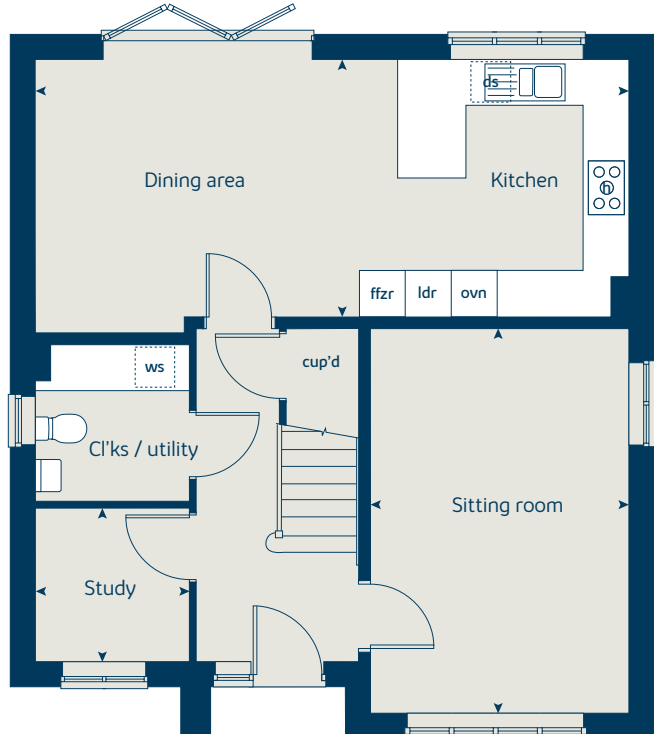
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First floor



Ground floor





The Alder

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.52 x 3.24	11' 7" x 10' 8"
Dining / family area	5.26 x 3.23	17' 3" x 10' 8"
Sitting room	4.28 x 3.39	14' 1" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.34 x 3.03	14' 3" x 9' 11"
Bedroom 3	3.79 x 3.03	12' 5" x 9' 11"
Bedroom 4	3.35 x 3.13	10' 11" x 10' 3"

ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	<>	measuring points
ffzr	fridge freezer		

The Alder | X415 Matford Brook |

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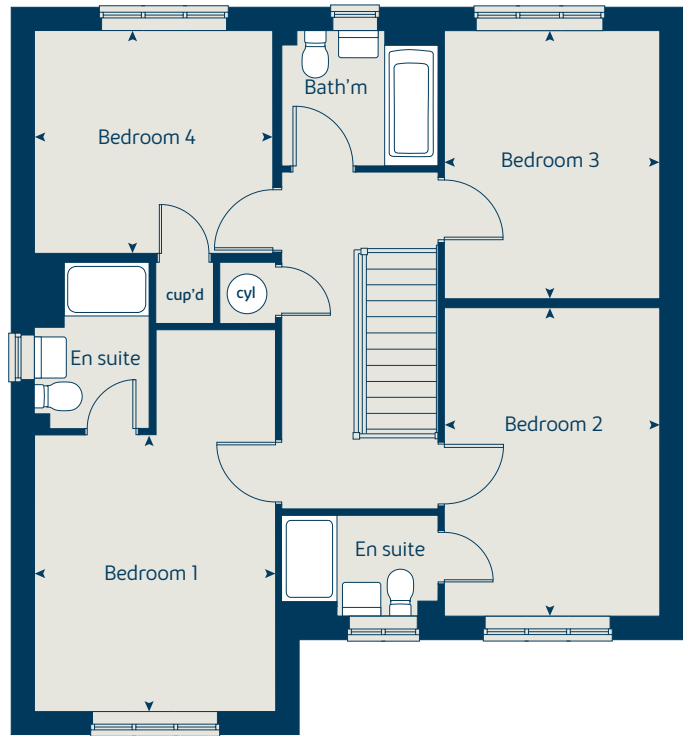
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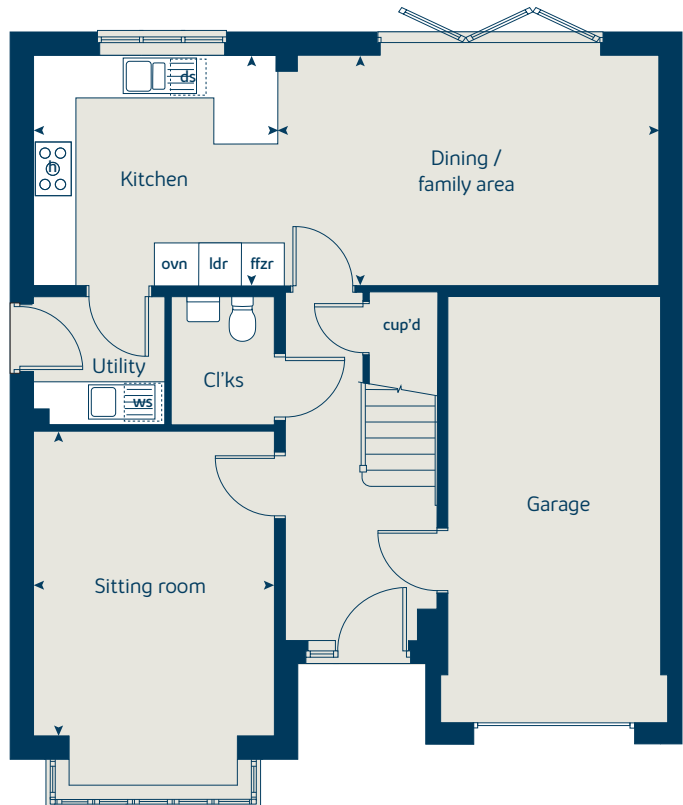
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First floor



Ground floor





The Hedgerows

Matford Brook

Specification

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**Bovis
Homes** 

The Hedgerows

Matford Brook

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.

	4 bedroom	The Chestnut	The Aspen	The Alder
Kitchen				
Choice of Standard fitted kitchen (doors & worktops)	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood	■	■	■	■
Pendant light fitting	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■
Indesit Integrated 50 / 50 fridge freezer	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
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	■	■	■	■
Second shower en suite to selected bedrooms				■
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)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)	■	■	■	■
Water waste heat recovery system	■	■	■	■

- 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 upgrade options available depending on build stage, please speak with a sales consultant.



4 bedroom
The Chestnut
The Aspen
The Alder

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	■		
Powder coated aluminium double glazed bi-fold doors	■	■	■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■

General

PV solar panels	■	■	■
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)	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)			■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■
Fitted external tap	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
Landscaped front gardens	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Bovis Homes	■	■	■

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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.

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DS15695 / 02.26

**Bovis
Homes** 



2 bedroom Sage Apartment

Homes 486, 487, 488, 489, 490, 491, 492,
493 & 494



built
by



2 bedroom Sage Apartment

Homes 486, 487, 488, 489,
490, 491, 492, 493 & 494

● Apartments 486, 489 and 492

	metres	feet / inches
Kitchen / living / dining area	6.37 x 3.86	20' 11" x 12' 8"
Bedroom 1	3.89 x 3.32	12' 9" x 10' 11"
Bedroom 2	4.16 x 2.19	13' 8" x 7' 2"

● Apartments 487, 490 and 493

	metres	feet / inches
Kitchen / living / dining area	6.38 x 3.87	20' 11" x 12' 9"
Bedroom 1	3.65 x 3.32	12' 0" x 10' 11"
Bedroom 2	4.16 x 2.19	13' 8" x 7' 2"

● Apartments 488, 491 and 494

	metres	feet / inches
Kitchen / living / dining area	6.37 x 3.86	20' 11" x 12' 8"
Bedroom 1	3.66 x 3.32	12' 0" x 10' 11"
Bedroom 2	4.16 x 2.19	13' 8" x 7' 2"

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

Block F03L | Matford Brook I

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Second floor



Ground floor



First floor





The Hedgerows

Matford Brook

Specification



built
by



The Hedgerows

Matford Brook

Use this guide to see what features are included in your new home.



2 bedroom

Homes 486, 487, 488, 489, 490, 491, 492, 493 & 494

Homes 471 & 472

3 bedroom

Homes 402, 403, 422, 423, 455, 456, 460 & 461

Homes 404, 405, 406, 415, 421, 453, 454, 458, 462, 463 & 473

Home 416

Homes 410, 411, 474, 475, 476, 477, 482, 483, 484 & 485

Homes 478, 479, 480 & 481

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■
White pendant light holder	■	■
Fridge / freezer space	■	■
Space for integrated dishwasher with plumbing and electrics	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■

■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■
Ideal Standard 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	■	■
Water waste heat recovery system		■

■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■
PVCu double glazing to windows	■	■

■	■	■	■	■
■	■	■	■	■

2 bedroom

Homes 486, 487, 488, 489, 490, 491, 492, 493 & 494

Homes 471 & 472

3 bedroom

Homes 402, 403, 422, 423, 455, 456, 460 & 461

Homes 404, 405, 406, 415, 421, 453, 454, 458, 462, 463 & 473

Home 416

Homes 410, 411, 474, 475, 476, 477, 482, 483, 484 & 485

Homes 478, 479, 480 & 481

Double glazed PVCu French doors	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■

■	■	■	■	■
■	■	■	■	■
■	■	■	■	■

General

PV solar panels	■	■
White painted walls and smooth white ceilings	■	■
TV point to lounge and family room (where applicable)	■	■
Master telephone socket to lounge and study where applicable	■	■
Ideal combi-boiler 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 wired smoke detectors with battery back-up	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided on ground floor	■	■
Power and lighting to garage (where in curtilage of the plot)		
Enclosed fenced rear garden, and garden gate (where applicable)	■	■
NHBC Buildmark choice cover	■	■
First two years' customer service support from Bovis Homes	■	■

■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■
■	■	■	■	■

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

The specification shown is correct at the time of production. Sage 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 Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Produced by the Vistry Group Design Studio.

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