

COPPICE  
MEADOW

• HASLEMERE •



ELIVIA  
— HOMES —



BREATHE NEW LIFE

# Your next chapter awaits

Welcome to Coppice Meadow, an exceptional enclave of 3 & 4 bedroom homes nestled in the heart of prestigious Haslemere. With the South Downs National Park as its backdrop, this exclusive collection of homes offers residents the perfect blend of town and countryside living.



# What's nearby?

## BARS/RESTAURANTS/CAFÉS

- 1) The Mill, Haslemere
- 2) The White Horse
- 3) Ramster Tea House
- 4) The Mulberry Inn
- 5) The Prince of Wales
- 6) The Swan Inn Haslemere

## RETAIL

- 7) Tesco Superstore
- 8) M&S Foodhall
- 9) Waitrose & Partners

## LOCAL ATTRACTIONS

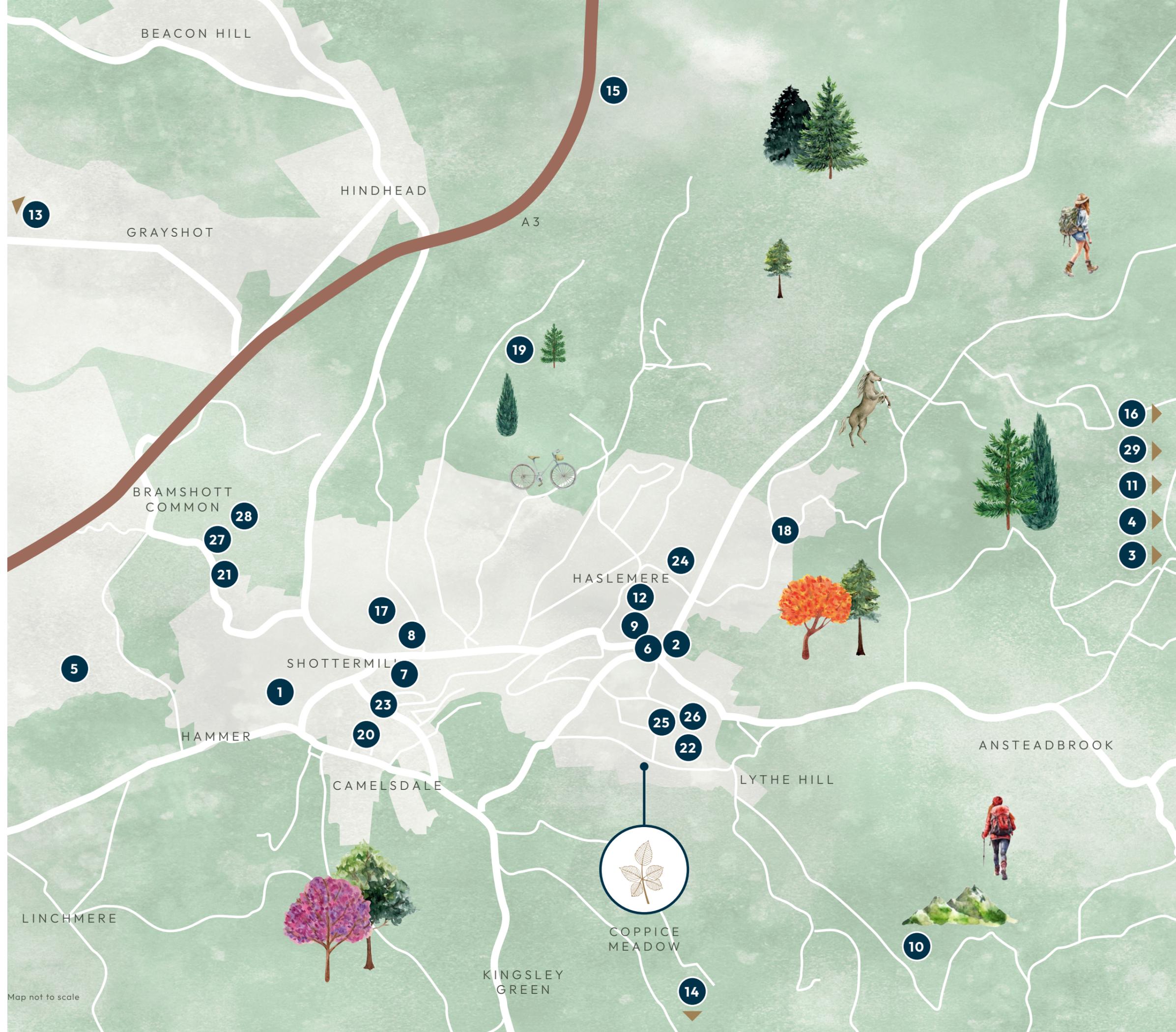
- 10) National Trust - Black Down
- 11) Ramster Gardens
- 12) Haslemere Hall
- 13) Applegarth Farm
- 14) South Downs National Park
- 15) Devil's Punch Bowl

## SCHOOLS

- 16) St Mary's C of E Primary School
- 17) Shottermill Infant School
- 18) St Ives School
- 19) The Royal School, Haslemere
- 20) Camelsdale Primary School
- 21) Woolmer Hill School

## OTHER AMENITIES

- 22) Haslemere Recreation Ground
- 23) Haslemere Leisure Centre
- 24) Haslemere Community Hospital
- 25) Haslemere Cricket Club
- 26) Haslemere Lawn Tennis Club
- 27) The Edge Leisure Centre
- 28) Haslemere Community Rugby Football Club
- 29) Chiddingfold Golf Club



Map not to scale

# A taste for local flavour



Coppice Meadow places you at the heart of Haslemere's culinary delights. From charming gastro pubs and elegant fine dining establishments to cosy cafés and vibrant wine bars, the town offers an array of venues to suit every occasion.



## RESTAURANTS & CAFÉS

MOMA restaurant	0.5 miles
The Cabin	0.5 miles
Vicky's Brasserie	0.5 miles
Heidi	0.5 miles
The Dilli	0.5 miles
ASK	0.6 miles
Carlo Italian Bistro	0.6 miles
Shahanaz	0.6 miles
Harper's Steakhouse & Bar	1.1 miles



## BARS & PUBS

The Swan Inn	0.5 miles
The White Horse Hotel	0.5 miles
The Apple Tree	0.7 miles
The Mill	1.0 miles
The Prince of Wales	1.9 miles
Fox & Pelican	2.5 miles
Hop & Vine	2.5 miles
The Green Dragon	3.6 miles
Half Moon Inn	3.7 miles



# SURROUNDED BY TRANQUIL SETTINGS

With the allure of the South Downs National Park, Coppice Meadow offers unparalleled access to breathtaking green spaces. Stroll through landscaped parklands, unwind in the wildflower meadow, or explore scenic trails that stretch for miles.



## SOUTH DOWNS NATIONAL PARK

Spanning over 1,600 square kilometres, this renowned national park offers endless walking trails, breathtaking views, and rich biodiversity.

## BLACK DOWN

The highest point in Sussex, Black Down offers panoramic views, peaceful woodland walks, and an inspiring connection to nature.

## WOOLMER FOREST

A Site of Special Scientific Interest (SSSI), this protected area boasts heathlands, wetlands, and a wide variety of wildlife.

## THE DEVIL'S PUNCH BOWL

Part of the National Trust's Hindhead Commons, this dramatic natural amphitheatre is perfect for scenic hikes and picnics.

## FRENHAM GREAT POND AND COMMON

Ideal for family outings, this spot features sandy beaches, walking trails, and opportunities for birdwatching and water sports.

## PETWORTH PARK

A short drive away, this historic park offers expansive grounds designed by Capability Brown, perfect for leisurely walks and deer spotting.

## RIVER WEY NAVIGATIONS

Enjoy serene walks along this picturesque waterway, with plenty of opportunities for photography and peaceful contemplation.

## CHIDDINGFOLD FOREST

A tranquil area with diverse wildlife, ideal for nature enthusiasts and quiet escapes.



EDUCATION

# Growing the next generation

Coppice Meadow is ideally positioned near some of the region's most respected schools, catering to all ages. From a wide range of primary schools to reputable independent institutions, families can enjoy the convenience of quality education within easy reach, ensuring the brightest future for every child.



ST BARTHOLOMEW'S C OF E AIDED PRIMARY SCHOOL

Type: State  
Age Range: 4-11  
Distance: 1.6 miles

SHOTTERMILL INFANT SCHOOL

Type: State  
Age Range: 5-7  
Distance: 2.0 miles

ST MARY'S C OF E PRIMARY SCHOOL

Type: State  
Age Range: 5-11  
Distance: 5.4 miles

WOOLMER HILL SCHOOL

Type: Academy  
Age Range: 11-16  
Distance: 2.7 miles

ROYAL SCHOOL, HASLEMERE

Type: Independent  
Age Range: 11-18  
Distance: 3.0 miles

HASLEMERE SIXTH FORM

Type: Sixth Form College  
Age Range: 16-18  
Distance: 3.0 miles

KING EDWARD'S SCHOOL, WITLEY

Type: Independent  
Age Range: 11-18  
Distance: 5.0 miles

CHARTERHOUSE SCHOOL

Type: Independent  
Age Range: 13-18  
Distance: 8.0 miles

HURSTPIERPOINT COLLEGE

Type: Independent  
Age Range: 4-18  
Distance: 25.0 miles



Proximity to schools mentioned is for information only and is not a guarantee of admittance.

# Perfectly placed for exploring

## BY TRAIN:

Haslemere Station: 1.4 miles

London Waterloo	49 minutes
Portsmouth Harbour	50 minutes
Petersfield	19 minutes

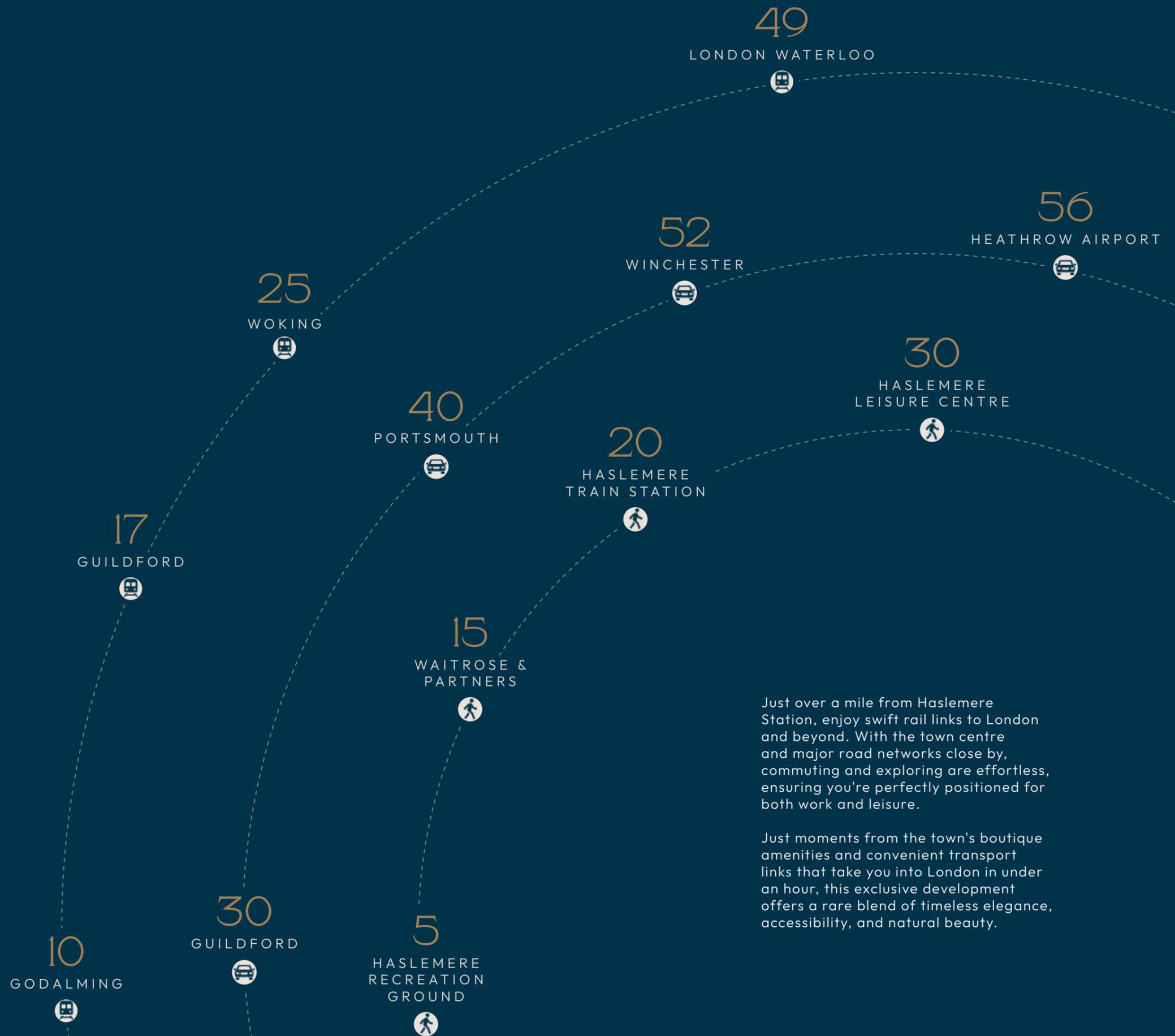
## ROAD ACCESS

The A3 (3 miles) connects Haslemere to London and Portsmouth and also provides access to the M25 for broader motorway access.

## BY BUS

Town Hall bus stop. (Buses towards Guildford, Farnham and Liphook): 0.7 miles

Hindhead	15 minutes
Godalming	17 minutes
Guildford	24 minutes



Just over a mile from Haslemere Station, enjoy swift rail links to London and beyond. With the town centre and major road networks close by, commuting and exploring are effortless, ensuring you're perfectly positioned for both work and leisure.

Just moments from the town's boutique amenities and convenient transport links that take you into London in under an hour, this exclusive development offers a rare blend of timeless elegance, accessibility, and natural beauty.



# Your new community



- 4 BEDROOM DETACHED  
Plots: 1, 3, 4\*, 6, 8, 12, 38\*, 44, 45\*, 46, 47 & 48\*
- 3 BEDROOM DETACHED  
Plots: 5, 7, 9, 11, 20, 40 & 50
- 3 BEDROOM SEMI-DETACHED  
Plots: 23, 24, 25, 26 & 42
- 4 BEDROOM DETACHED (with bonus room)  
Plots: 10, 21, 33, 34\*, 39 & 49
- 3 BEDROOM DETACHED (with bonus room)  
Plots: 2, 22, 13\* & 43
- 3 BEDROOM SEMI-DETACHED (with bonus room)  
Plot: 41

▶ Home Entrance

\*Studio over garage/carport. The site plan is not to scale, boundaries are indicative only. Elivia Homes reserves the right to change specification during the course of construction.

# 3 BEDROOM HOUSES

CRAFTED FOR COMFORT,  
DESIGNED FOR LUXURY



Computer generated artist's impressions and indicative only.



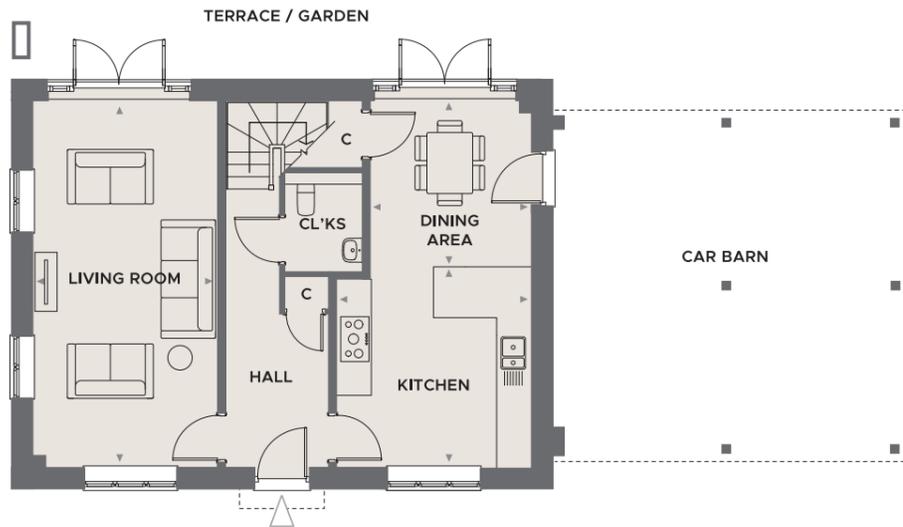
Photography used for indicative purposes only.

PLOT  
2

A THREE BEDROOM DETACHED HOUSE  
WITH BONUS ROOM

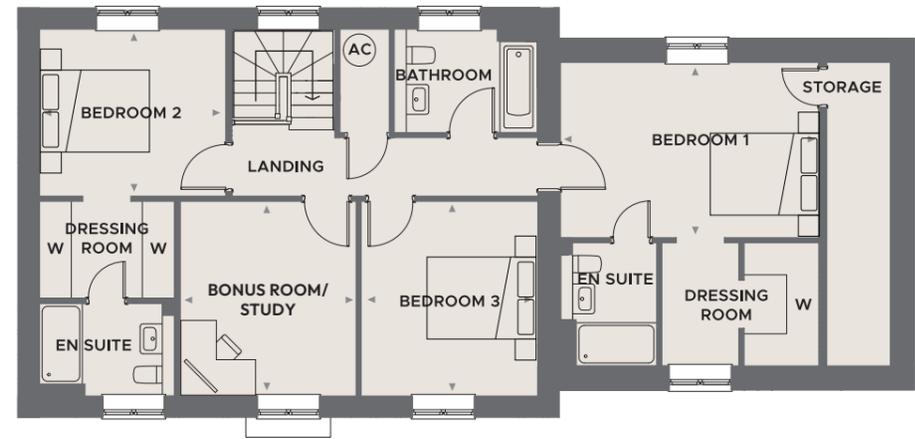


# PLOT 2



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels

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- Integral double car barn with additional parking area

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- Cycle store

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- Spacious open-plan kitchen / dining area

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- Three double bedrooms with a bonus room/study

---

- En suite and dressing room with fitted wardrobes to bedroom 1 & 2

---

- Two sets of glazed double doors to terrace and garden

Kitchen	3.75m x 3.64m	12'4" x 11'11"
Dining Area	3.10m x 3.01m	10'2" x 9'11"
Living Room	6.85m x 3.45m	22'6" x 11'4"
Bedroom 1	4.82m x 3.27m	15'10" x 10'9"
Bedroom 2	3.49m x 3.12m	11'5" x 10'3"
Bedroom 3	3.63m x 3.30m	11'11" x 10'10"
Bonus Room/Study	3.61m x 3.28m	11'10" x 10'9"
<b>Total Internal Living Area: 160.8 sq m / 1,730 sq ft</b>		
Not including car barn		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS  
5 & 50

A THREE BEDROOM DETACHED HOUSE

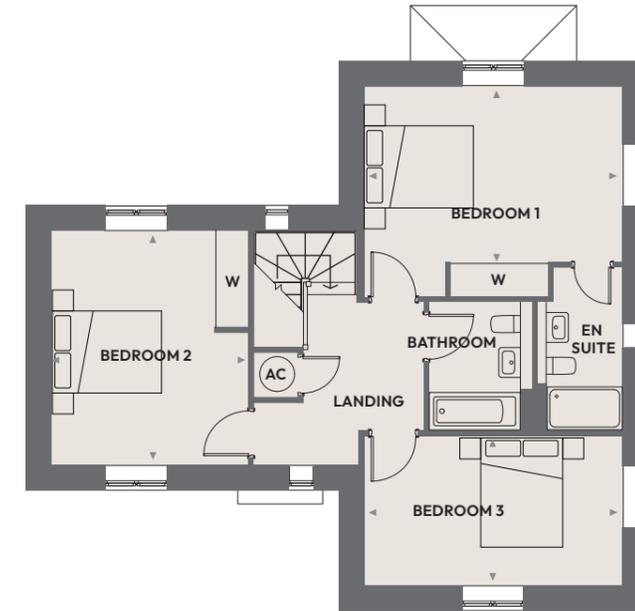


# PLOTS 5 & 50



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels

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- Driveway parking with cycle store to No.5

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- Driveway parking with separate double garage to No.50

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- Spacious open-plan kitchen/dining/living area with utility cupboard

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- Separate snug/study

---

- Three double bedrooms

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- En suite and fitted wardrobes to bedroom 1

Kitchen	4.81m x 4.08m	15'10" x 13'5"
Dining / Living	5.23m x 4.81m	17'2" x 15'10"
Snug/Study	3.68m x 2.87m	12'1" x 9'5"
Bedroom 1	4.81m x 3.28m	15'10" x 10'9"
Bedroom 2	4.36m x 3.68m	14'4" x 12'1"
Bedroom 3	4.81m x 2.78m	15'10" x 9'1"
<b>Total Internal Living Area: 142.4 sq m / 1,533 sq ft</b>		

No.50 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS  
7, 11 & 20

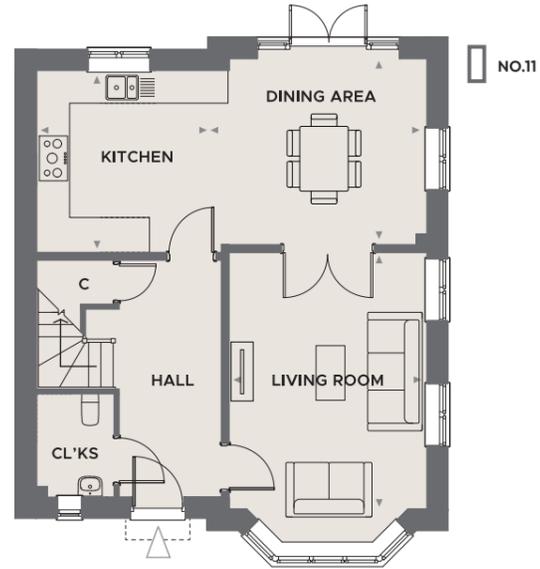
A THREE BEDROOM DETACHED HOUSE



# PLOTS 7, 11 & 20

NO.7 & 20

TERRACE / GARDEN



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage to No.7 & 11
- Cycle store to No.20
- Spacious open-plan kitchen / dining area
- Three double bedrooms
- En suite to bedroom 1
- Fitted wardrobes to bedroom 2 & 3
- Glazed double doors to terrace and garden

Kitchen	3.60m x 3.39m	11'10" x 11'2"
Dining Area	3.69m x 3.47m	12'1" x 11'5"
Living Room	4.79m x 3.69m	15'9" x 12'1"
Bedroom 1	3.69m x 3.47m	12'1" x 11'5"
Bedroom 2	4.34m x 2.77m	14'3" x 9'1"
Bedroom 3	3.45m x 3.39m	11'4" x 11'2"
<b>Total Internal Living Area: 121 sq m / 1,302 sq ft</b>		

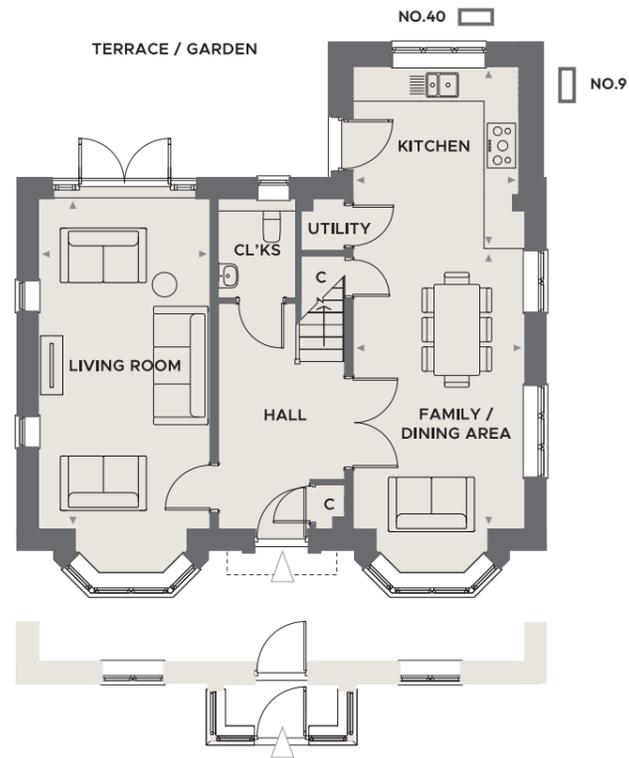
No.11 & 20 are a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS  
9 & 40

A THREE BEDROOM DETACHED HOUSE



# PLOTS 9 & 40



GROUND FLOOR

Air source heat pump



\*No.40 only

FIRST FLOOR



Detached home over two levels with design variations

Driveway parking with cycle store to No.40

Driveway parking with separate double garage to No.9

Spacious open-plan kitchen / family / dining area

No.40 includes front bay window to both the living room and family / dining area

Three double bedrooms

En suite and dressing area with fitted wardrobes to bedroom 1

Fitted wardrobes to bedroom 2

Glazed double doors to terrace and garden

Kitchen	3.40m x 3.10m	11'2" x 10'2"
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Family / Dining	5.24m x 3.21m	17'2" x 10'7"
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Living Room	6.16m x 3.21m	20'3" x 10'6"
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Bedroom 1	3.66m x 3.02m	12'0" x 9'11"
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Bedroom 2	3.32m x 3.28m	10'11" x 10'9"
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Bedroom 3	3.51m x 2.74m	11'6" x 9'0"
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Total Internal Living Area:		
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No.40:	122.9 sq m / 1,322 sq ft
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No.9:	121.8 sq m / 1,311 sq ft
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No.9 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

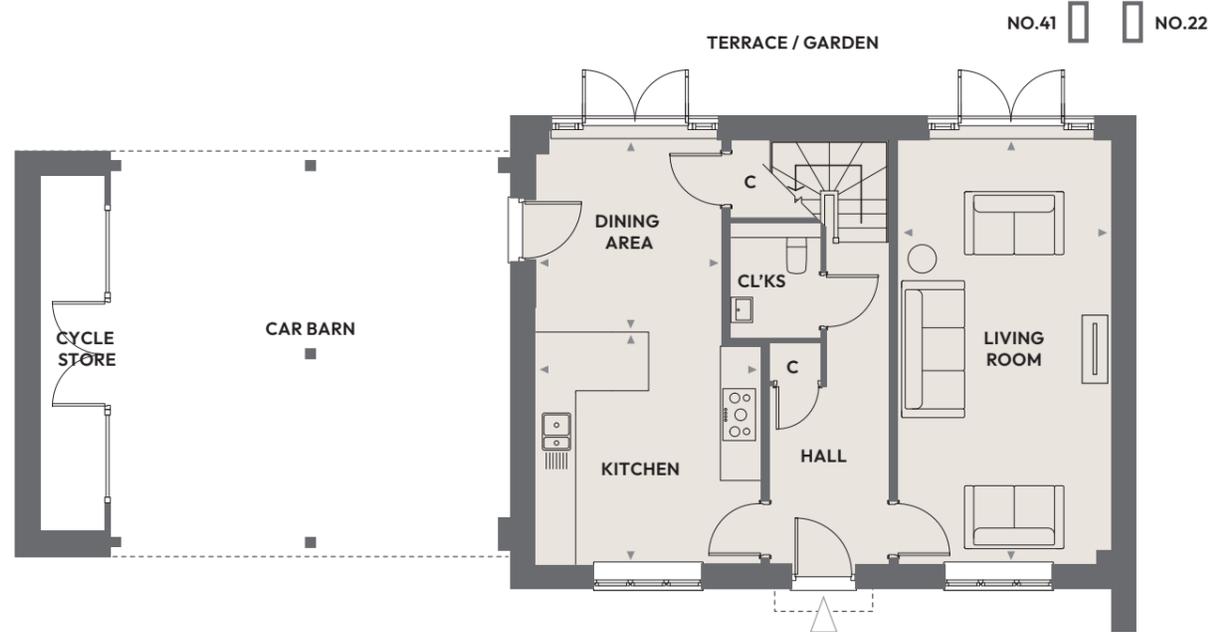
PLOTS

22 & 41

A THREE BEDROOM SEMI-DETACHED HOUSE  
WITH BONUS ROOM

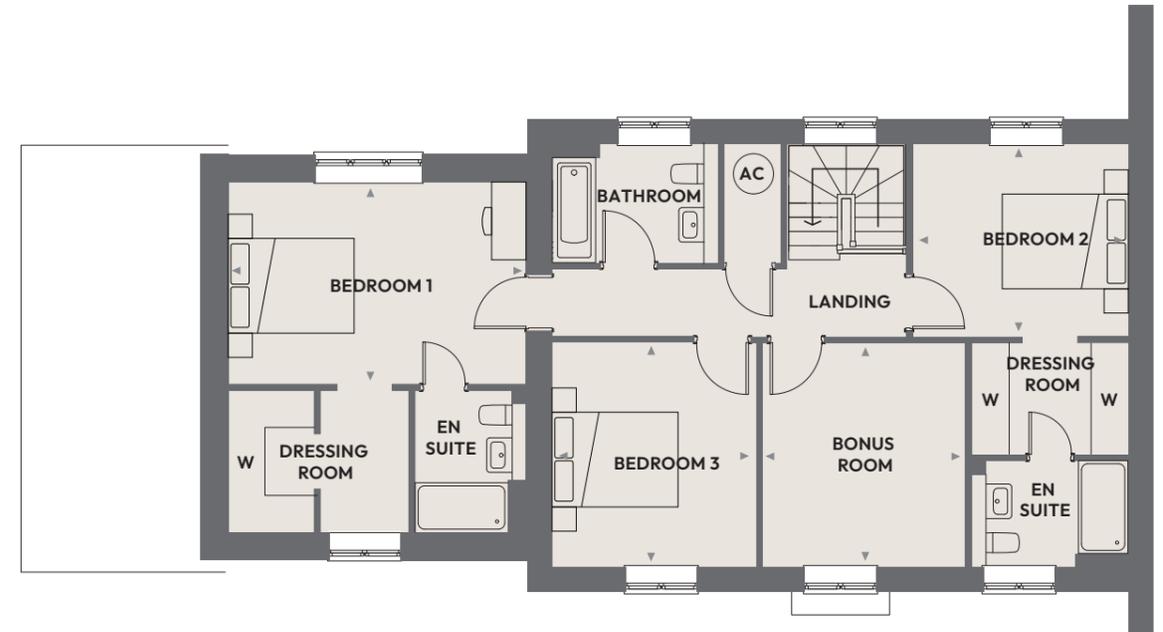


# PLOTS 22 & 41



GROUND FLOOR

Airsource heat pump



FIRST FLOOR



- Semi-detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Three double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1 & 2
- Two sets of glazed double doors to terrace and garden

Kitchen	3.75m x 3.64m	12'4" x 11'11"
Dining Area	3.10m x 3.01m	10'2" x 9'11"
Living Room	6.85m x 3.45m	22'6" x 11'4"
Bedroom 1	4.82m x 3.27m	15'10" x 10'9"
Bedroom 2	3.49m x 3.12m	11'5" x 10'3"
Bedroom 3	3.63m x 3.28m	11'11" x 10'9"
Bonus Room	3.63m x 3.30m	11'11" x 10'10"
<b>Total Internal Living Area: 155.3 sq m / 1,671 sq ft</b>		
Not including car barn		

No. 22 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

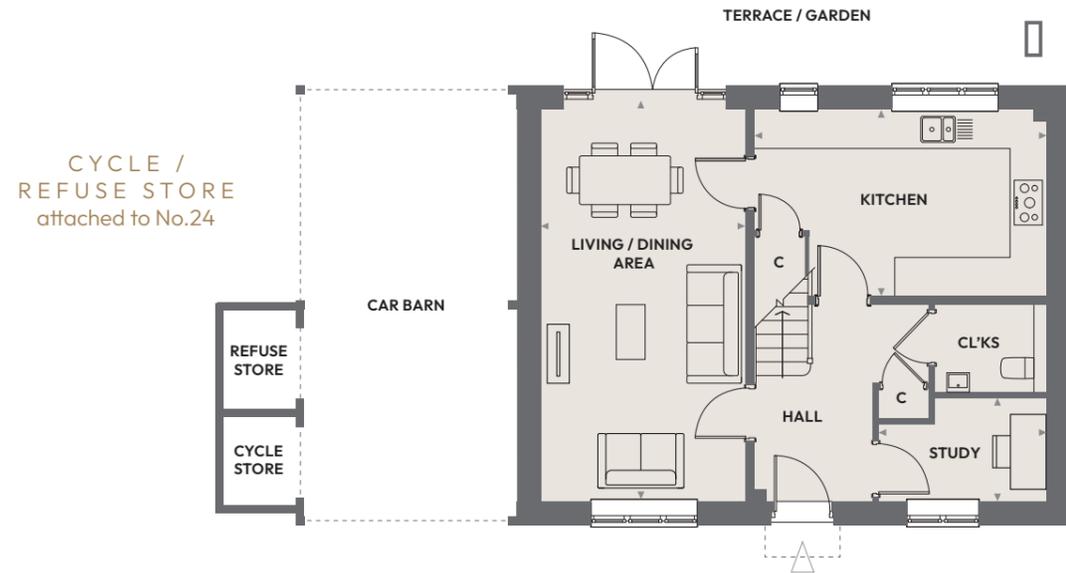
PLOTS

# 23 & 24

A THREE BEDROOM SEMI-DETACHED HOUSE  
WITH ATTACHED CAR BARN

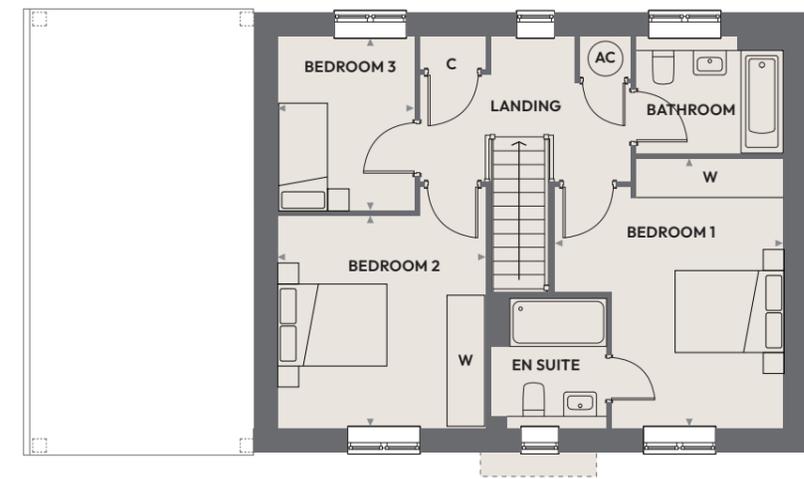


# PLOTS 23 & 24



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Attached car barn with additional parking area
- Cycle store attached to No.24
- Spacious kitchen
- Separate study
- Three bedrooms
- En suite and fitted wardrobe to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen	4.83m x 3.09m	15'10" x 10'2"
Dining / Living	6.50m x 3.40m	21'4" x 11'2"
Study	2.77m x 1.71m	9'1" x 5'7"
Bedroom 1	3.82m x 3.78m	12'7" x 12'5"
Bedroom 2	3.52m x 3.45m	11'7" x 11'4"
Bedroom 3	2.88m x 2.26m	9'6" x 7'5"
<b>Total Internal Living Area: 110.5 sq m / 1,173 sq ft</b>		
Not including car barn		

No.24 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

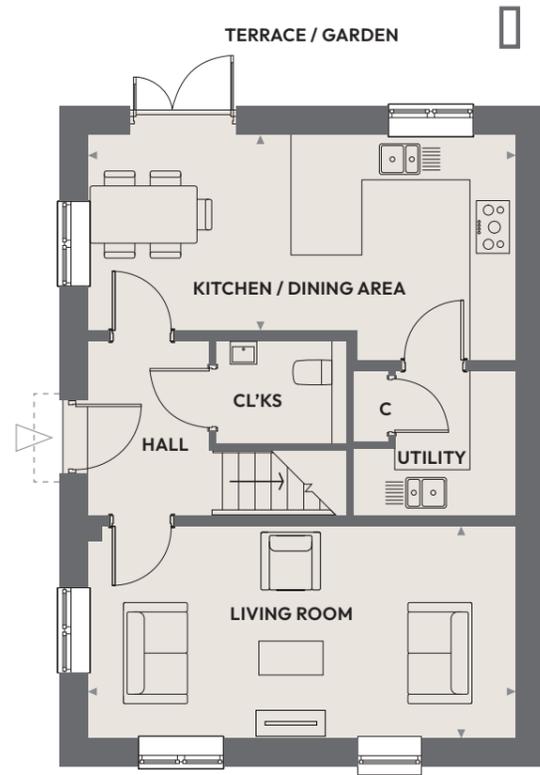
PLOTS

# 25 & 26

A THREE BEDROOM SEMI-DETACHED HOUSE  
WITH DRIVEWAY PARKING

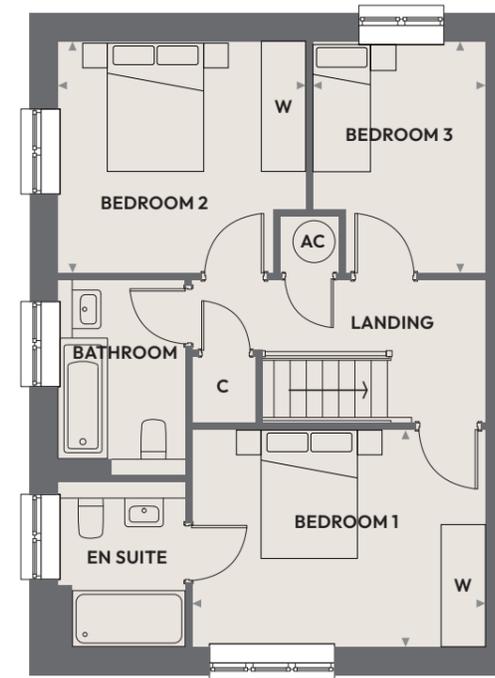


# PLOT 25



GROUND FLOOR

Air source heat pump



FIRST FLOOR

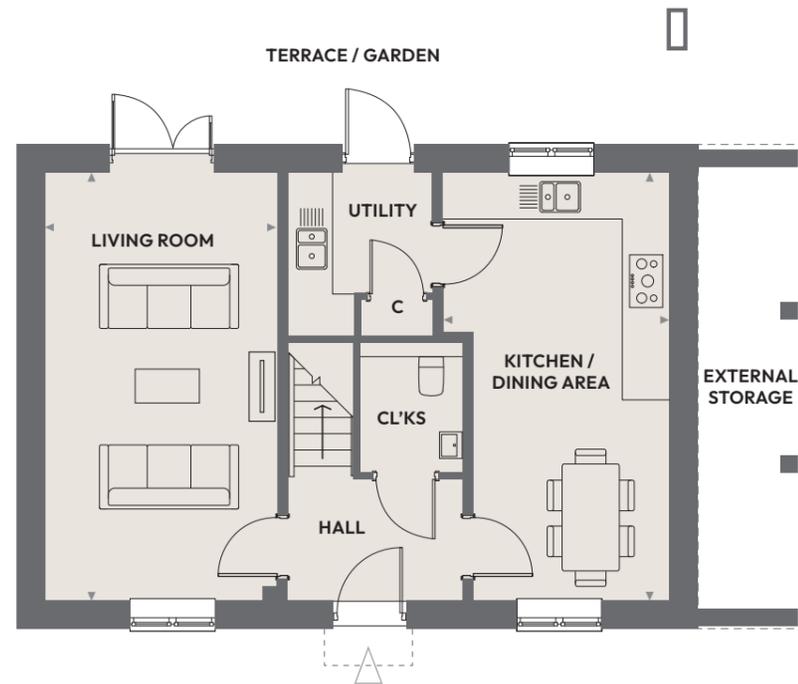


- Semi-detached home over two levels
- Driveway parking
- Cycle store
- Spacious open-plan kitchen/dining area with separate utility room
- Three bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen / Dining	6.05m x 3.0m	19'10" x 9'10"
Living Room	6.05m x 3.0m	19'10" x 9'10"
Bedroom 1	4.15m x 3.05m	13'8" x 10'0"
Bedroom 2	3.50m x 3.26m	11'6" x 10'9"
Bedroom 3	3.26m x 2.45m	10'9" x 8'1"
<b>Total Internal Living Area: 105 sq m / 1,112 sq ft</b>		

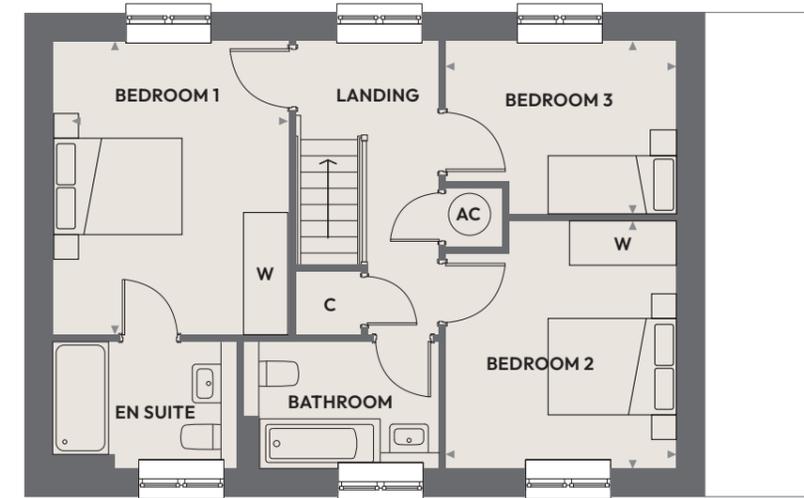
Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

# PLOT 26



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Semi-detached home over two levels
- Driveway parking
- Cycle store
- Additional external attached storage
- Spacious open-plan kitchen / dining area with separate utility room
- Three bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen / Dining	6.05m x 2.76m	19'10" x 9'1"
Living Room	6.05m x 3.25m	19'10" x 10'8"
Bedroom 1	4.15m x 3.31m	13'8" x 10'11"
Bedroom 2	3.50m x 3.26m	11'6" x 10'9"
Bedroom 3	3.26m x 2.45m	10'9" x 8'1"
<b>Total Internal Living Area: 108 sq m / 1,145 sq ft</b>		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

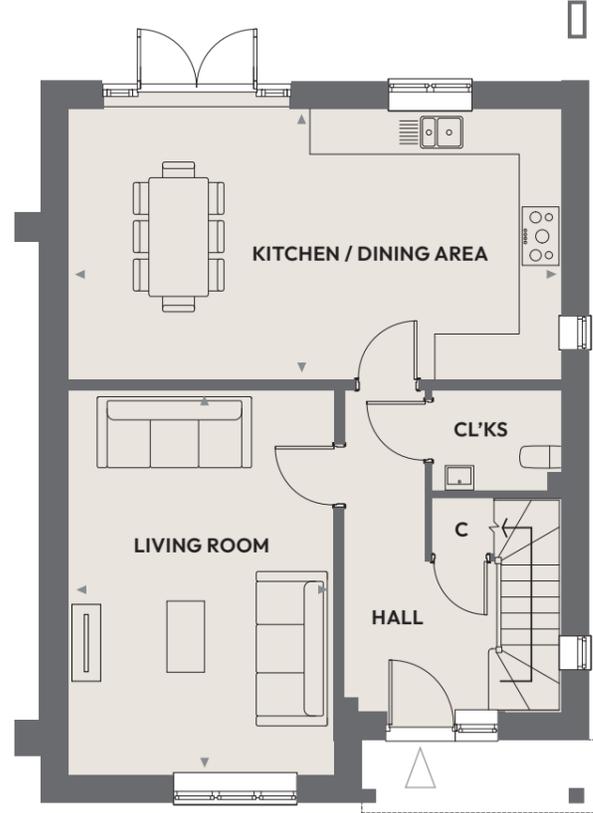
PLOT  
42

A THREE BEDROOM SEMI-DETACHED HOUSE



# PLOT 42

TERRACE / GARDEN



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Semi-detached home over two levels
- Driveway parking with cycle store
- Spacious open-plan kitchen / dining area
- Three bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen / Dining	7.05m x 3.88m	23'2" x 12'9"
Living Room	5.51m x 3.80m	18'1" x 12'6"
Bedroom 1	4.50m x 3.56m	14'9" x 11'8"
Bedroom 2	4.34m x 3.56m	14'3" x 11'8"
Bedroom 3	3.39m x 2.60m	11'2" x 8'6"
<b>Total Internal Living Area: 128.5 sq m / 1,386 sq ft</b>		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elvia Homes reserve the right to change specification during the course of construction.

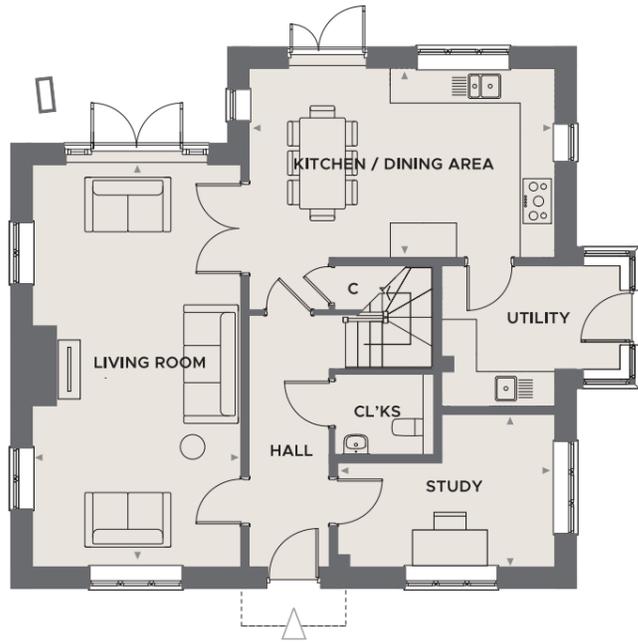
PLOT  
43

A THREE BEDROOM DETACHED HOUSE  
WITH BONUS ROOM



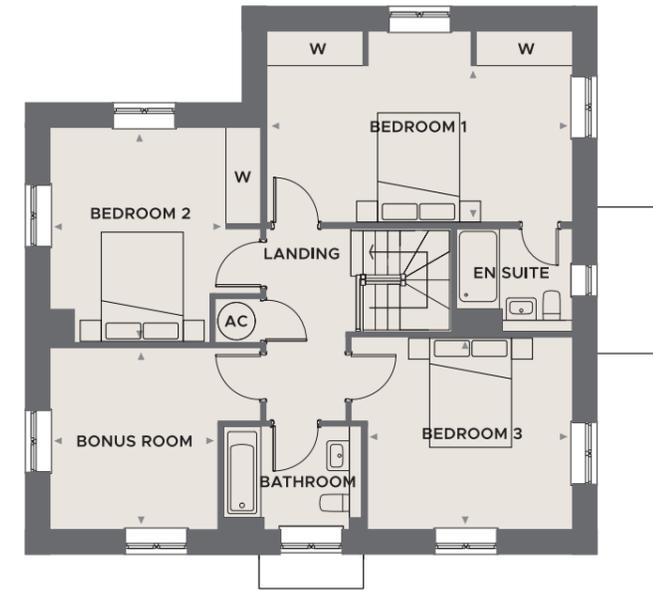
# PLOT 43

TERRACE / GARDEN



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Three double bedrooms with bonus room
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"
Study	4.06m x 2.85m	13'4" x 9'4"
Bedroom 1	5.71m x 2.93m	18'9" x 9'7"
Bedroom 2	4.02m x 3.29m	13'2" x 10'9"
Bedroom 3	3.83m x 3.60m	12'7" x 11'10"
Bonus Room	3.40m x 3.14m	11'2" x 10'4"
<b>Total Internal Living Area: 167.7 sq m / 1,826 sq ft</b>		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

# 4 BEDROOM HOUSES

TAILORED ELEGANCE,  
ELEVATED IN DETAIL



Computer generated artist's impressions and indicative only.



Photography used for indicative purposes only.

PLOTS

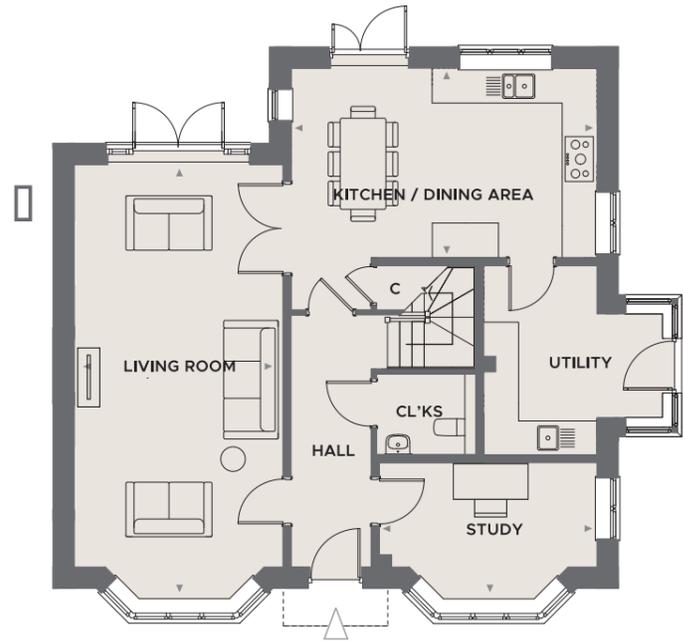
1, 13 & 45

FOUR BEDROOM DETACHED HOUSE



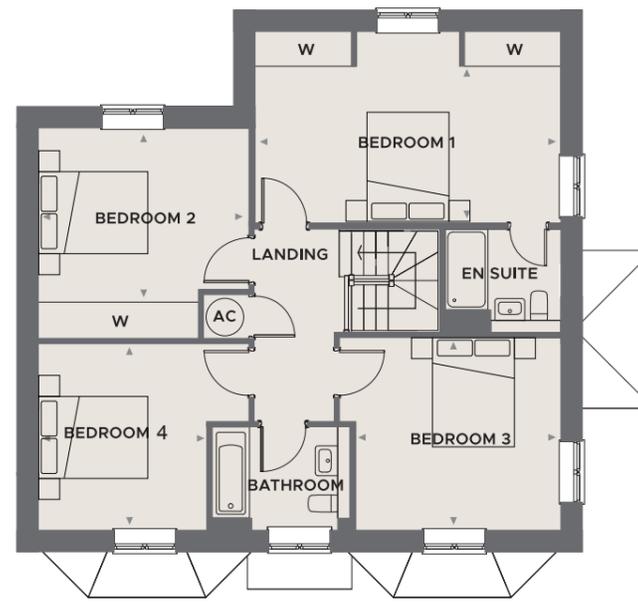
# PLOTS 1, 13 & 45

TERRACE / GARDEN

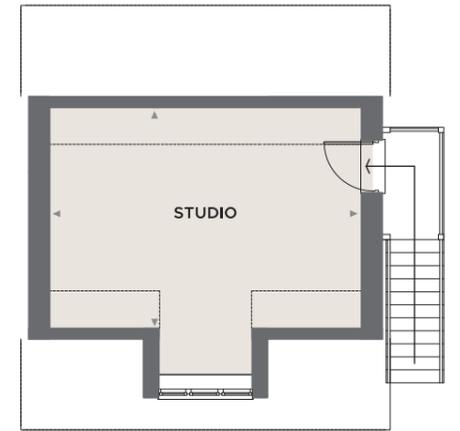


GROUND FLOOR

Air source heat pump



FIRST FLOOR



NO.13 & NO.45 STUDIO OVER GARAGE  
Refer to site plan for location



Detached home over two levels

Driveway parking with a separate double garage to No.1, and driveway parking with a studio over a separate double garage to No.13 & No.45

Spacious open-plan kitchen / dining area with separate utility room

Separate study

Four double bedrooms

En suite and fitted wardrobes to bedroom 1

Fitted wardrobes to bedroom 2

Two sets of glazed double doors to terrace and garden

Kitchen / Dining 5.71m x 3.55m 18'9" x 11'8"

Living Room 8.16m x 3.90m 26'9" x 12'10"

Study 4.06m x 2.58m 13'4" x 8'6"

Bedroom 1 5.71m x 2.94m 18'9" x 9'8"

Bedroom 2 3.94m x 3.33m 12'11" x 10'11"

Bedroom 3 3.83m x 3.59m 12'7" x 11'9"

Bedroom 4 3.49m x 3.14m 11'5" x 10'4"

No.13 & No.45 Studio 5.85m x 4.18m 19'2" x 13'9"

**Total Internal Living Area: 172.7 sq m / 1,858 sq ft**

Not including no.13 & no.45 studio

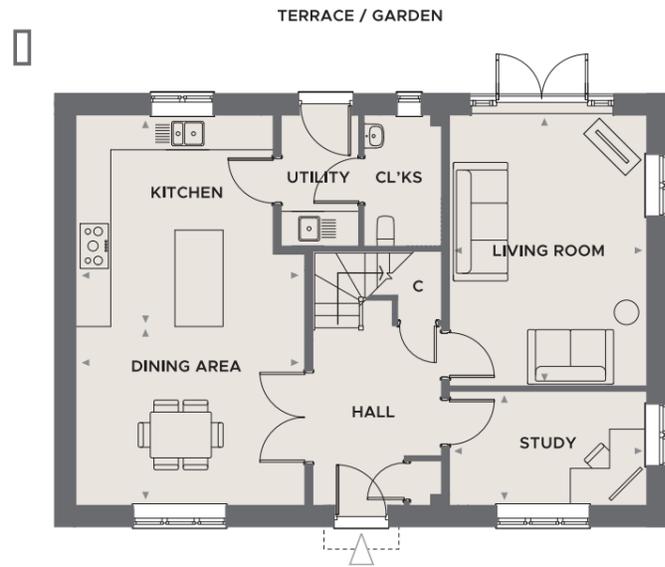
No.45 is a mirrored layout to the plans shown (house only). Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT  
3

A FOUR BEDROOM DETACHED HOUSE

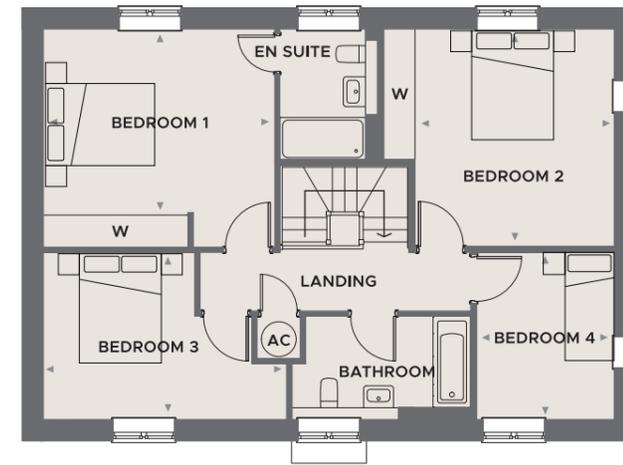


# PLOT 3



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining area with separate utility room
- Separate study
- Four bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Glazed double doors to terrace and garden

Kitchen	4.28m x 3.95m	14'0" x 13'0"
Dining Area	4.28m x 3.34m	14'0" x 10'11"
Living Room	5.06m x 3.68m	16'7" x 12'1"
Study	3.68m x 2.13m	12'1" x 7'0"
Bedroom 1	4.32m x 3.42m	14'2" x 11'3"
Bedroom 2	4.06m x 3.72m	13'4" x 12'3"
Bedroom 3	4.55m x 3.12m	14'11" x 10'3"
Bedroom 4	3.12m x 2.57m	10'3" x 8'5"
<b>Total Internal Living Area: 155.5 sq m / 1,674 sq ft</b>		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

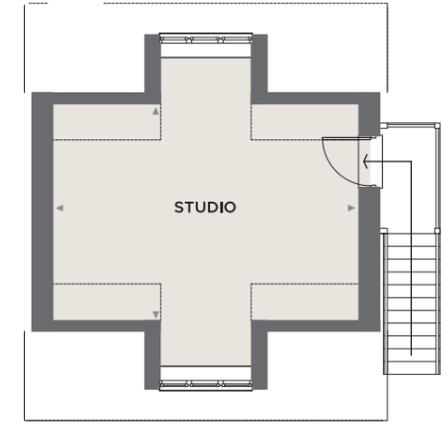
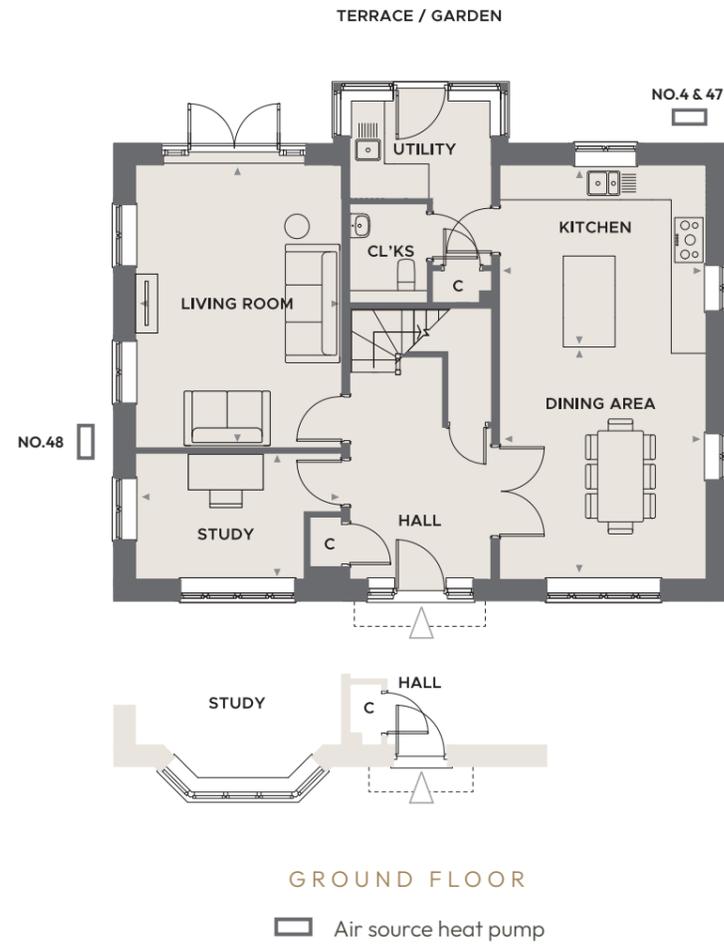
PLOTS

4, 47 & 48

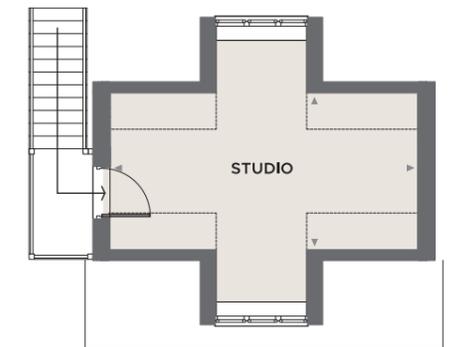
A FOUR BEDROOM DETACHED HOUSE



# PLOTS 4, 47 & 48



NO.4 STUDIO  
OVER DOUBLE GARAGE  
Refer to site plan for location



NO.48 STUDIO  
OVER CAR BARN  
Refer to site plan for location



Detached home over two levels with design variations

Driveway parking with separate double garage to No.47, studio over to No.4

Studio over separate double car barn to No.48 with additional parking area

Spacious open-plan kitchen / dining area with separate utility room

Separate study (bay window to No.48)

Four double bedrooms

En suite and fitted wardrobes to bedroom 1

Fitted wardrobes to bedroom 2

Glazed double doors to terrace and garden

Kitchen 3.86m x 3.52m 12'8" x 11'6"

Dining Area 4.22m x 3.86m 13'10" x 12'8"

Living Room 5.29m x 3.86m 17'4" x 12'8"

Study 3.86m x 2.36m 12'8" x 7'9"

Bedroom 1 3.91m x 3.50m 12'10" x 11'6"

Bedroom 2 3.89m x 3.49m 12'9" x 11'6"

Bedroom 3 4.13m x 3.49m 13'7" x 11'5"

Bedroom 4 3.49m x 3.38m 11'5" x 11'1"

No.4 Studio 5.85m x 4.18m 19'2" x 13'9"

No.48 Studio 5.98m x 3.04m 19'7" x 10'0"

Total Internal Living Area:

No. 4 & No. 47: **168.3 sq m / 1,811 sq ft**

Not including No.4 studio

No. 48: **169.8 sq m / 1,827 sq ft**

Not including No.48 studio

No. 4 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Eliviva Homes reserve the right to change specification during the course of construction.

PLOTS

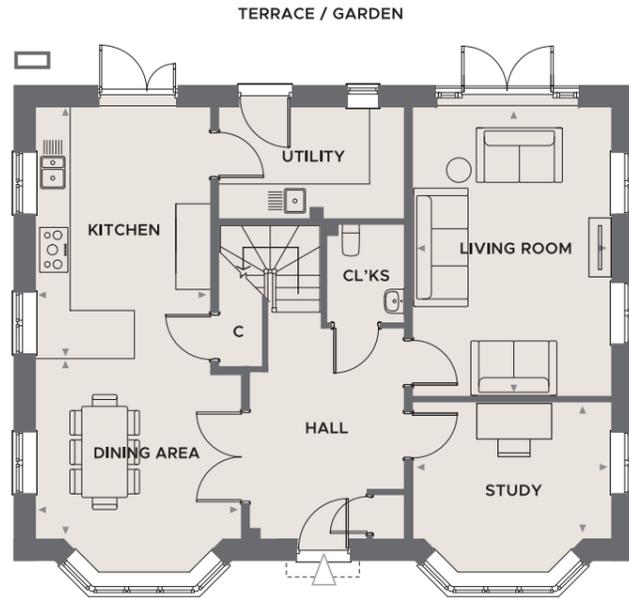
6 & 38



A FOUR BEDROOM DETACHED HOUSE



# PLOTS 6 & 38



GROUND FLOOR

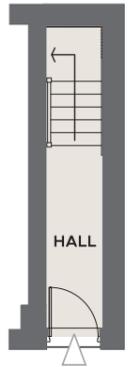
Air source heat pump



FIRST FLOOR



STUDIO  
GROUND  
FLOOR



GARAGE

HALL



- Detached home over two levels
- Driveway parking with separate double garage to No.6
- Driveway parking with studio over separate double garage to No.38
- Cycle store to No.38
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden
- Studio includes kitchenette & shower room

Kitchen	4.70m x 3.27m	15'5" x 10'9"
Dining Area	3.85m x 3.37m	12'8" x 11'1"
Living Room	5.41m x 3.73m	17'9" x 12'3"
Study	3.73m x 2.57m	12'3" x 8'5"
Bedroom 1	4.54m x 3.28m	14'11" x 10'9"
Bedroom 2	3.88m x 3.33m	12'9" x 10'11"
Bedroom 3	3.88m x 3.45m	12'9" x 11'3"
Bedroom 4	4.45m x 2.78m	14'7" x 9'1"
No.38 Annexe	5.27m x 4.08m	17'4" x 13'5"
<b>Total Internal Living Area: 177 sq m / 1,904 sq ft</b>		
Not including No.38 studio		

No.38 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

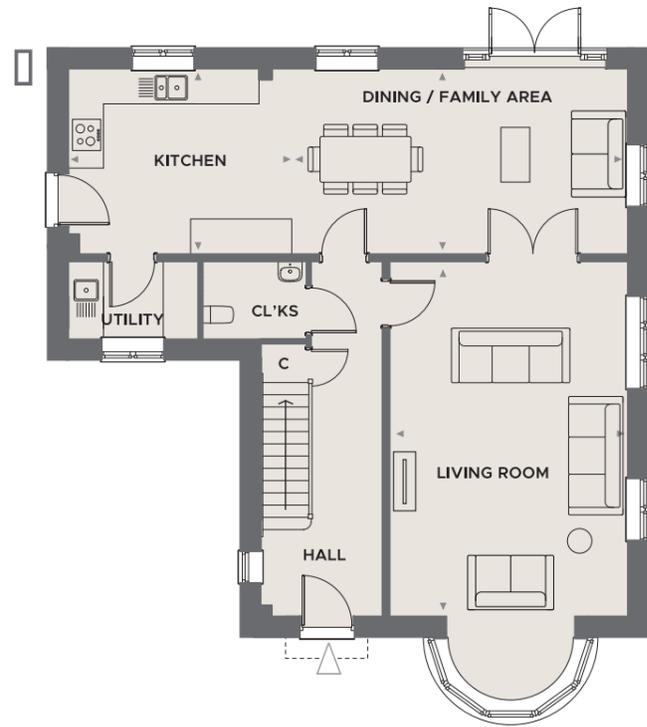
PLOT  
8

A FOUR BEDROOM DETACHED HOUSE



# PLOT 8

TERRACE / GARDEN

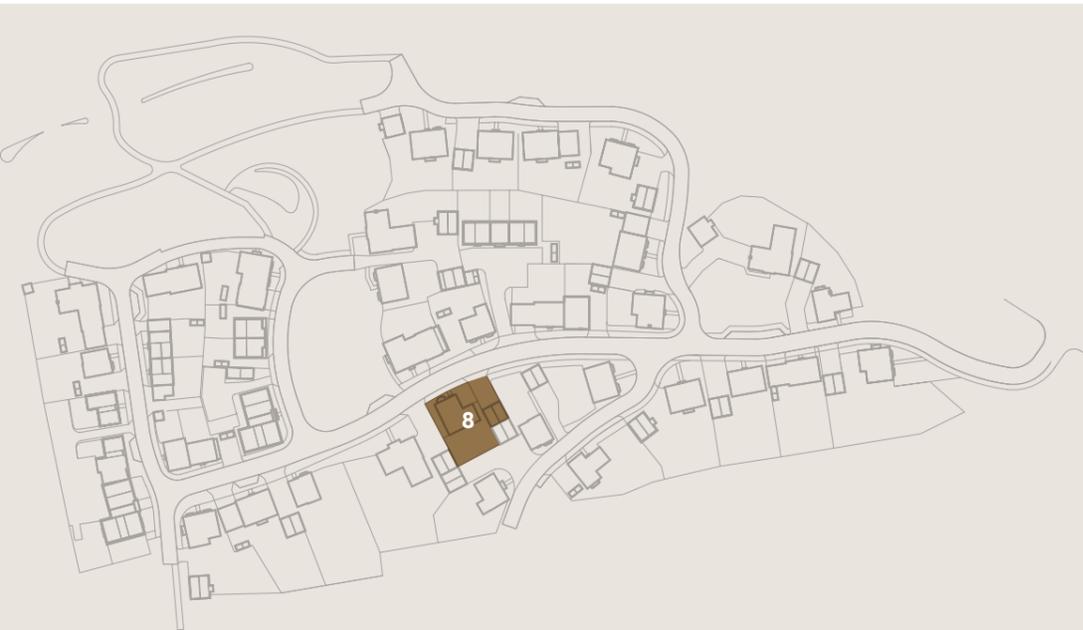


GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Driveway parking with separate double garage
- Spacious open-plan kitchen / dining/ family area
- Four double bedrooms
- En suite with fitted wardrobes to bedroom 1
- En suite to bedroom 2
- Fitted wardrobes to bedroom 3
- Glazed double doors to terrace and garden

Kitchen	4.17m x 3.45m	13'8" x 11'4"
Dining / Family	6.27m x 3.45m	20'7" x 11'4"
Living Room	6.61m x 4.43m	21'8" x 14'7"
Bedroom 1	4.44m x 3.45m	14'7" x 11'4"
Bedroom 2	4.43m x 3.31m	14'7" x 10'10"
Bedroom 3	4.43m x 3.21m	14'7" x 10'6"
Bedroom 4	3.45m x 3.02m	11'4" x 9'11"
<b>Total Internal Living Area: 179 sq m / 1,929 sq ft</b>		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT  
10

A FOUR BEDROOM DETACHED HOUSE  
WITH BONUS ROOM



PLOT  
10



GROUND FLOOR

 Air source heat pump



FIRST FLOOR



Detached home over two levels

Driveway parking with separate double garage

Spacious open-plan kitchen/dining and family area

Separate study

Four double bedrooms with bonus room

En suite and dressing room with fitted wardrobes to bedroom 1

En suite and fitted wardrobes to bedroom 2

Two sets of glazed double doors to terrace and garden

Kitchen / Dining	6.93m x 6.16m	22'9" x 20'3"
Family Area	3.33m x 3.12m	10'11" x 10'3"
Living Room	6.39m x 4.87m	20'11" x 15'11"
Study	3.33m x 3.12m	10'11" x 10'3"
Bedroom 1	4.61m x 4.25m	15'2" x 13'11"
Bedroom 2	5.79m x 4.27m	19'0" x 14'0"
Bedroom 3	4.25m x 4.01m	13'11" x 13'2"
Bedroom 4	3.78m x 3.68m	12'5" x 12'1"
Bonus Room	4.10m x 3.01m	13'6" x 9'11"
<b>Total Internal Living Area: 250 sq m / 2,690 sq ft</b>		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

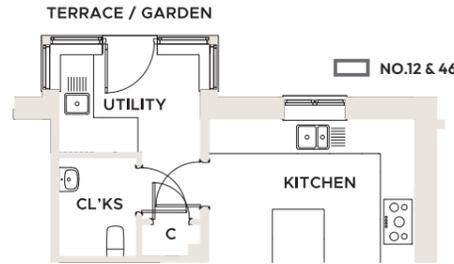
PLOTS

12, 44 & 46

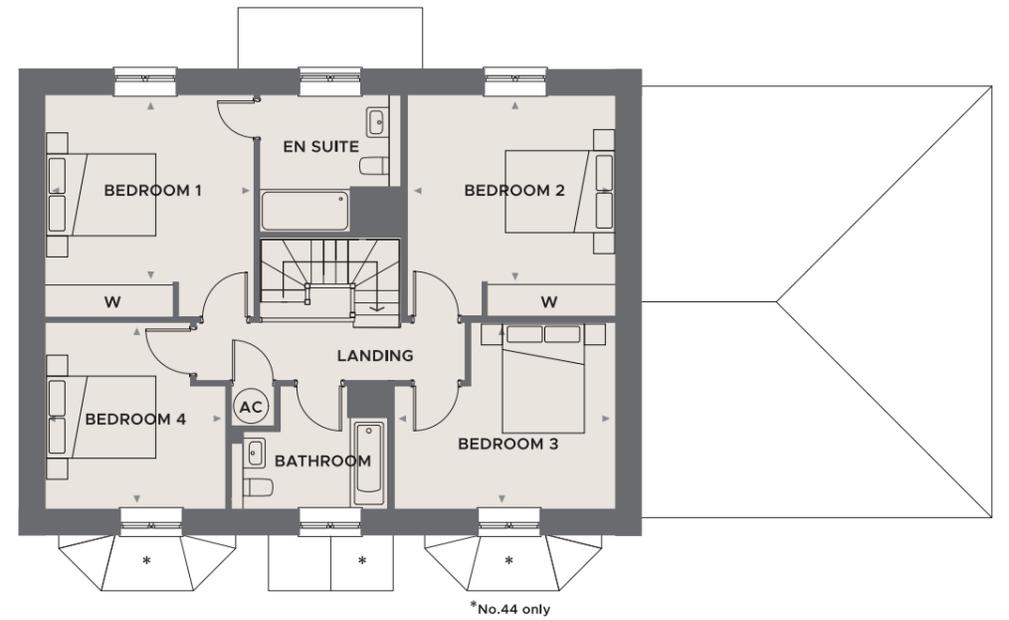
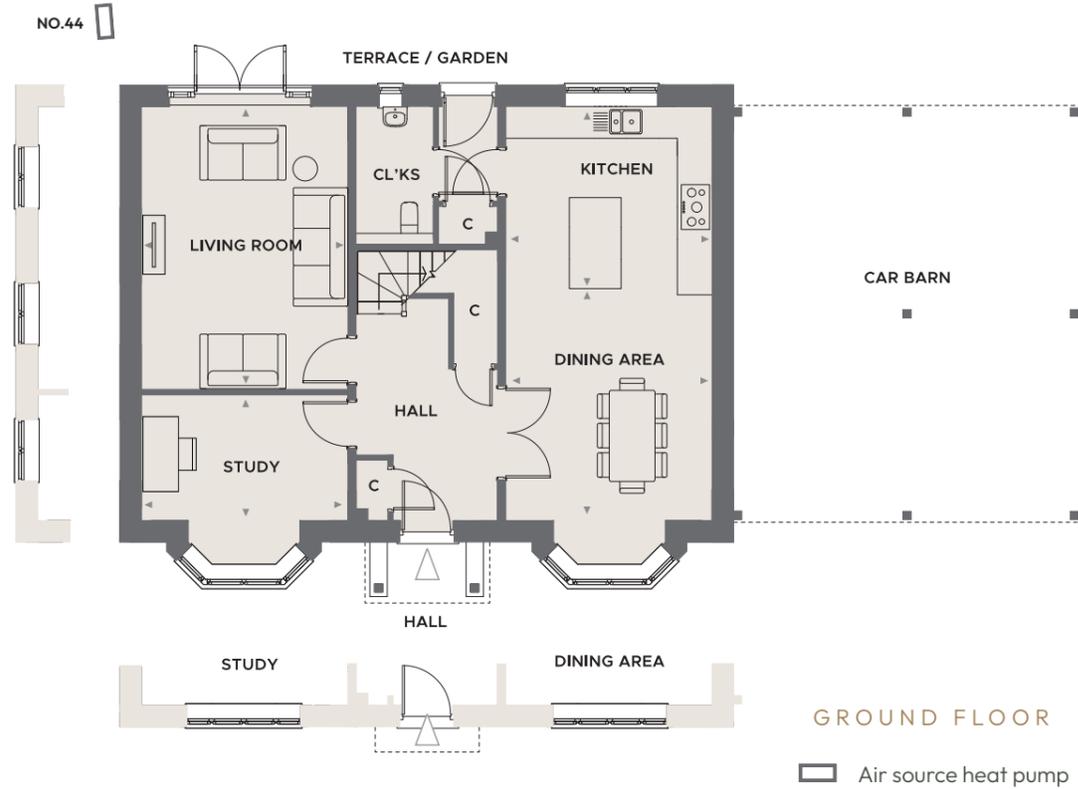
A FOUR BEDROOM DETACHED HOUSE



# PLOTS 12, 44 & 46



NO.12 & 46  
DIFFERENT LAYOUT



FIRST FLOOR



Detached home over two levels with design variations

Attached double car barn with driveway and / or additional parking area

Spacious open-plan kitchen / dining area

Separate utility to No.46

Separate study

No.44 includes a front bay window to both the study and kitchen / dining area

Four double bedrooms

En suite and fitted wardrobes to bedroom 1

Fitted wardrobes to bedroom 2

Glazed double doors to terrace and garden

Kitchen	3.86m x 3.52m	12'8" x 11'6"
Dining Area	4.22m x 3.86m	13'10" x 12'8"
Living Room	5.29m x 3.86m	17'4" x 12'8"
Study	3.86m x 2.36m	12'8" x 7'9"
Bedroom 1	3.91m x 3.50m	12'10" x 11'6"
Bedroom 2	3.89m x 3.49m	12'9" x 11'5"
Bedroom 3	4.14m x 3.49m	13'7" x 11'5"
Bedroom 4	3.49m x 3.38m	11'5" x 11'1"

Total Internal Living Area:  
No.12 & No.44: **168.2 sq m / 1,810 sq ft**  
No.46: **168.3 sq m / 1,811 sq ft**  
Not including car barn

No.46 is a mirrored layout to the plans shown. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT  
21

A FOUR BEDROOM DETACHED HOUSE  
WITH BONUS ROOM AND ATTACHED  
DOUBLE CAR BARN

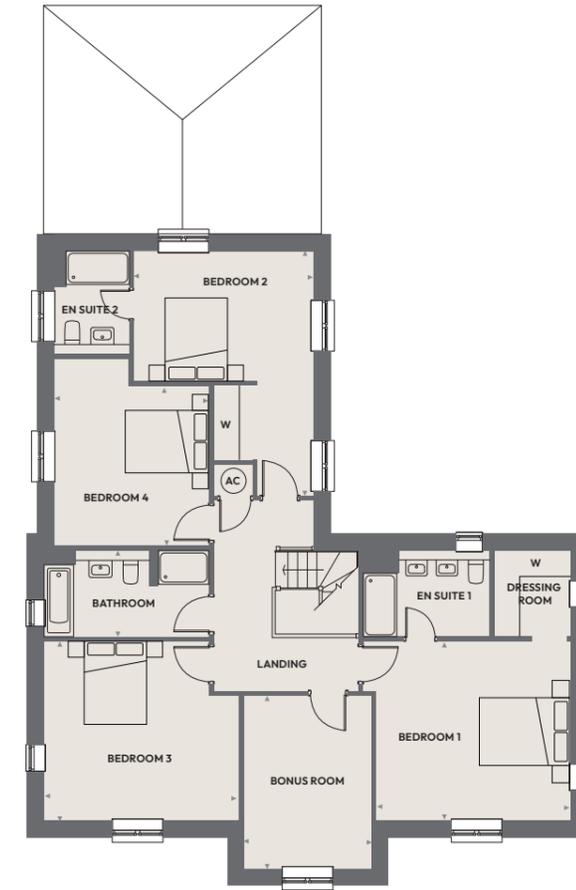


# PLOT 21



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Attached double car barn with additional parking area
- Cycle store and garden shed
- Spacious open-plan kitchen/dining and family area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	6.93m x 6.16m	22'9" x 20'3"
Family Area	3.33m x 3.12m	10'11" x 10'3"
Living Room	6.39m x 4.87m	20'11" x 15'11"
Study	3.33m x 3.12m	10'11" x 10'3"
Bedroom 1	4.61m x 4.25m	15'2" x 13'11"
Bedroom 2	5.79m x 4.27m	19'0" x 14'0"
Bedroom 3	4.25m x 4.01m	13'11" x 13'2"
Bedroom 4	3.78m x 3.68m	12'5" x 12'1"
Bonus Room	4.10m x 3.01m	13'6" x 9'11"
<b>Total Internal Living Area: 250 sq m / 2,690 sq ft</b>		
Not including car barn		

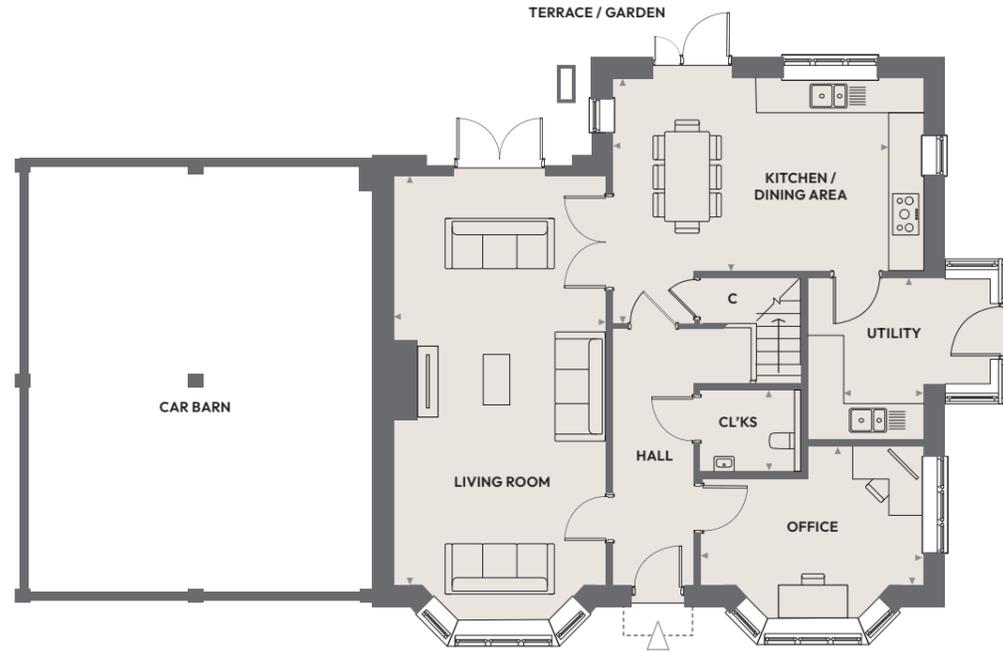
Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT  
33

A FOUR BEDROOM DETACHED HOUSE  
WITH BONUS ROOM AND INTEGRAL  
DOUBLE CAR BARN



# PLOT 33



GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Integral double car barn with additional parking area
- Garden shed
- Spacious open-plan kitchen/dining area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"
Study	4.06m x 2.52m	13'4" x 8'3"
Bedroom 1	5.62m x 4.22m	18'5" x 13'10"
Bedroom 2	5.71m x 2.93m	18'9" x 9'7"
Bedroom 3	4.21m x 4.02m	13'10" x 13'2"
Bedroom 4	3.79m x 3.58m	12'5" x 11'9"
Bonus Room	3.45m x 2.19m	11'4" x 7'2"

Total Internal Living Area: **213.9 sq m / 2,366 sq ft**  
Not including car barn

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOTS

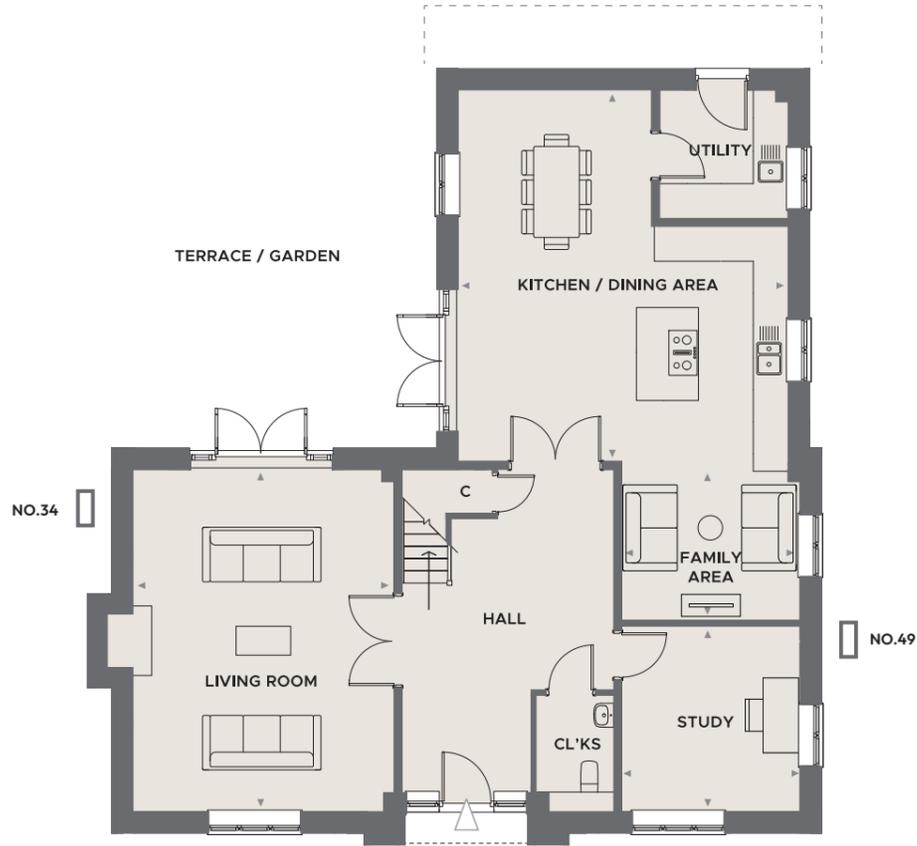
# 34 & 49



A FOUR BEDROOM DETACHED HOUSE WITH  
BONUS ROOM AND STUDIO OVER THE SEPARATE  
DOUBLE GARAGE

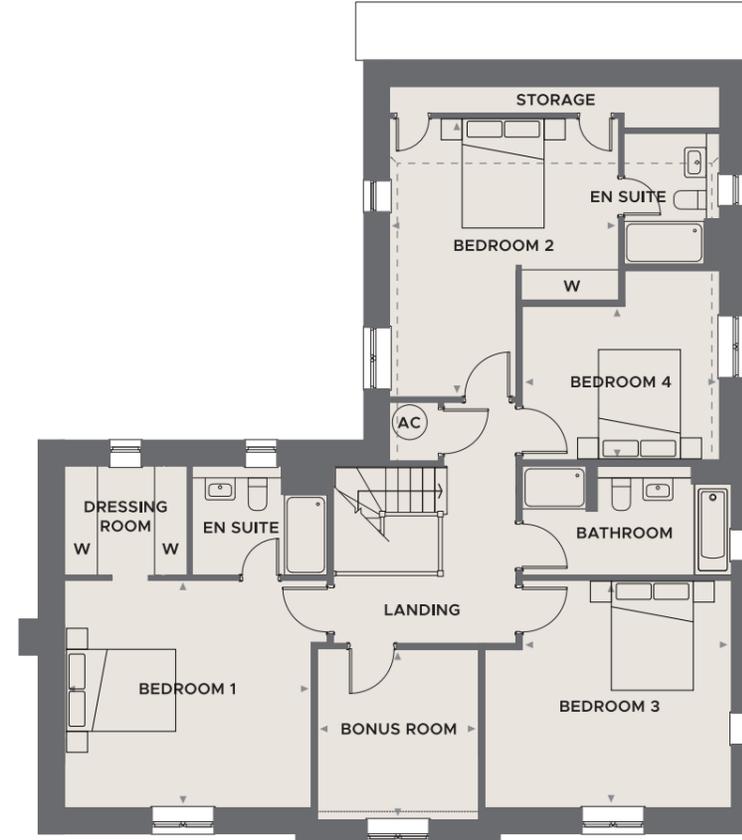


# PLOTS 34 & 49

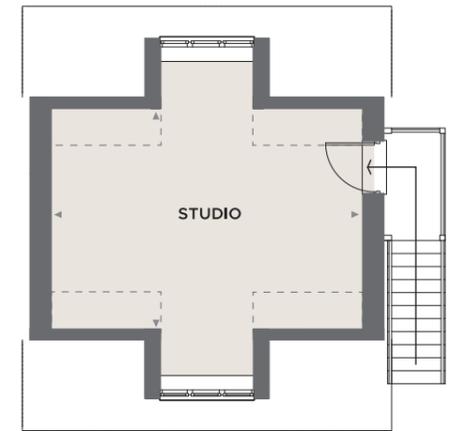


GROUND FLOOR

Air source heat pump



FIRST FLOOR



STUDIO OVER GARAGE  
Refer to site plan for location



Detached home over two levels

Driveway parking with studio over separate double garage

Spacious open-plan kitchen / dining and family area

Separate study

Four double bedrooms with bonus room

En suite and dressing room with fitted wardrobes to bedroom 1

En suite and fitted wardrobes to bedroom 2

Two sets of glazed double doors to terrace and garden

Kitchen / Dining 6.94m x 6.16m 22'9" x 20'3"

Family Area 3.33m x 2.77m 10'11" x 9'1"

Living Room 6.39m x 4.88m 21'0" x 16'0"

Study 3.47m x 3.33m 11'5" x 10'11"

Bedroom 1 4.61m x 4.25m 15'2" x 13'11"

Bedroom 2 5.21m x 4.28m 17'1" x 14'0"

Bedroom 3 4.25m x 3.91m 13'11" x 12'10"

Bedroom 4 3.69m x 2.87m 12'1" x 9'5"

Bonus Room 3.20m x 3.01m 10'6" x 9'11"

Studio 5.85m x 4.18m 19'2" x 13'9"

Total Internal Living Area: **246.2 sq m / 2,650 sq ft**  
Not including studio

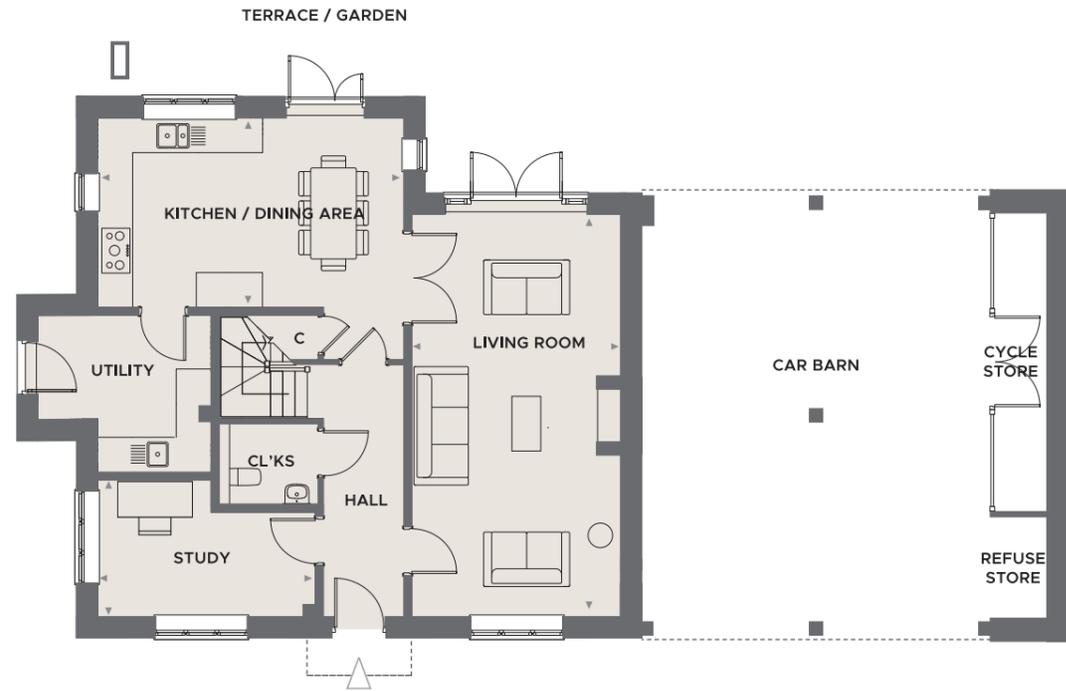
No.34 is a mirrored layout to the studio plan shown and has no rear dormer. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

PLOT  
39

A FOUR BEDROOM DETACHED HOUSE  
WITH BONUS ROOM



# PLOT 39

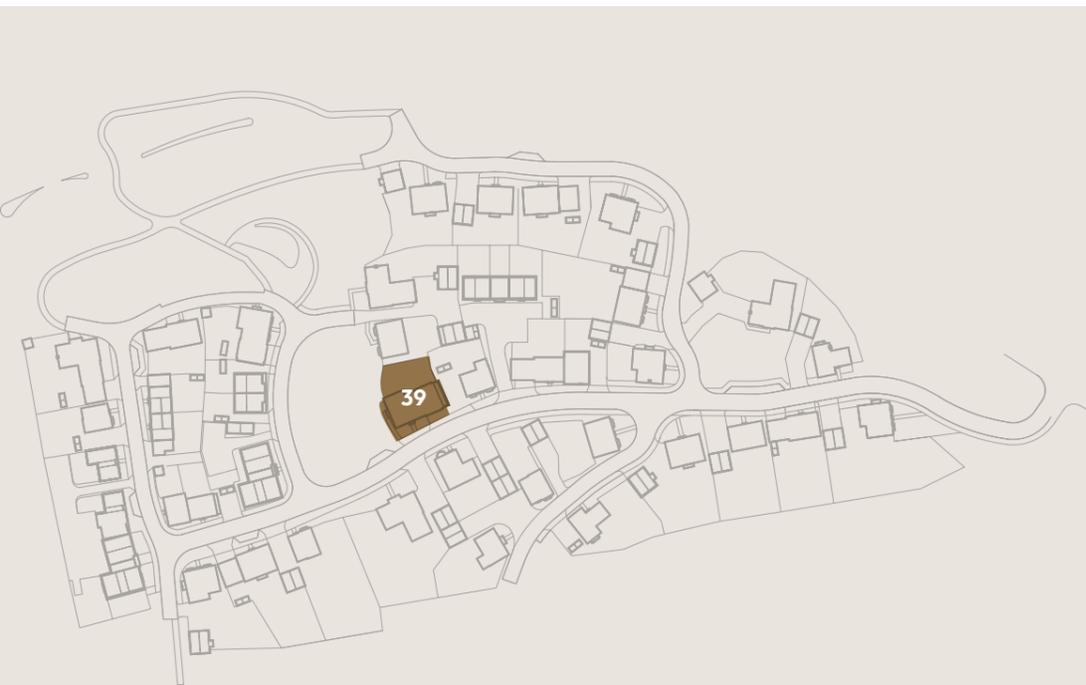


GROUND FLOOR

Air source heat pump



FIRST FLOOR



- Detached home over two levels
- Integral double car barn with additional parking area
- Cycle store
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms with bonus room
- En suite and dressing room with fitted wardrobes to bedroom 1
- En suite and fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden

Kitchen / Dining	5.71m x 3.54m	18'9" x 11'7"
Living Room	7.51m x 3.90m	24'8" x 12'10"
Study	4.06m x 2.52m	13'4" x 8'3"
Bedroom 1	5.62m x 4.90m	18'5" x 16'1"
Bedroom 2	5.71m x 2.93m	18'9" x 9'7"
Bedroom 3	4.21m x 4.02m	13'10" x 13'2"
Bedroom 4	3.79m x 3.58m	12'5" x 11'9"
Bonus Room	3.45m x 2.19m	11'4" x 7'2"
<b>Total Internal Living Area: 209.5 sq m / 2,254 sq ft</b>		
Not including car barn		

Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 1cm. Elivia Homes reserve the right to change specification during the course of construction.

Discover a place where every detail is tailored to elevate your living experience.

From shaker-style kitchens with luxurious quartz countertops, to premium bathroom fittings and chrome accents, Coppice Meadow offers versatile spaces with modern solutions.



Photography used for indicative purposes only.

# Specification

## KITCHEN

- Shaker style kitchen
- Quartz worktops and splash backs
- Electric, stainless steel single oven with additional combi oven
- 4 or 5 burner induction hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1.5 bowl sink
- Quooker, 3 way tap for boiling, warm and cold water
- Integrated wine fridge
- Washer/dryer (to homes with no utility)
- Amtico flooring

## UTILITY†

- Plumbing, wiring and space for washer/dryer
- Stainless steel bowl sink with mixer tap (where applicable)
- Quartz worktops and splash back
- Amtico flooring

## BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Vanity unit basin\* with chrome mixer taps
- Toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles on selected areas, edges trimmed with brushed chrome strip
- Shaver socket
- Amtico flooring

## MEDIA & CONNECTIVITY

- Prewired for Sky Q service in the living room
- TV points in all bedrooms and study (where applicable)
- Telephone points in living room, hallway and bedroom 1
- USB charger points incorporated in sockets within kitchen, living room, study and bedroom 1 (where applicable)

## FINISHING DETAILS

- Modern style painted internal doors with chrome finish door furniture
- Carpeted, closed-tread, painted staircase and spindles with oak hand rail
- Painted, three stepped architrave and skirting boards
- Fitted wardrobes where shown in floor plans
- Carpets to all principal rooms unless otherwise specified

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Facility for future wireless alarm system

## STUDIO†

- Studio over the double garage or car barn to No.4 - 34 - 45 - 48 - 49
- Studio over the double garage to No.38 - includes kitchenette and shower room
- Fused spur in place for electric radiator
- Amtico flooring

## EXTERNAL

- Electrical vehicle charging point
- Cycle store to selected houses only
- Landscaped front
- Turf in the rear garden
- Close board fencing around gardens
- External water tap

## GARAGE / CAR BARN†

- Separate double garage to No.1 - 3 - 4 - 6 - 7 - 8 - 9 - 34 - 38 - 43 - 45 - 47 - 49 - 50
- Separate double car barn to No.48
- Attached or integral double car barn to No.2 - 39 - 41 - 44 - 46
- Double power sockets and strip lighting

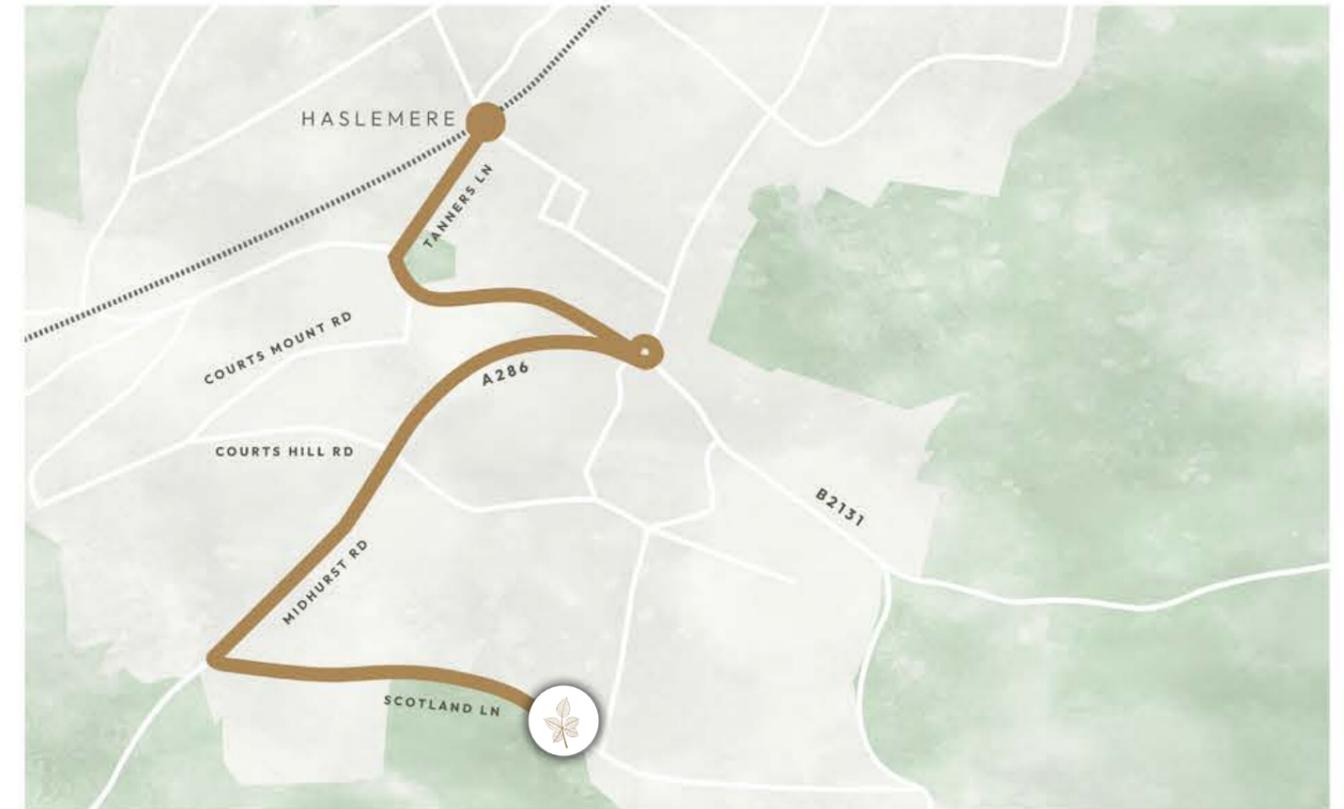
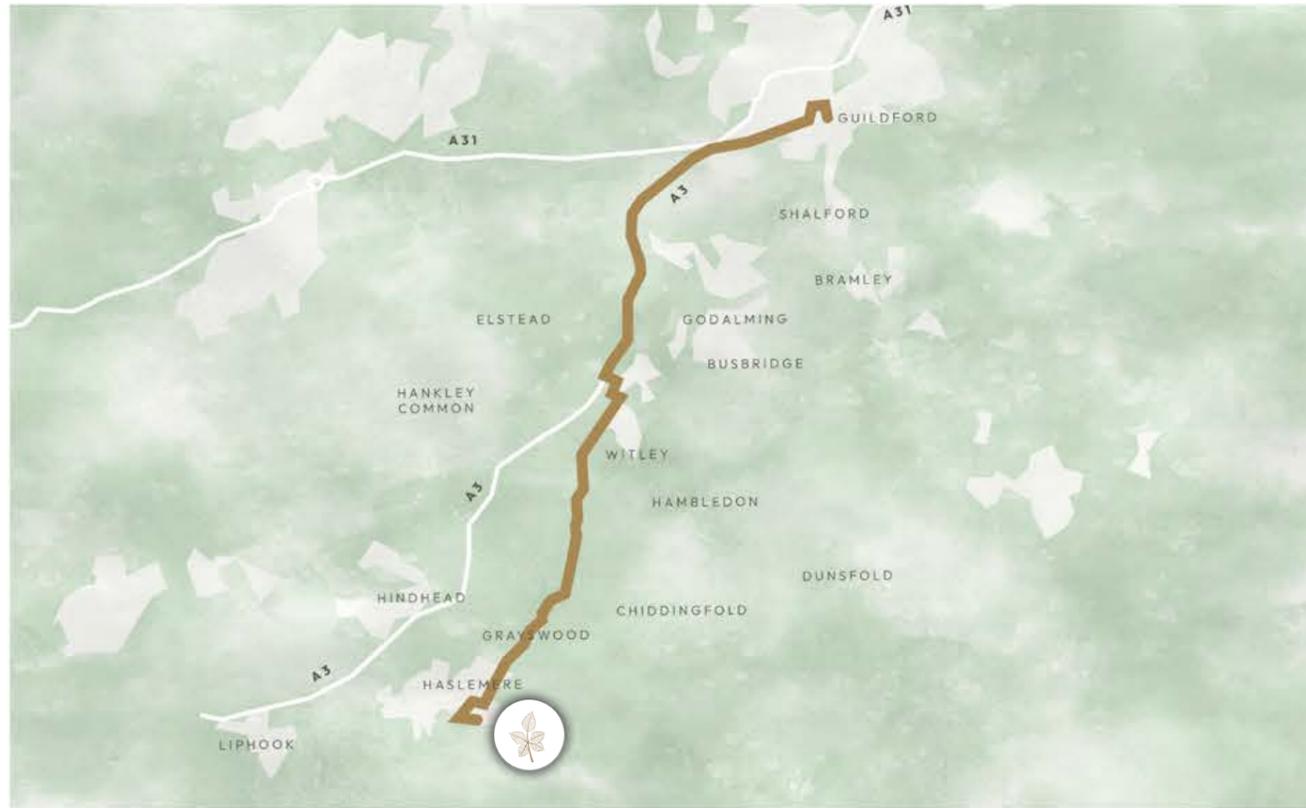
## WARRANTY

- Q Assured Build 10 year warranty

†Selected homes only.

\*Vanity unit to bedroom 1 en suite only.

# How to find us



## FROM GUILDFORD (27MINS)

### Take Farnham Rd/A31, A3 and A286 to Scotland Ln in Haslemere

Head north-east on High St towards North St/A320 - **203 ft**

Turn right onto Chertsey St/A320  
Continue to follow A320 - **0.2 mi**

Turn left onto York Rd/A246 - **0.2 mi**

At the roundabout, take the 1st exit onto Onslow St/A322 - **0.2 mi**

Use the right 3 lanes to turn slightly right onto Friary Bridge/Onslow St/A322 - **331 ft**

Use the right 3 lanes to turn right at the 1st cross street onto Park St/A322 - **318 ft**

Turn left onto Farnham Rd/A31 - **0.1 mi**

At the roundabout, take the 1st exit and stay on Farnham Rd/A31 - **1.6 mi**

Turn left onto Down Ln - **0.3 mi**

Merge onto Guildford and Godalming Byp/A3 via the slip road to Petersfield/Portsmouth  
Continue to follow A3 - **6.2 mi**

Turn left onto Lea Coach Rd - **0.9 mi**

Turn right onto Haslemere Rd/A286  
Continue to follow A286 - **5.0 mi**

Turn right onto High St/A286 - **253 ft**

Turn left onto Shepherd's Hill/A286  
Continue to follow A286 - **0.5 mi**

Turn left onto Scotland Ln

## FROM HASLEMERE (4MINS)

Follow Tanners Ln to Lower St/B2131 - **0.2 mi**

Head south on Tanners Ln towards Bridge Rd - **43 ft**

Turn right to stay on Tanners Ln - **0.2 mi**

Follow Lower St/B2131 and A286 to Scotland Ln - **0.9 mi**

Turn left onto Lower St/B2131 - **0.2 mi**  
Merge onto High St/A286 - **203 ft**

Slight right to stay on High St/A286 - **135 ft**

Turn right to stay on High St/A286 - **253 ft**

Turn left onto Shepherd's Hill/A286  
Continue to follow A286 - **0.5 mi**

Turn left onto Scotland Ln



## Building better as standard since 2004

From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

In-house Research has awarded Elivia Homes 'Gold' two years running. 92% of customers would recommend Elivia Homes to a friend or colleague.



BEST MEDIUM HOUSEBUILDER



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DEVELOPER OF THE YEAR



DEVELOPER OF THE YEAR



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Protection for new-build home buyers



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