



# Sherford

SHERFORD | DEVON

Welcome to Sherford, a stylish collection of 2, 3 and 4 bedroom homes in the brand new town of Sherford. Located on the eastern outskirts of Plymouth.

**Taylor**  
**Wimpey**

# Contents

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# Welcome to Sherford

Sherford is part of a growing new community being built on the outskirts of Plymouth. 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.



[View the site plan](#)

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

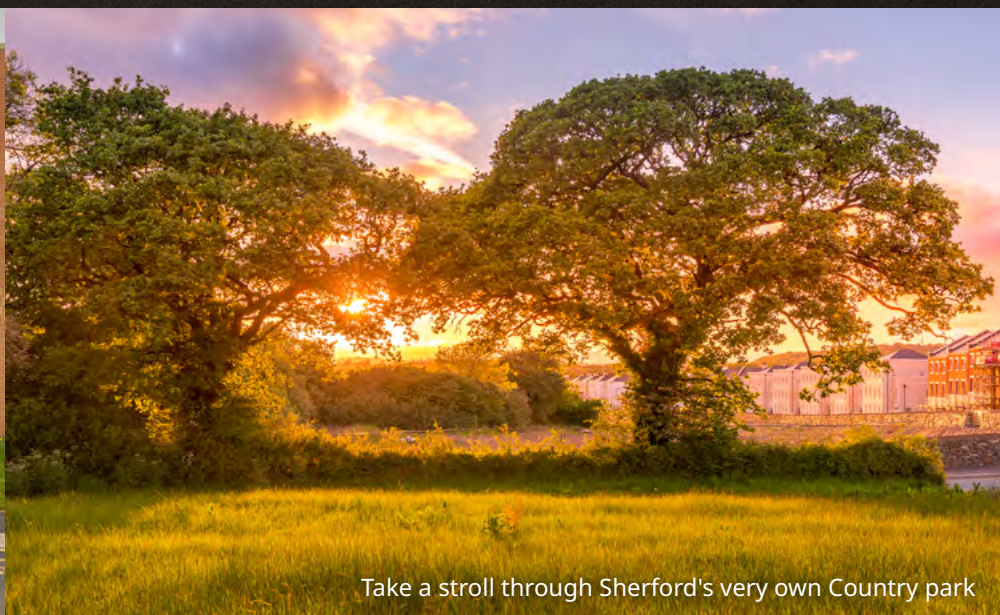


# A new community is taking shape

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.



Sherford Vale School



Take a stroll through Sherford's very own Country park



**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.

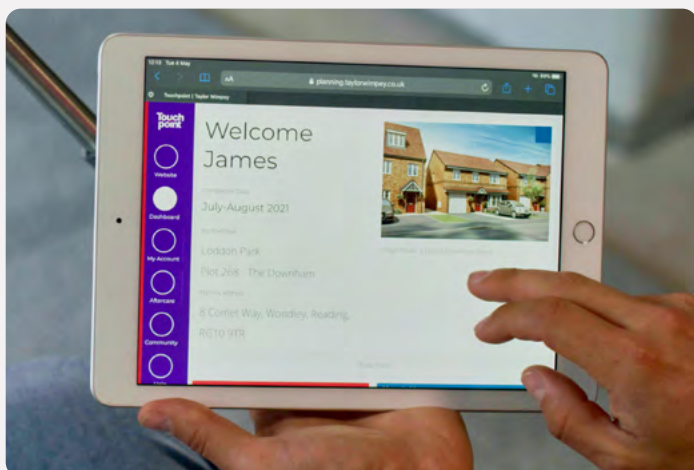
You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've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

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<sup>†</sup>

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 gas 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 gas 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

✓

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)<sup>†</sup>

✓

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



[View the site plan](#)



# The Ashenford

2 BEDROOM HOME, TOTAL 755 sq ft / 70.1m<sup>2</sup>



## GROUND FLOOR

### Lounge/Dining

4.31m × 4.02m 14' 2" × 13' 2"

### Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



## FIRST FLOOR

### Bedroom 1

3.63m × 3.27m 11' 11" × 10' 9"

### Bedroom 2 max.

4.31m × 2.51m 14' 2" × 8' 3"

[→ Discover more about this home](#)

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# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft / 95.18m<sup>2</sup>



## 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

3.33m × 2.95m      10' 11" × 9' 8"

### Bedroom 3

3.41m × 2.37m      11' 2" × 7' 9"

[→ Discover more about this home](#)

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# The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89.02m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.98m × 4.24m      13' 1" × 13' 11"

**Kitchen/Dining**

5.06m × 2.87m      16' 7" × 9' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.98m × 3.00m      13' 1" × 9' 10"

**Bedroom 2**

2.82m × 3.46m      9' 3" × 11' 4"

**Bedroom 2**

2.15m × 3.91m      7' 1" × 12' 10"



**Discover more about this home**



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# The Colton

3 BEDROOM HOME, TOTAL 1,134 sq ft / 105.4m<sup>2</sup>



## GROUND FLOOR

### Lounge/Dining

4.78m × 3.70m 15' 8" × 12' 2"

### Kitchen min.

2.57m × 3.43m 8' 5" × 11' 3"



## FIRST FLOOR

### Bedroom 2 max.

4.78m × 3.07m 15' 8" × 10' 1"

### Bedroom 3

2.55m × 2.93m 8' 5" × 9' 8"



## SECOND FLOOR

### Bedroom 1 max.

3.26m × 6.19m 10' 8" × 20' 4"



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# The Ardale

3 BEDROOM HOME, TOTAL 997 sq ft / 92.7m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.01m x 5.41m      9' 11" x 17' 9"

### Kitchen/Dining max.

3.18m x 5.41m      10' 5" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.07m x 4.10m      10' 1" x 13' 6"

### Bedroom 2

2.44m x 2.95m      8' 0" x 9' 8"

### Bedroom 3

3.25m x 2.37m      10' 8" x 7' 9"

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# The Redwood

4 BEDROOM HOME, TOTAL 1,543 sq ft / 143.33m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.66m x 5.28m 12' 0" x 16' 4"

### Kitchen/Dining max.

6.20m x 3.99m 20' 4" x 13' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.63m x 4.10m 11' 11" x 13' 6"

### Bedroom 2 max.

3.63m x 3.91m 11' 11" x 12' 10"



## SECOND FLOOR

### Bedroom 3

3.63m x 3.12m 11' 11" x 10' 3"

### Bedroom 4

3.63m x 2.60m 11' 11" x 8' 6"



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# The Ransford

4 BEDROOM HOME, TOTAL 1,643 sq ft / 152.61m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.84m × 7.10m      12' 7" × 23' 4"

### Kitchen/Dining

6.60m × 3.47m      21' 8" × 11' 5"

### Study

3.84m × 2.48m      12' 7" × 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m × 3.54m      12' 11" × 11' 7"

### Bedroom 2

3.25m × 3.54m      10' 8" × 11' 7"

### Bedroom 3 min.

2.80m × 2.82m      9' 2" × 9' 3"

### Bedroom 4

3.84m × 2.24m      12' 7" × 7' 5"



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# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.07m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.88m × 5.19m      12' 9" × 17' 0"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.61m      6' 11" × 8' 7"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 4.17m      12' 9" × 13' 8"

### Bedroom 2 max.

3.09m × 4.02m      10' 2" × 13' 2"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.97m      9' 0" × 13' 0"

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# The Eastbury

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129.03m<sup>2</sup>



## GROUND FLOOR

### Family/Dining

4.89m × 3.72m 16' 1" × 12' 3"

### Kitchen

2.72m × 3.43m 8' 11" × 11' 3"



## FIRST FLOOR

### Lounge

4.89m × 3.10m 16' 1" × 10' 2"

### Bedroom 2

2.85m × 2.67m 9' 4" × 8' 9"



## SECOND FLOOR

### Bedroom 1 max.

3.17m × 3.57m 10' 5" × 11' 9"

### Bedroom 3

2.49m × 3.04m 8' 2" × 10' 0"

### Bedroom 4

2.30m × 2.81m 7' 7" × 9' 3"



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# The Eastbury

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129.03m<sup>2</sup>



## GROUND FLOOR

### Family/Dining

4.89m × 3.72m 16' 1" × 12' 3"

### Kitchen

2.72m × 3.43m 8' 11" × 11' 3"



## FIRST FLOOR

### Lounge

4.89m × 3.10m 16' 1" × 10' 2"

### Bedroom 2

2.76m × 3.35m 9' 1" × 11' 0"



## SECOND FLOOR

### Bedroom 1 max.

3.87m × 3.57m 12' 8" × 11' 9"

### Bedroom 3 max.

2.49m × 3.04m 8' 2" × 10' 0"

### Bedroom 4 max.

2.30m × 3.48m 7' 7" × 11' 5"



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# The Chelbury

4 BEDROOM HOME, TOTAL 1,288 sq ft / 119.7m<sup>2</sup>



## GROUND FLOOR

### Family/Dining

4.78m × 3.17m 15' 8" × 10' 5"

### Kitchen

2.57m × 3.53m 8' 5" × 11' 7"



## FIRST FLOOR

### Family room/Bedroom 4

4.78m × 3.17m 15' 8" × 10' 5"

### Bedroom 2

2.65m × 2.83m 8' 9" × 9' 4"



## SECOND FLOOR

### Bedroom 1

4.78m × 3.17m 15' 8" × 10' 5"

### Bedroom 2

3.71m × 2.89m 12' 2" × 9' 6"



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# The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq ft / 114m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.81m × 4.26m

12' 6" × 14' 0"

**Kitchen/Dining**

4.89m × 2.90m

16' 1" × 9' 6"



## FIRST FLOOR

**Bedroom 2**

2.73m × 2.46m

9' 0" × 8' 1"

**Bedroom 3 max.**

2.34m × 3.31m

7' 8" × 10' 10"

**Bedroom 4 max.**

2.45m × 3.31m

8' 1" × 10' 10"



## SECOND FLOOR

**Bedroom 1 max.**

3.86m × 6.27m

12' 8" × 20' 7"



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# Ways to buy

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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?

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➔ Here's how we can help

## Existing home owner?

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➔ Here's how we can help



# Take your next step



Find your dream home  
on our website.



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