

**Taylor  
Wimpey**

*Find your way around*

CRANBROOK

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EXETER | DEVON

# CRANBROOK. A VERY SPECIAL PLACE TO BE



A warm welcome to Cranbrook.

Cranbrook is a brand new community on the outskirts of Exeter.

With a range of high quality two, three and four bedroom properties, there's homes to suit everyone.

## MAKE YOURSELF AT HOME

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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.

# PROUD TO LIVE AT CRANBROOK

Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of new homes and local amenities, Cranbrook offers everything you could need within the modern, eco-friendly setting of a new town.



There's a wide range of new local amenities at Cranbrook, including Cranberry Farm pub



Amenities at Cranbrook include the new Cranbrook Education Campus, providing Early Years to Secondary education



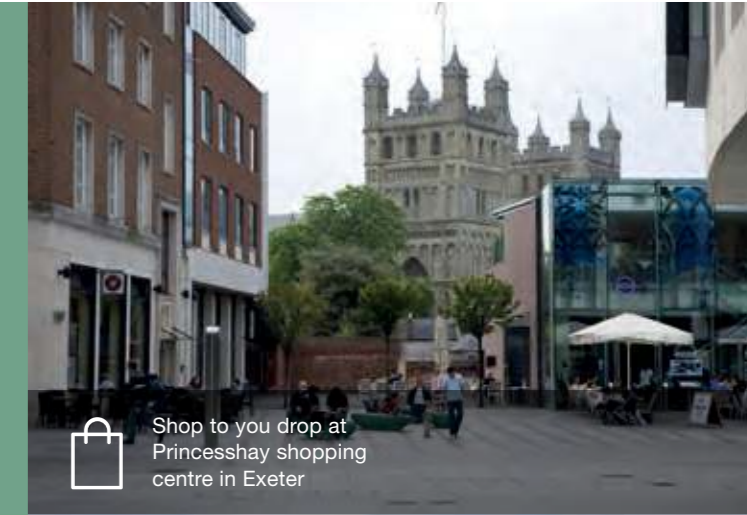
With Cranbrook train station located within walking distance from home, Exeter is just a short train ride away

# A PLACE OF MANY PROSPECTS

The new community of Cranbrook sits on the outskirts of Exeter with all of the city's essential amenities just a stone's throw away. The development itself has a number of high quality community facilities including schools, a doctors surgery, shops, a welcoming pub and country park, and Cranbrook's own railway station gives the town direct links to Exeter and London Waterloo.



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



Shop to you drop at Princesshay shopping centre in Exeter



Visit historic Exeter Quayside and discover the great range of restaurants and bars



Discover the Royal Albert Memorial Museum and art gallery, located in Exeter



## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...









Get to know

# CLOVER WAY AT CRANBROOK






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Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of one and two bed apartments, two, three and four bedroom homes, and local amenities, Cranbrook offers everything you could need within the modern, eco-friendly setting of a new town.





## 4 BEDROOM HOMES

-  **The Marford**  
4 bedroom home  
Plots: 356, 358, 364, 472, 476, 489-491, 494, 500 & 502
-  **The Shelford**  
4 bedroom home  
Plots: 331, 345, 359, 361-363, 379, 464, 467, 477, 488, 501 & 532
-  **The Trusdale**  
4 bedroom home  
Plots: 396
-  **The Rossdale**  
4 bedroom home  
Plots: 333, 342, 378, 386, 449, 471, 473, 487, 499, 514 & 533
-  **The Midford**  
4 bedroom home  
Plots: 357, 457, 474, 475, 482, 493 & 529
-  **The Meldon\***  
4 bedroom home  
Plots: 259, 260, 348, 353, 506, 507, 510 & 511

## 3 BEDROOM HOMES

-  **The Yewdle**  
3 bedroom home  
Plots: 309, 313, 360, 448, 450, 453, 461, 465, 468-470, 503, 534 & 541
-  **The Easdale**  
3 bedroom home  
Plots: 257, 284, 285, 297, 300-303, 316, 320, 327, 336, 347, 354, 365, 375, 377, 399, 419<sup>BH</sup>, 420, 421<sup>BH</sup>, 427, 446, 451, 456, 459, 466, 481, 483, 492, 495, 524, 525, 528, 537 & 543
-  **The Flatford**  
3 bedroom home  
Plots: 258, 283, 286, 287-290, 298, 301, 304, 305, 308, 311, 312, 314, 315, 317, 318, 321, 322, 326, 334, 335, 340, 341, 346, 355, 366, 367, 371-374, 376, 388, 389, 394, 395, 418<sup>BH</sup>, 426<sup>BH</sup>, 445, 452, 454, 455, 462, 463, 478-480, 484-486, 496, 497, 498, 504, 505, 512, 513, 515, 526, 527, 530, 544 & 544
-  **The Gosford**  
3 bedroom home  
Plots: 343, 344, 380-385, 390-393, 397, 398, 422-425, 428-431 & 545-552
-  **The Clovelly\***  
3 bedroom home  
Plots: 261, 262, 294-296, 323-325, 349-352, 413, 414, 439-444, 508, 509, 516, 517, 521-524, 535, 536, 553, 554-556, 558 & 559

## 2 BEDROOM HOMES

-  **The Canford**  
2 bedroom home  
Plots: 328-330, 338, 339, 368-370, 401, 402, 415-417, 459, 460, 538-540
-  **The Newdale**  
2 bedroom home  
Plots: 299, 307, 310, 319\*, 332, 337, 403<sup>BH</sup>-405\*, 406\*, 438, 447, 542 & 557\*
-  **The Dovedale**  
2 bedroom home  
Plot: 400
-  **The Trispen\***  
2 bedroom home  
Plots: 291-293 & 518-520

## 1 & 2 BEDROOM APARTMENTS

-  **Clover House**  
Plots: 432-437
-  **1 & 2 bedroom apartments\***  
Plots: 263-267, 268-282, 407-412 & 560-567

BH = Bespoke home  
\*ah/so = Shared ownership  
\*ah/sr = Social rent  
V = Visitor parking  
▶ = Garage  
▶ = Coach house



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 68272/JULY 2022.

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# THE NEWDALE

2 BEDROOM COACH HOUSE



Images 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 enquire for further details.



# THE NEWDALE

This two bedroom home is perfect for today's lifestyle. The open plan kitchen/living room/dining area is cleverly laid out for maximum light and space. In addition to the master bedroom, there is a further single bedroom, which would make a perfect home office or study. Off the hallway you'll find the master bathroom, plus a useful storage cupboard. This home also comes with it's own garage.

**TOTAL 71.7 sq. m / 772 sq. ft**

## GROUND FLOOR



## FIRST FLOOR



<b>Lounge/Kitchen/Dining</b>	5.95m x 4.10m	19' 6" x 13' 5"
<b>Bedroom 1 (min.)</b>	3.18m x 3.83m	10' 5" x 12' 6"
<b>Bedroom 2 (min.)</b>	3.84m x 2.30m	12' 7" x 7' 7"

 **Plots:** 299, 307, 310, 332, 337, 404, 438, 447 & 542

\* 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. TWE 68272 / March 2022

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# THE DOVEDALE

2 BEDROOM COACH HOUSE

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# THE DOVEDALE

The 2 bedroom Dovedale coach house apartment is designed with first time buyers and downsizers in mind. A private entrance hallway leads up to the first floor accommodation, where an open plan lounge/kitchen/dining room provides an ideal space for unwinding and entertaining. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing. Meanwhile the ground floor features a garage.

**TOTAL 70.8 sq. m / 653 sq. ft**

## GROUND FLOOR



## FIRST FLOOR



<b>Lounge/Kitchen/Dining</b>	5.35m × 3.80m	17' 7" × 12' 6"
<b>Bedroom 1 (min.)</b>	3.25m × 3.05m	10' 8" × 10' 0"
<b>Bedroom 2 (min.)</b>	3.24m × 1.94m	10' 8" × 6' 4"



Plots: 400

<sup>min</sup> = Bespoke home. The layout of these plots will differ slightly from the floor plans shown above.

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# THE CANFORD

2 BEDROOM HOME

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# THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. The kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom, alongside a second double bedroom and family bathroom.

**TOTAL 64.00 sq. m / 689 sq. ft**

## GROUND FLOOR



\*

**Lounge/Dining Room (max.)** 3.98m x 4.73m 13' 1" x 15' 6"

**Kitchen** 1.85m x 3.02m 6' 1" x 9' 11"

## SECOND FLOOR



**Bedroom 1** 3.98m x 2.97m 13' 1" x 9' 9"

**Bedroom 2 (max.)** 3.98m x 2.56m 13' 1" x 8' 5"

 **Plots:** 328-330, 338, 339, 368-370, 401, 402, 415-417, 459, 460, 538-540

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# THE FLATFORD

3 BEDROOM HOME

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# THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

**TOTAL 80.50 sq. m / 866 sq. ft**

## GROUND FLOOR



<b>Lounge/Dining Room</b>	4.72m × 3.70m	15' 6" × 12' 2"
<b>Kitchen (max.)</b>	3.08m × 3.43m	10' 1" × 11' 3"

## SECOND FLOOR



<b>Bedroom 1 (min.)</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	2.63m × 3.30m	8' 8" × 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m × 3.70m	6' 7" × 12' 2"



**Plots:** 283, 286, 287-290, 298, 301, 304, 305, 311, 312, 314, 315, 317, 318, 321, 322, 326, 334, 335, 340, 341, 346, 355, 366, 367, 371-374, 376, 388, 389, 394, 395, 445, 452, 454, 455, 462, 463, 478-480, 484-486, 496, 497, 498, 504, 505, 512, 513, 515, 526, 527, 530, 544 & 544

\* 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. TWE 52922 / March 2022

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# THE GOSFORD

3 BEDROOM HOME



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# THE GOSFORD

The three bedroom Gosford has a kitchen/dining room, which opens through French doors to the private rear garden, there is also a lounge, a cloakroom and a store cupboard to the ground floor. The first floor comprises of the en suite master bedroom, a family bathroom, a further double bedroom and a single bedroom which could be used as a study or playroom.

**TOTAL 80.50 sq. m / 866 sq. ft**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.69m × 4.26m	12' 1" × 14' 0"
<b>Kitchen/Dining Room</b>	4.72m × 2.87m	15' 6" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	2.63m × 3.30m	8' 8" × 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m × 3.55m	6' 7" × 11' 8"

 **Plots:** 343, 344, 380-385, 390-393, 397, 398, 422-425, 428-431 & 545-552

<sup>BH</sup> = Bespoke home. The layout of these plots will differ slightly from the floor plans shown above.

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# THE EASEDALE

3 BEDROOM HOME

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# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. There is a kitchen/dining room, a lounge with French doors to the rear garden, and a cloakroom all on the ground floor. Upstairs, there are two double bedrooms, with en suite shower room to the master, a single bedroom and a family bathroom.

**TOTAL 86.52 sq. m / 931 sq. ft**

## GROUND FLOOR




<b>Lounge</b>	3.02m x 5.10m	9' 11" x 16' 9"
<b>Kitchen/Dining Room</b>	2.95m x 5.10m	9' 8" x 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m x 3.78m	10' 1" x 12' 5"
<b>Bedroom 2</b>	2.95m x 2.86m	9' 8" x 9' 5"
<b>Bedroom 3</b>	2.95m x 2.15m	9' 8" x 7' 1"

 **Plots:** 257, 284, 285, 297, 300-303, 316, 320, 327, 336, 347, 354, 365, 375, 377, 399, 420, 427, 446, 451, 456, 459, 466, 481, 483, 492, 495, 524, 525, 528, 537 & 543

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The logo for Taylor Wimpey, consisting of the words "Taylor" and "Wimpey" stacked vertically in a white serif font on a red background.

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# THE YEWDALE

3 BEDROOM HOME

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# THE YEWDALE

The three bedroom Yewdale has plenty of space for contemporary living. The entrance hallway leads to a dual aspect living room with French doors out to the garden, as well as a light and airy kitchen/dining room and guest cloakroom. The en suite master bedroom is found upstairs, along with two further bedrooms and a family bathroom.

**TOTAL 86.52 sq. m / 931 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	3.02m x 5.10m	9' 11" x 16' 9"
<b>Kitchen/Dining Area</b>	2.95m x 5.10m	9' 8" x 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m x 3.78m	10' 1" x 12' 5"
<b>Bedroom 2</b>	2.95m x 2.86m	9' 8" x 9' 5"
<b>Bedroom 3</b>	2.95m x 2.15m	9' 8" x 7' 1"

 **Plots:** 309, 313, 360, 448, 450, 453, 461, 465, 468-470, 503, 534, 541

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# THE MIDFORD

4 BEDROOM HOME

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# THE MIDFORD

The 4 bedroom Midford offers practical and generous living space, suitable for families and couples. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL 108.7 sq. m / 1,170 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	3.62m x 4.49m	11' 11" x 14' 9"
<b>Kitchen/Dining</b>	5.71m x 3.38m	18' 9" x 11' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.27m x 3.61m	10' 9" x 11' 10"
<b>Bedroom 2</b>	2.81m x 3.53m	9' 3" x 11' 7"
<b>Bedroom 3 (min.)</b>	2.81m x 2.52m	9' 3" x 8' 3"
<b>Bedroom 4</b>	2.35m x 2.23m	7' 9" x 7' 4"



**Plot:** 357, 457, 474, 475, 482, 493 & 529

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# THE ROSSDALE

4 BEDROOM HOME

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# THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Rossdale. A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway. Two ample bedrooms, including bedroom 1 with en suite facilities, plus two additional bedrooms a main bathroom and further storage, occupy the first floor.

**TOTAL 115.46 sq. m / 1,243 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	3.46m x 6.09m	11' 4" x 20' 0"
<b>Kitchen/Dining (max.)</b>	3.58m x 6.09m	11' 9" x 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m x 3.03m	11' 7" x 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m x 2.95m	11' 11" x 9' 8"
<b>Bedroom 3</b>	2.51m x 3.05m	8' 3" x 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m x 2.25m	11' 7" x 7' 5"



**Plot:** 333, 342, 378, 386, 449, 471, 473, 487, 499, 514 & 533

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# THE TRUSDALE

4 BEDROOM HOME

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL 115.4 sq. m / 1,243 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	3.48m x 6.09m	11' 5" x 20' 0"
<b>Kitchen/Dining (max.)</b>	3.60m x 6.09m	11' 10" x 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m x 3.04m	11' 7" x 9' 10"
<b>Bedroom 2 (max.)</b>	3.64m x 2.96m	11' 11" x 9' 9"
<b>Bedroom 3</b>	2.51m x 3.04m	8' 3" x 9' 10"
<b>Bedroom 4</b>	3.54m x 2.25m	11' 7" x 7' 5"



**Plot: 396**

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# THE SHELFORD

4 BEDROOM HOME

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Images 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 enquire for further details.

# THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

**TOTAL 128.02 sq. m / 1,377 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	4.74m x 3.88m	15' 7" x 12' 9"
<b>Kitchen/Dining (max.)</b>	8.10m x 3.24m	26' 7" x 10' 8"
<b>Study</b>	2.64m x 2.10m	8' 8" x 6' 11"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m x 3.76m	12' 9" x 12' 4"
<b>Bedroom 2 (max.)</b>	4.22m x 3.07m	13' 10" x 10' 1"
<b>Bedroom 3 (max.)</b>	3.43m x 3.09m	11' 3" x 10' 2"
<b>Bedroom 4</b>	3.89m x 2.75m	12' 9" x 9' 0"

 **Plots:** 331, 345, 359, 361-363, 379, 464, 467, 477, 488, 501 & 532

<sup>SH</sup> = Bespoke home. The layout of these plots will differ slightly from the floor plans shown above.

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. TWE 68272 / March 2022

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# THE MARFORD

4 BEDROOM HOME



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# THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

**TOTAL 145.3 sq. m / 1,564 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	4.76m x 3.91m	15' 8" x 12' 10"
<b>Family room</b>	3.26m x 3.91m	10' 8" x 12' 10"
<b>Kitchen</b>	3.32m x 4.85m	10' 11" x 15' 11"
<b>Dining/Study</b>	2.66m x 3.07m	8' 9" x 10' 1"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.63m x 4.93m	11' 11" x 16' 2"
<b>Bedroom 2 (max.)</b>	3.34m x 4.01m	10' 11" x 13' 2"
<b>Bedroom 3 (max.)</b>	3.25m x 4.02m	10' 8" x 13' 2"
<b>Bedroom 4</b>	2.54m x 3.83m	8' 4" x 12' 7"



**Plots:** 356, 358, 364, 472, 476, 489-491, 494, 500 & 502

<sup>BH</sup> = Bespoke home. The layout of these plots will differ slightly from the floor plans shown above.

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## CRANBROOK

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## FROM M5:

- Head towards J29 of the M5
- Take your first left, then follow the signs for Cranbrook

## FROM EXETER, M5/A30:

- Follow signs to M5/A30 Honiton (East)
- At J29, go under the Motorway bridge, first left, then follow the signs for Cranbrook

## FROM HONITON, A30:

- Follow the A30 towards Exeter Airport
- At the roundabout, take the third exit over the A30
- Take the third exit to Cranbrook on the new Clyst Honiton bypass

