



Ashgrove

KILLINCHY ROAD, COMBER.

A stunning range of 4 & 5 bedroom detached homes
set in the beautiful surroundings of Strangford Lough



PHASE 3



Life by the Lough

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Castle Espie



Sketrick Island



Scrabo Tower



Brent Goose

The Perfect Lough Side Location

'Ashgrove' is set in the beautiful surroundings of Strangford Lough; this spectacular new development is situated off the Killinchy Road on the south side of Comber. The area boasts a selection of schools, restaurants, cafes, independent retailers and leisure attractions. You will be spoilt for choice with local attractions such as the National Trust home at Mount Stewart, estate houses and country parks at Scrabo, Delamont Country Park and the Wetlands Centre at Castle Espie. When its time to relax and grab a bite to eat there is a great selection of local restaurants well known for their enviable reputations which extend across Northern Ireland and beyond.

The tranquil shores of Strangford Lough offer visitors the chance to experience sailing, kayaking, diving and boating. During the good weather the Lough is popular with swimmers or just for paddling in.

Bird watching has become a very popular pastime in the area. Castle Espie is an ever-popular location for wildlife and bird watching. It is home to almost the entire world population of Brent Geese during the winter months. The area provides a unique opportunity to experience this beautiful species and nature at its best.



Residents of North Down have a wealth of choices for downtime, hospitality and leisure.

The location has great private and public transport links; being close to the dual carriage way connecting to Belfast City. This route offers the convenience of commuting by car or public transport. Translink buses provide great access to local amenities on a regular basis. The town of Comber lies just a few minutes away, with Belfast less than 30 minutes.

The Comber Greenway offers cyclists a 7-mile traffic-free cycle route, part of the National Cycle Network along the old Belfast to Comber railway line. Along the route, you can take in views of Stormont and Scrabo Tower. For those keen to get out and about and be active, the pathway leads towards the leafy suburbs of East Belfast and Ballyhackamore. These areas also boast great eateries and a café culture.

Sporting opportunities are also in abundance, Comber is home to North Down Cricket Club, one of Ireland's oldest and most famous cricket clubs. Strangford Lough Yacht Club and Knock Golf Club are within easy reach for those seeking a more relaxed type of sporting activity. Comber Leisure Centre offers excellent year-round recreational facilities, including fitness classes, a gym, a health suite, a floodlit Astro Turf pitch, and four tennis courts, among many other amenities.



The History

Comber, the adaptation of “Am Comer”, an Irish word meaning confluence gives the town its name. The confluence of two rivers, The Glen River and the Enler River which meet here on their way to Strangford Lough.

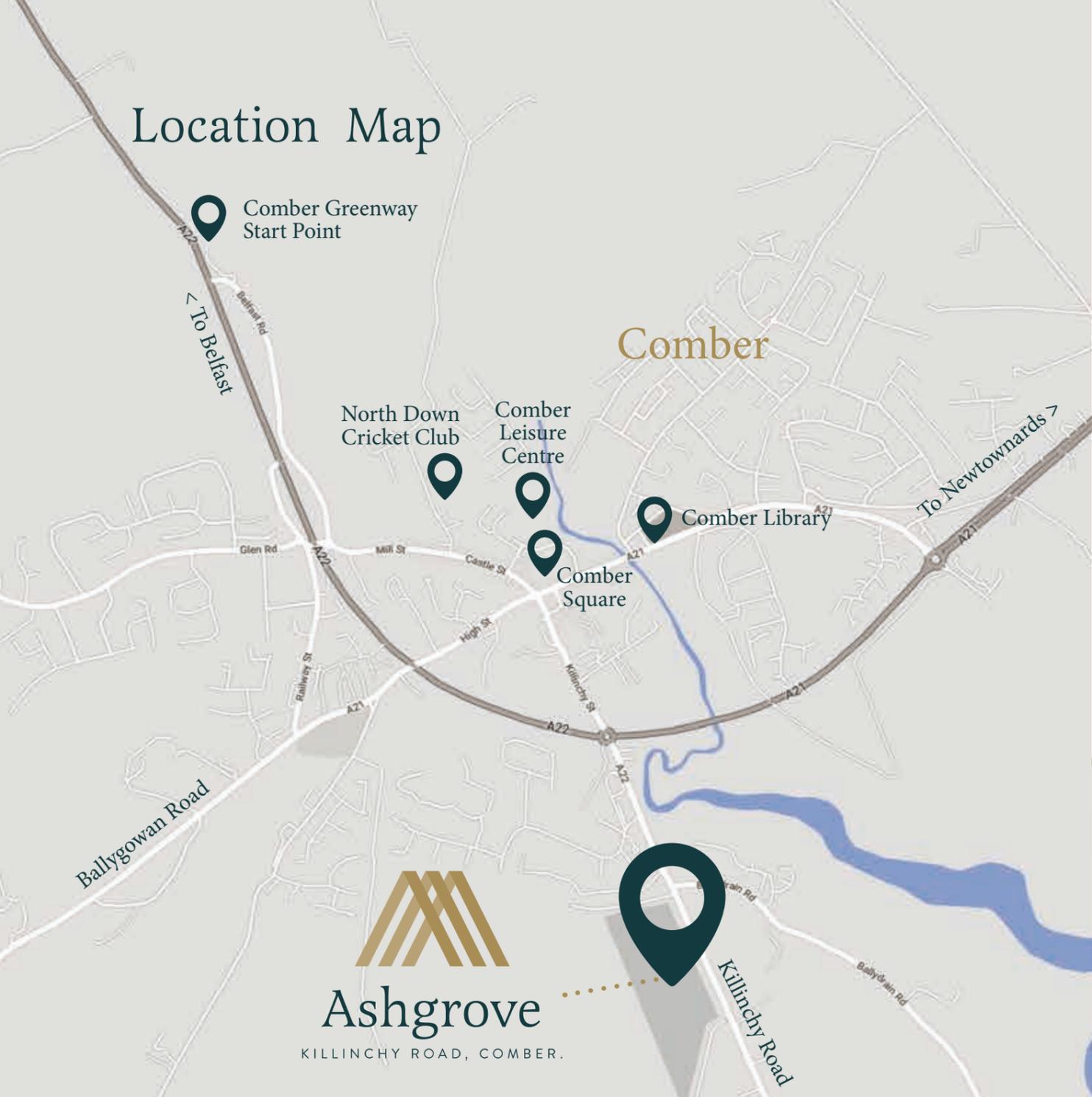
There is believed to have been a church here since the time of St Patrick, while a Cistercian abbey was founded in around 1200 on the site of the present Church of Ireland church, a site likely chosen to take advantage of the good access to Strangford Lough.

Ashgrove occupies land that was originally used as the bleachers green for a flax spinning mill that helped make the town what it is today.

The Andrews family made the area a centre of linen production by the second half of the 1700's. Comber is also famous for being the birthplace of Thomas Andrews (born in 1873), the RMS Titanic's shipbuilder, who died in the sinking of the Titanic in 1912.

The 20th century saw Comber lose much of its industry but re-establish itself as a commuter town for the Belfast urban area. The town still remains home to a number of independent and artisan stores and holds a farmer's market on the first Thursday of every month.

Location Map



Ashgrove
KILLINCHY ROAD, COMBER.



Travel Times

- 2 MIN Comber Town Centre
0.6 miles / 2 min drive
- 9 MIN Comber Greenway
1.5 miles / 9 min cycle
- 6 MIN Island Hill Causeway
2.7 miles / 6 min drive
- 10 MIN Castle Espie
2.8 miles / 10 min drive
- 6 MIN Scrabo Country Park
3.4 miles / 6 min drive
- 8 MIN Castlebawn Retail Park
4.3 miles / 8 min drive
- 11 MIN Knock Golf Club
5.4 miles / 11 min drive
- 12 MIN Strangford Lough Yacht Club
7.2 miles / 12 min drive
- 18 MIN George Best Belfast City Airport
9 miles / 18 min drive
- 28 MIN Belfast City Centre
10.2 miles / 28 min drive
- 42 MIN International Airport
29 miles / 42 min drive





Specification

Each home in Ashgrove comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

External Features:

- > Energy efficient traditional masonry construction with a selection of brick and render cladding
- > 10 Year structural warranty cover
- > Double glazed lockable uPVC windows
- > GRP Composite front doors with 5-point locking system
- > High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- > Front and rear gardens top soiled and seeded
- > Featured landscaping
- > Paved patio to rear
- > Tarmac driveway
- > Timber fencing to rear garden boundaries
- > Feature lighting to front and rear doors
- > Outside tap

Internal Features:

- > High speed broadband up to gigafast speeds (depending on provider and package chosen)
- > Comprehensive range of electrical sockets throughout, including TV and telephone points
- > Wood burning stove
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirting, architraves, stair handrails and balustrades
- > Smoke, heat and CO2 detectors fitted as standard

Kitchen

- > A choice of fully fitted kitchens including doors & handles
- > Quartz worktop with upstands and undermount sink
- > Eye level double oven included
- > Integrated appliances including electric hob, extractor hood, dishwasher, fridge freezer and washing machine

Bathrooms, Ensuites & WC's

- > Contemporary white sanitary ware and chrome fittings
- > Feature vanity unit in main bathroom and bedroom 1 ensuite
- > Thermostatic rain shower to main bathroom and bedroom 1 ensuite
- > Heated towel rail in main bathroom and bedroom 1 ensuite
- > Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

- > Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- > Ceramic wall tiling to shower enclosures and around bath
- > Splash back tiling to hand basins
- > Carpet and underlay to lounge, family room,* stairs, landing and all bedrooms

* where applicable



Elevate Your Living Experience

Customise Your Home

At Lotus Homes we understand our customers and take pride in delivering a high-quality turnkey experience. However, for those desiring extra luxury we offer a selection of bespoke upgrades allowing you to tailor your home to your individual style and preferences. From elegant finishes to cutting-edge features, why not indulge in the opportunity to make your Lotus Home truly your own.

Kitchen Options

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

Door Selection: Explore our extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space: Fully customise your kitchen layout and add extra units such as a larder or an elegant island (where applicable).

Floor Options

Choose from a wide range of flooring options including ceramic tiles, carpets, laminate and LVT flooring, offering durability and easy maintenance to personalise and upgrade your space.

Carpet Options

Elevate the quality and comfort of your home with our luxurious carpet range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

Tiling Options

Choose from our superior floor and wall tiling options to add elegance to any room. Our collection features uniquely crafted designs and high-quality materials to enhance your kitchen, bathroom, or living areas.

Electrical Options*

Why not personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points, extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

Wireless Alarm System

Protect your home with our advanced wireless alarm system, offering seamless installation, enhanced security and peace of mind - no wiring required.

Bathroom Options

Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

Garden Room

Expand your living space with a beautiful garden room to create a more spacious open plan kitchen, living, or dining area (see Page 40).

Garage*

Our garages are designed to seamlessly integrate and blend into your home. Whether you're seeking extra storage space, safeguarding of vehicles, or simply expanding your home (see Page 41).

Car Charging Port

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

Garden Paving

Make the most of your outdoor space with extra garden paving - designed to bring beauty, functionality, and versatility to your surroundings.

* where applicable

House Types Overview



Kendrew

5 BED - DETACHED 2135 SQ FT

Lounge & Family Room
Spacious Open Plan Kitchen, Living, Dining
Five Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Turner

4 BED - DETACHED 2020 SQ FT

Lounge & Family Room
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Murray

4 BED - DETACHED 1995 SQ FT

Lounge & Family Room
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Hargreave

4 BED - DETACHED 1900 SQ FT

Lounge & Family Room
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Marshall

4 BED - DETACHED 1875 SQ FT

Lounge & Family Room
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Winnow

4 BED - DETACHED 1865 SQ FT

Lounge & Family Room
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Callender

4 BED - DETACHED 1755 SQ FT

Lounge
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Wellington

4 BED - DETACHED 1670 SQ FT

Lounge
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Cambric

4 BED - DETACHED 1535 SQ FT

Lounge
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.



Napier

4 BED - DETACHED 1535 SQ FT

Lounge
Spacious Open Plan Kitchen, Living, Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

Optional Extras

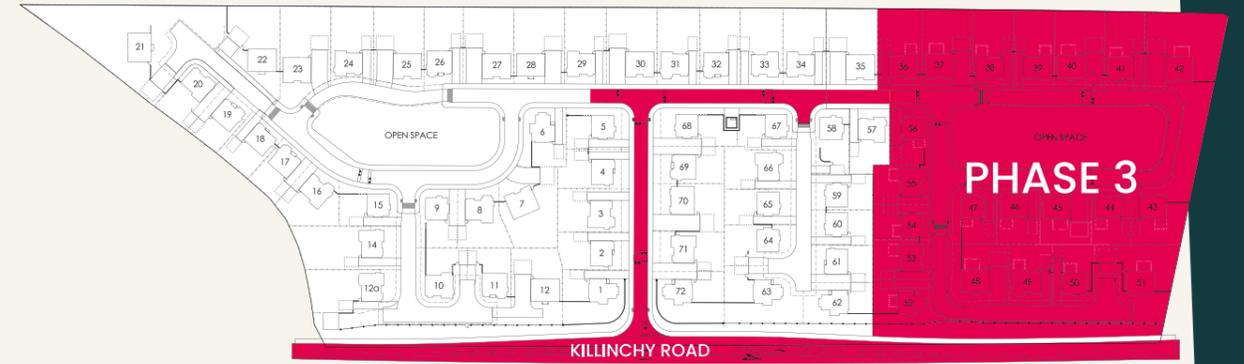
Garages & Garden Room
Please ask for details.



Ashgrove

KILLINCHY ROAD, COMBER.

PHASE 3



HOUSE TYPES:

Kendrew

5 BED - DETACHED, 2135 SQ FT

Turner

4 BED - DETACHED, 2020 SQ FT

Murray

4 BED - DETACHED, 1995 SQ FT

Hargreave

4 BED - DETACHED, 1900 SQ FT

Marshall

4 BED - DETACHED, 1875 SQ FT

Winnow

4 BED - DETACHED, 1865 SQ FT

Callender

4 BED - DETACHED, 1755 SQ FT

Wellington

4 BED - DETACHED, 1670 SQ FT

Cambric

4 BED - DETACHED, 1535 SQ FT

Napier

4 BED - DETACHED, 1535 SQ FT

Map not to scale. Image for illustrative purposes only.

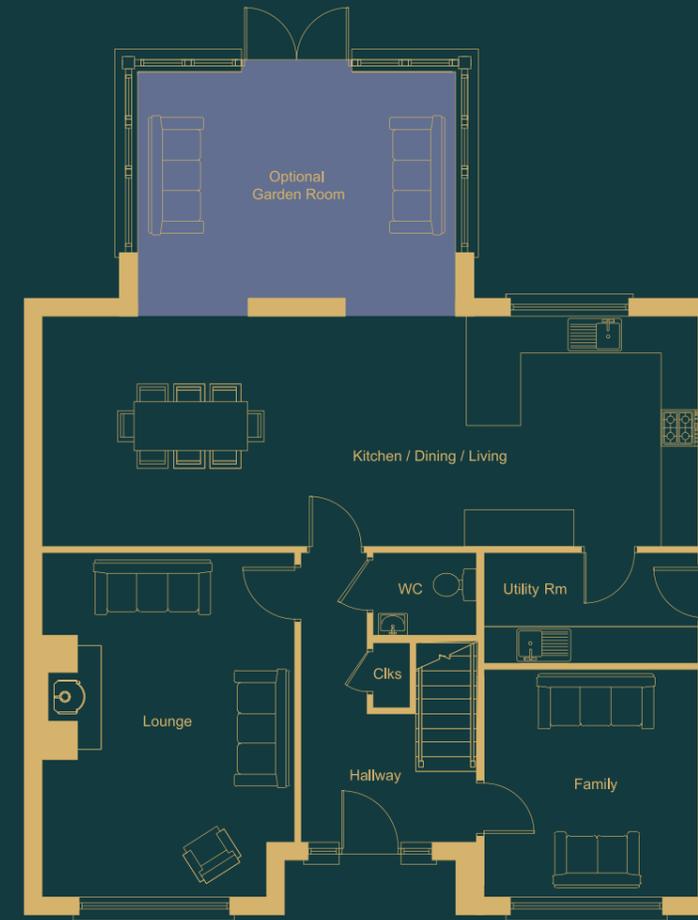
Kendrew

5 BED
DETACHED
2135 SQ.FT

GARDEN ROOM
ADDITIONAL
215 SQ.FT



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING	35"1 x 12"2	10.7m x 3.7m
UTILITY	11"6 x 5"11	3.5m x 1.8m
LOUNGE	18"4 x 13"5	5.6m x 4.1m
FAMILY ROOM	12"2 x 11"6	3.7m x 3.5m
WC	5"7 x 4"3	1.7m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM	16"10 x 13"1	5.1m x 4.0m
GARAGE	Available on selected plots.	

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1	14"5 x 13"1	4.4m x 4.0m
ENSUITE	10"10 x 3"11	3.3m x 1.2m
BED 2	14"5 x 12"10	4.4m x 3.9m
BED 3	14"1 x 10"6	4.3m x 3.2m
BED 4	10"10 x 11"6	3.3m x 3.5m
BED 5	10"2 x 9"2	3.1m x 2.8m
BATH	11"6 x 8"10	3.5m x 2.7m

EXTERNAL FINISHES



37 & 42



Image for illustration purposes only

Turner

4 BED
DETACHED
2020 SQ.FT

GARDEN ROOM
ADDITIONAL
215 SQ.FT



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
35"1 x 12"2 10.7m x 3.7m

UTILITY
11"6 x 5"11 3.5m x 1.8m

LOUNGE
17"9 x 13"5 5.4m x 4.1m

FAMILY ROOM
11"6 x 11"6 3.5m x 3.5m

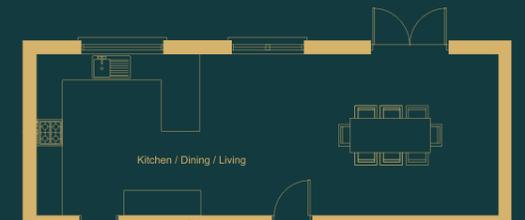
WC
5"7 x 4"3 1.7m x 1.3m

OPTIONAL EXTRAS

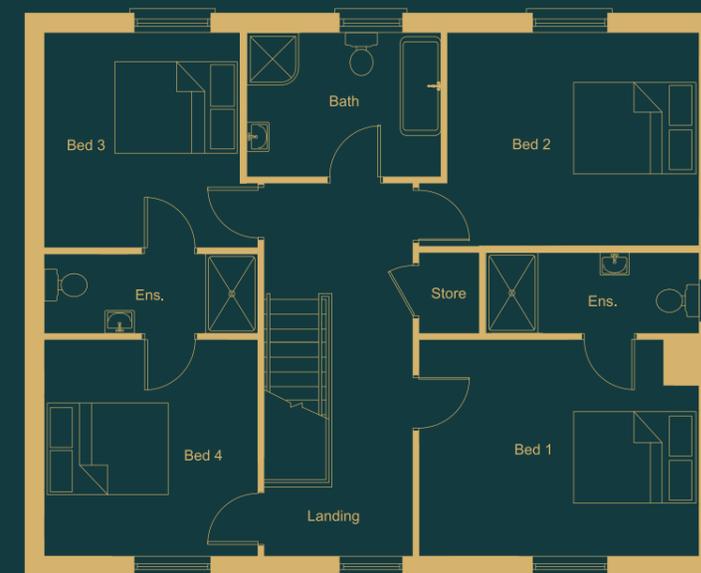
GARDEN ROOM
16"10 x 13"1 5.1m x 4.0m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
14"9 x 11"10 4.5m x 3.6m

ENSUITE
11"2 x 3"11 3.4m x 1.2m

BED 2
14"9 x 11"6 4.5m x 3.5m

BED 3
11"6 x 11"6 3.5m x 3.5m

JJ Ensuite
11"6 x 3"11 3.5m x 1.2m

BED 4
11"10 x 11"6 3.6m x 3.5m

BATH
10"6 x 7"7 3.2m x 2.3m

EXTERNAL FINISHES



45 & 51



Image for illustration purposes only

Murray

4 BED
DETACHED
1995 SQ.FT

GARDEN ROOM
ADDITIONAL
215 SQ.FT



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
35"1 x 12"2 10.7m x 3.7m

UTILITY
11"6 x 5"11 3.5m x 1.8m

LOUNGE
15"5 x 13"5 4.7m x 4.1m

FAMILY ROOM
11"6 x 9"2 3.5m x 2.8m

WC
5"7 x 4"3 1.7m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM
16"10 x 13"1 5.1m x 4.0m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



EXTERNAL FINISHES



40 & 48



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
14"9 x 11"10 4.5m x 3.6m

ENSUITE
11"2 x 3"11 3.4m x 1.2m

BED 2
14"9 x 11"6 4.5m x 3.5m

BED 3
11"6 x 11"6 3.5m x 3.5m

JJ Ensuite
11"6 x 3"11 3.5m x 1.2m

BED 4
11"10 x 11"6 3.6m x 3.5m

BATH
10"6 x 7"7 3.2m x 2.3m



Hargreave

4 BED
DETACHED
1900 SQ.FT

GARDEN ROOM
ADDITIONAL
165 SQ.FT



EXTERNAL FINISHES



38, 46 & 49



55



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
28"3 x 16"5 8.6m x 5.0m

UTILITY
11"10 x 5"7 3.6m x 1.7m

LOUNGE
17"0 x 13"1 5.2m x 4.0m

FAMILY ROOM
14"5 x 9"6 4.4m x 2.9m

WC
6"3 x 3"3 1.9m x 1.0m

OPTIONAL EXTRAS

GARDEN ROOM
13"1 x 12"6 4.0m x 3.8m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
13"9 x 13"1 4.2m x 4.0m

ENSUITE
9"2 x 4"7 2.8m x 1.4m

BED 2
13"1 x 11"10 4.0m x 3.6m

BED 3
13"1 x 12"2 4.0m x 3.7m

BED 4
13"1 x 11"10 4.0m x 3.6m

BATH
9"10 x 6"11 3.0m x 2.1m

Marshall

4 BED
DETACHED
1875 SQ.FT

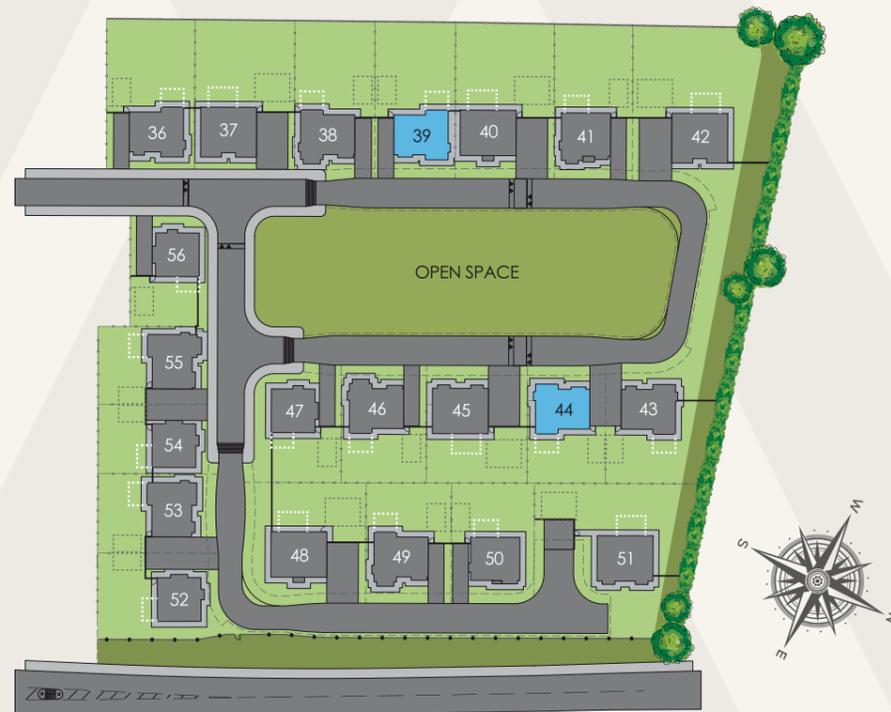
GARDEN ROOM
ADDITIONAL
165 SQ.FT



EXTERNAL FINISHES



39 & 44



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
28"3 x 16"5 8.6m x 5.0m

UTILITY
11"10 x 5"7 3.6m x 1.7m

LOUNGE
14"1 x 13"1 4.3m x 4.0m

FAMILY ROOM
13"9 x 9"6 4.2m x 2.9m

WC
6"3 x 3"3 1.9m x 1.0m

OPTIONAL EXTRAS

GARDEN ROOM
13"1 x 12"6 4.0m x 3.8m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
13"9 x 13"1 4.2m x 4.0m

ENSUITE
9"2 x 4"7 2.8m x 1.4m

BED 2
13"1 x 11"10 4.0m x 3.6m

BED 3
13"5 x 13"1 4.1m x 4.0m

BED 4
13"1 x 11"10 4.0m x 3.6m

BATH
9"10 x 6"11 3.0m x 2.1m

Winnow

4 BED
DETACHED
1865 SQ.FT

GARDEN ROOM
ADDITIONAL
165 SQ.FT



Brick

Render

Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
28'3" x 16'5" 8.6m x 5.0m

UTILITY
11'10" x 5'7" 3.6m x 1.7m

LOUNGE
14'1" x 13'1" 4.3m x 4.0m

FAMILY ROOM
14'5" x 9'6" 4.4m x 2.9m

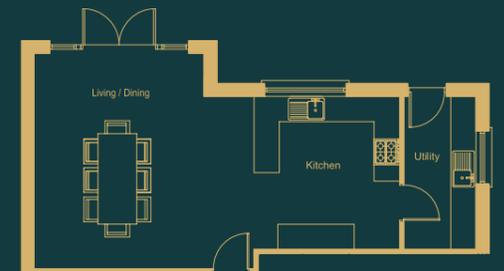
WC
6'3" x 3'3" 1.9m x 1.0m

OPTIONAL EXTRAS

GARDEN ROOM
13'1" x 12'6" 4.0m x 3.8m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
13'9" x 13'1" 4.2m x 4.0m

ENSUITE
9'2" x 4'7" 2.8m x 1.4m

BED 2
13'1" x 11'10" 4.0 x 3.6m

BED 3
13'1" x 12'2" 4.0m x 3.7m

BED 4
13'1" x 11'10" 4.0m x 3.6m

BATH
9'10" x 6'11" 3.0m x 2.1m

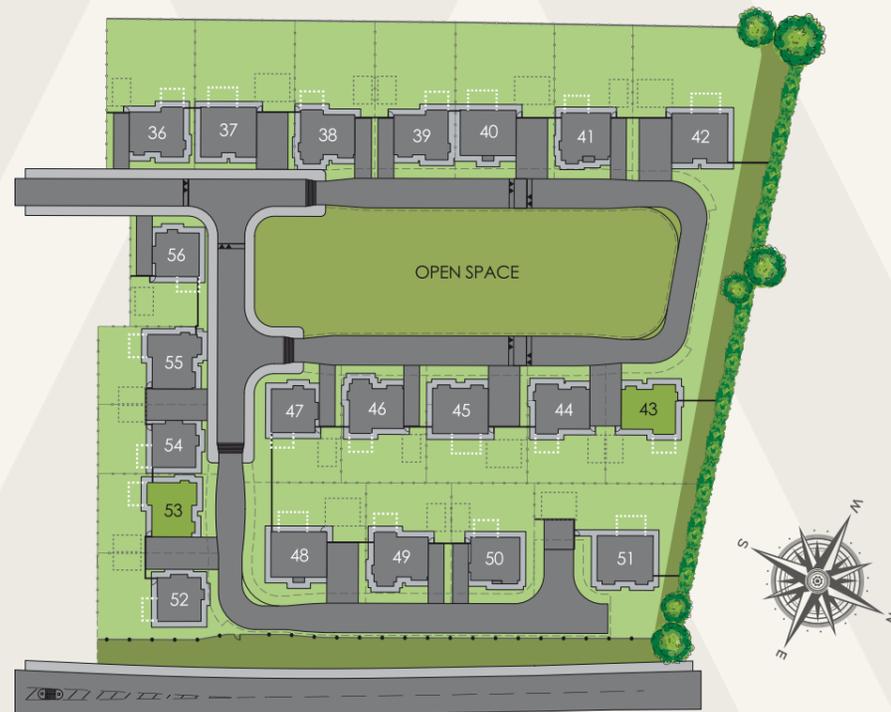
EXTERNAL FINISHES

RENDER

53

BRICK

43



Callender

4 BED
DETACHED
1755 SQ.FT

GARDEN ROOM
ADDITIONAL
155 SQ.FT



Ground Floor



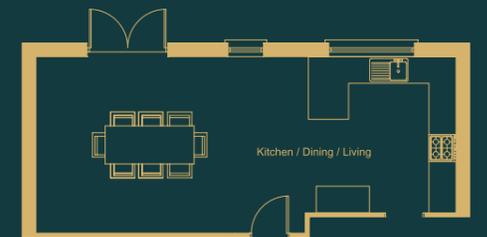
GROUND FLOOR DIMENSIONS

KITCHEN / DINING	30"10 x 12"10	9.4m x 3.9m
UTILITY	7"7 x 7"3	2.3m x 2.2m
LOUNGE	18"4 x 14"1	5.6m x 4.3m
WC	7"7 x 2"11	2.3m x 0.9m

OPTIONAL EXTRAS

GARDEN ROOM	13"9 x 11"2	4.2m x 3.4m
GARAGE	Available on selected plots.	

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1	14"1 x 12"10	4.3m x 3.9m
ENSUITE	8"2 x 4"7	2.5m x 1.4m
BED 2	12"2 x 11"6	3.7m x 3.5m
BED 3	11"6 x 9"2	3.5m x 2.8m
BED 4	11"6 x 8"10	3.5m x 2.7m
BATH	8"2 x 7"3	3.4m x 2.2m

EXTERNAL FINISHES

RENDER
41



Wellington

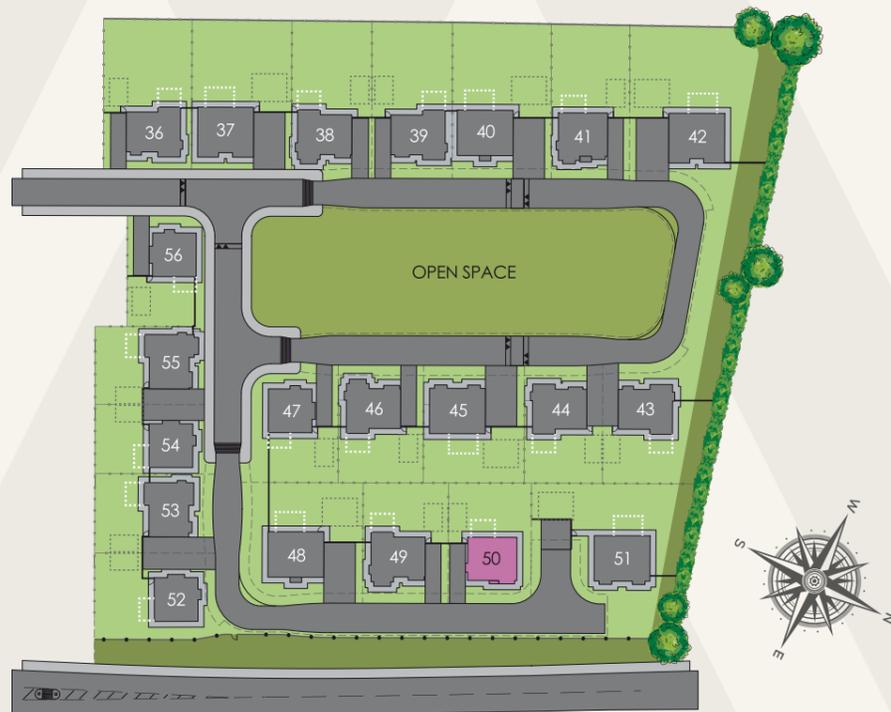
4 BED
DETACHED
1670 SQ.FT

GARDEN ROOM
ADDITIONAL
155 SQ.FT



EXTERNAL FINISHES

RENDER
50



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING / FAMILY
30"10 x 11"6 9.4m x 3.5m

UTILITY
7"7 x 7"3 2.3m x 2.2m

LOUNGE
14"9 x 14"1 4.5m x 4.3m

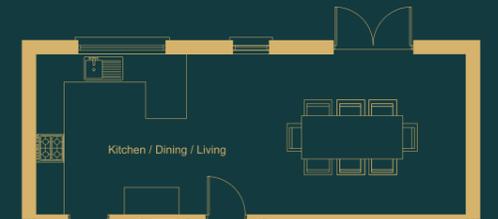
WC
7"7 x 2"11 2.3m x 0.9m

OPTIONAL EXTRAS

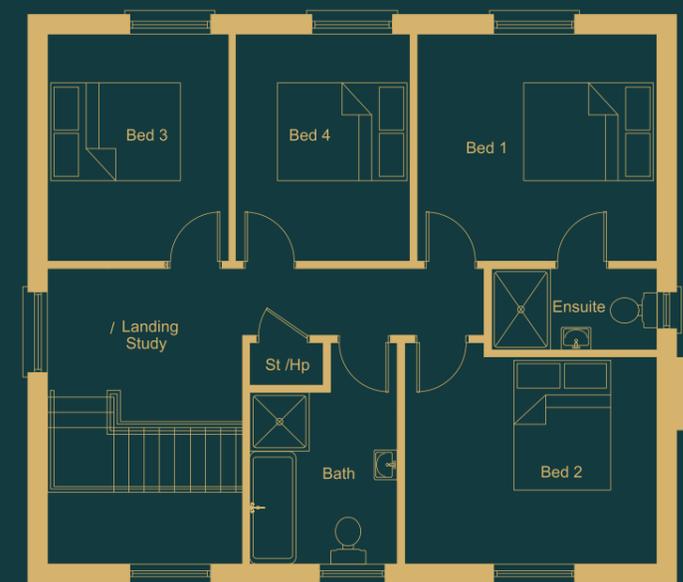
GARDEN ROOM
13"9 x 11"2 4.2m x 3.4m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
12"2 x 11"6 3.7m x 3.5m

ENSUITE
8"2 x 3"11 2.5m x 1.2m

BED 2
12"10 x 11"2 3.9m x 3.4m

BED 3
11"6 x 9"2 3.5m x 2.8m

BED 4
11"6 x 8"10 3.5m x 2.7m

BATH
11"2 x 7"3 3.4m x 2.2m

Cambric

4 BED
DETACHED
1535 SQ.FT

GARDEN ROOM
ADDITIONAL
125 SQ.FT



EXTERNAL FINISHES



52 & 56



47



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING / FAMILY
26'11 x 14'5 8.2m x 4.4m

UTILITY
7'3 x 5'7 2.2m x 1.7m

LOUNGE
14'5 x 13'9 4.4m x 4.2m

WC
5'11 x 4'3 1.8m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM
12'10 x 9'10 3.9m x 3.0m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
14'5 x 11'10 4.4m x 3.6m

ENSUITE
7'7 x 4'7 2.3m x 1.4m

BED 2
11'2 x 10'6 3.4m x 3.2m

BED 3
14'5 x 8'6 4.4m x 2.6m

BED 4
10'2 x 8'6 3.1m x 2.6m

BATH
9'2 x 6'7 2.8m x 2.0m

Napier

4 BED
DETACHED
1535 SQ.FT

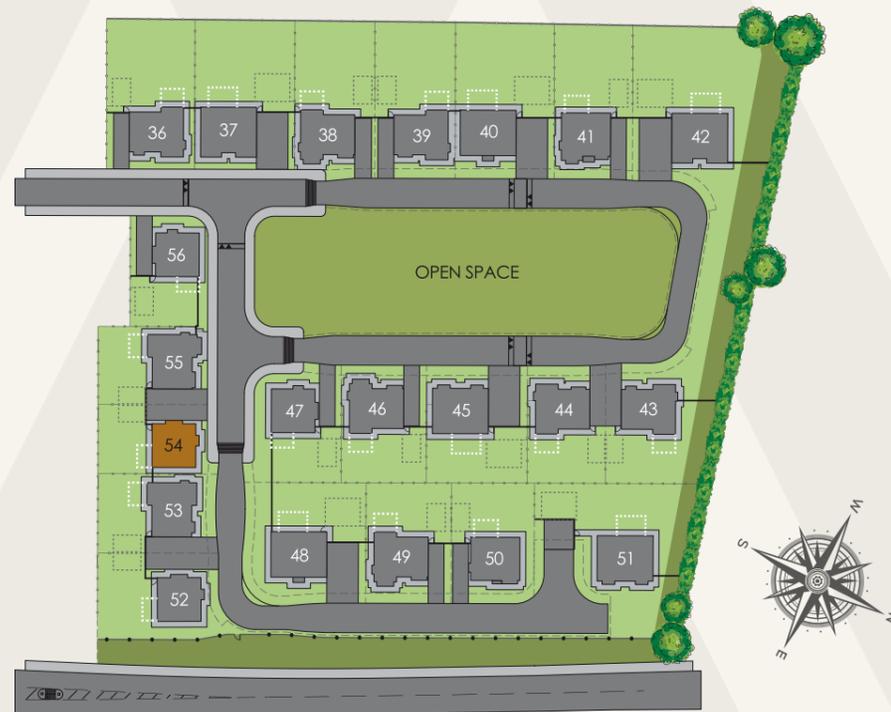
GARDEN ROOM
ADDITIONAL
125 SQ.FT



EXTERNAL FINISHES



54



Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING / FAMILY
26"11 x 14"5 8.2m x 4.4m

UTILITY
7"3 x 5"7 2.2m x 1.7m

LOUNGE
14"5 x 13"9 4.4m x 4.2m

WC
5"11 x 4"3 1.8m x 1.3m

OPTIONAL EXTRAS

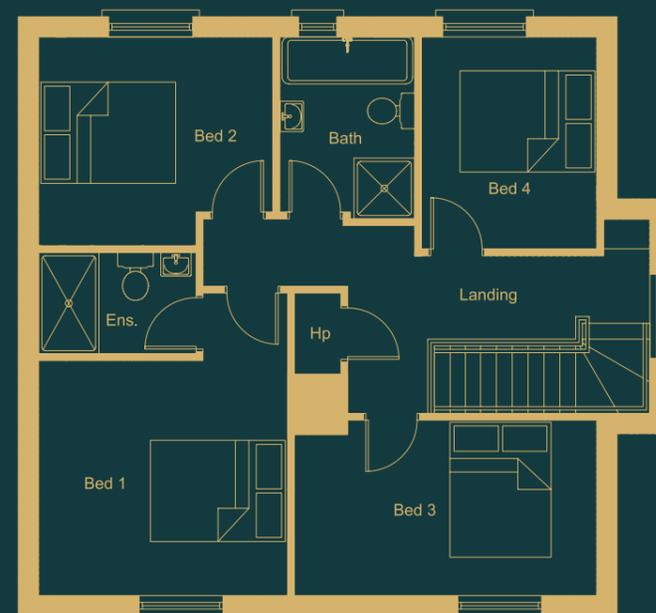
GARDEN ROOM
12"10 x 9"10 3.9m x 3.0m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

BED 1
14"5 x 11"10 4.4m x 3.6m

ENSUITE
7"7 x 4"7 2.3m x 1.4m

BED 2
11"2 x 10"6 3.4m x 3.2m

BED 3
14"5 x 8"6 4.4m x 2.6m

BED 4
10"2 x 8"6 3.1m x 2.6m

BATH
9"2 x 6"7 2.8m x 2.0m



Add a beautiful garden room to create a larger open plan kitchen, living, dining area.*

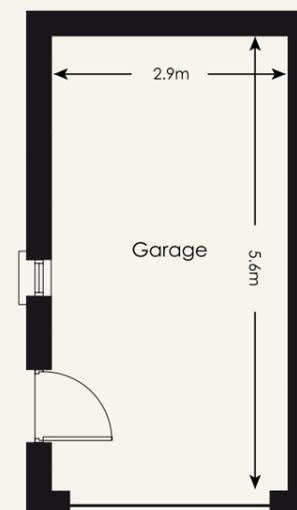
PLEASE NOTE:

Further details and prices available on request.

* Garden room plans & sizes are shown on each individual house type page.

Garages

SINGLE GARAGE



PAIRED GARAGE

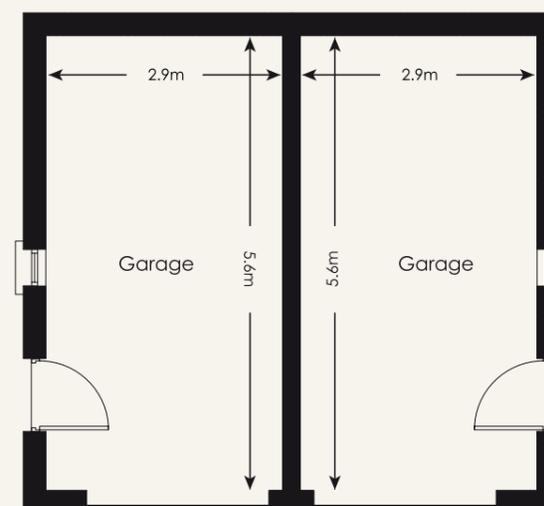


Image for illustration purposes only.

All garages will be finished in render. Images for illustration purposes only.







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Selling Agent



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