

Taylor
Wimpey

Find your way around

SHERFORD

PLYMOUTH | DEVON

SHERFORD. A VERY SPECIAL PLACE TO BE

A warm welcome to Sherford.

The new community of Sherford is being built on the outskirts of Plymouth. Sherford is providing a host of new facilities that will help turn a collection of houses into a vibrant neighbourhood, including 4 new schools, 500 acres of parkland and a variety of local amenities.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

A NEW COMMUNITY IS TAKING SHAPE

Sherford is more than just a new housing development, it is a new community where residents can enjoy having everything they need right on their doorstep.



Brand new facilities being built at Sherford, including the brand new Sherford Vale School



Shop at high street shops in Drake Circus, Plymouth city centre



Take a stroll through Sherford's very own Country park

THE PERFECT PLACE TO BE

For those wanting to venture beyond the development, Sherford is located on the edge of the bustling ocean city of Plymouth and is just a mile away from the A38, meaning residents have easy access to the coast, Dartmoor, and Exeter.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Amazing beaches just a short distance away

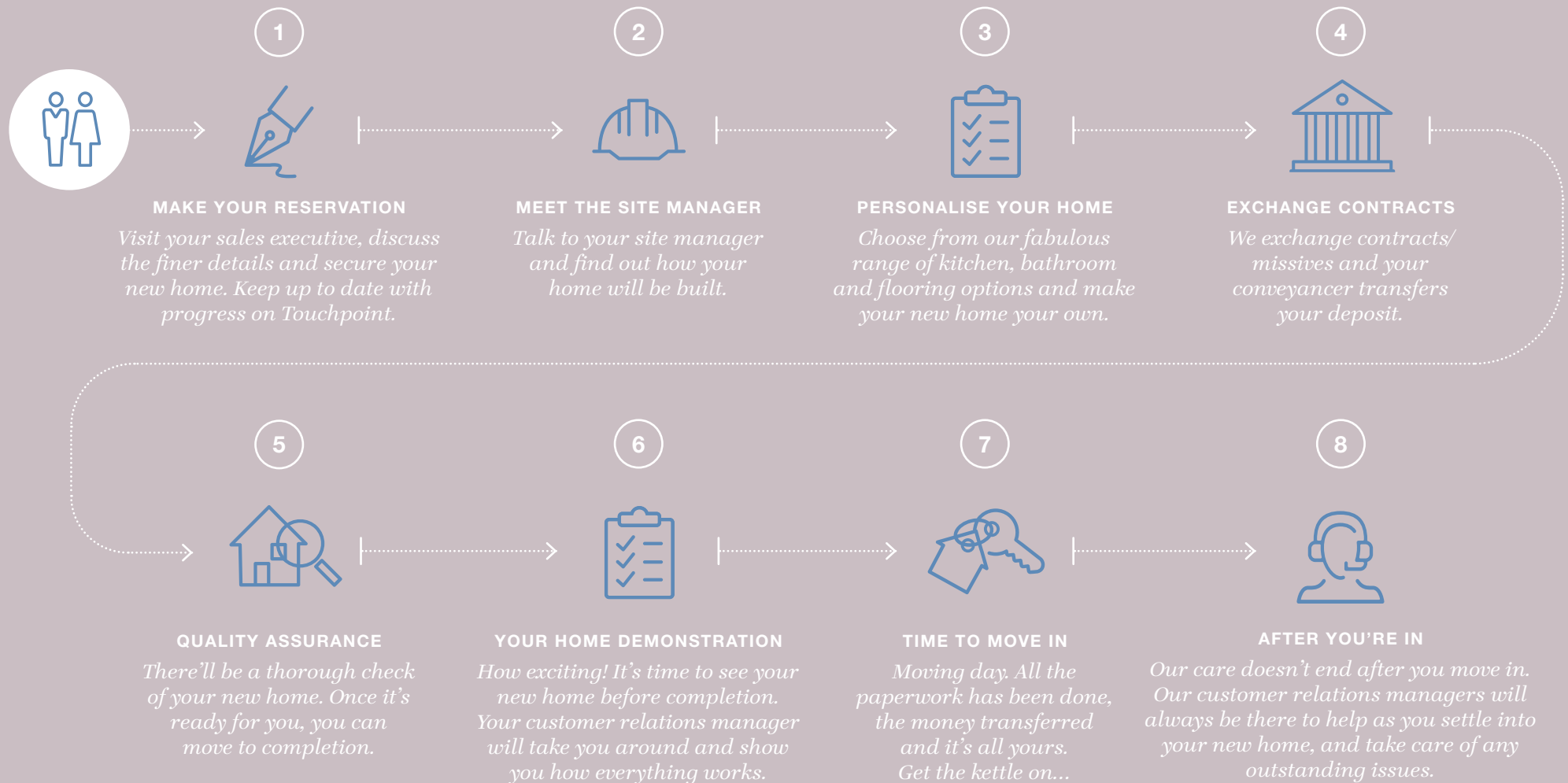


Enjoy a breath of fresh air at Plymouth Hoe



Discover the range of bars and restaurants in the historic Plymouth Harbour

FROM LOOKING ROUND TO MOVING IN...



Get to know WOODLAND GRANGE

SHERFORD | DEVON

*ah/so = Affordable shared ownership homes
 *ah/r = Affordable rented homes
 ▶ = Integral garage
 RS = Refuse Store
 CS = Cycle store



5 Bedroom homes

- The Wayford**
5 bedroom home
Plots: 412 & 418

4 Bedroom homes

- The Ransford**
4 bedroom home
Plots: 325, 346, 348, 369, 375, 398, 410, 413, 417 & 420
- The Lanford**
4 bedroom home
Plots: 324, 347, 372, 406-409, 411, 414-416 & 419

- The Chelbury**
3 bedroom home
Plots: 306-314

3 Bedroom homes

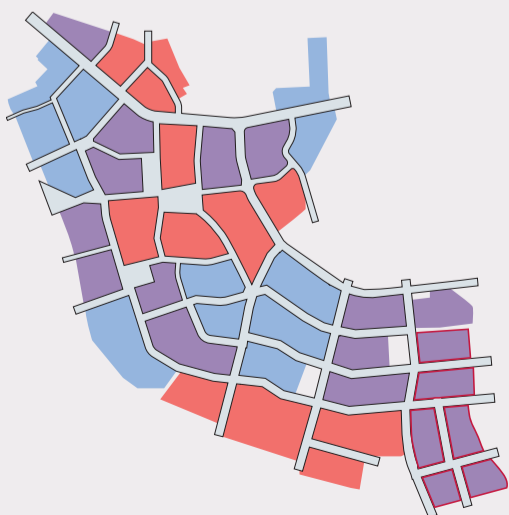
- The Kingdale**
3 bedroom home
Plots: 322, 330, 362, 366, 367, 379 & 395
- The Byford**
3 bedroom home
Plots: 323, 326, 327, 344, 345, 349-352, 359-361, 363-365, 368, 370, 371, 373, 374, 376-378, 396, 397 & 399-405
- The Benford**
3 bedroom home
Plots: 380, 383, 384, 391 & 392
- The Clovelly**
3 bedroom home
Plots: 340*, 341*, 353-358*, 389* & 390*

2 Bedroom homes

- The Ashenford**
2 bedroom home
Plots: 328, 329, 342, 343, 381, 382, 385-388, 393 & 394
- The Edale**
2 bedroom home
Plot: 315

1 & 2 Bedroom apartments

- 1 & 2 bedroom apartments
Plots: 331-339*



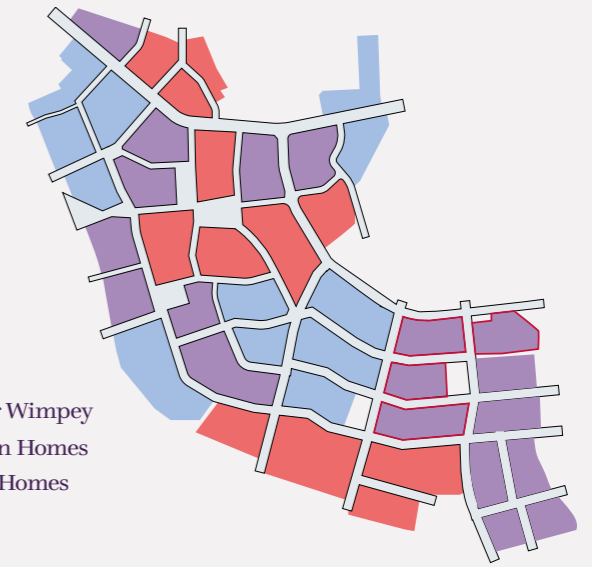
- Taylor Wimpey
- Linden Homes
- Bovis Homes

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWE 72683 AUGUST 2022

Get to know THE GROVE

SHERFORD | DEVON

The new market town of Sherford is being constructed in the Devon countryside on the eastern outskirts of Plymouth.



- Taylor Wimpey
- Linden Homes
- Bovis Homes

4 bedroom homes

- 🏠 **The Eastbury**
4 bedroom home
Plots: 421-423, 427, 428, 429, 433, 434 & 435
- 🏠 **The Elliston**
4 bedroom home
Plots: 424-426, 430, 431 & 432
- 🏠 **The Chelbury**
4 bedroom home
Plots: 436-439, 463-471 & 489-492

2 bedroom homes

- 🏠 **The Edale**
2 bedroom home
Plots: 448 & 510*
- 🏠 **The Beauford**
2 bedroom home
Plots: 498-502

Apartments

- 🏠 1 & 2 bedroom apartments*
Plots: 472-480

3 bedroom homes*

- 🏠 **The Byford**
3 bedroom home
Plots: 440, 441, 446, 447, 449-457, 459-461, 487, 488 & 493-497
- 🏠 **The Kingdale**
3 bedroom home
Plots: , 445, 458 & 462
- 🏠 **The Clovelly***
3 bedroom home
Plots: 442-444, 481-486 & 503-506

*ah/r = Rental homes
*ah/so = Shared ownership
▶ = Garage
➡ = Drive through access

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THE WAYFORD

5 bedroom home



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THE WAYFORD

The five bedroom Wayford is a traditional double fronted home. A good sized living room and an open plan kitchen/breakfast room each open through French doors to the private garden. A family dining room, study, utility room and a guest cloakroom are also located on the ground floor. Bedroom one with an en suite, three double bedrooms, a well proportioned fifth bedroom and a main bathroom are found off the landing.

TOTAL 1,897 sq. ft. 176.3 sq.m

Ground floor



Lounge (max.)	5.76m × 6.06m	18' 10" × 19' 11"
Kitchen	5.58m × 3.35m	18' 4" × 11' 0"
Dining	3.39m × 3.06m	11' 1" × 10' 1"
Study	3.39m × 2.34m	11' 1" × 7' 8"

First floor



Bedroom 1	3.39m × 3.37m	11' 1" × 11' 1"
Bedroom 2 (max.)	2.98m × 3.47m	9' 10" × 11' 5"
Bedroom 3	3.02m × 3.12m	9' 11" × 10' 3"
Bedroom 4	4.10m × 2.39m	13' 5" × 7' 10"
Bedroom 5	3.22m × 2.33m	10' 7" × 7' 8"



Plots: 412 & 418

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWE 63679 NOVEMBER 2021.

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THE RANSFORD

4 bedroom home



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THE RANSFORD

The Ransford is a substantial double fronted four bedroom home, perfect for flexible living. A large dual aspect living room and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned bedroom one with an en suite, three further spacious bedrooms, one with en suite and a main bathroom.

TOTAL 1,664 sq. ft. 156.4 sq.m

Ground floor



Lounge	3.84m x 7.10m	12' 7" x 23' 4"
Kitchen/Dining	6.60m x 3.47m	21' 8" x 11' 5"
Study	3.84m x 2.48m	12' 7" x 8' 2"

First floor



Bedroom 1	3.92m x 3.54m	12' 11" x 11' 7"
Bedroom 2	3.25m x 3.54m	10' 8" x 11' 7"
Bedroom 3 (min.)	2.80m x 2.82m	9' 2" x 9' 3"
Bedroom 4	3.84m x 2.24m	12' 7" x 7' 5"

 **Plots:** 325, 347, 348, 369, 375, 398, 410, 413, 417 & 420

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THE LANFORD

4 bedroom home



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THE LANFORD

The Lanford is a four bedroom home designed for family living. Downstairs, an open plan kitchen/dining room leads through to the garden via French doors to the garden, while there is also a lounge, a study and a downstairs cloakroom. Upstairs, the spacious main bedroom with en suite shower room can be located, along with three further bedrooms and a family bathroom.

TOTAL 1,251 sq. ft. 166.2 sq.m

Ground floor



Lounge	3.24m × 4.57m	10' 8" × 15' 0"
Kitchen/Dining	2.85m × 6.87m	9' 4" × 22' 7"
Study	2.17m × 2.21m	7' 2" × 7' 3"

First floor



Bedroom 1	3.33m × 3.47m	10' 10" × 11' 5"
Bedroom 2	2.69m × 2.82m	8' 10" × 9' 3"
Bedroom 3	2.84m × 2.59m	9' 4" × 8' 6"
Bedroom 4 (max.)	3.31m × 2.62m	10' 11" × 8' 7"

 **Plots:** 324, 347, 373, 406, 407-409, 411, 414-416 & 419

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THE ELLISTON

4 bedroom home



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THE ELLISTON

The Elliston is a four bedroom townhouse designed for flexible living. Downstairs, a living room leads through to a kitchen/dining room with French doors to the garden, while there is also a guest cloakroom and under stairs storage. Upstairs, two double bedrooms can be found along with a bathroom and further bedroom. Another staircase leads up to the main bedroom suite on the second floor, featuring high galleried ceilings and en suite shower room.

TOTAL 116.10 sq. m. / 1249 sq. ft.

Ground floor



Lounge max. 3.81m x 4.26m 12' 6" x 14' 0"
Kitchen/Dining 4.89m x 2.90m 16' 1" x 9' 6"

First floor



Bedroom 2 2.73m x 3.15m 9' 0" x 10' 3"
Bedroom 3 max. 2.34m x 3.31m 7' 8" x 10' 10"
Bedroom 4 max. 2.45m x 3.31m 8' 1" x 10' 10"

Second floor



Bedroom 1 max. 3.89m x 5.43m 12' 9" x 17' 10"



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THE EASTBURY

4 bedroom home



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THE EASTBURY

The four bedroom Eastbury is ideal for families in search of a little extra space. The hallway leads you into a beautifully designed open plan family/dining/kitchen area with French doors leading to the back garden. A cloakroom and under stairs storage complete the ground floor. The first floor landing leads to a lounge, a double bedroom and a family bathroom. A master bedroom with en suite shower room is located on the top floor along with two further bedrooms and an additional shower room.

TOTAL 131.52 sq. m. / 1415 sq. ft.

Ground floor



Family/Dining	4.89m x 3.72m	16' 1" x 12' 3"
Kitchen	2.72m x 3.43m	8' 11" x 11' 3"

First floor



Lounge	4.89m x 3.10m	16' 1" x 10' 2"
Bedroom 2	2.76m x 2.70m	9' 1" x 8' 9"

Second floor



Bedroom 1 max.	3.17m x 3.57m	10' 5" x 11' 9"
Bedroom 3 max.	2.49m x 3.04m	8' 2" x 10' 0"
Bedroom 4 max.	2.30m x 2.81m	7' 7" x 9' 3"



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THE CHELBURY

4 bedroom home



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THE CHELBURY

The 4 bedroom Chelbury offers spacious accommodation across its 3 storey layout. Located off the entrance hallway is a living/dining room, with French doors to the private rear garden, kitchen/breakfast room, and guest cloakroom. A double bedroom, which can be used as a second living room, single bedroom and family bathroom can be found on the first floor. On the second floor, the main bedroom can be found alongside a further double bedroom and additional shower room.

TOTAL 1,314 sq. ft. 122 sq.m

Ground floor



Lounge/Dining	4.78m x 3.17m	15' 8" x 10' 5"
Kitchen (min.)	2.57m x 3.53m	8' 5" x 11' 7"

First floor



Family room/ Bedroom 4	4.78m x 3.17m	15' 8" x 10' 5"
Bedroom 3	2.65m x 2.83m	8' 9" x 9' 4"

Second floor



Bedroom 1	3.93m x 3.17m	12' 11" x 10' 5"
Bedroom 2	3.71m x 2.89m	12' 2" x 9' 6"



Plots: 306-314

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THE KINGDALE

3 bedroom home



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THE KINGDALE

The Kingdale is a spacious three bedroom home, offering ample living space for young families. The entrance hallways leads to a kitchen/dining room and a light and airy lounge with French doors to the garden. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, the landing leads to bedroom one with en suite shower room and storage, a further double bedroom, family bathroom and a bedroom which could be used as a study or nursery.

TOTAL 1,040 sq. ft. 96.6 sq.m

Ground floor



Lounge	3.07 × 5.41m	10' 1" × 17' 9"
Kitchen/ Dining (max.)	3.35m × 5.41m	11' 0" × 17' 9"

First floor



Bedroom 1	3.09m × 4.10m	10' 2" × 13' 6"
Bedroom 2	2.64m × 2.95m	8' 8" × 9' 8"
Bedroom 3	3.41m × 2.37m	11' 2" × 7' 9"

 **Plots:** 330, 332, 362, 366, 367, 379 & 395

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THE BYFORD

3 bedroom home



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THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, bedroom one with an en suite is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.

TOTAL 976 sq. ft. 90.69 sq.m

Ground floor



Lounge (max.)	3.98m x 4.24m	13' 1" x 13' 11"
Kitchen/Dining	5.06m x 2.87m	16' 7" x 9' 5"

First floor



Bedroom 1 (max.)	3.98m x 3.00m	13' 1" x 9' 10"
Bedroom 2	2.82m x 2.57m	9' 3" x 8' 5"
Bedroom 3	2.15m x 3.91m	7' 1" x 12' 10"

 **Plots:** 323, 326, 327, 344, 345, 359-361, 349-352, 363-366, 370, 371, 373, 374, 376-378, 396, 397 & 399-405

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THE BENFORD

3 bedroom home



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THE BENFORD

With a versatile layout which would suit couples and families alike, the Benford is a well proportioned three bedroom property. The living/dining room is perfect for entertaining with French doors opening out to the garden, whilst the kitchen has plenty of space for relaxed meal times. Upstairs is bedroom one, along with two further well proportioned bedrooms and a main bathroom.

TOTAL 922 sq. ft. 85.64 sq.m

Ground floor



Lounge/Dining	4.77m x 3.72m	15' 8" x 12' 3"
Kitchen	2.57m x 3.43m	8' 5" x 11' 3"

First floor



Bedroom 1	3.69m x 3.11m	12' 2" x 10' 3"
Bedroom 2 (max.)	2.24m x 3.55m	7' 4" x 11' 8"
Bedroom 3 (max.)	2.44m x 3.35m	8' 0" x 11' 0"

 **Plots:** 320, 321, 380, 383, 384, 391 & 392

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THE BEAUFORD

2 bedroom home



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THE BEAUFORD

The two bedroom Beauford will appeal to first time buyers, couples and families looking for a little extra space. A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises bedroom one with an en suite, a main bathroom, and a further double bedroom.

TOTAL 81.19 sq. m. / 873 sq. ft.

Ground floor



Lounge max.	3.67m × 4.04m	12' 1" × 13' 3"
Kitchen/Dining	4.70m × 2.87m	15' 5" × 9' 5"

First floor



Bedroom 1	2.94m × 3.57m	9' 8" × 11' 9"
Bedroom 2	4.70m × 2.55m	15' 5" × 8' 4"



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THE ASHENFORD

2 bedroom home



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THE ASHENFORD

The Ashenford is a two bedroom starter home offering convenient accommodation for individuals and couples. At the heart of the home is a light and airy kitchen/dining/living room with French doors opening out to the garden. Upstairs, a main bedroom spans the full width of the property, while the landing also leads to a main bathroom and a second double bedroom.

TOTAL 771 sq. ft. 71.61 sq.m

Ground floor



Lounge/Dining	4.31m x 4.02m	14' 2" x 13' 2"
Kitchen	2.11m x 2.74m	6' 11" x 9' 0"

First floor



Bedroom 1	3.63m x 3.27m	11' 11" x 10' 9"
Bedroom 2 (max.)	4.31m x 2.51m	14' 2" x 8' 3"



Plots: 328, 329, 342, 343, 381, 382, 385-388, 393 & 393

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THE EDALE

2 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the two-bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room running the entire width of the property, bedroom one with an en suite, a further double room and a main bathroom.

TOTAL 66.9 sq. m. / 720 sq. ft.

Ground floor



First floor



Lounge/Kitchen/Dining

3.80m x 5.35m 12' 6" x 17' 7"

Bedroom 1 min.

3.15m x 3.80m 10' 3" x 12' 5"

Bedroom 2 min.

3.01m x 2.45m 9' 9" x 8' 0"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 71374/TWE June 2022.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
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