

NEW PHASE ON
RELEASE

NEW SHOW
VILLAGE

NEW HOUSE
TYPES

NEW FEATURE
LANDSCAPING

NEW ENGLAND
STYLING

RIVENWOOD

MOVILLA ROAD | NEWTOWNARDS

NEW

MOVILLA ROAD | NEWTOWNARDS

PHASE

NOW

ON



RELEASE

RIVENWOOD

A NEW PLACE TO CALL HOME

YOUR VERY OWN SLICE OF NEW ENGLAND

NHBC
AWARD WINNING
DEVELOPMENT
FOR 2017
& 2018



BRAND NEW FOR PHASE 2



What's new to the neighbourhood?

We are excited to announce 5 innovative new house types which truly offer something for everyone. Every home in Phase 2 is turnkey and surrounded by the exceptional natural beauty the area provides.



The Hartford 3 bedroom semi-detached with sunroom





**THE WESTON
2 & 3 BEDROOM
TOWNHOUSES**

These beautiful New-England styled Townhouses are a striking new addition to the neighbourhood. Available in both 2 & 3 bedrooms and featuring two ensuite bathrooms, homeowners will have more than enough space to make each house their home.



The Vermont Apartment Building.

When designing the development, we did so with your needs and desires in mind. The new Ashford 3 bedroom bungalow offers generous open plan living space while the Hartford features a sunroom, allowing the natural environment to be enjoyed all year round. Our luxury 2 bedroom apartment building is also set to be announced in 2020.



The Ashford 3 bedroom detached bungalow



The Hartford 3 bedroom semi-detached with sunroom

- NORTHERN IRELAND'S -

FASTEST SELLING HOMES

THAT'S THE RIVENWOOD EFFECT

New England in Newtownards.

As NI's fastest selling new development, Rivenwood is in demand. First time buyers can now get their hands on their very own turnkey family home, at a price that's totally affordable. With a premium turnkey package finished by Fultons Interiors, each home is modern and practical.





As you enter, you'll be greeted with beautifully landscaped gardens, a tree-lined road and a sense of community - this is Rivenwood.



BEAUTY AT YOUR FRONT DOOR

THAT'S THE RIVENWOOD EFFECT

Welcome to the neighbourhood.

Positioned close to the beautiful shoreline of Strangford Lough, Rivenwood is located in one of the most alluring areas of County Down. A unique combination of stunning countryside and close proximity to a series of thriving towns and Belfast City, makes Newtownards the perfect place to make your home.





Newtownards is located at the head of Strangford Lough, a vibrant area of Outstanding Natural Beauty. Close at hand are shoreline and countryside walks including the beauty of the Scrabo Estate and the National Trust Mount Stewart House and gardens. The town looks up to the iconic Scrabo tower which is a landmark in the County Down skyline.

If you love the great outdoors, there is an abundance of scenic locations to take advantage of in North Down. Escape to the country with Crawfordsburn Country Park, play golf at Clondeboye or Scrabo Golf clubs, and for the more adventurous there is the flying school at Newtownards Airport as well as the various sailing clubs along the coast.

Recently regenerated, Newtownards town centre boasts a thriving marketplace for local artisans and revelers in cafe culture. The main square and surrounding area has a cosmopolitan feel that is home to shops, bars and restaurants amongst many well established businesses.

The town itself offers easy commuting to Belfast City Centre and many modern amenities on your doorstep for the whole family with schools, Ards leisure and shopping centres and the recently redeveloped Londonderry

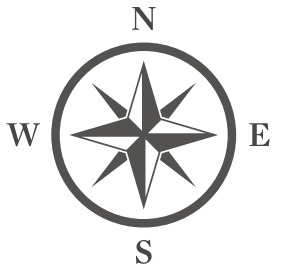
Sports Park. Other new developments in the area include a multi-million pound leisure complex at the Blair Mayne Leisure Complex and at Dairy Hall plus one of Northern Ireland's largest garden centres, Hillmount Garden Centre and Coffee Shop.

Kiltonga Nature Reserve and Scrabo Country Park offer walks and views along with the rest of the picturesque villages in the Ards Peninsula including well-known attractions such as Exploris Aquarium, Eden Pottery and Mount Stewart Estate.



RIVENWOOD

GRAND SCHEME



RIVENWOOD

SITE PLAN

Phase 2 house types cater for all budgets. From first time buyers to down sizers, from retirees to larger family dwellings, we have carefully considered our new range of homes. Add in the premium turnkey package by Fultons Interiors and it's clear to see that Rivenwood has a home for everyone.

PHASE 2 SITE PLAN

- Newbury – 2 Bed, Semi-Detached Bungalow
30 homes available.

- Hartford – 3 Bed, Semi-Detached Two Storey & Sunroom
20 homes available.

- Portland – 3 Bed, Semi-Detached Two Storey
12 homes available.

- Hampton – 3 Bed, Detached Two Storey
39 homes available.

- Stamford – 4 Bed, Detached Two Storey
12 homes available.

- Ashford – 3 Bed, Detached Bungalow
14 homes available.

- Weston – 2 Bed, Mid Townhouse Two Storey
10 homes available.

- Weston – 2 Bed, End Townhouse Two Storey
20 homes available.

- Weston – 3 Bed, Mid Townhouse Two Storey
10 homes available.

- Vermont - 2 Bed, Luxury Apartments
12 available. Coming 2020.

Fully Furnished
Show Village



A man and a young child are looking out a window together. The man is on the left, and the child is on the right, pointing towards the window. The scene is overlaid with a semi-transparent grey box containing the text.

AWARD WINNING HOMES

THAT'S THE RIVENWOOD EFFECT

The house types.

No matter what your expectations and aspirations are for your new home, we're confident that you'll find a house type at Rivenwood that doesn't just meet your needs, but exceeds them. Have a look through the following pages to find the perfect one for you.



THE NEWBURY

2 BEDROOM SEMI-BUNGALOW

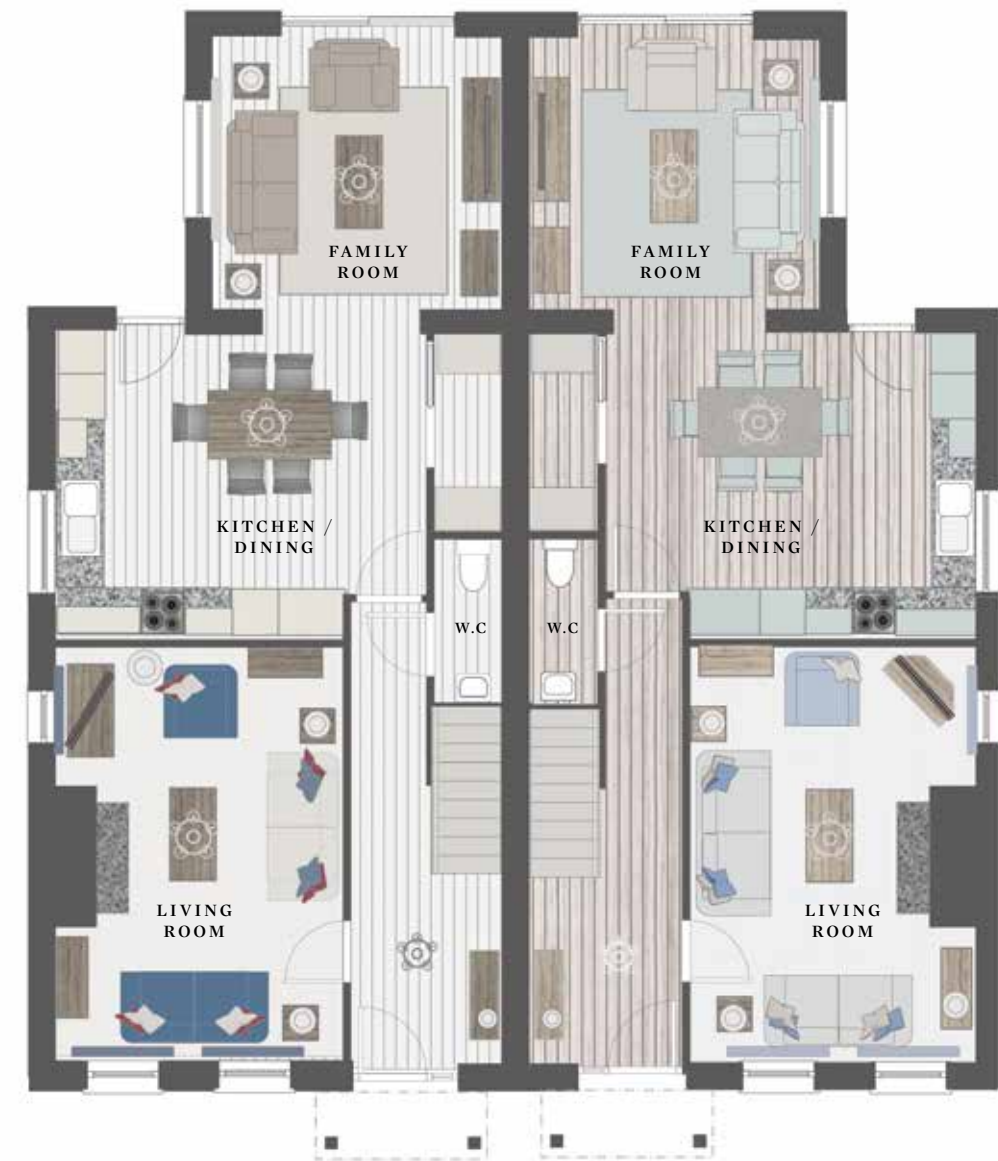


GROUND FLOOR

Kitchen / Dining	16'8" x 10'	.....	5.0m x 3.0m
Living Room	16'8" x 12'10"	.....	5.0m x 3.9m
Bathroom	9'2" x 6'9"	.....	2.8m x 2.0m
Master Bedroom	15'3" x 9'2"	.....	4.6m x 2.8m
Bedroom Two	12'10" x 9'2"	.....	3.9m x 2.8m

THE HARTFORD

3 BEDROOM SEMI-DETACHED



GROUND FLOOR

Kitchen / Dining	15'7" x 13'1"	4.8m x 4.0m
Living Room	17'3" x 12'1"	5.3m x 3.7m
Family Room	12'1" x 11'1"	3.7m x 3.4m



FIRST FLOOR

Master Bedroom	12'4" x 12'1"	3.8m x 3.7m
Bedroom Two	14'1" x 9'5"	4.3m x 2.9m
Bedroom Three	10'1" x 9'1"	3.1m x 2.8m
Bathroom	8'8" x 6'5"	2.7m x 2.0m
En suite.....	10'5" x 3'7"	3.2m x 1.1m



The Hartford Sunroom

THE PORTLAND

3 BEDROOM SEMI-DETACHED



GROUND FLOOR

Kitchen / Dining19'1" x 14'5"5.8m x 4.4m
 Living Room.....15'7" x 11'9"4.8m x 3.6m

FIRST FLOOR

Master Bedroom.....12'4" x 12'1"3.8m x 3.7m
 Bedroom Two14'1" x 9'5"4.3m x 2.9m
 Bedroom Three10'1" x 9'1"3.1m x 2.8m
 Bathroom8'8" x 6'5"2.7m x 2.0m
 En suite.....10'5" x 3'7"3.2m x 1.1m

THE HAMPTON

3 BEDROOM DETACHED



GROUND FLOOR

Kitchen / Dining	17'8" x 11'11"	.....	5.4m x 3.6m
Living Room	17'8" x 12'2"	.....	5.4m x 3.7m
Family Room	11'9" x 11'9"	.....	3.6m x 3.6m
Utility	7'1" x 5'4"	.....	2.2m x 1.7m

FIRST FLOOR

Master Bedroom	13'2" x 10'9"	.....	4.0m x 3.3m
Bedroom Two	11'11" x 8'10"	.....	3.6m x 2.7m
Bedroom Three	11'11" x 8'6"	.....	3.6m x 2.6m
Bathroom	9'8" x 6'4"	.....	3.0m x 1.9m
En suite	6'6" x 6'4"	.....	2.0m x 1.9m

THE STAMFORD

4 BEDROOM DETACHED



GROUND FLOOR

Kitchen / Dining	17'8" x 12'	.....	5.4m x 3.6m
Living Room.....	17'8" x 12'2"	.....	5.4m x 3.7m
Family Room.....	11'9" x 10'8"	.....	3.6m x 3.3m
Utility	5'3" x 7'2"	.....	1.6m x 2.2m

FIRST FLOOR

Master Bedroom.....	11'5" x 11'3"	.....	3.5m x 3.5m
Bedroom Two	8'8" x 8'7"	.....	2.6m x 2.6m
Bedroom Three	13'10" x 8'9"	.....	4.2m x 2.7m
Bedroom Four	11'9" x 10'10"	.....	3.6m x 3.3m
Bathroom	9'11" x 5'11"	.....	3.0m x 1.8m
En suite.....	6'4" x 6'3"	.....	1.9m x 1.9m

THE ASHFORD

3 BEDROOM DETACHED BUNGALOW



GROUND FLOOR

Kitchen / Dining	12'6" x 18'6"	3.8m x 5.7m
Living Room	14'11" x 14'3"	4.6m x 4.4m
Utility	3'3" x 9'	1.0m x 2.8m
Bathroom	6'10" x 9'	2.1m x 2.8m
Master Bedroom	9'10" x 13'7"	3.0m x 4.2m
Bedroom Two	9'10" x 13'7"	3.0m x 4.2m
Bedroom Three	6'10" x 13'7"	2.1m x 4.2m
En suite.....	10'2" x 4'11"	3.1m x 1.5m

THE WESTON

2 AND 3 BED TOWNHOUSES



GROUND FLOOR
2 AND 3 BEDROOM, MID AND END TOWNHOUSES

Kitchen	9'8" x 8'2"	.....	3.0m x 2.5m
Living / Dining	18'7" x 15'4"	.....	5.7m x 4.7m



**FIRST FLOOR
2 BEDROOM END TOWNHOUSE**

Bathroom	7'8" x 5'5"	2.4m x 1.7m
Master Bedroom	15'4" x 10'1"	4.7m x 3.1m
Bedroom Two	11'1" x 9'1"	3.4m x 2.8m
En suite.....	7'5" x 4'5"	2.3m x 1.4m

**FIRST FLOOR
2 BEDROOM END TOWNHOUSE**

Bathroom	7'8" x 5'5"	2.4m x 1.7m
Master Bedroom	15'4" x 10'1"	4.7m x 3.1m
Bedroom Two	11'1" x 9'1"	3.4m x 2.8m
En suite.....	7'5" x 4'5"	2.3m x 1.4m



The 3 bedroom townhouse has the exclusive feature of a spacious **walk-in wardrobe** in the master bedroom.

**FIRST FLOOR
3 BEDROOM MID TOWNHOUSE**

Bathroom	8'8" x 5'5"	2.7m x 1.7m
Master Bedroom	12'1" x 9'8"	3.7m x 3.0m
Bedroom Two	10'8" x 8'8"	3.3m x 2.7m
Bedroom Three	10'8" x 10'4"	3.3m x 3.2m
En suite.....	7'5" x 7'2"	2.3m x 2.2m
Walk-In Wardrobe	7'5" x 3'11"	2.3m x 1.2m

**FIRST FLOOR
2 BEDROOM END TOWNHOUSE**

Bathroom	7'8" x 5'5"	2.4m x 1.7m
Master Bedroom	15'4" x 10'1"	4.7m x 3.1m
Bedroom Two	11'1" x 9'1"	3.4m x 2.8m
En suite.....	7'5" x 4'5"	2.3m x 1.4m

MAKE YOUR HOUSE YOUR HOME

THAT'S THE RIVENWOOD EFFECT

Making turnkey simple.

This turnkey development allows you to be in control of the design of your home. You decide your desired floor type, tile choice and kitchen detailing, making your home unique to you. At Rivenwood our designers have thought about everything, taking away the stress of moving house.

All you have to do is turn the key and move in!



With wooden beams stretching above a solid hardwood kitchen, feature wood panelling, chrome detailing throughout and the warmth of a wood burning stove – its all in the detail here at Rivenwood.

CREATE SOMETHING BEAUTIFUL

The solid hardwood kitchen is the heart of the home. Make it a space you love by choosing from a range of colours for your units and worktops.

STEP BY STEP

Be proud of every inch of your interior. Pick the flooring and tiling style that suits you from our preselected range.

MAKE IT YOURS

All walls and skirting boards will be painted white, giving you the final say over the internal finishes of your new home.



TURNKEY SPECIFICATIONS

KITCHEN

Choice of kitchen door and worktop colours.
 —
 Integrated electrical appliances to include gas hob and electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer.
 —
 Laminated upstands with back painted glass splash back.
 —
 Chrome door knobs and cup handles.

BATHROOMS

Designer white sanitary ware with chrome fittings.
 —
 Thermostatically controlled showers.
 —
 Chrome heated towel rail in bathroom and en suite.
 —
 Full height tiling to shower enclosures.
 —
 Splash back tiling to bathroom, en suite and downstairs cloakroom basins.

SELECTIONS

All selections to be made from the builder's nominated suppliers only.
 —
 All selections are from a pre-selected range and are subject to change.

BROADBAND

Superfast Fibreoptic Broadband, FTTP with speeds of up to 330mbps.

INTERNAL FEATURES

Internal walls and ceilings painted along with the internal woodwork.
 —
 Grooved internal doors with quality ironmongery.
 —
 Smoke, heat and carbon monoxide detectors.
 —
 Comprehensive range of electrical sockets.
 —
 Connection sockets for BT and TV.
 —
 Cabling for digital and SKY TV.
 —
 Zoned security alarm.
 —
 Feature grooved or exposed beams to ceilings in selected rooms.
 —
 Feature wooden panelling.

HEATING

Gas fired central heating – energy efficient, smart phone compatible combination boiler which provides instant hot water on demand.
 —

Stoves in each lounge.

FLOORING

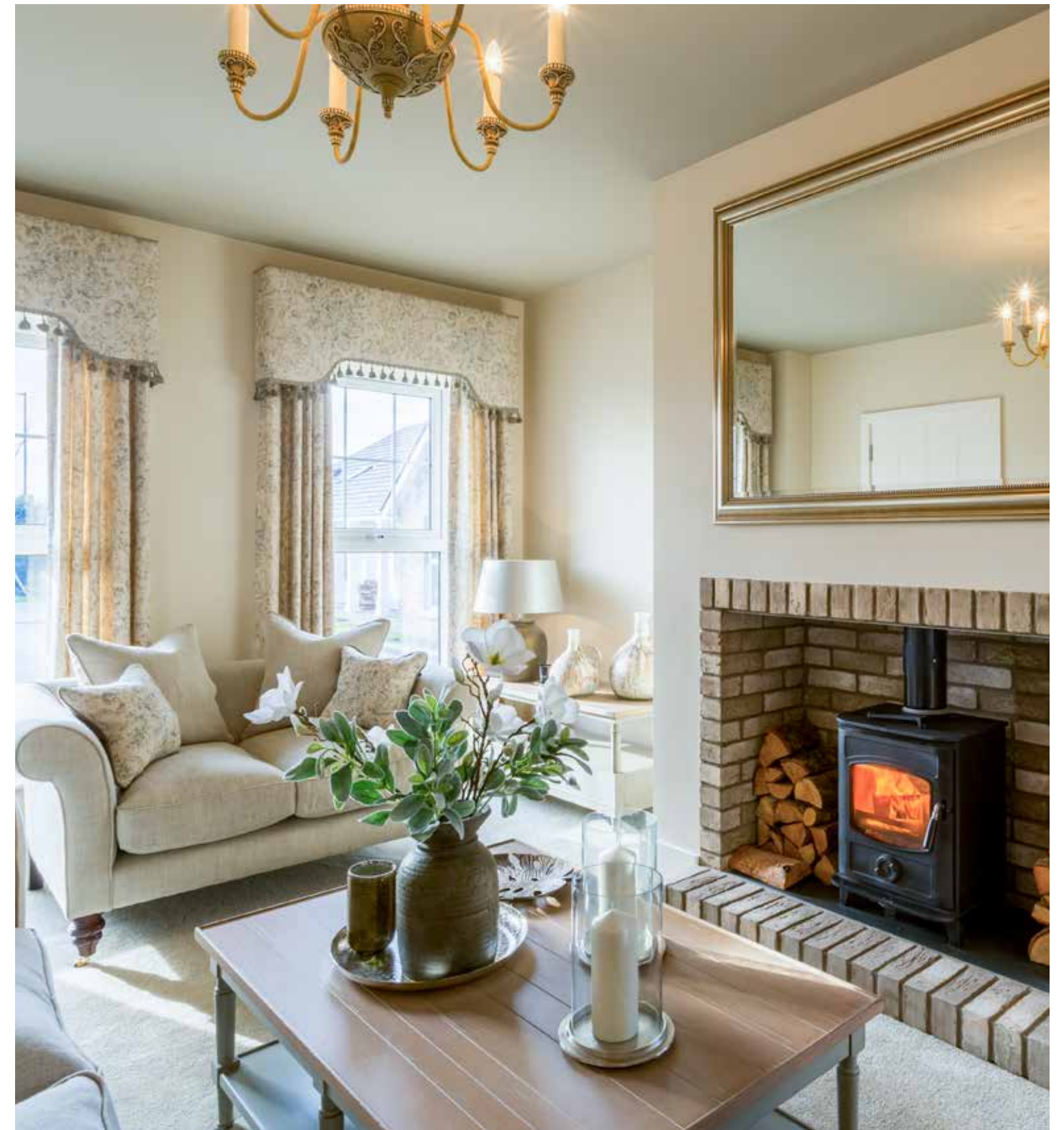
Carpeting provided throughout all bedrooms, lounges, stairs and landings.
 —
 Wooden laminate flooring to hall, kitchen and dining areas.
 —
 Tiles to bathroom floors, showers and splash backs. Tiles to cloakroom and utility floors (where applicable).

EXTERNAL FEATURES

Traditional construction.
 —
 High standard of floor, wall and loft insulation to ensure minimal heat loss.
 —
 Maintenance free PVC energy efficient double glazing with lockable system.
 —
 Timber effect maintenance free cladding.
 —
 Bitmac driveways.
 —
 Painted finish to front entrance doors.
 —
 Landscaped gardens with patio area and generous private driveway with space for garage.
 —
 Extensive landscaping to common areas.
 —
 Timber fencing to rear boundaries where appropriate.
 —
 Feature external lighting to front door.

WARRANTY

White goods carry a 1 year guarantee from date of installation.
 —
 All kitchen appliances carry a 5 year guarantee from date of installation.
 —
 NHBC 10 year buildmark warranty.



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