



Find your way around

GARDENIA PLACE AT CRANBROOK

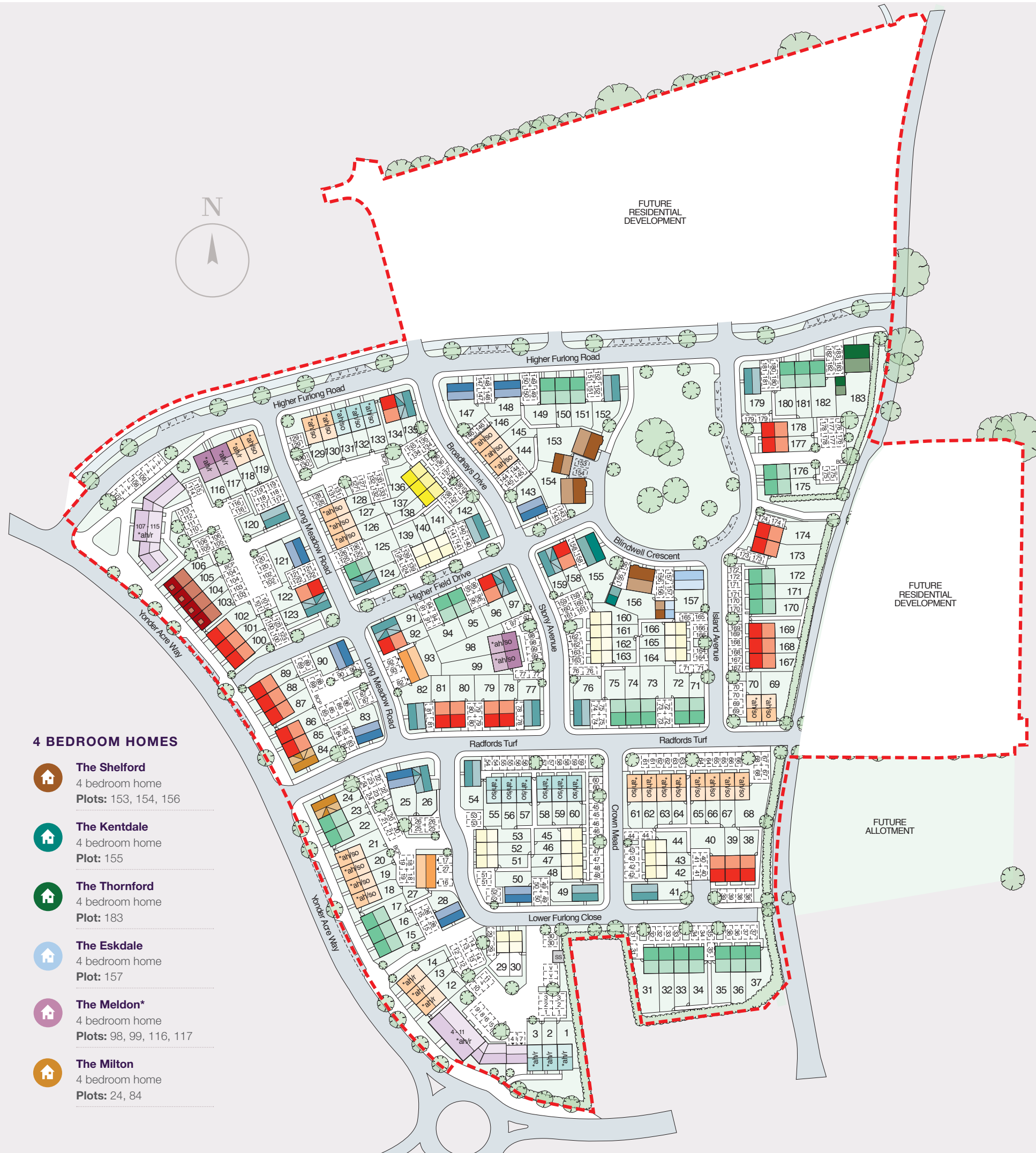
EXETER | DEVON

Get to know







GARDENIA PLACE AT CRANBROOK

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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
-  **The Kentdale**
4 bedroom home
Plot: 155
-  **The Thornford**
4 bedroom home
Plot: 183
-  **The Eskdale**
4 bedroom home
Plot: 157
-  **The Meldon***
4 bedroom home
Plots: 98, 99, 116, 117
-  **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
-  **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
-  **The Easedale**
3 bedroom home
Plots: 26, 41, 49, 54, 76, 77, 82, 91, 97, 120, 123, 124, 135, 142, 152, 159, 179
-  **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

2 BEDROOM HOMES

-  **The Beckford**
2 bedroom home
Plots: 29, 30, 42-48, 51-53, 139-141, 160-166
-  **The Canford**
2 bedroom home
Plots: 136-138
-  **The Trispen***
2 bedroom home
Plots: 1, 2, 3, 55-60, 131-133

1 & 2 BEDROOM APARTMENTS*

-  **1 & 2 bed apartments***
Plots: 4-11, 110-117
-  **1 & 2 bed apartments***
Plots: 27, 93

*ah/r = Rental homes
*ah/so = Shared ownership
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/March 2019.

GARDENIA PLACE AT CRANBROOK

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SATNAV

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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



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THE SHELFORD

4 BEDROOM HOME

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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.

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THE KENTDALE

4 BEDROOM HOME

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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

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THE THORNFORD

4 BEDROOM HOME



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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

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THE ESKDALE

4 BEDROOM HOME

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

FIRST FLOOR



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



Plot: 157

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THE YEWDALE

3 BEDROOM HOME

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THE YEWDAL

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 930 sq. ft

GROUND FLOOR



Lounge	3.02m x 5.10m	9' 11" x 16' 9"
Kitchen/Dining Area	2.95m x 5.10m	9' 8" x 16' 9"
Dining Room	3.50m x 6.82m	11' 6" x 22' 5"

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: 25, 28, 50, 83, 90, 121, 143, 147 & 148

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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 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

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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 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

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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 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

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THE CROFTON

3 BEDROOM HOME

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THE CROFTON

This versatile three bedroom town house is ideal for growing families. A light living/dining room forms the heart of the home, while the kitchen/breakfast room is perfect for relaxed mealtimes. A double bedroom, single bedroom and family bathroom are located on the first floor. The second floor is dedicated to the master bedroom and its en suite.

TOTAL 1,149 sq. ft

GROUND FLOOR



Lounge/Dining Room	4.78m x 3.56m	15' 8" x 11' 8"
Kitchen (max.)	3.57m x 3.03m	11' 9" x 10' 0"

FIRST FLOOR



Bedroom 2	4.79m x 3.56m	15' 9" x 11' 8"
Bedroom 3	2.71m x 2.56m	8' 11" x 8' 5"

SECOND FLOOR



Bedroom 1 (max. excl dormer)
5.44m x 3.75m 17' 11" x 12' 4"



Plots: 103-106

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THE BECKFORD

2 BEDROOM HOME

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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 × 3.73m	13' 1" × 12' 3"
Kitchen	3.02m × 1.85m	9' 11" × 6' 1"

SECOND FLOOR



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



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

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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 with en suite shower room, alongside a 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"

SECOND 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

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THE MILTON

4 BEDROOM HOME



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THE MILTON

A generous layout makes this three storey home ideal for spacious living. On the ground floor, you will find a versatile open plan kitchen/dining area, a living room with French doors to the garden and a downstairs cloakroom. Two double bedrooms, a further single bedroom and a main bathroom are found on the first floor, whilst the second floor is dedicated to the master bedroom featuring an en suite bathroom and a dressing area.

TOTAL 1,397 sq. ft

GROUND FLOOR



Lounge	3.07m x 5.15m	10' 1" x 16' 9"
Kitchen/Dining Area	2.98m x 5.15m	9' 8" x 16' 9"

FIRST FLOOR



Bedroom 2	3.07m x 5.15m	10' 1" x 16' 9"
Bedroom 3	2.90m x 2.98m	9' 5" x 9' 8"
Bedroom 4	2.18m x 2.98m	7' 2" x 9' 8"

SECOND FLOOR



Bedroom 1 (max.)	5.21m x 5.15m	17' 1" x 16' 9"
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Plots: 24 & 84

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GARDENIA PLACE AT CRANBROOK. A VERY SPECIAL PLACE TO BE

A warm welcome to Gardenia Place at Cranbrook.

Gardenia Place at Cranbrook - 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 GARDENIA PLACE AT CRANBROOK

Welcome to Gardenia Place at 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 Gardenia Place at 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...

