

**Taylor
Wimpey**

Find your way around

CRANBROOK

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

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.



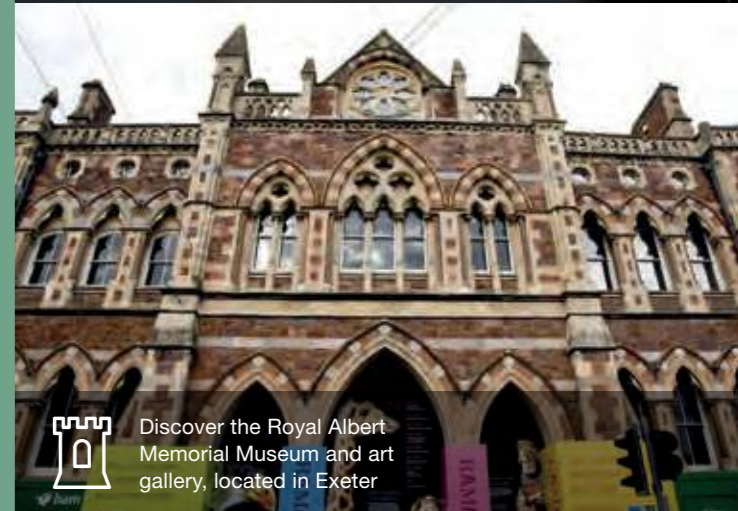
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



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](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



Get to know

GARDENIA PLACE AT CRANBROOK

EXETER | DEVON

Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of 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 Shelford

4 bedroom home
Plots: 153, 154, 156, 199, 206, 209, 212 & 226



The Kentdale

4 bedroom home
Plot: 155, 210 & 229



The Thornford

4 bedroom home
Plot: 183, 200, 207, 208 & 211



The Eskdale

4 bedroom home
Plot: 157, 184 & 201



The Meldon*

4 bedroom home
Plots: 98, 99, 116, 117, 246 & 247



The Milton

4 bedroom home
Plots: 24 & 84

3 BEDROOM HOMES



The Yewdale

3 bedroom home
Plots: 25, 28, 50, 83, 90, 121, 143, 147 & 148



The Gosford

3 bedroom home
Plots: 15-17, 22, 23, 31-37, 71-75, 94, 95, 125, 149-151, 170-172, 175, 176, 180-182, 204, 205, 218-221, 242 & 243



The Flatford

3 bedroom home
Plots: 38-40, 78-81, 85-89, 92, 96, 100-102, 122, 134, 158, 167-169, 173, 174, 177, 178, 185-188, 191, 202, 203, 254-256, 227, 228 & 230-236



The Easedale

3 bedroom home
Plots: 26, 41, 49, 54, 76, 77, 82, 91, 97, 120, 123, 124, 135, 142, 152, 159, 179, 189, 190, 198, 217, 237, 244 & 245



The Crofton

3 bedroom home
Plots: 103-106



The Clovelly*

3 bedroom home
Plots: 12-14, 18-21, 61-70, 118, 119, 126-130, 144-146 & 192-197

2 BEDROOM HOMES



The Beckford

2 bedroom home
Plots: 29, 30, 42-48, 51-53, 139-141, 160-166 & 222-225



The Canford

2 bedroom home
Plots: 136-138, 213-216 & 238-241



The Trispen*

2 bedroom home
Plots: 1, 2, 3, 55-60 & 131-133

1 & 2 BEDROOM APARTMENTS*



1 & 2 bed apartments*

Plots: 4-11, 107-115 & 248-253



1 & 2 bed apartments*

Plots: 16, 17, 27 & 93

*ah/r = Rental homes
*ah/so = Shared ownership
*ah = Affordable Housing
BCP = Bin collection point
POS = Public open space
V = Visitor parking
SS = Sub station
▶ = Integral garage

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_52922/JUNE 2021.

Taylor
Wimpey

THE SHELFORD

4 BEDROOM HOME

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 1,377 sq. ft

GROUND FLOOR



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

FIRST FLOOR



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



Plots: 153, 154 & 156

* 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. 52922 TWE MAY 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE THORNFORD

4 BEDROOM HOME



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 THORNFORD

The traditionally designed, four bedroom Thornford is ideal for those seeking extra space. The kitchen leads through to a family/dining room, opening out to the garden. The living room also has French doors, perfect for summer entertaining, and there is a separate dining room which could be used a study. Upstairs, the landing leads to the en suite master bedroom, three further double bedrooms and a family bathroom.

TOTAL 1,561 sq. ft

GROUND FLOOR



Lounge	4.74m x 3.91m	15' 7" x 12' 10"
Kitchen	4.79m x 3.32m	15' 9" x 10' 11"
Dining/Family Room	3.91m x 3.26m	12' 10" x 10' 8"
Study/Dining Room	3.07m x 2.66m	10' 1" x 8' 9"

FIRST FLOOR



Bedroom 1 (max.)	4.68m x 3.25m	15' 4" x 10' 8"
Bedroom 2	4.00m x 3.32m	13' 2" x 10' 11"
Bedroom 3 (max.)	4.72m x 3.36m	15' 6" x 11' 0"
Bedroom 4	3.81m x 2.53m	12' 6" x 8' 4"



Plot: 183

* 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. 52922 TWE MAY 2019.

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

taylorwimpey.co.uk

**Taylor
Wimpey**



Taylor
Wimpey

THE KENTDALE

4 BEDROOM HOME

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 KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside three further bedrooms and a family bathroom.

TOTAL 1,229 sq. ft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.80m	11' 9" x 9' 2"
Dining Room	3.22m x 2.77m	10' 7" x 9' 1"
Utility	2.01m x 1.52m	6' 7" x 5' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.95m	11' 11" x 9' 8"
Bedroom 3 (max.)	3.05m x 2.98m	10' 0" x 9' 10"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"



Plot: 155

* 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. 52922 TWE MAY 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE ESKDALE

4 BEDROOM HOME

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 ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, there is a large kitchen/dining room with utility area and a living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor. Upstairs are three double bedrooms, with an en suite shower room to the master, a single bedroom and main bathroom.

TOTAL 1,229 sq. ft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining Room	3.16m x 2.77m	10' 5" x 9' 1"
Utility	2.01m x 1.52m	6' 7" x 5' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.95m	11' 11" x 9' 8"
Bedroom 3 (max.)	3.05m x 2.98m	10' 0" x 9' 10"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"



Plot: 157

* 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. 52922 TWE MAY 2019.

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

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE EASEDALE

3 BEDROOM HOME

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 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 866 sq. ft

GROUND FLOOR



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

FIRST FLOOR



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

 **Plots:** 26, 41, 49, 54, 76, 77, 82, 91, 97, 120, 123, 124, 135, 142, 152, 159, 179

* 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. 52922 TWE MAY 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE GOSFORD

3 BEDROOM HOME

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 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 866 sq. ft

GROUND FLOOR




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

FIRST FLOOR



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

 **Plots:** 15-17, 22, 23, 31-37, 71-75, 94, 95, 125, 149-151, 170-172, 175, 176 & 180-182

* 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. 52922 TWE MAY 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE FLATFORD

3 BEDROOM HOME



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 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 866 sq. ft

GROUND FLOOR



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

SECOND FLOOR



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



Plots: 38-40, 78-81, 85-89, 92, 96, 100-102, 122, 134, 158, 167-169, 173, 174, 177 & 178

* 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. 52922 TWE MAY 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE CANFORD

2 BEDROOM HOME

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 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, second double bedroom and family bathroom.

TOTAL 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"

FIRST FLOOR



Bedroom 1 3.08m x 2.97m 10' 1" x 9' 9"

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



Plots: 136-138

* 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. 52922 TWE MAY 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE BECKFORD

2 BEDROOM HOME

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 BECKFORD

The two bedroom Beckford features a convenient layout for contemporary living. The entrance hallway leads to a living/dining room, which opens through French doors to the private rear garden. The kitchen, a guest cloakroom and under stairs storage complete the ground floor accommodation. Upstairs, the landing leads to the master bedroom, a second double bedroom and the family bathroom.

TOTAL 601 sq. ft

GROUND FLOOR



Lounge/Dining Room (max.)	3.98m x 3.73m	13' 1" x 12' 3"
Kitchen	3.02m x 1.85m	9' 11" x 6' 1"

SECOND FLOOR



Bedroom 1 (max.)	3.98m x 2.56m	13' 1" x 8' 5"
Bedroom 2 (max.)	3.98m x 2.18m	13' 1" x 7' 2"



Plots: 29, 30, 42-48, 51-53, 139-141 & 160-166

* 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. 52922 TWE MAY 2019.

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

taylorwimpey.co.uk

**Taylor
Wimpey**

CRANBROOK

London Road
Exeter
Devon
EX5 2DY

CONTACT US ON

01392 349 977

SATNAV

EX5 2DY

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

taylorwimpey.co.uk

FROM M5:

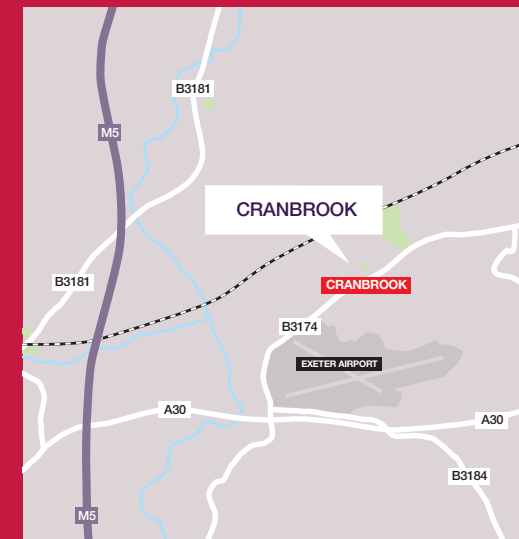
- Head towards J29 of the M5
- Take your first left, then follow the signs for Cranbrook

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



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. TWE_52922/March 2019.