

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



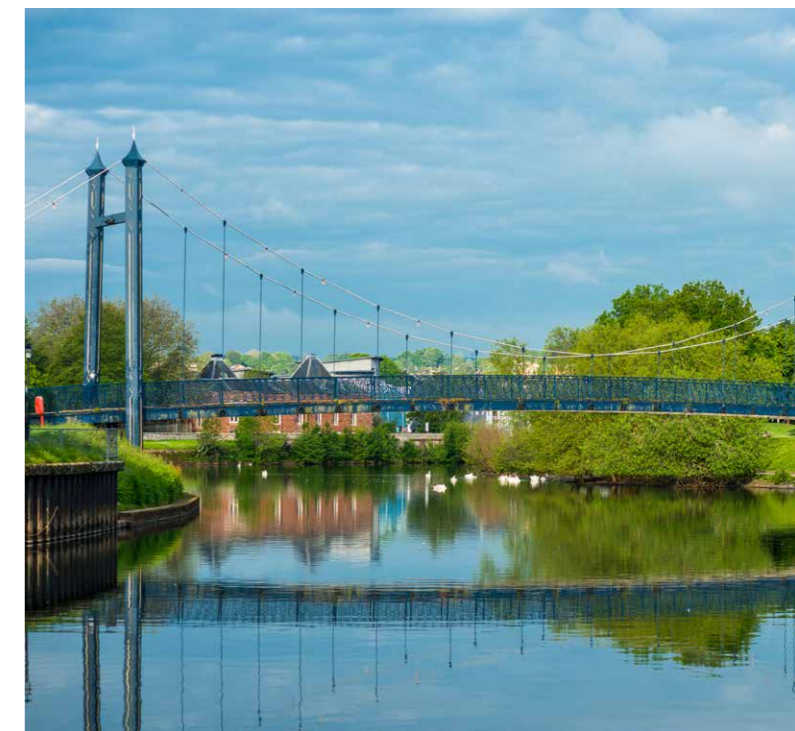
Riverside Valley Park
2.1 miles | 7 mins drive

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





The Hedgerows

Matford Brook

Development plan

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**Bovis
Homes** 

The Hedgerows

Matford Brook



2 bedroom apartments



2 bedroom homes



3 bedroom homes

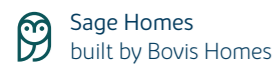


4 bedroom homes

- The Chestnut
- The Chestnut II
- The Aspen
- The Alder

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom 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 site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



2 bedroom Sage Home

Homes 471 & 472



built
by



2 bedroom Sage Home

Homes 471 & 472

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.86	12' 5" x 9' 5"
Sitting / dining area	4.07 x 3.99	13' 4" x 13' 1"

First floor	metres	feet / inches
Bedroom 1	4.07 x 2.69	13' 4" x 8' 10"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

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

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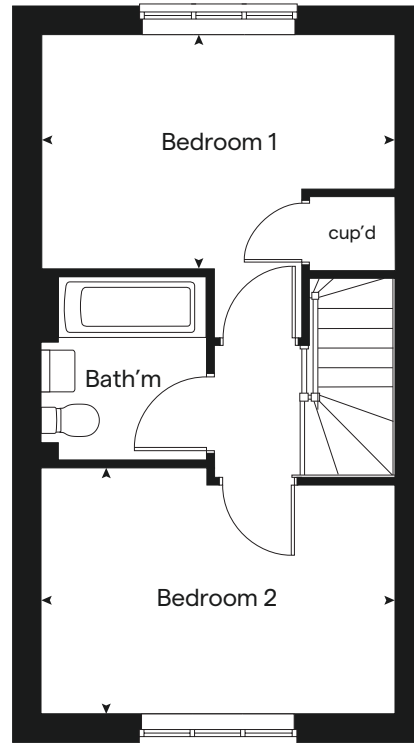
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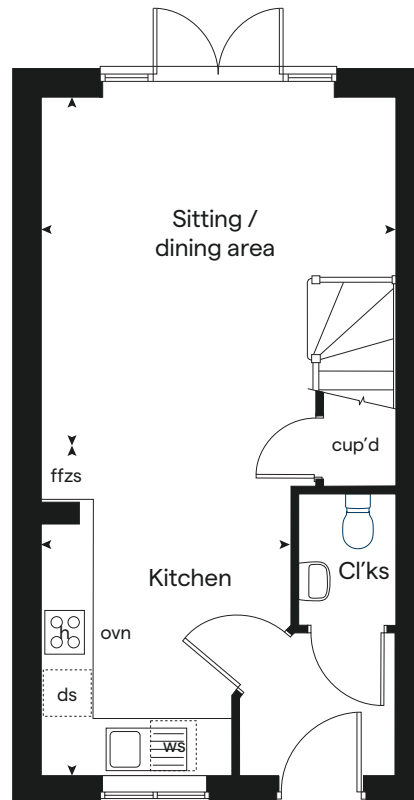
built by



First floor



Ground floor





3 bedroom Sage Home

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



built
by



3 bedroom Sage Home

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

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

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

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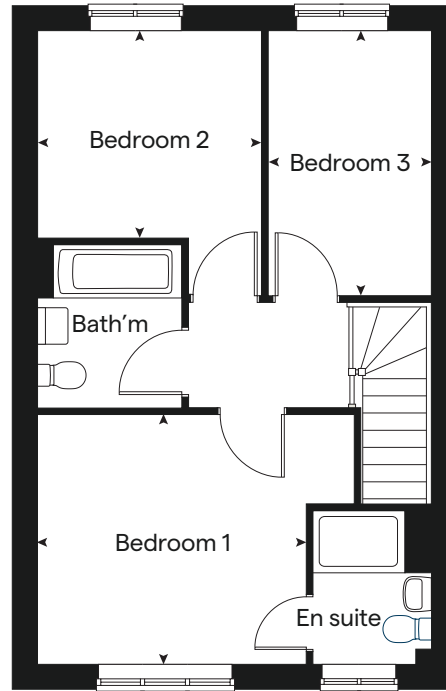
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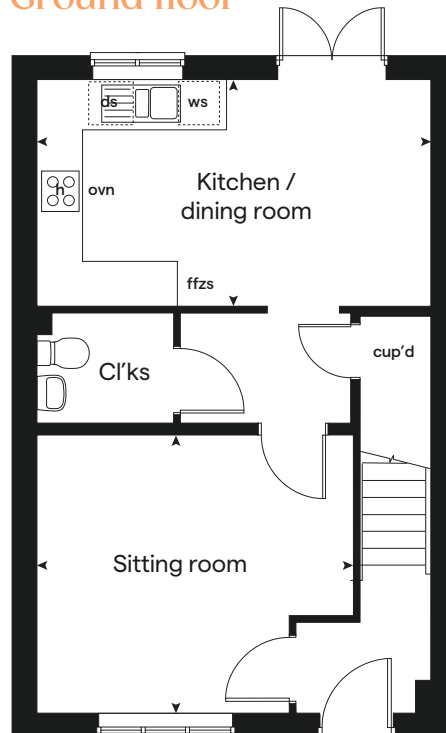
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First floor



Ground floor



built by

Bovis Homes 



3 bedroom Sage Home

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



built
by



3 bedroom Sage Home

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

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

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

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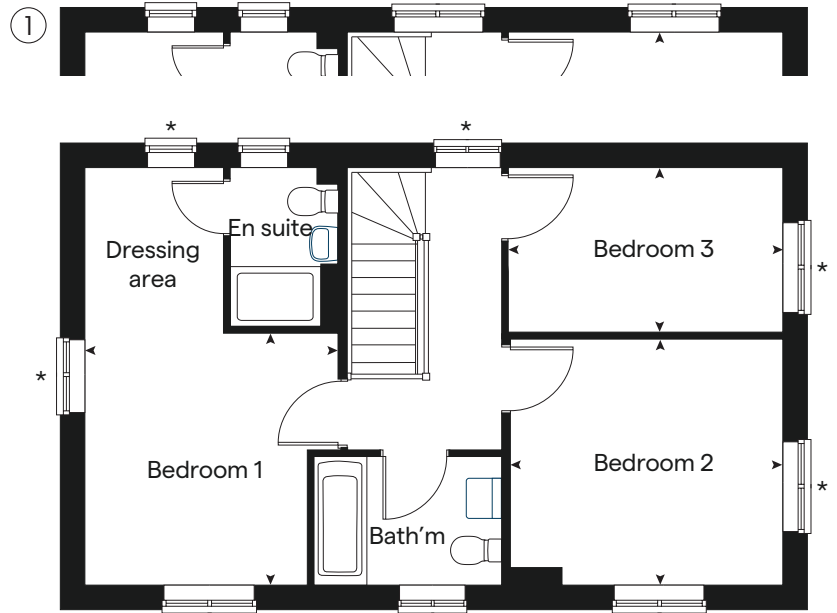
① Alternative first floor window layout applies to selected plots only. Please see sales consultant for further details.

② Alternative kitchen layout applies to selected plots only. Please see sales consultant for further details.

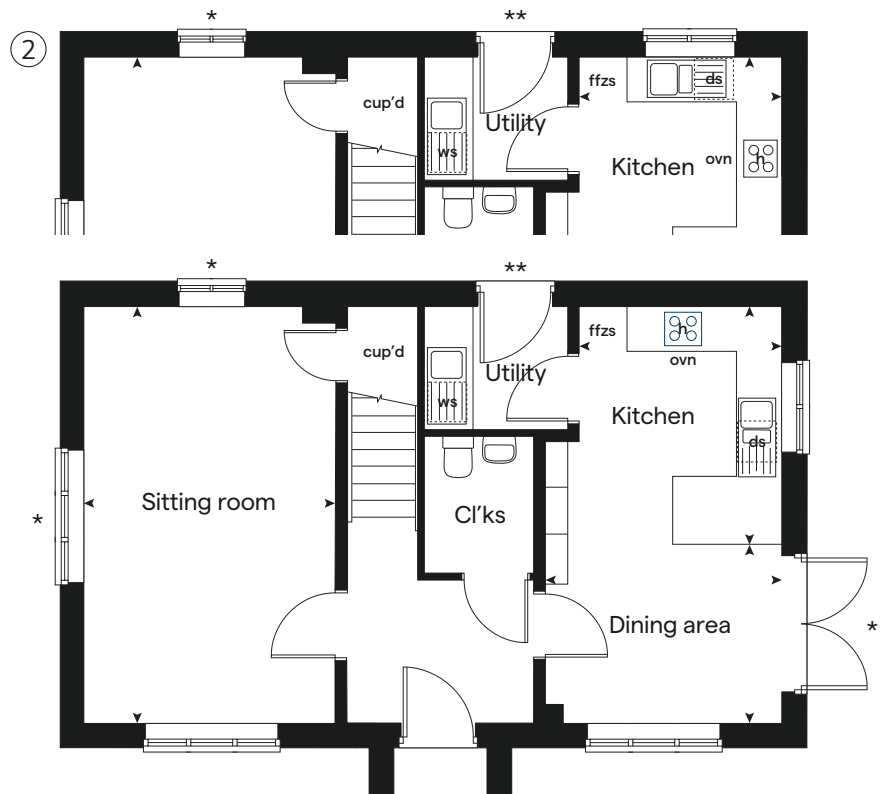
* Windows apply to selected plots only. Please see sales consultant for further details.

** Door applies to selected plots only. Please see sales consultant for further details.

First floor



Ground floor



built by
Bovis Homes



3 bedroom Sage Home

Home 416



built
by



3 bedroom Sage Home

Home 416

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.40 x 3.40	14' 6" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

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

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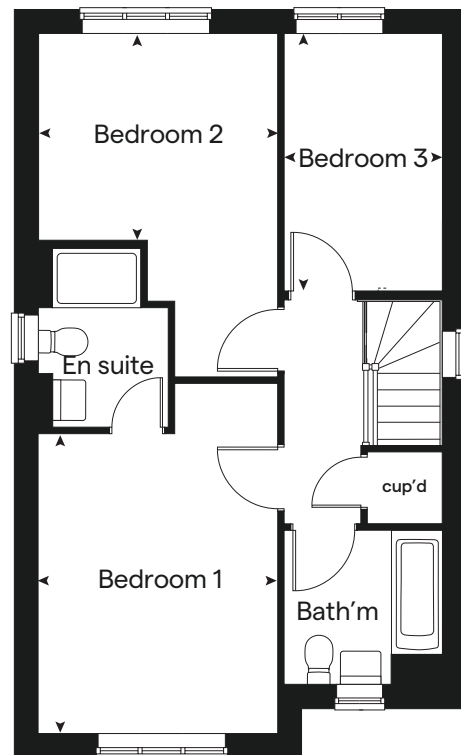
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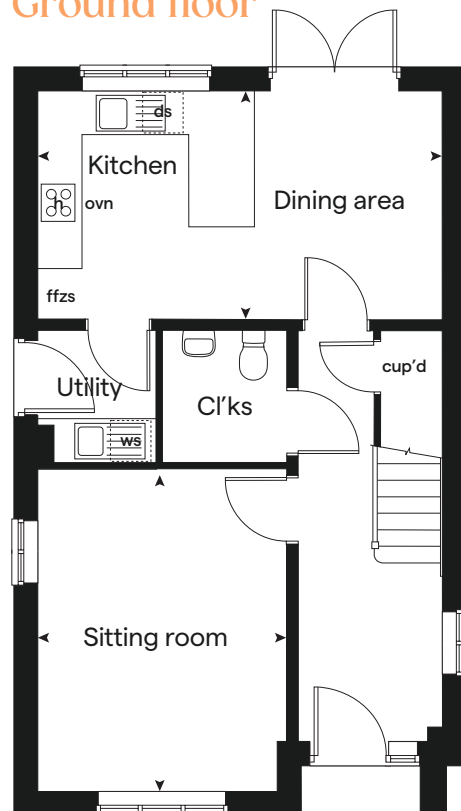
built by



First floor



Ground floor





3 bedroom Sage Home

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



built
by



3 bedroom Sage Home

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

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

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

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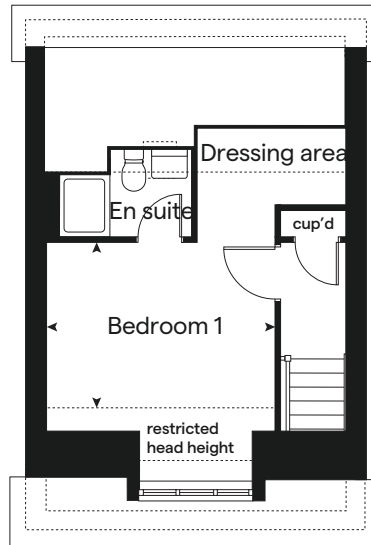
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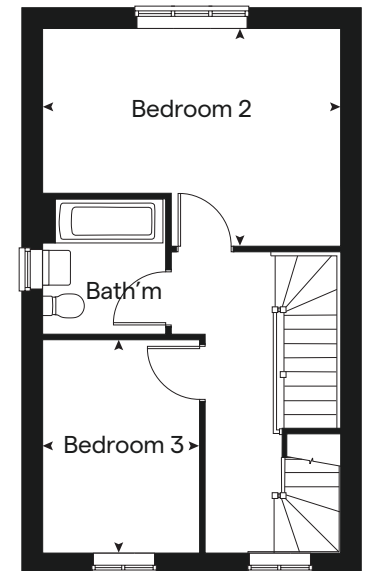
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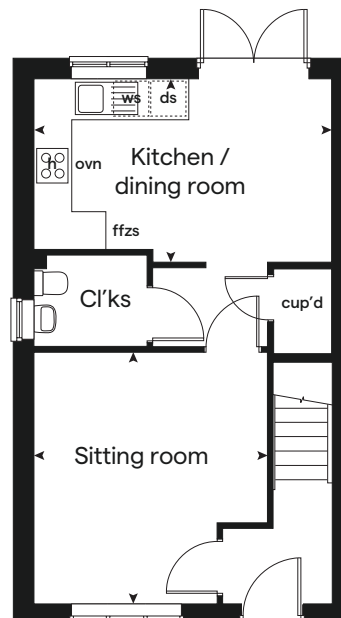
Second floor



First floor



Ground floor



built by





3 bedroom Sage Home

Homes 478, 479, 480 & 481



built
by



3 bedroom Sage Home

Homes 478, 479,
480 & 481

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.39	15' 7" x 14' 5"
Study	2.57 x 2.32	8' 5" x 7' 7"

First floor	metres	feet / inches
Sitting room	4.74 x 3.47	15' 7" x 11' 4"
Bedroom 3	4.74 x 2.57	15' 7" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.47	15' 7" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 7" x 8' 5"

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

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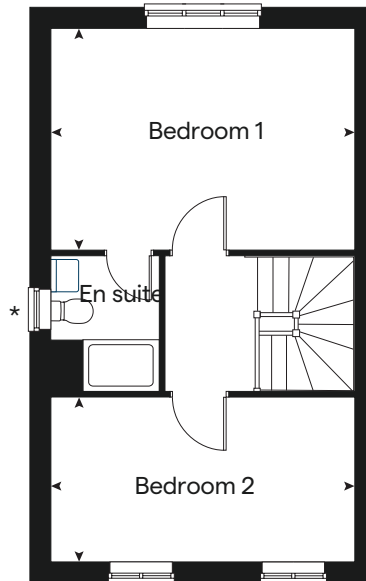
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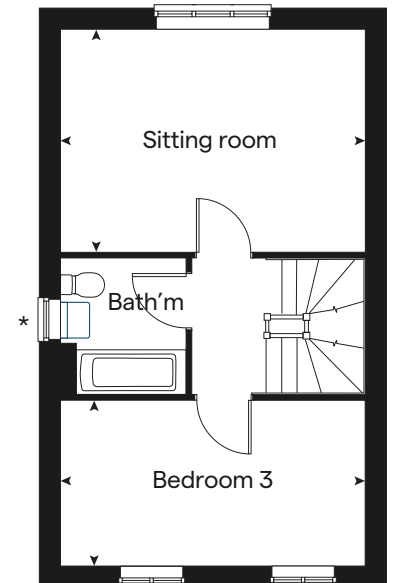
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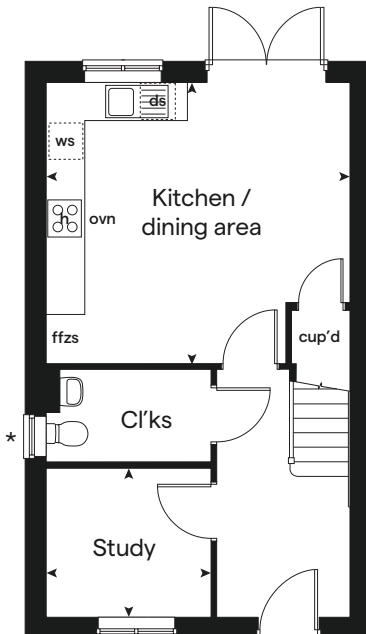
Second floor



First floor



Ground floor



built by





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' 8"
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.

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