



Cranbrook

CRANBROOK, DEVON

Cranbrook – a brand new community on the outskirts of Exeter. With a range of high quality new properties available, there's homes to suit everyone.

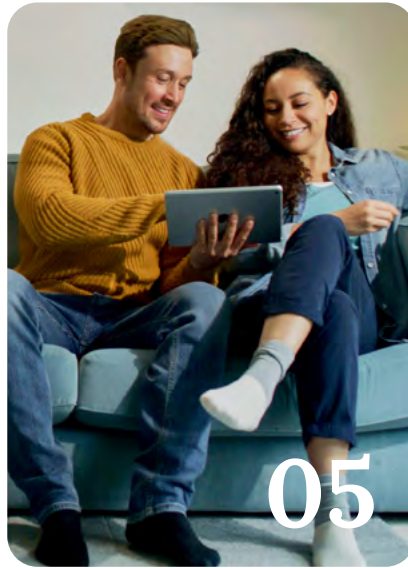
Taylor
Wimpey

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**Welcome to
Cranbrook**



**Personalise
your home**



**Included
as standard**



Our homes



Ways to buy



**Take your
next step**



Welcome to Cranbrook

Cranbrook is a thriving community situated 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.



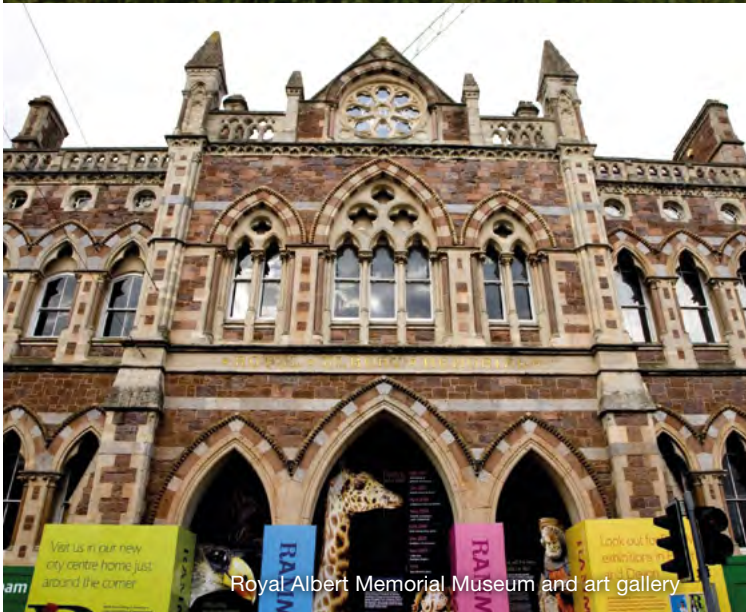
[→ View the site plan](#)

Love village life



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

Local countryside



Royal Albert Memorial Museum and art gallery



Exeter Quayside



[Watch development video](#)



Personalise your home

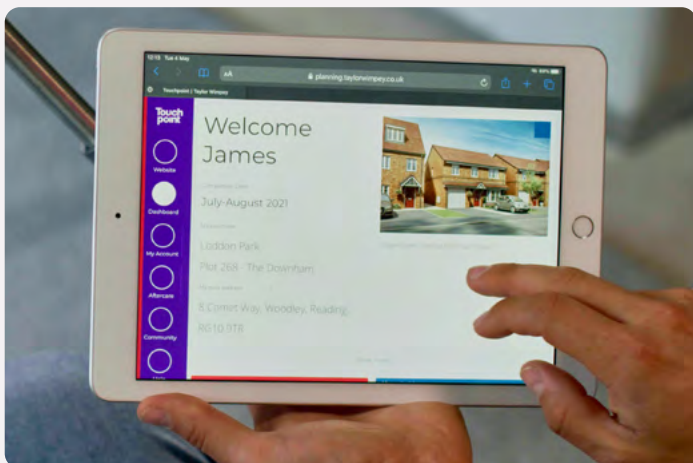
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a granite sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden - including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Granite 1.5 bowl sink and chrome tap†/1 bowl	✓
Stainless steel electric oven and built-in hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5 or 6 data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light and wiring for outside rear light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

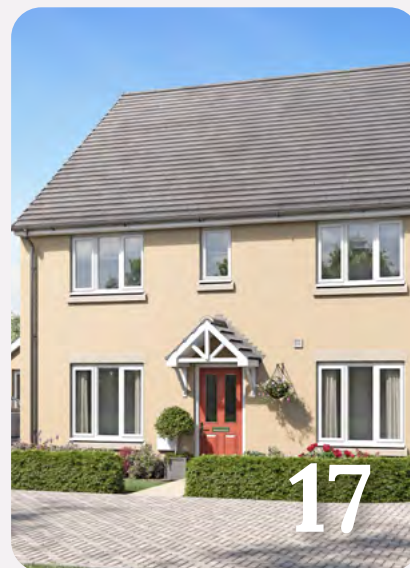
2 bedroom homes



3 bedroom homes



4 bedroom homes



[→ View the site plan](#)



The Farndale

JASMINE WALK

2 BEDROOM HOME, TOTAL 800 sq. ft. / 74.3m²



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Living Room max.
5.83m × 5.35m 19' 2" × 17' 7"

Bedroom 1 min.
3.13m × 2.96m 10' 4" × 9' 9"

Bedroom 2 min.
2.79m × 3.30m 10' 11" × 9' 2"

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[→ View our current availability](#)

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The Flatford

CLOVER WAY

3 BEDROOM HOME, TOTAL 852 sq. ft. / 79.2m²



GROUND FLOOR

Lounge/Dining

4.72m x 3.70m 15' 6" x 12' 2"

Kitchen max.

3.08m x 3.43m 10' 1" x 11' 3"



FIRST FLOOR

Bedroom 1 min.

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

2.63m x 3.30m 8' 8" x 10' 10"

Bedroom 3 max.

2.00m x 3.70m 6' 7" x 12' 2"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Flatford

JASMINE WALK

3 BEDROOM HOME, TOTAL 851 sq. ft. / 79.1m²



GROUND FLOOR

Lounge/Dining

4.70m × 3.71m 15' 6" × 12' 2"

Kitchen max.

3.07m × 3.44m 10' 1" × 11' 3"



FIRST FLOOR

Bedroom 1 min.

2.98m × 2.84m 9' 9" × 9' 4"

Bedroom 2

2.61m × 3.31m 8' 8" × 10' 10"

Bedroom 3 max.

1.99m × 3.71m 6' 7" × 12' 2"

[→ Discover more about this home](#)

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The Belbury

JASMINE WALK

3 BEDROOM HOME, TOTAL 1,284 sq. ft. / 119.3m²



GROUND FLOOR

Lounge/Dining max.

4.72m × 3.72m 15' 6" × 12' 2"

Kitchen max.

3.43m × 3.08m 11' 3" × 10' 1"

FIRST FLOOR

Family Room

4.72m × 3.40m 15' 6" × 11' 1"

Bedroom 3

2.87m × 2.55m 9' 5" × 8' 5"

SECOND FLOOR

Bedroom 1

4.76m × 3.40m 11' 11" × 11' 1"

Bedroom 2 max.

4.76m × 2.79m 12' 0" × 9' 2"

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The Marford

CLOVER WAY

4 BEDROOM HOME, TOTAL 1,546 sq. ft. / 143.64m²



GROUND FLOOR

Lounge

4.76m x 3.91m 15' 8" x 12' 10"

Family room

3.26m x 3.91m 10' 8" x 12' 10"

Kitchen

3.32m x 4.85m 10' 11" x 15' 11"

Dining/Study

2.66m x 3.07m 8' 9" x 10' 1"



FIRST FLOOR

Bedroom 1 max.

3.63m x 4.93m 11' 11" x 16' 2"

Bedroom 2 max.

3.34m x 4.01m 10' 11" x 13' 2"

Bedroom 3 max.

3.25m x 4.02m 10' 8" x 13' 2"

Bedroom 4

2.54m x 3.83m 8' 4" x 12' 7"

[→ Discover more about this home](#)

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The Danbury

JASMINE WALK

4 BEDROOM HOME, TOTAL 1,439 sq. ft. / 133.7m²



GROUND FLOOR

Kitchen max.

3.43m × 2.53m

11' 3" × 8' 4"

Living Room/Dining Area

4.88m × 4.19m

16' 0" × 13' 7"

FIRST FLOOR

Family Room min.

4.88m × 3.16m

16' 0" × 10' 5"

Bedroom 2

3.84m × 2.72m

11' 5" × 9' 0"

SECOND FLOOR

Bedroom 1 max.

3.81m × 3.57m

12' 7" × 11' 9"

Bedroom 3

3.07m × 2.76m

10' 2" × 9' 1"

Bedroom 4 min.

3.07m × 2.02m

10' 2" × 6' 8"

[→ View development](#)

[→ View our current availability](#)

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The Shelford

CLOVER WAY

4 BEDROOM HOME, TOTAL 1,360 sq. ft. / 126.4m²



GROUND FLOOR

Lounge

4.74m × 3.88m 15' 7" × 12' 9"

Kitchen/Dining max.

8.10m × 3.24m 26' 7" × 10' 8"

Study

2.64m × 2.10m 8' 8" × 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.76m 12' 9" × 12' 4"

Bedroom 2 max.

4.22m × 3.07m 13' 10" × 10' 1"

Bedroom 3 max.

3.43m × 3.09m 11' 3" × 10' 2"

Bedroom 4

3.89m × 2.75m 12' 9" × 9' 0"

[→ Discover more about this home](#)

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The Shelford

JASMINE WALK

4 BEDROOM HOME, TOTAL 1,363 sq. ft. / 126.6m²



GROUND FLOOR

Lounge

4.75m × 3.88m 15' 7" × 12' 9"

Kitchen/Dining max.

8.10m × 3.25m 26' 7" × 10' 8"

Study

2.61m × 2.10m 8' 8" × 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.76m 12' 9" × 12' 4"

Bedroom 2 max.

4.22m × 3.07m 13' 10" × 10' 1"

Bedroom 3 max.

3.43m × 3.09m 11' 3" × 10' 2"

Bedroom 4 max.

3.89m × 2.75m 12' 9" × 9' 0"

[→ Discover more about this home](#)

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The Rossdale

CLOVER WAY

4 BEDROOM DETACHED HOME, TOTAL 1,226 sq. ft. / 113.9m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4

3.54m × 2.25m 11' 7" × 7' 5"

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The Lichfield

JASMINE WALK

4 BEDROOM HOME, TOTAL 1,222 sq. ft. / 113.5m²



GROUND FLOOR

Kitchen/Breakfast Area max.

3.54m × 2.58m 11' 7" × 9' 4"

Living Room

6.02m × 3.42m 19' 9" × 11' 2"

Dining Room max.

3.08m × 2.72m 10' 2" × 9' 1"



FIRST FLOOR

Bedroom 1

3.59m × 3.45m 11' 10" × 11' 5"

Bedroom 2 max.

3.51m × 2.93m 11' 2" × 9' 8"

Bedroom 3

3.00m × 2.46m 9' 10" × 8' 2"

Bedroom 4 max.

3.03m × 2.35m 10' 0" × 7' 9"

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The Midford

CLOVER WAY

4 BEDROOM DETACHED HOME, TOTAL 1,153 sq. ft. / 107.2m²



GROUND FLOOR

Lounge

3.62m × 4.49m 11' 11" × 14' 9"

Kitchen/Dining

5.71m × 3.38m 18' 9" × 11' 1"

FIRST FLOOR

Bedroom 1

3.27m × 3.61m 10' 9" × 11' 10"

Bedroom 2

2.81m × 3.53m 9' 3" × 11' 7"

Bedroom 3 min.

2.81m × 2.52m 9' 3" × 8' 3"

Bedroom 4

2.35m × 2.23m 7' 9" × 7' 4"

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Ways to buy

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.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01392 914 742.**



Find out how we can get you moving with our buying schemes.

 [Book an appointment](#)

 [How to buy a home](#)



CRANBROOK Tillhouse Road, Cranbrook, Exeter, Devon, EX5 7ET

CONTACT US ON 01392 914 742

Taylor Wimpey

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