



# Ashgrove

KILLINCHY ROAD, COMBER.

Phase 1 & 2



# Contents

STREET SCAPE	<i>4-5</i>
SITE MAP	<i>6-7</i>
HOUSE TYPES OVERVIEW	<i>8-9</i>
HOUSE TYPES	<i>10-29</i>
GARAGES	<i>30</i>
GARDEN ROOMS	<i>32</i>

---



# Street View



Image for illustration purposes only



New home.  
New adventure.  
New memories.



# Site Plan



PHASE 2

PHASE 1



## 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

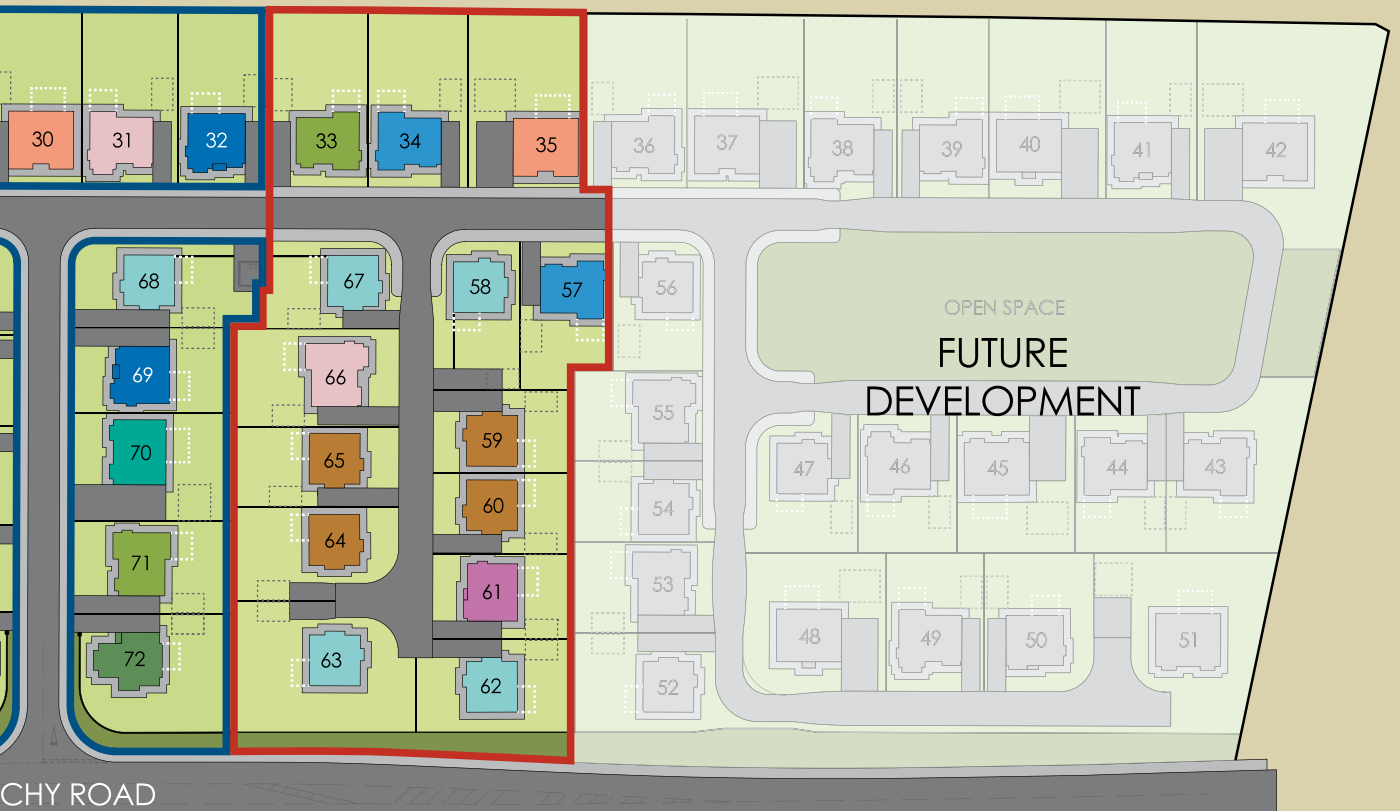
### Cambric

4 BED - DETACHED, 1535 SQ FT

### Napier

4 BED - DETACHED, 1535 SQ FT

## PHASE 2



# 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.**

Image for illustration purposes only



# Kendrew

5 BED  
DETACHED  
2135 SQ.FT

GARDEN ROOM  
ADDITIONAL  
215 SQ.FT



## PHASE 1 EXTERNAL FINISHES



30



7 & 27

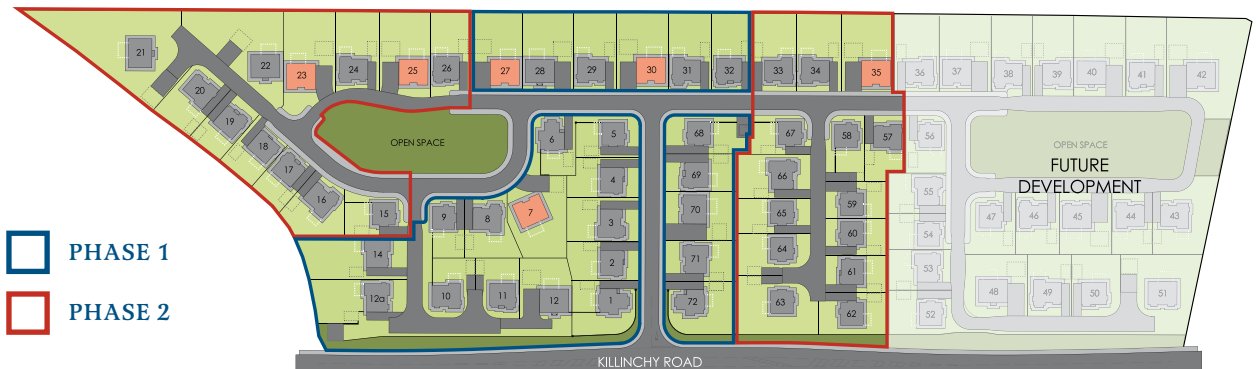
## PHASE 2 EXTERNAL FINISHES



23



25 & 35



- PHASE 1
- PHASE 2

# 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

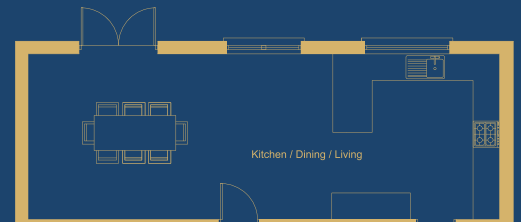
**WC**  
5"7 x 4"3    1.7m x 1.3m

### OPTIONAL EXTRAS

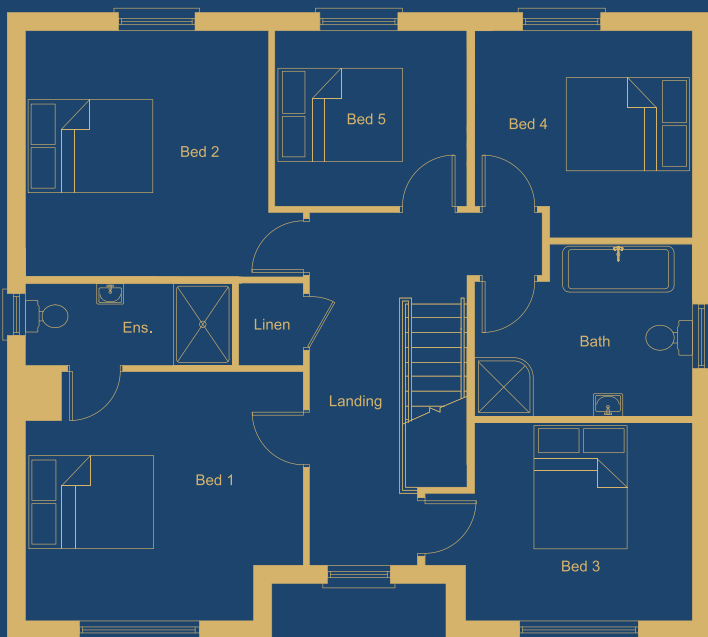
**GARDEN ROOM**  
16"10 x 13"1    5.1m x 4.0m

**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

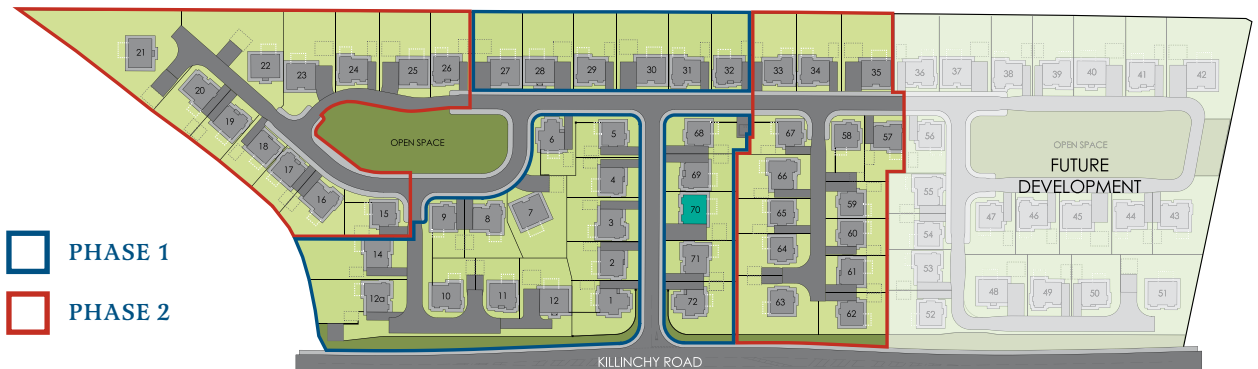
GARDEN ROOM  
ADDITIONAL  
215 SQ.FT



## PHASE 1 EXTERNAL FINISHES



70



# 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

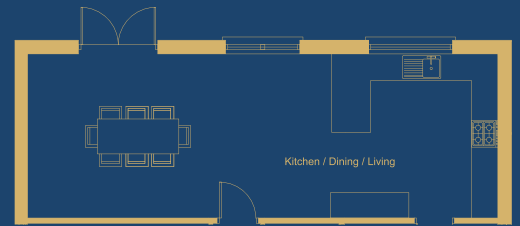
**WC**  
5"7 x 4"3 1.7m x 1.3m

### 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



## PHASE 1 EXTERNAL FINISHES



12\*



28

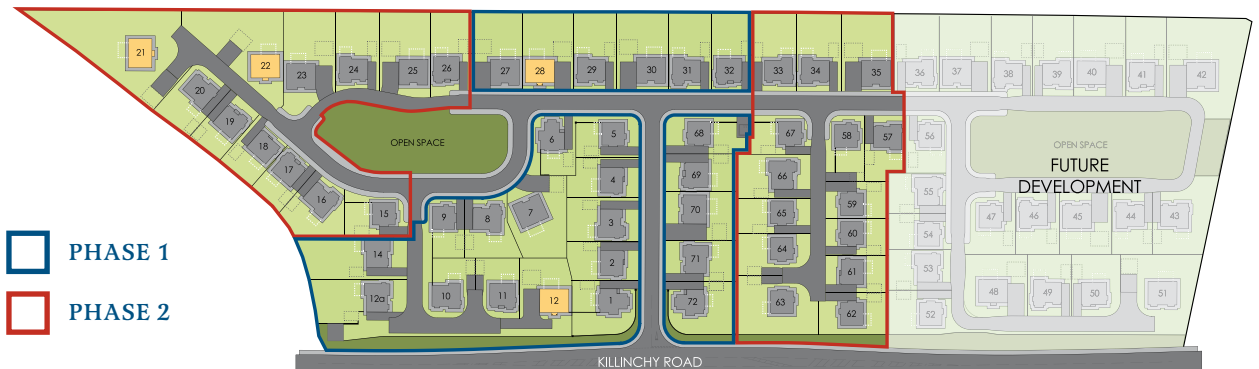
## PHASE 2 EXTERNAL FINISHES



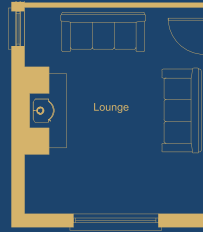
21



22



# Ground Floor



\* SECOND WINDOW IN LOUNGE SITE 12 ONLY

## 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

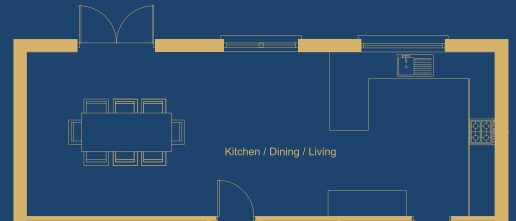
**WC**  
5"7 x 4"3    1.7m x 1.3m

### 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



## PHASE 1 EXTERNAL FINISHES



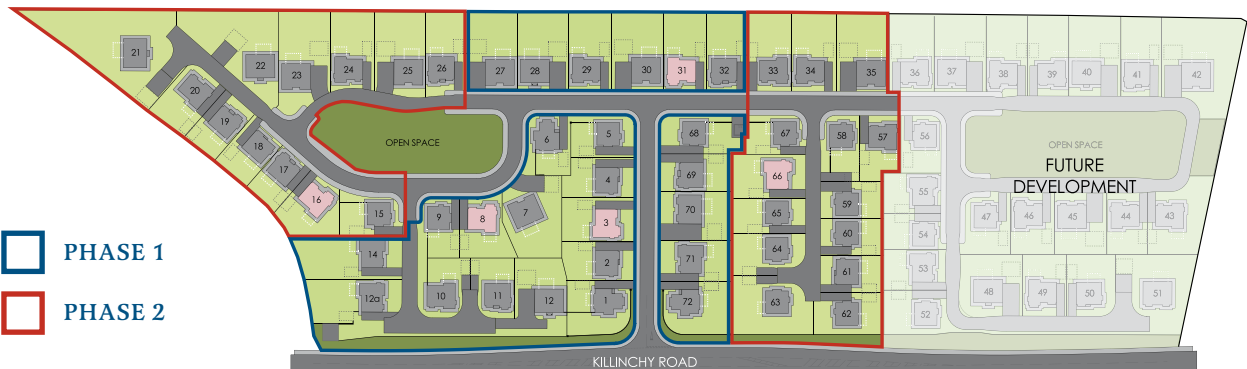
3, 8 & 31

( INSERT IMAGE ONLY )

## PHASE 2 EXTERNAL FINISHES



16 & 66



- PHASE 1
- PHASE 2



# 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

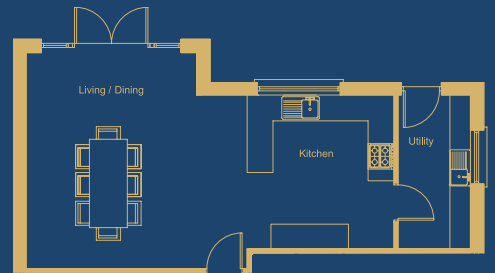
**WC**  
6'3 x 3'3 1.9m x 1.0m

### 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



## PHASE 1 EXTERNAL FINISHES



14

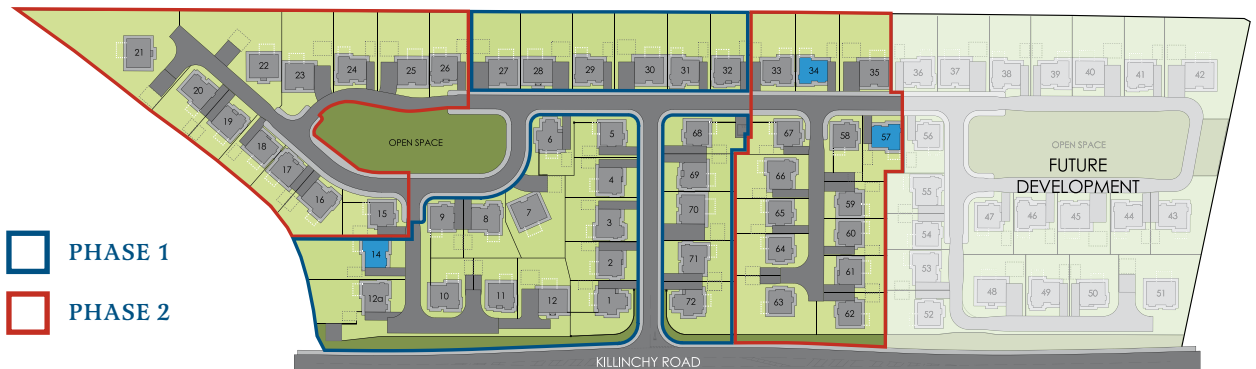
## PHASE 2 EXTERNAL FINISHES



34



57



- PHASE 1
- PHASE 2

# 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





# 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

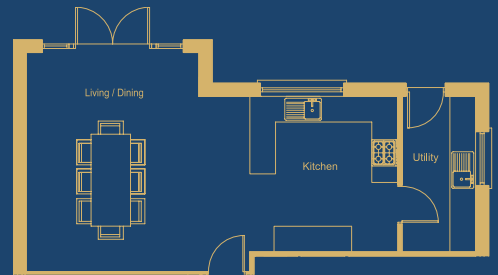
**WC**  
6'3 x 3'3 1.9m x 1.0m

### 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



## PHASE 1 EXTERNAL FINISHES



11, 32 & 69

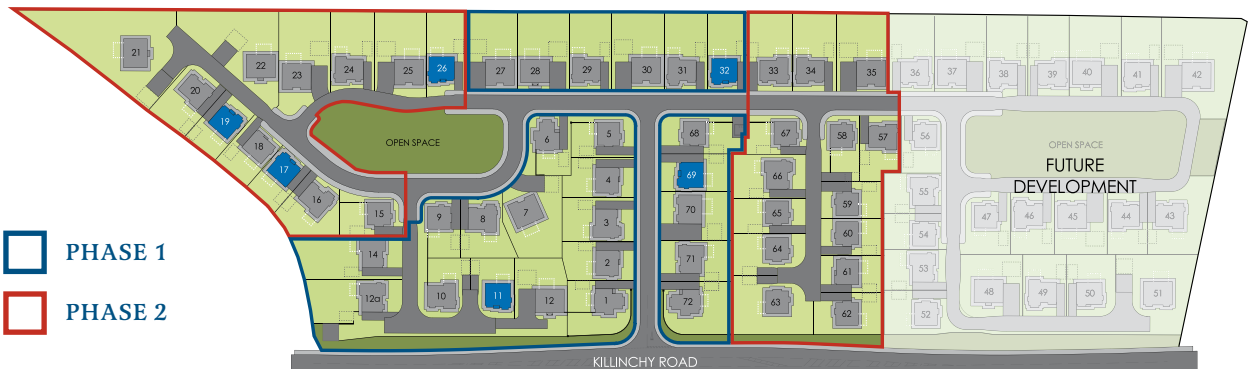
## PHASE 2 EXTERNAL FINISHES



19



17 & 26



- PHASE 1
- PHASE 2

# 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

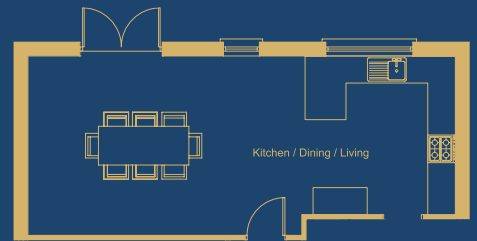
**WC**  
7"7 x 2"11 2.3m x 0.9m

### OPTIONAL EXTRAS

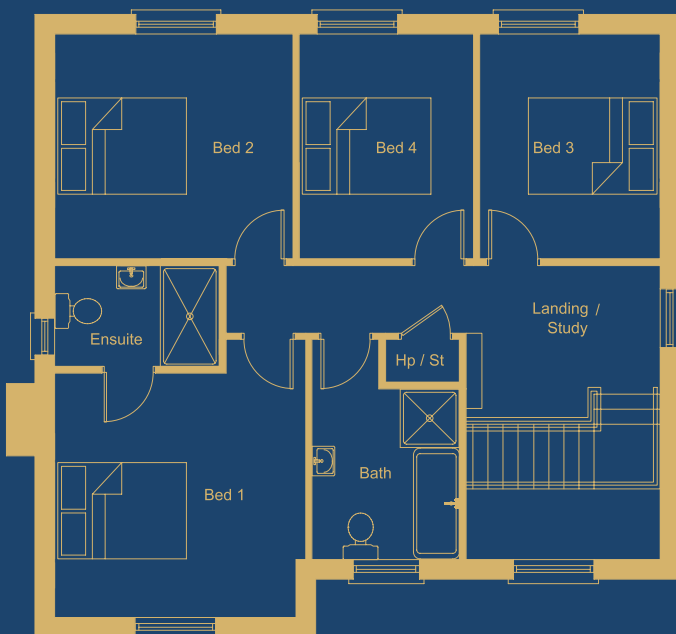
**GARDEN ROOM**  
13"9 x 11"2 4.2m x 3.4m

**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



# Wellington

4 BED  
DETACHED  
1670 SQ.FT

GARDEN ROOM  
ADDITIONAL  
155 SQ.FT



## PHASE 1 EXTERNAL FINISHES



2

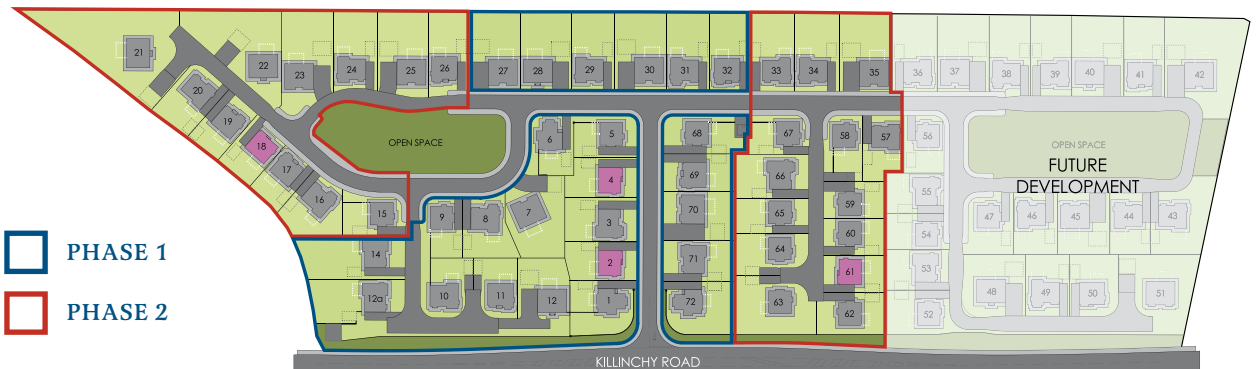


4

## PHASE 2 EXTERNAL FINISHES



18 & 61



- PHASE 1
- PHASE 2



# 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

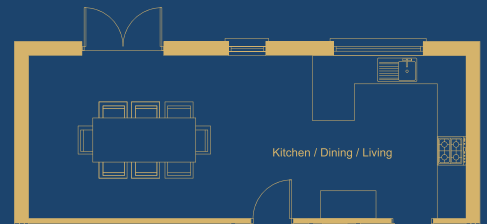
**WC**  
7"7 x 2"11 2.3m x 0.9m

### OPTIONAL EXTRAS

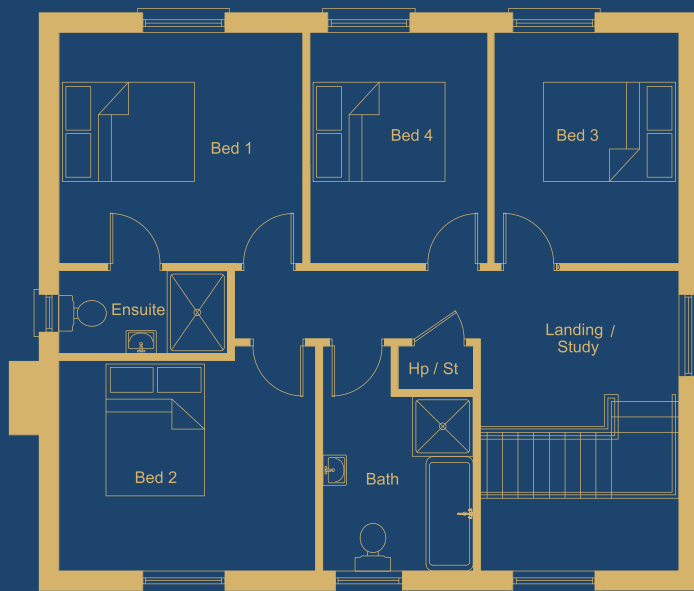
**GARDEN ROOM**  
13"9 x 11"2 4.2m x 3.4m

**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



## PHASE 1 EXTERNAL FINISHES



5 & 68



9

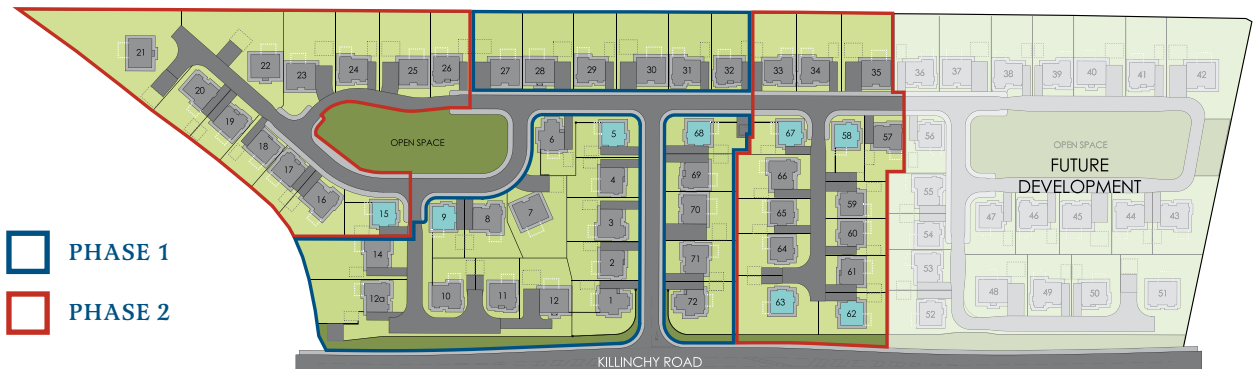
## PHASE 2 EXTERNAL FINISHES



15 & 67



58, 62 & 63



- PHASE 1
- PHASE 2

# 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

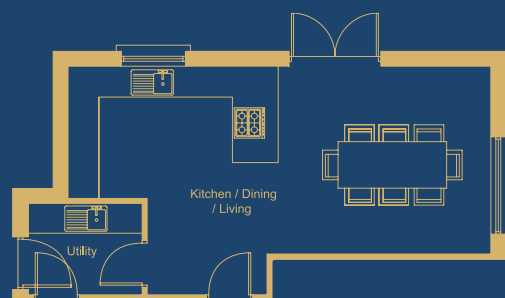
**WC**  
5"11 x 4"3 1.8m x 1.3m

### 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



# Napier

4 BED  
DETACHED  
1535 SQ.FT

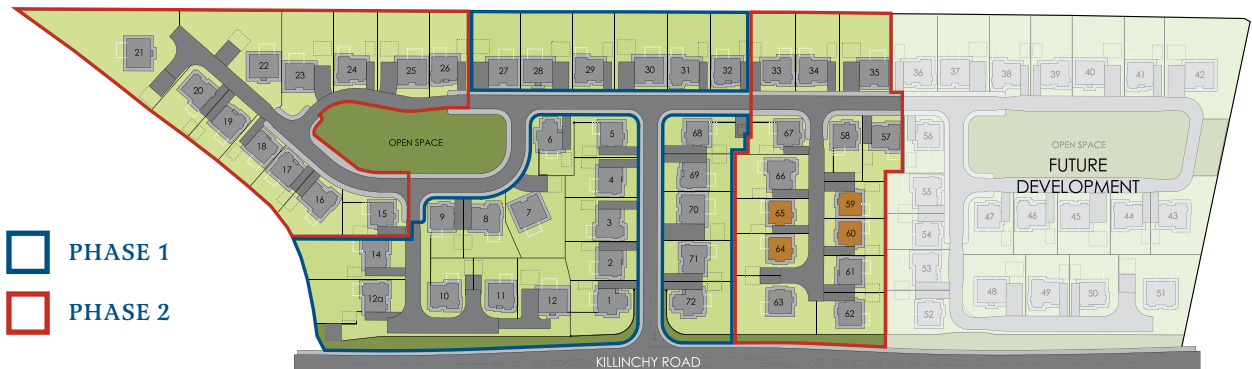
GARDEN ROOM  
ADDITIONAL  
125 SQ.FT



## PHASE 2 EXTERNAL FINISHES



59, 60, 64 & 65



# 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

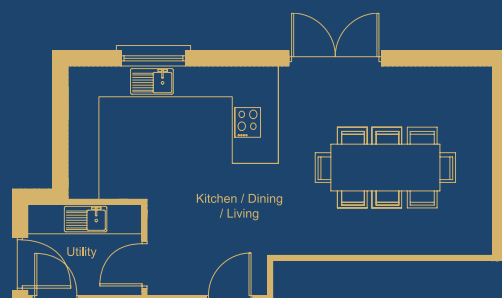
**WC**  
5"11 x 4"3 1.8m x 1.3m

### 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

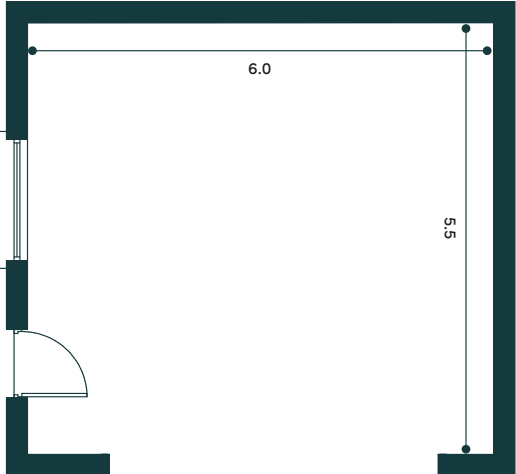
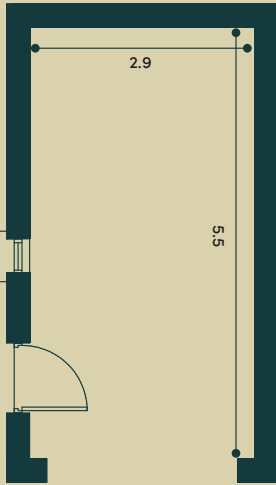
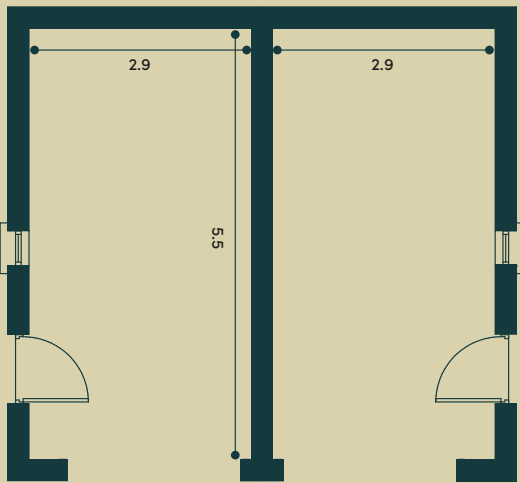


Image for illustration purposes only

## 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











Another quality development  
by award winning developer

[lotushomes.com](http://lotushomes.com)

Follow us on:



LotusHomesUK



LotusHomesUK



Lotus Homes

Selling Agent



17 HIGH STREET,  
NEWTOWNARDS  
BT23 4XS

028 91 800 700  
[WWW.SIMONBRIEN.COM](http://WWW.SIMONBRIEN.COM)

This Brochure is provided by the Developer by way of information and for illustrative purposes only. The contents of this Brochure do not form part of any contract for the sale of a dwelling house at Killinchy Park Hall. House type and site layout plans (including roads and open spaces) are not drawn to scale and are for information purposes only. Computer generated images, photographs or other illustrations are for illustrative purposes only. The Developer reserves the right to make alterations to the design and specification of house types, roads, open spaces and the layout of individual sites within the Development in accordance with obligations to the local planning and building control authority or otherwise in the general interests of the Development. Details of the appropriate specifications or choices of finishes for individual dwellings can be obtained from the Selling Agent and intending purchasers should satisfy themselves as regards the options in respect of those items at the time of booking a site.

The Development sale contracts to be released by the Developer's solicitor shall constitute the only contract between the Developer and purchaser. No employee of the Selling Agent or the Developer or contractor of the Developer has any authority to give any representation or warranty whatsoever concerning the design, dimensions or specification of any dwelling within the Development.