



Ashgrove

KILLINCHY ROAD, COMBER.

Phase 1

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Street View



Image for illustration purposes only

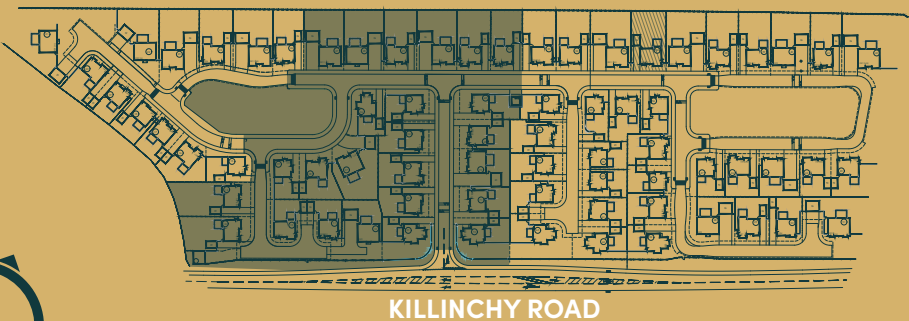


New home.
New adventure.
New memories.



Site Plan

Phase1



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

Mercer

4 BED - DETACHED, 1695 SQ FT

Wellington

4 BED - DETACHED, 1670 SQ FT

Cambric

4 BED - DETACHED, 1535 SQ FT

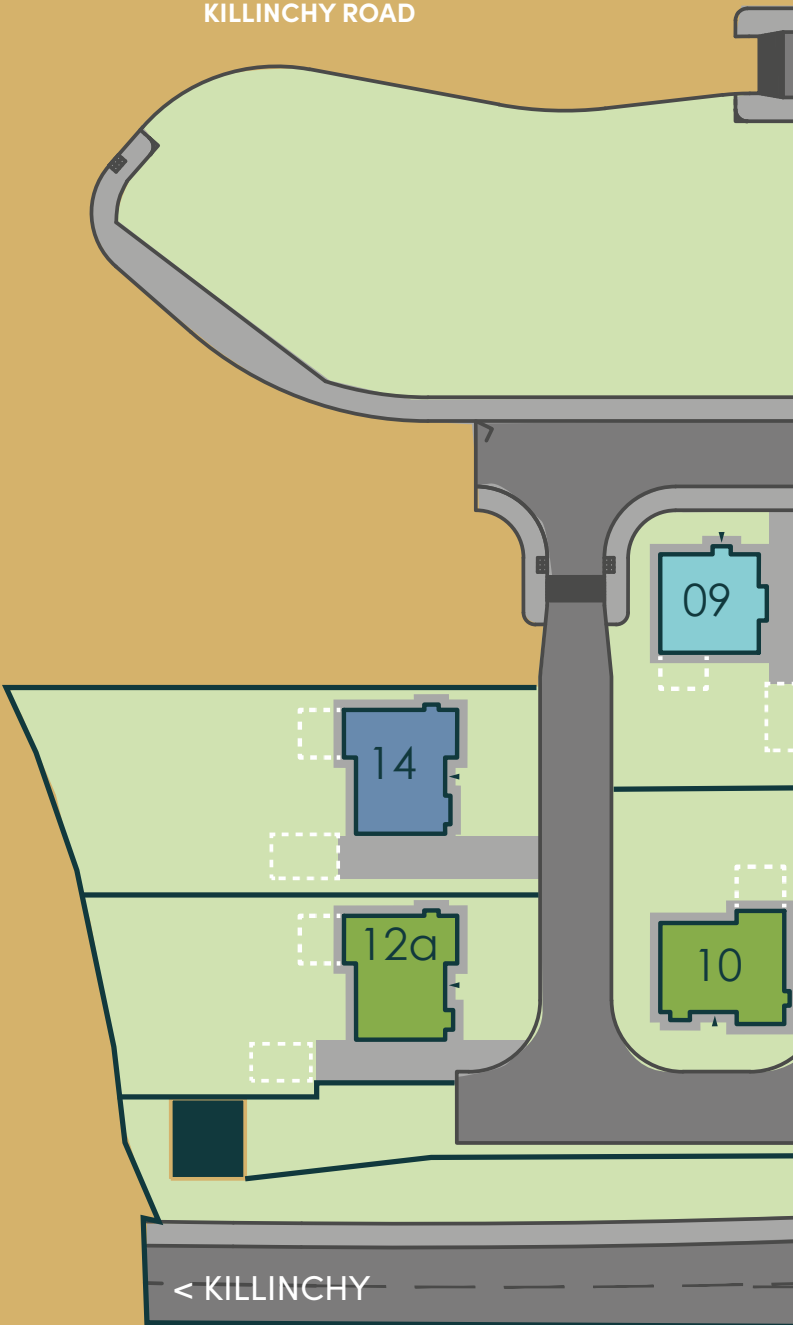


Image for illustration purposes only



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/Study
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.

Mercer



*4 BED - DETACHED
1695 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.

Optional Extras

Garages
Garden Room
Please ask for details.

Image for illustration purposes only



Kendrew

5 BED
DETACHED
2135 SQ.FT

GARDEN ROOM
ADDITIONAL
215 SQ.FT

Render



EXTERNAL FINISH



30



7, 27

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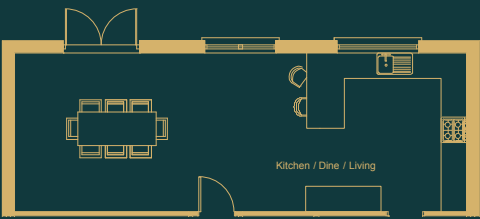
Ground Floor



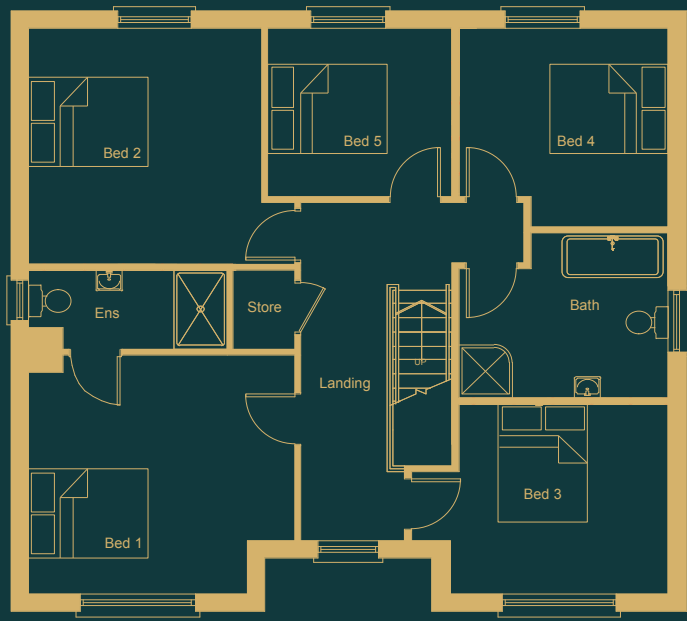
GROUND FLOOR DIMENSIONS

- 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

- MASTER BED**
14"5 x 13"1 4.4m x 4.0m
- ENSUITE**
10"10 x 4"3 3.3m x 1.3m
- 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



Turner

4 BED
DETACHED
2020 SQ.FT

GARDEN ROOM
ADDITIONAL
215 SQ.FT

Render



EXTERNAL FINISH



70

Image for illustration purposes only

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

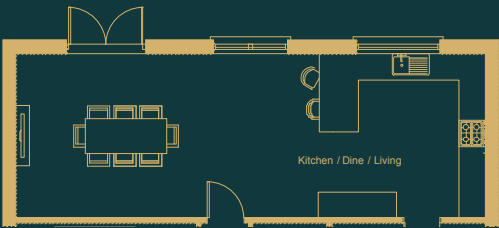
WC
5"7 x 4"3 1.7m x 1.3m

OPTIONAL EXTRAS

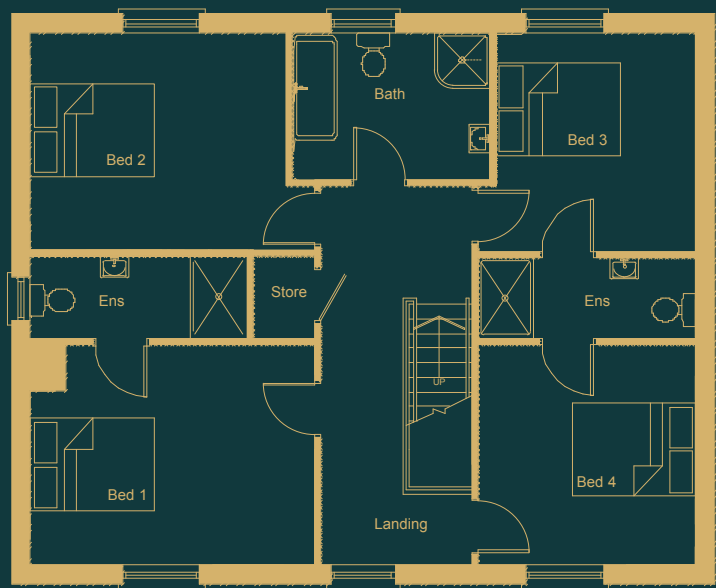
GARDEN ROOM
16"10 x 13"1 5.1m x 4.0m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

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

ENSUITE
11"2 x 4"3 3.4m x 1.3m

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 4"3 3.5m x 1.3m

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

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



Murray

4 BED
DETACHED
1995 SQ.FT

GARDEN ROOM
ADDITIONAL
215 SQ.FT

Brick



EXTERNAL FINISH



12



28

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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

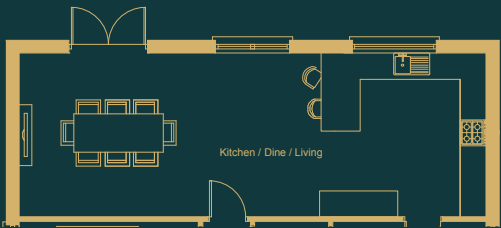
WC
5'7" x 4'3" 1.7m x 1.3m

OPTIONAL EXTRAS

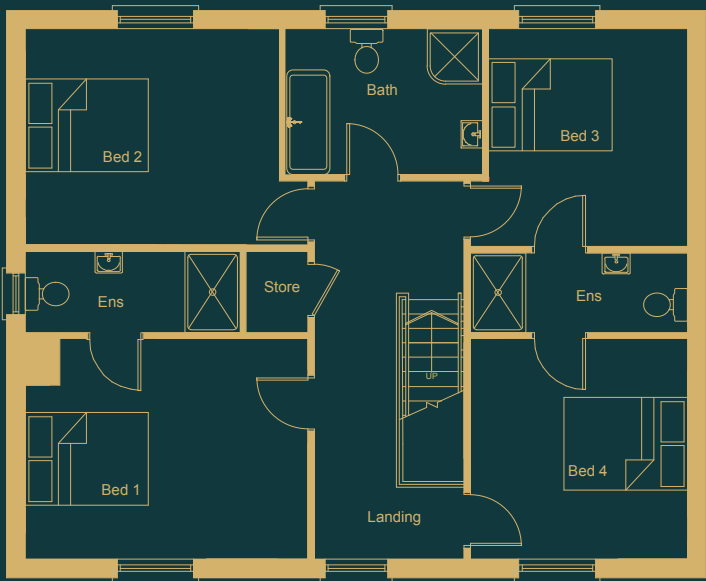
GARDEN ROOM
16'10" x 13'1" 5.1m x 4.0m

GARAGE
Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

MASTER BED
14'9" x 11'6" 4.5m x 3.5m

ENSUITE
11'2" x 4'3" 3.4m x 1.3m

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 4'3" 3.5m x 1.3m

BED 4
11'6" x 11'6" 3.5m 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

Render



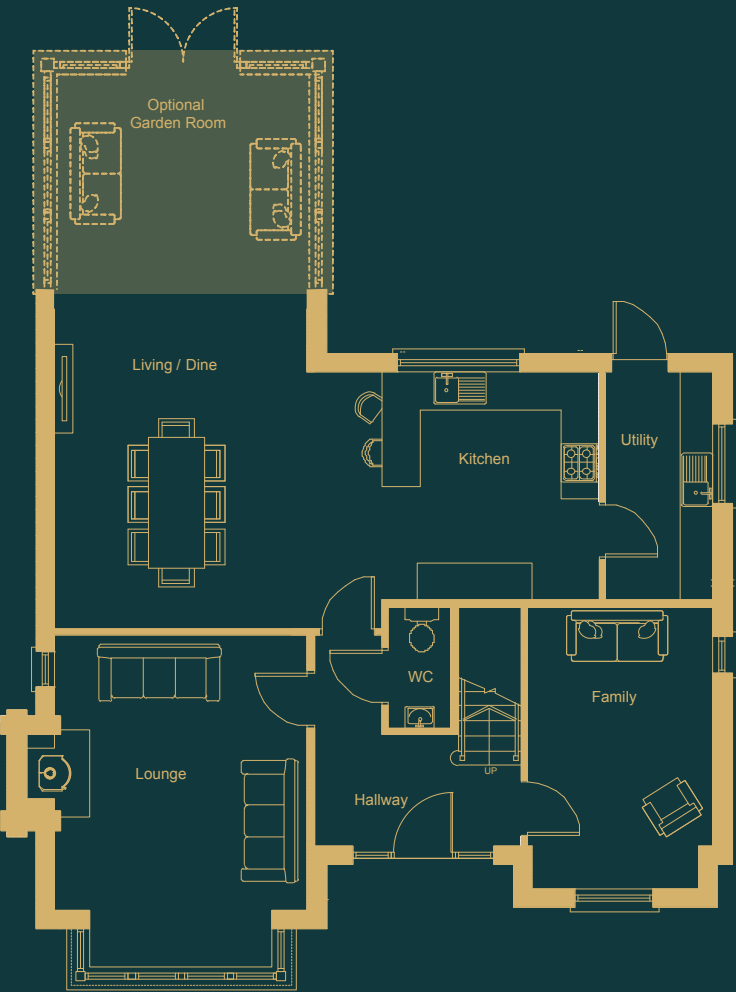
EXTERNAL
FINISH



3, 8, 31

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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

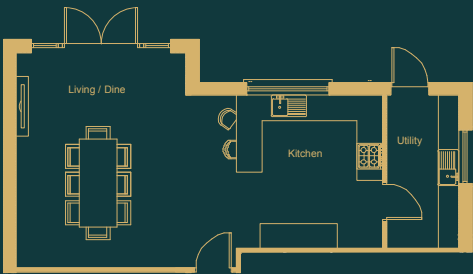
WC
6'3 x 3'3 1.9m x 1.0m

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

MASTER BED
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

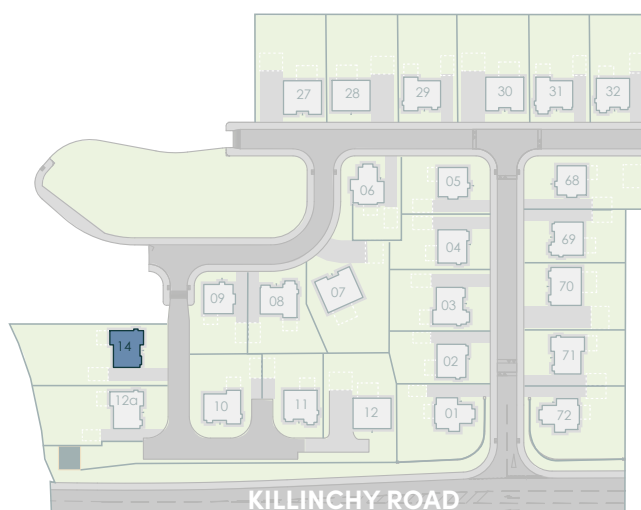


Marshall

4 BED
DETACHED
1875 SQ.FT

GARDEN ROOM
ADDITIONAL
165 SQ.FT

Render



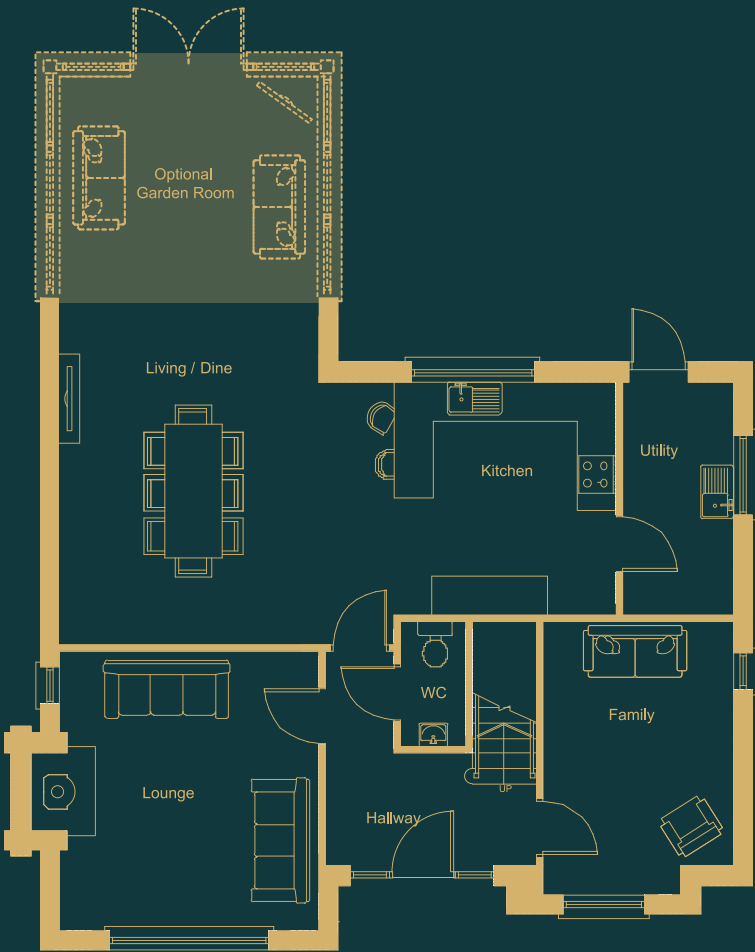
EXTERNAL FINISH



14

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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

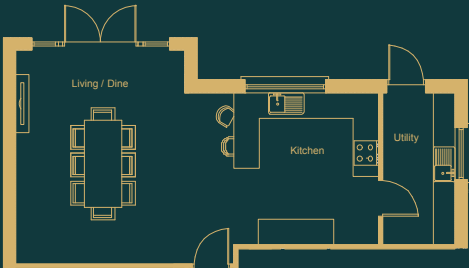
WC
6'3 x 3'3 1.9m x 1.0m

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

MASTER BED
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

Render



EXTERNAL FINISH



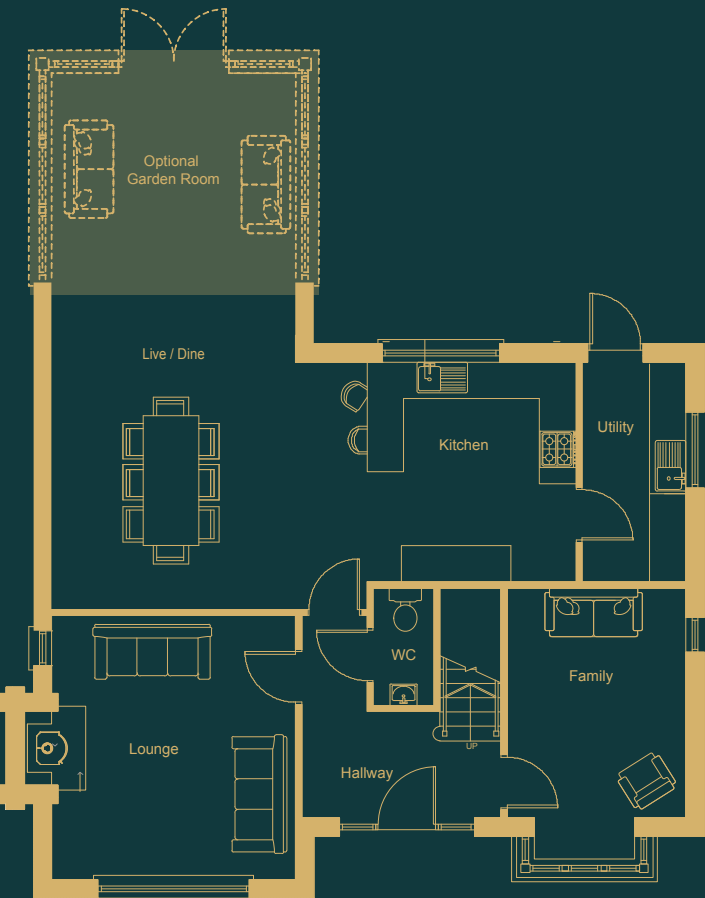
71



10, 12A, 29

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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

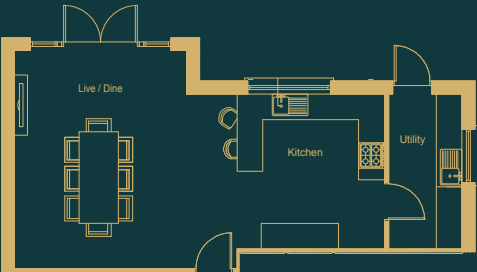
WC
6'3 x 3'3 1.9m x 1.0m

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

MASTER BED
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



Callender

4 BED
DETACHED
1755 SQ.FT

GARDEN ROOM
ADDITIONAL
155 SQ.FT

Render



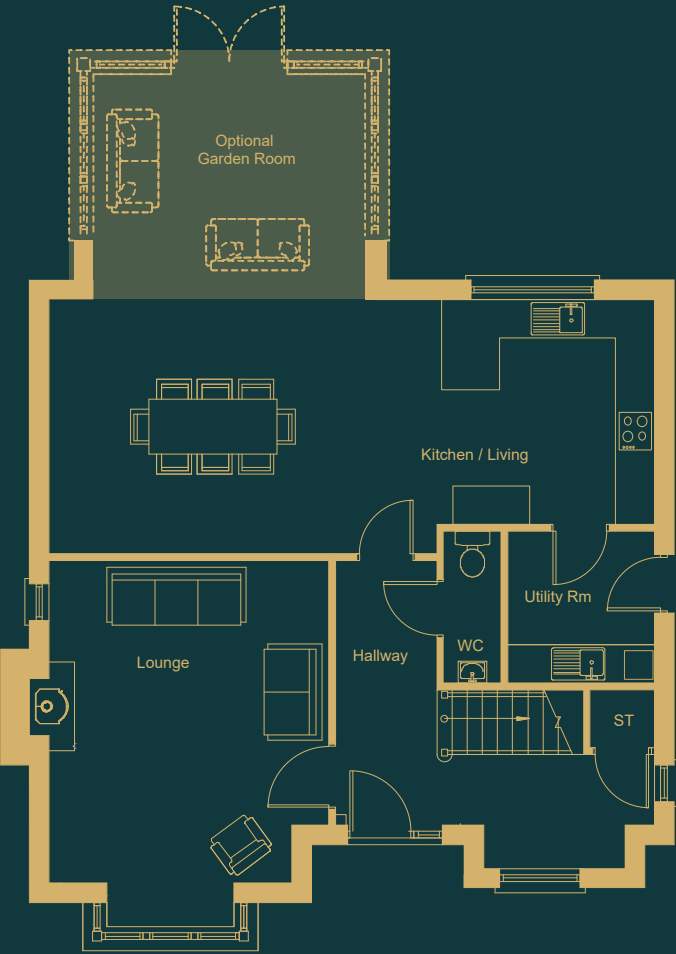
EXTERNAL
FINISH



11, 32, 69

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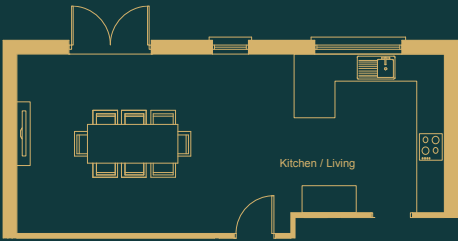
Ground Floor



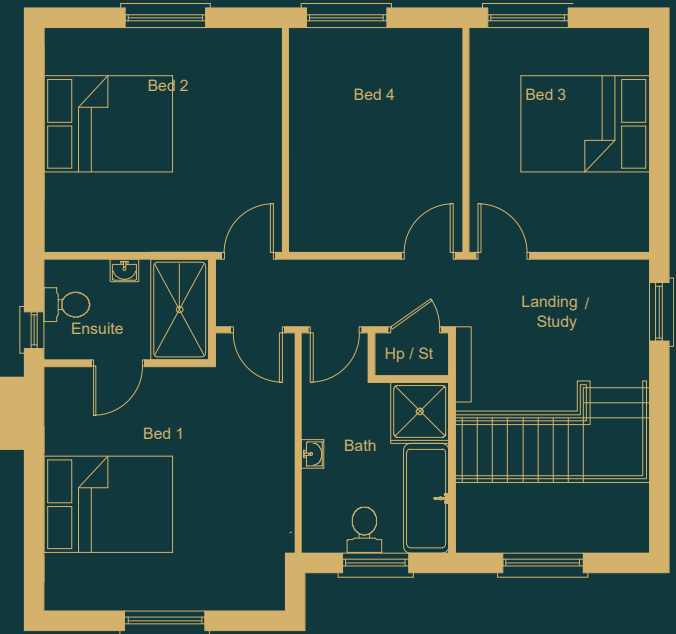
GROUND FLOOR DIMENSIONS

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

MASTER BED	
14'1 x 12'10	4.3m x 3.9m
ENSUITE	
8'2 x 4'11	2.5m x 1.5m
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



Mercer

4 BED
DETACHED
1695 SQ.FT

GARDEN ROOM
ADDITIONAL
125 SQ.FT

Stone

Render



EXTERNAL FINISH



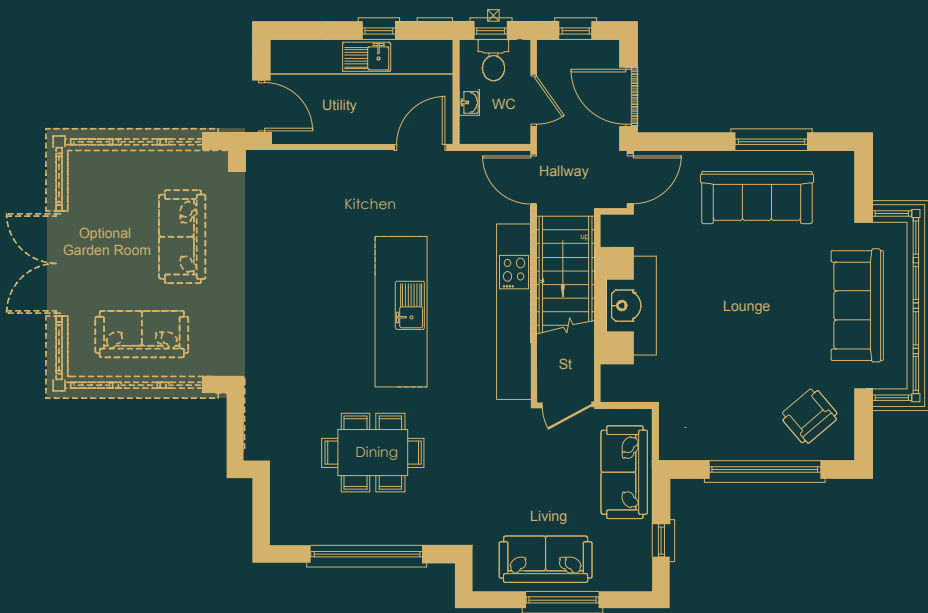
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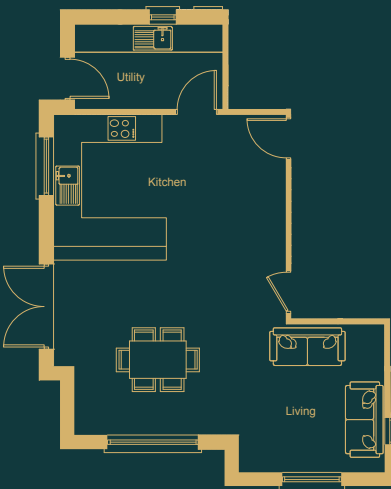
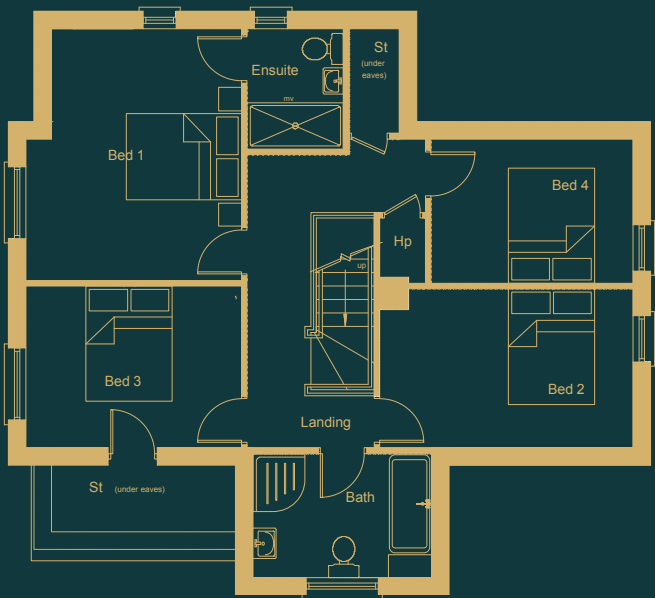
6

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Ground Floor



1st Floor



FIRST FLOOR DIMENSIONS

MASTER BED	14'1" x 12'2"	4.3m x 3.7m
ENSUITE	6'7" x 5'3"	2.0m x 1.6m
BED 2	14'1" x 8'10"	4.3m x 2.7m
BED 3	12'2" x 9'2"	3.7m x 2.8m
BED 4	11'6" x 8'2"	3.5m x 2.5m
BATH	10'2" x 6'11"	3.1m x 2.1m



Wellington

4 BED
DETACHED
1670 SQ.FT

GARDEN ROOM
ADDITIONAL
155 SQ.FT

Brick



EXTERNAL FINISH



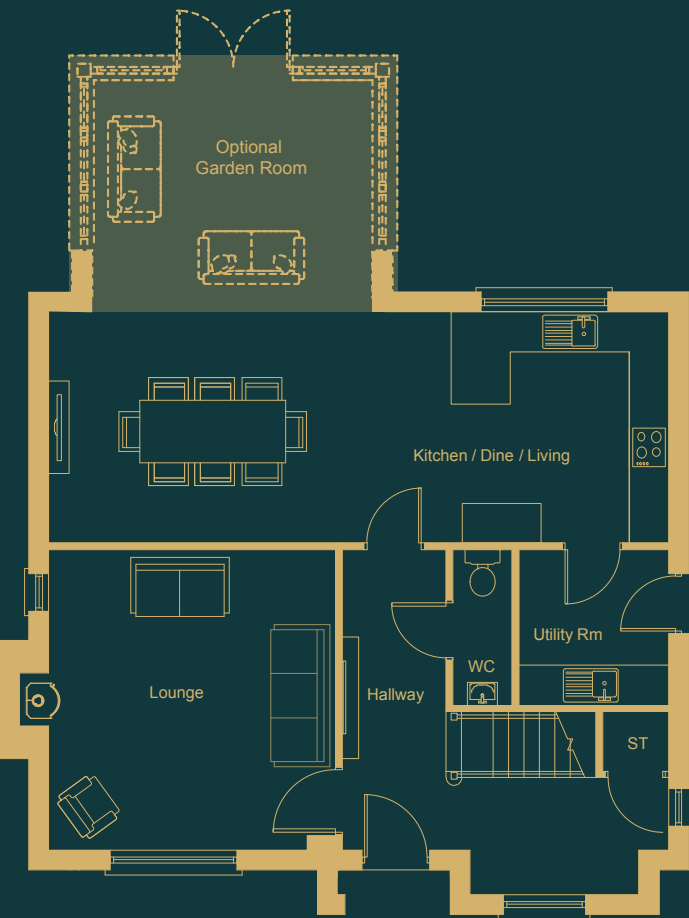
02



04

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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

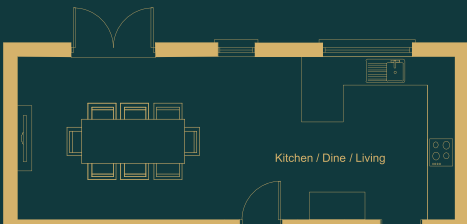
WC
 7'7 x 2'11 2.3m x 0.9m

OPTIONAL EXTRAS

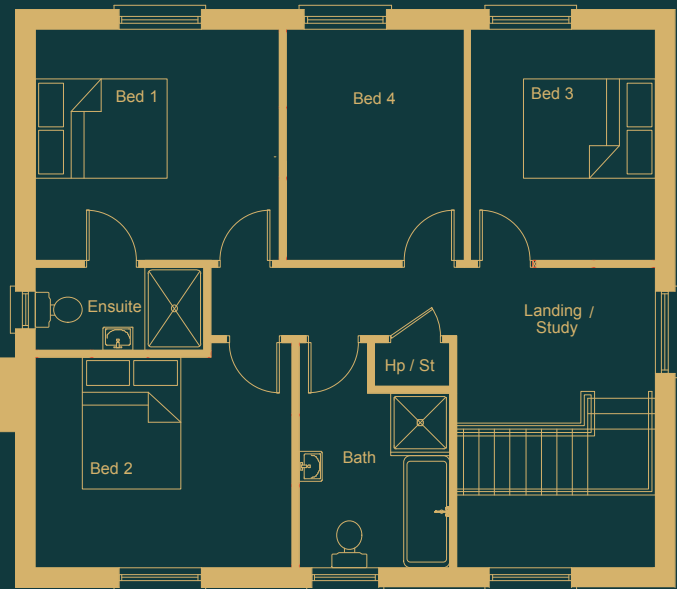
GARDEN ROOM
 13'9 x 11'2 4.2m x 3.4m

GARAGE
 Available on selected plots.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



1st Floor



FIRST FLOOR DIMENSIONS

MASTER BED
 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

Brick

Render



EXTERNAL FINISH



05, 68



09

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Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING/FAMILY
28'3 x 14'5 8.6 x 4.4

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

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

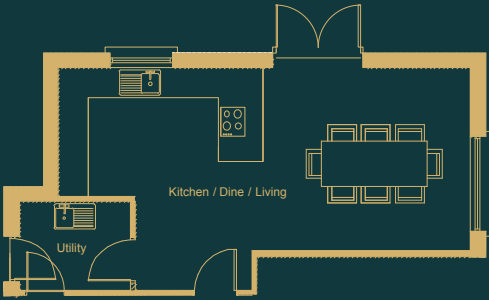
WC
5'11 x 4'3 1.8m x 1.3m

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

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

ENSUITE
7'7 x 4'11 2.3m x 1.5m

BED 2
11'2 x 9'10 3.4m x 3.0m

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
8'6 x 6'7 2.6m x 2.0m



Garages

DOUBLE GARAGE

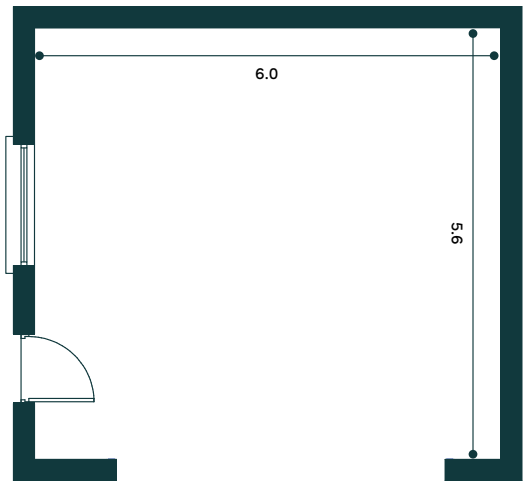
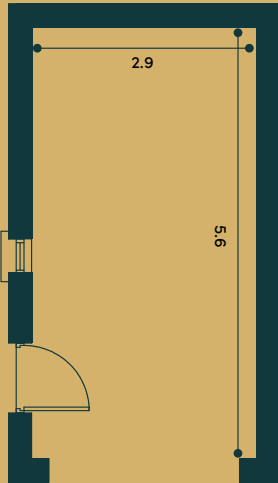
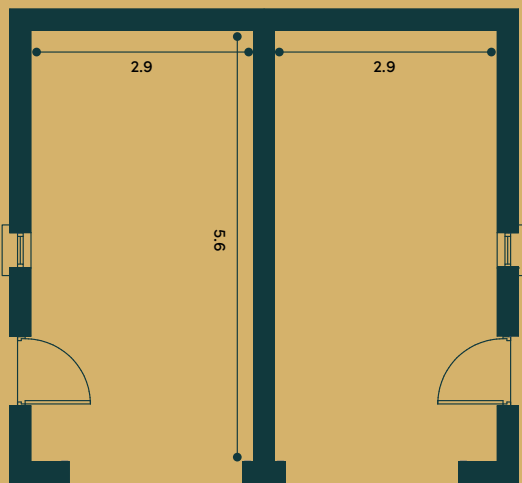


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SINGLE GARAGE



PAIRED GARAGE



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



Garden Rooms

125SQ.FT -
215SQ.FT



Add a beautiful garden room to create a larger open plan kitchen, living, dining area. Bring the outdoor in and enjoy the extra space for entertaining or just relaxing.

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

Image for illustration purposes only

Notes

[illegible]

Notes

[illegible]





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