

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



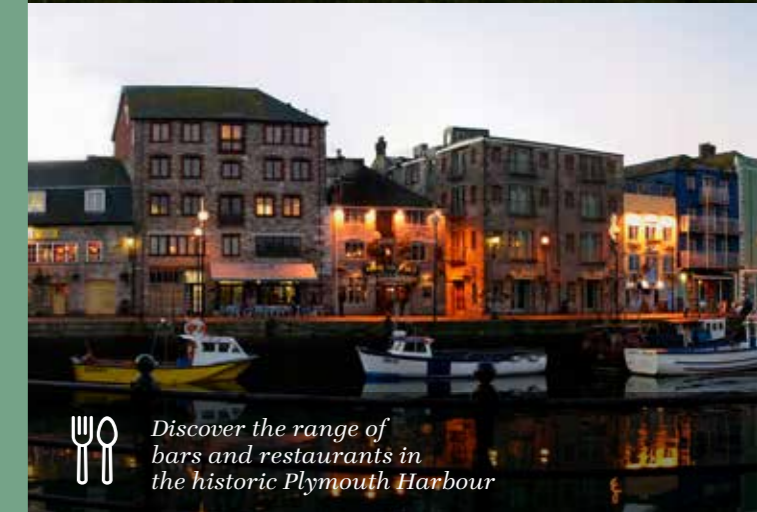
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



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



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 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.

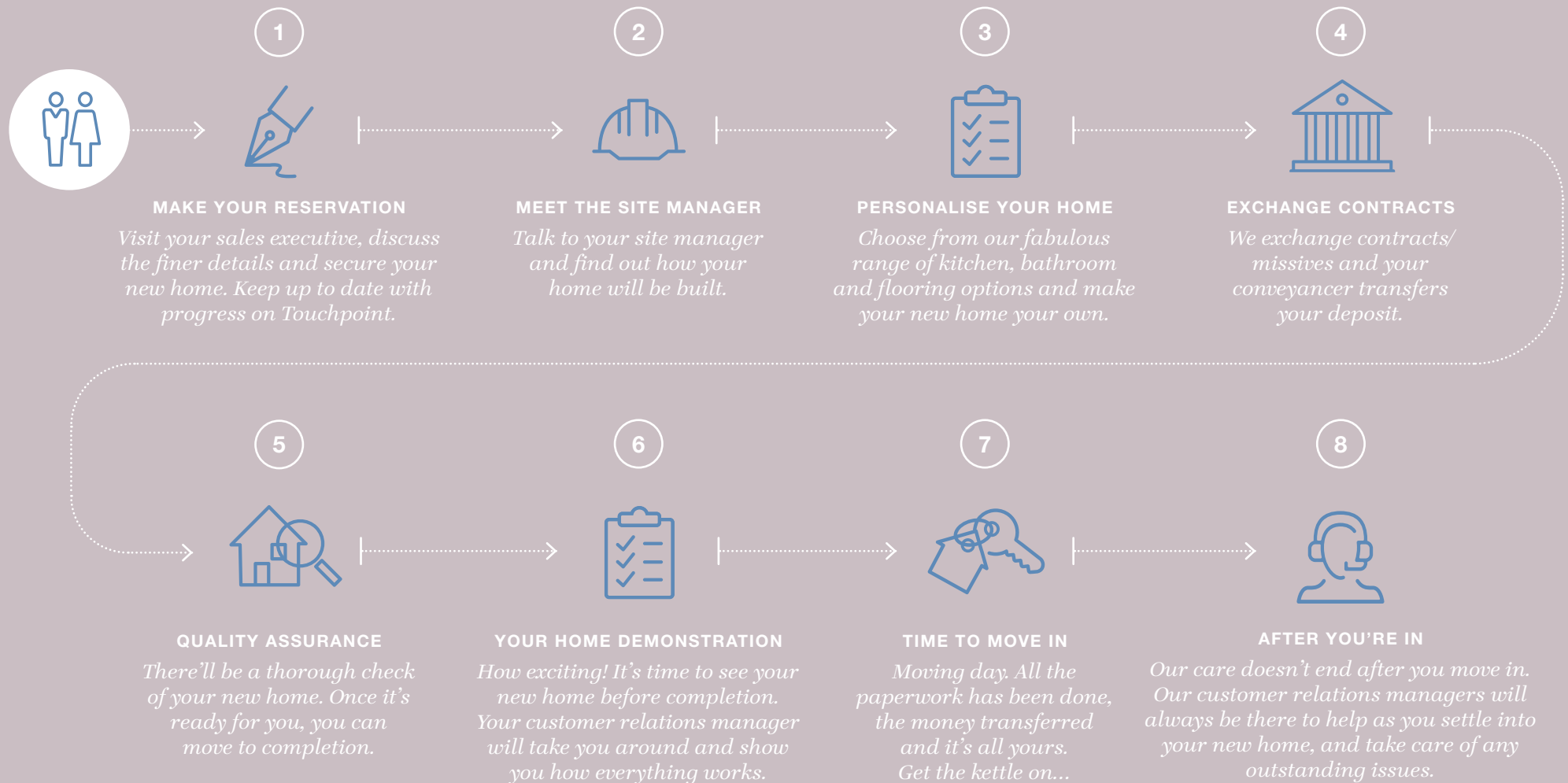


EASYMOVER

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 and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



Get to know WOODLAND GRANGE

SHERFORD | DEVON

Welcome to the brand new market town of Sherford. Located on the eastern outskirts of Plymouth and with a wide range of two, three, four and five bedroom homes this lovely new community is the perfect place to call home.



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

- The Clovelly**
3 bedroom home
Plots: 317-319*, 340*, 341*, 353-358*, 389* & 390*

2 Bedroom homes

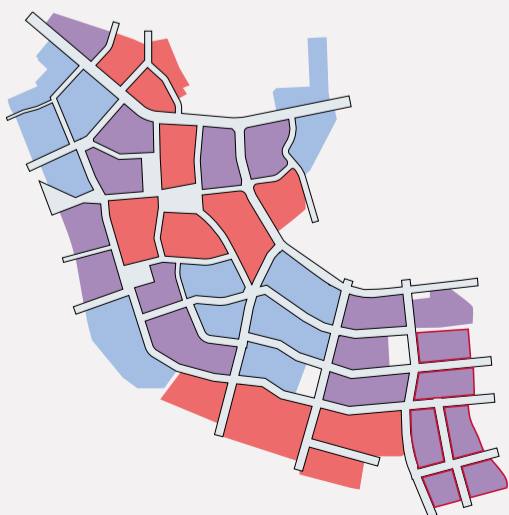
- The Ashenford**
2 bedroom home
Plots: 328, 329, 342, 343, 381, 382, 385-388, 393 & 394

- The Edale**
2 bedroom home
Plots: 315 & 316

1 & 2 Bedroom apartments

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

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



- 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 63679 NOVEMBER 2021

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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

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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 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 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



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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 720 sq. ft. 66.9 sq.m

Ground floor



First floor



Lounge/Kitchen/ Dining	3.80m x 5.35m	12' 6" x 17' 7"
Bedroom 1	3.15m x 3.84m	10' 4" x 12' 7"
Bedroom 2	3.01m x 2.45m	9' 11" x 8' 1"



Plots: 315 & 316

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FROM PLYMOUTH :

- Take the A374 out of the city.
- Take a slight right onto Laira Bridge Road/A379 and cross the bridge.
- At the roundabout, take the 2nd exit onto Billacombe Road/A379.
- Continue to follow A379. At the roundabout, take the 1st exit onto Haye Road.
- Destination will be on the right.

FROM NEWTON ABBOT

- Get on Devon Expressway/ A38 from A383.
- Follow Devon Expressway/A38 to Deep Lane.
- Take the exit for B3416 from Devon Expressway/A38. Take Ridge Road to Haye Road in Plymouth.
- Turn left onto Deep Lane. Turn right.
- Turn right towards Plympton Hill.
- Continue onto Plympton Hill. Turn left onto Ridge Road.
- Turn left to stay on Ridge Road.
- Turn left onto Merafield Road.
- Continue onto Haye Road and the destination will be on your left

