



THE  
**ORCHARD**  
FIVE LUXURY HOMES



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# THE ORCHARD

## FIVE LUXURY HOMES

The Orchard is made up of a bespoke collection of just five luxury homes nestled in a sought after location in Matford, Exeter. The development is brought to you by a well-known local developer, Bishopstone Homes, who have cleverly designed these homes to create a feeling of luxury at every turn.

Each material and finish used has been hand-picked by Bishopstone Homes to create a sense of quality with the aim of creating beautiful homes that are built to last both inside, and out. The design process has also prioritised buying from local suppliers, and sourcing sustainable materials whilst using the best local craftsmen.

When you step inside, you'll see the meticulous attention to detail come to life.

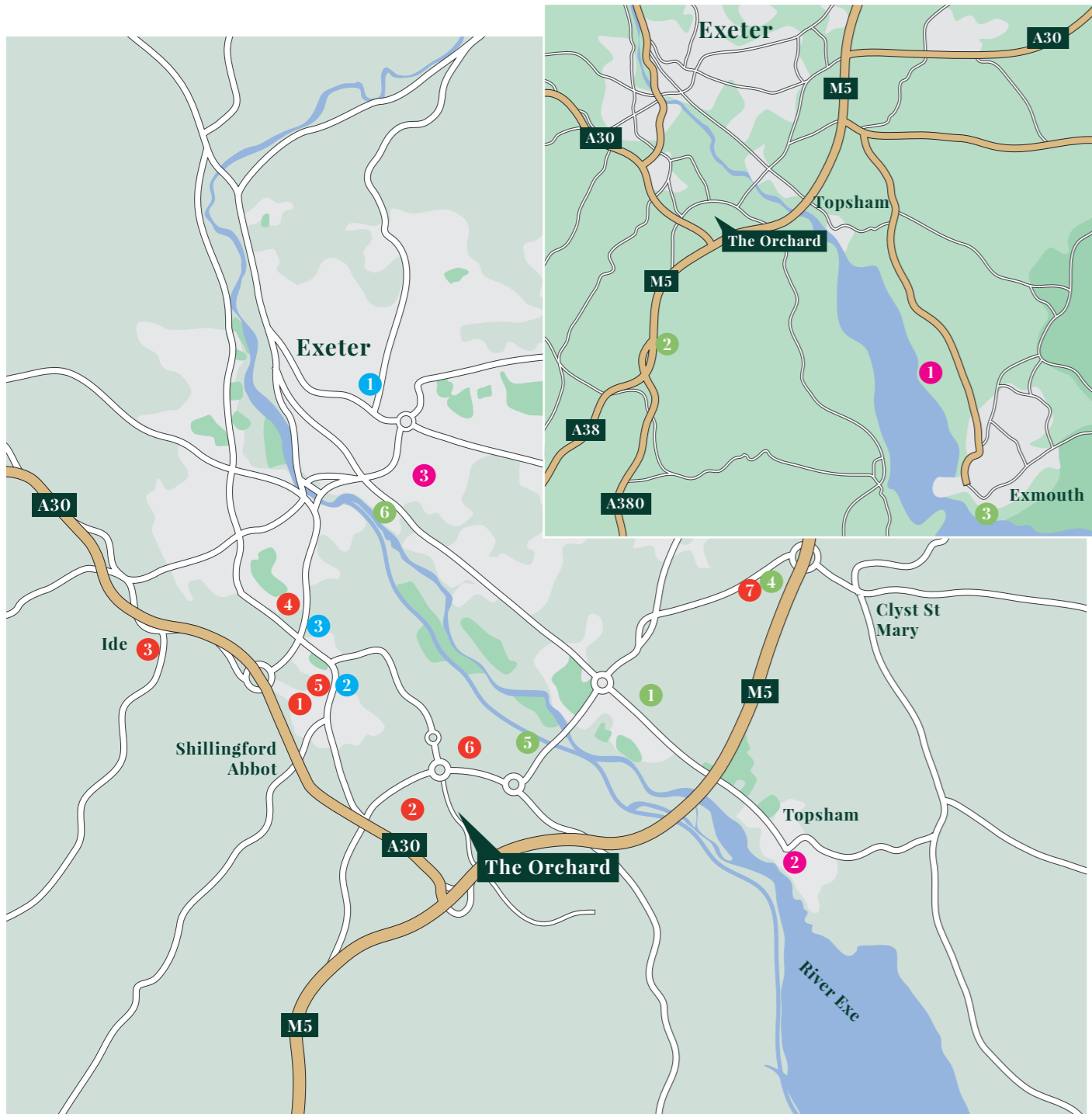


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PLOTS 1 & 4 | The Evelina

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#### LOCAL AMENITIES

- 1 Alphington Primary School 1.4 miles
- 2 Matford Brook Academy 0.7 miles
- 3 Ide Primary School 2.8 miles
- 4 West Exe School 1.9 miles
- 5 Ide Lane Surgery 1.2 miles
- 6 Matford Dental Clinic 0.7 mile
- 7 David Lloyd health club 3.3 miles

#### SHOPPING

- 1 Exeter High Street 3.2 miles
- 2 Lidl 1.6 miles
- 3 Sainsburys 1.8 miles

#### RESTAURANTS

- 1 Lymestone Manor 8.9 miles
- 2 The Galley Restaurant, Topsham 3.5 miles
- 3 Stage 3.7 miles

#### OUT AND ABOUT

- 1 Exeter Golf and Country Club 2 miles
- 2 Exeter Race Course 4.9 miles
- 3 Exmouth Beach 10.1 miles
- 4 Sandy Park Stadium 3.3 miles
- 5 River Exe Trail 1.2 miles
- 6 Exeter Quay (via cycle route) 3.3 miles

#### TRAIN LINKS FROM EXETER

- Exmouth 26 mins
- Teignmouth 16 mins
- Paington 43 mins
- Plymouth 57 mins
- Bristol Temple Meads 57 mins
- London Paddington 2 hrs 15 mins

All distances and times are approximate.



## A PLACE TO CALL HOME

Exeter is a vibrant, thriving city steeped in rich history. Though small in size, the city has lots to offer for all ages and different walks of life.

The Orchard is in an excellent location for transport links. Connect with the A30 and A38 in under five minutes and the M5 in under 10 minutes. The nearby Exeter airport offers domestic and international flights, perfect for those family holidays or business trips. Exeter St David's train station also has superb links with the south and Cornwall as well as Bristol, London and the north.

Accessible from your doorstep via the Exe Estuary Cycle Trail, Exeter Quay has lots to offer from water sports such as rowing and kayaking, climbing and cycling. If you're looking for a more relaxed scene, there are a few great eateries, such as the Waterfront and Rockfish, where you can sit back with a glass of your favourite tippie and watch the world go by.

Within the city centre, there are a plethora of shops, from large high street retailers to small independent businesses, perfect for those who like to shop till they drop. The Princesshay shopping centre offers over 60 stores, including your favourite high street brands, perfect for fashion, beauty, the latest gadgets or something for your brand new home.

When you're not entertaining within your brand new home, Exeter offers many eateries, from fine dining to quick bites to eat. Queen Street Dining offers seven restaurants and bars within a restored Neo-classical façade. The restaurants offer

cuisines from all parts of the world, giving you plenty of options. After your meal, there are a couple of rooftop bars to enjoy views over Exeter while you have a nightcap.

If you are making a lifestyle move, the locality offers plenty for those wanting to enjoy outdoor pursuits. You're spoilt for choice with local golf courses, nearby gyms and nature's bounty for those who enjoy walking, cycling or sea sports. For the spectators among us, there are two local horse racing venues and of course unrivalled rugby to enjoy at Sandy Park for Exeter Chiefs supporters.

For families with children, there are several good-quality local educational facilities for different ages. In addition, a new school has been built just a short walk away from your doorstep at The Orchard.



Just a short drive from Exmouth and Dalwish beaches



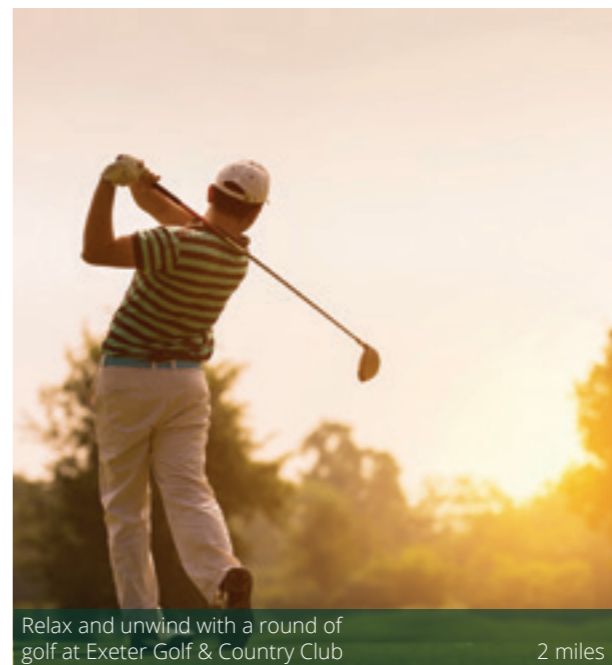
Try one of the many restaurants at Queen Street



Exeter Quay side 3.3 miles



Enjoy watching a match at Sandy Park 3.3 miles



Relax and unwind with a round of golf at Exeter Golf & Country Club 2 miles



Go shopping at Exeter Princesshay and the High Street 3.2 miles



Views looking over Powderham Castle and the Exe Estuary

# THE QUALITY FINISHES YOU DESERVE

The Bishopstone team has carefully selected every element to create five homes that will impress. Our team is on hand to explain these homes' features and benefits, but there are a few that we feel are particularly noteworthy.

The kitchen is the heart of most homes, and that's where you'll find a few extra touches to help create a space for you to enjoy as a family and entertain friends for years to come. Built in Britain by System Six, the kitchens at The Orchard feature an Instant boiling tap, wine cooler and breakfast peninsula or island.\*

A modern and chic bathroom design creates a perfect space to relax and unwind. Freestanding baths for an indulgent soak and low profile walk-in rainfall showers have been finished with Italian ceramic tiling. All of these elements add to the quality and finish found in all bathrooms at The Orchard.

For a home that has been future-proofed, a number of additions will please the gadget collector of the family. For example, the zoned underfloor heating throughout can be controlled from any smart device, speakers are discreetly sunk into the ceilings throughout the kitchen and dining space and there is the convenience of USB ports in several power sockets.

The outside space has also been upgraded with an electric car point, block paved driveway and a porcelain tiled patio area, perfect for evening entertaining. Detached garages accompany each house type.

For those who choose The Orchard as their dream home, there are numerous bespoke choices available to allow you to create a home as individual as you. Paint colours, door choices and refining your kitchen finish and tiling colour schemes will be an added benefit for some. Talk to our team to understand the build programme and to see if you can still create an individualised home.



\*Talk to our sales team for plot specifics. Images of a previous development are for illustrative purposes only.



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# YOUR OUTLOOK

- 1 THE EVELINA**  
Five bedroom detached home
- 2 THE BRAEBURN**  
Five bedroom detached home
- 3 THE GRAVENSTEIN**  
Five bedroom detached home
- 4 THE EVELINA**  
Five bedroom detached home
- 5 THE HOLSTEIN**  
four bedroom detached home



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.

# A LUXURIOUS SPECIFICATION

## KITCHEN & UTILITY

	PLOTS 1-4	PLOT 5
Choice of kitchen unit colour *	•	•
Choice of Quartz worktop colour *	•	•
100mm Quartz upstands	•	•
Le Mans pull out corner unit	•	•
Feature pendant lighting for kitchens with breakfast bar	•	•
Aluminium Bi-fold to the rear garden	•	•
Appliances all built in/Integrated	•	•
Undermount sink	•	•
Boiling tap	•	•
Siemens - oven, COMBI microwave, warming draw, 80cm induction hob, 70/30 fridge/freezer and dishwasher	•	•
Wine cooler	•	•
Built in waste bin	•	•
Utility - quartz worktop and upstand	•	•
Utility - undermount sink and tap	•	•
Utility - washing machine, tumble dryer and fridge/freezer appliance space	•	•

## HEATING

	PLOTS 1-4	PLOT 5
Air source heat pump	•	•
Un-vented cylinder	•	•
Under floor heating throughout	•	•
Touch Programmable room thermostats for each room	•	•
Smart technology to control heating from any smart device	•	•

## BATHROOM & EN-SUITE

	PLOTS 1-4	PLOT 5
Laufen and Coalbrook sanitaryware	•	•
Bar shower with rainfall head and handheld above bath with separate bath filler in the main bathroom	•	•
Bar shower with rainfall head and hand-held in the en-suite	•	•
Concealed shower with rainfall head and hand held in the master en-suite and main bathroom	•	•
Flat towel rail with electrical element to the main bathroom and master en-suite	•	•
Choice of brassware colour for all bathrooms*	•	•
Rimless toilets	•	•
Choice of tiles*	•	•
Luxury Italian tiles	•	•
Vanity hall basin and vanity unit	•	•
Free standing bath in the main bathroom	•	•
Low level walk-in shower tray in all bathrooms	•	•
Low level walk-in shower tray in en-suite and master en-suite	•	•
Shaver point in the master en-suite	•	•
Fitted mirror above hand basin in the family bathroom	•	•
Motion sensor feature lighting in all bathrooms	•	•

## EXTERNAL FINISHES

	PLOTS 1-4	PLOT 5
Brick built	•	•
Turfed and landscaped gardens	•	•
Large porcelain tiled patio	•	•
External electrical socket	•	•
Outside tap	•	•
Timber fencing in the rear garden where needed	•	•
External lights at the front and rear	•	•
Composite front door	•	•
Blocked paved driveway	•	•
Cast stone cills and heads	•	•
Electric car charging point	•	•
Electric sectional garage door	•	•

## INTERNAL FINISHES

	PLOTS 1-4	PLOT 5
All walls plastered	•	•
Smooth painted finish to ceilings and walls	•	•
Choice of paint colour for walls*	•	•
All sockets and switches Click Definity range - matt white or black	•	•
USB sockets in the kitchen and master bedroom only	•	•
TV and satellite points in selected rooms <sup>1</sup> - BT point & pre-wired for Sky	•	•
Built in bluetooth speakers in kitchen and dining area	•	•
Smoke and carbon monoxide alarms	•	•
Architrave and skirting throughout	•	•
Built in wardrobes in bedroom 3	•	•
Built in Wardrobes in master bedroom	•	•
Fully carpeted bedrooms, landing, study and lounge	•	•
Fully tiled or Karndean floor downstairs in the kitchen, dining and hallway	•	•



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\*Choices and personalisation is dependant on the stage of construction. <sup>1</sup>Please ask for plot specifics.

Bishopstone Homes attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



**PLOTS 1 & 4 | The Evelina**

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**PLOTS 1 & 4**

**THE EVELINA**

These exquisite five-bedroom detached homes with double garages and separate utility room, span three floors. The traditional homes offer over 2,600 square feet of living space and have been designed with deep windows and high ceilings which flood the homes with natural light maximising the bright and homely feel.

GROUND FLOOR	M	FT
Kitchen/Dining room	9.54 x 4.14	31' 4" x 13' 7"
Utility	3.08 x 1.76	10' 1" x 5' 9"
Living room	5.32 x 4.37	17' 5" x 14' 4"
Study	4.34 x 3.00	14' 3" x 9' 10"
Cloakroom	2.27 x 1.97	7' 5" x 6' 6"
Garage	5.80 x 5.80	19' 0" x 19' 0"

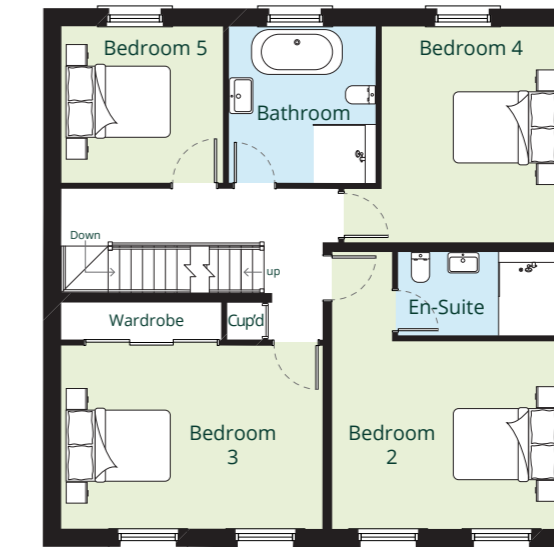
FIRST FLOOR	M	FT
Bedroom 2	5.32 x 4.37	17' 5" x 14' 4"
En-suite	3.10 x 1.63	10' 2" x 5' 4"
Bedroom 3	4.99 x 3.52	16' 4" x 11' 7"
Bedroom 4	4.44 x 4.20	14' 7" x 13' 9"
Bedroom 5	3.07 x 2.97	10' 1" x 9' 9"
Bathroom	2.97 x 2.62	9' 9" x 8' 7"

SECOND FLOOR	M	FT
Master Bedroom	5.29 x 7.18	17' 4" x 23' 7"
En-suite	4.4 x 2.56	14' 5" x 8' 5"
Dressing area	3.29 x 2.56	10' 10" x 8' 5"

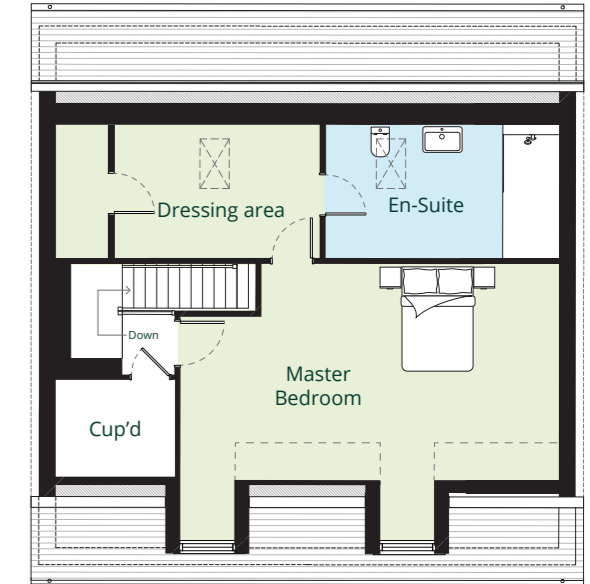
**Please note:**  
Plot 4 has a mirrored layout to what is shown

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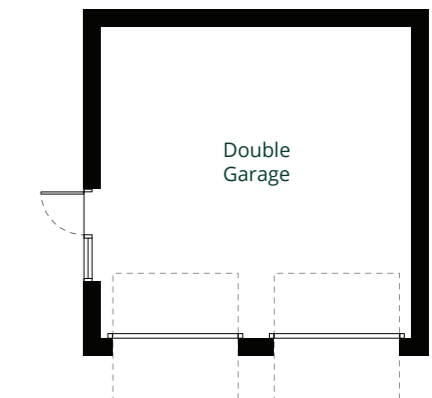
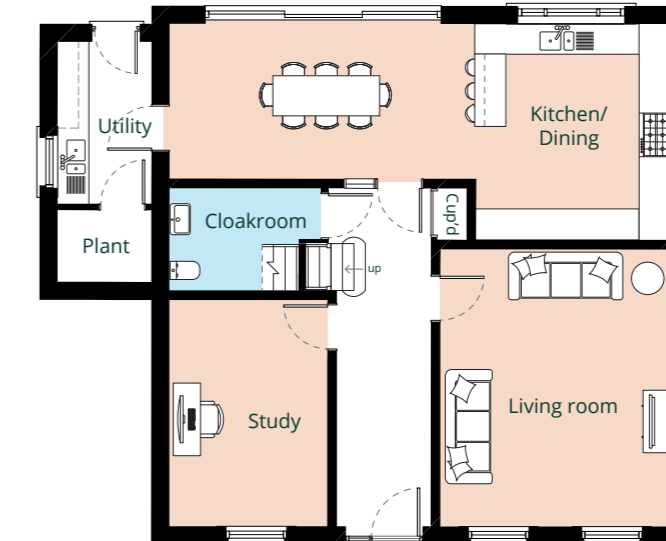
**FIRST FLOOR**



**SECOND FLOOR**



**GROUND FLOOR**







## PLOT 2

# THE BRAEBURN

A luxurious home which has been elegantly designed to capture the natural light which highlights the home's exceptional finish and ample space. The home offers almost 2,600 square feet of living space across three floors, featuring five generous bedrooms including a Master Bedroom situated on the second floor with a luxury en-suite and dressing area.

GROUND FLOOR	M	FT
Kitchen/Dining room	9.54 x 4.55	31' 4" x 14' 11"
Utility	2.98 x 1.75	9' 9" x 5' 9"
Living room	4.54 x 4.37	14' 11" x 14' 4"
Study	3.00 x 4.34	9' 10" x 14' 3"
Cloakroom	2.27 x 1.97	7' 5" x 6' 6"
Garage	5.8 x 5.8	19' 0" x 19' 0"

FIRST FLOOR	M	FT
Bedroom 2	5.32 x 4.37	17' 5" x 14' 4"
En-suite	3.1 x 1.63	10' 2" x 5' 4"
Bedroom 3	4.99 x 3.52	16' 4" x 11' 7"
Bedroom 4	4.44 x 4.2	14' 7" x 13' 9"
Bedroom 5	3.07 x 2.97	10' 1" x 9' 9"
Bathroom	2.97 x 2.62	9' 9" x 8' 7"

SECOND FLOOR	M	FT
Master Bedroom	5.29 x 7.18	17' 4" x 23' 7"
En-suite	4.4 x 2.56	14' 5" x 8' 5"
Dressing area	3.29 x 2.56	10' 10" x 8' 5"

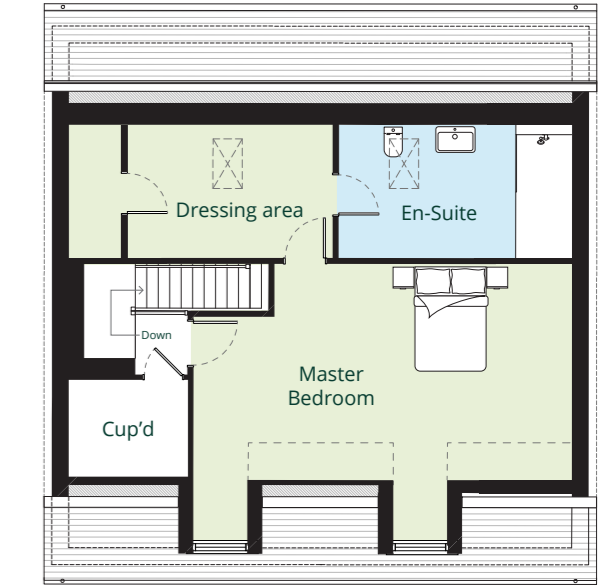
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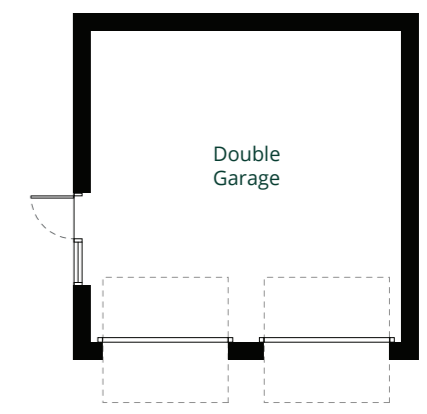
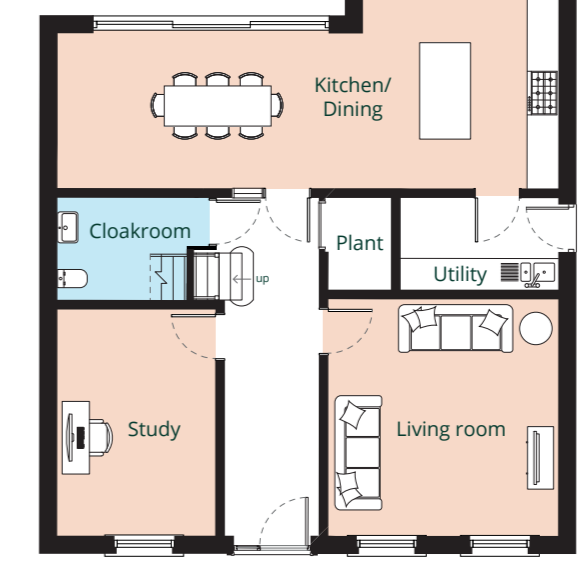
### FIRST FLOOR



### SECOND FLOOR



### GROUND FLOOR





**PLOT 3 | The Gravenstein**

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## PLOT 3 THE GRAVENSTEIN

This three floor detached five bedroom home has been expertly designed, perfect for those seeking plenty of space to relax and enjoy family life. Bishopstone have designed these homes to use the space to create a multi-functional, flexible and useable living space.

GROUND FLOOR	M	FT
Kitchen/Dining room	9.54 x 4.55	31' 4" x 14' 11"
Utility	2.98 x 1.75	9' 9" x 5' 9"
Living room	4.54 x 4.37	14' 11" x 14' 4"
Study	3.00 x 4.34	9' 10" x 14' 3"
Cloakroom	2.27 x 1.97	7' 5" x 6' 6"
Garage	5.8 x 5.8	19' 0" x 19' 0"

FIRST FLOOR	M	FT
Bedroom 2	5.32 x 4.37	17' 5" x 14' 4"
En-suite	3.1 x 1.63	10' 2" x 5' 4"
Bedroom 3	4.99 x 3.52	16' 4" x 11' 7"
Bedroom 4	4.44 x 4.2	14' 7" x 13' 9"
Bedroom 5	3.07 x 2.97	10' 1" x 9' 9"
Bathroom	2.97 x 2.62	9' 9" x 8' 7"

SECOND FLOOR	M	FT
Master Bedroom	5.29 x 7.18	17' 4" x 23' 7"
En-suite	4.4 x 2.56	14' 5" x 8' 5"
Dressing area	3.29 x 2.56	10' 10" x 8' 5"

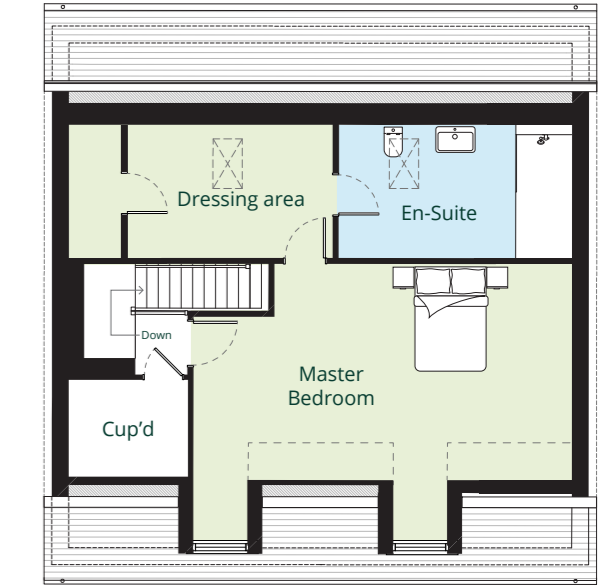
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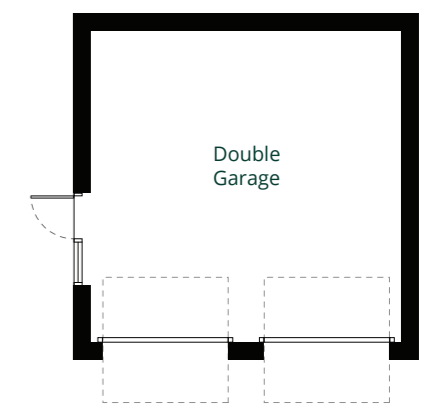
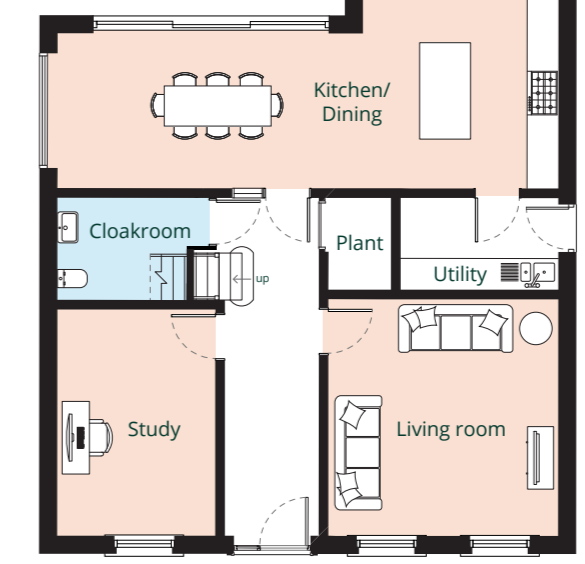
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR





## PLOT 5 THE HOLSTEIN

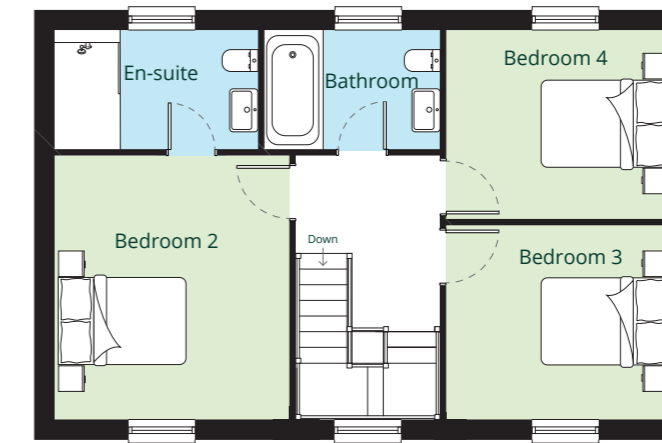
A beautifully designed, four bedroom detached, spacious home. With over 1,900 square feet of space across three floors there is plenty of space to make this home truly yours. The whole second floor makes room for the master bedroom featuring a dressing area and en-suite.

GROUND FLOOR	M	FT
Kitchen/Dining room	8.33 x 3.57	27' 4" x 11' 9"
Utility	2.86 x 1.66	9' 5" x 5' 5"
Living room	6.37 x 3.72	20' 11" x 12' 2"
Cloakroom	1.61 x 0.78	5' 3" x 2' 7"
Plant	1.66 x 1.15	5' 5" x 3' 9"
Garage	6.70 x 2.90	22' 0" x 9' 6"

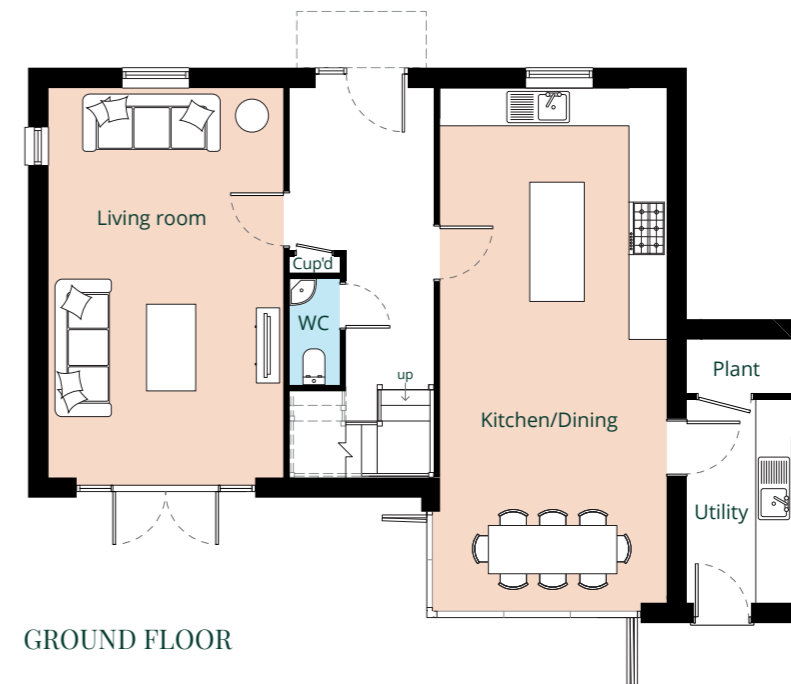
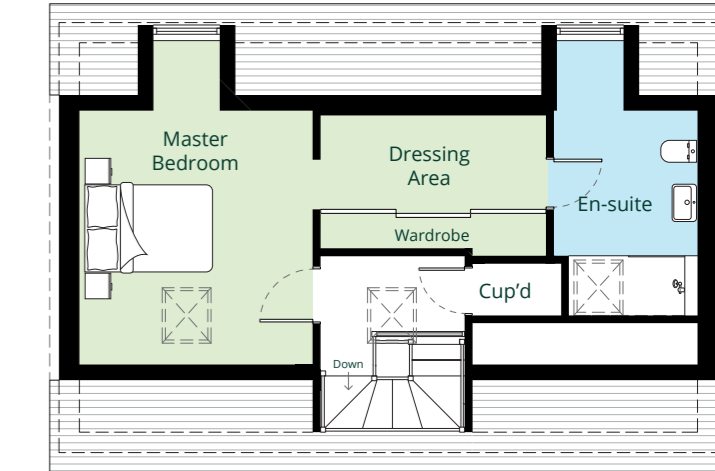
FIRST FLOOR	M	FT
Bedroom 2	2.412 x 3.71	13' 6" x 12' 2"
En-suite	2.81 x 1.93	9' 3" x 6' 4"
Bedroom 3	3.57 x 3.08	11' 9" x 10' 1"
Bedroom 4	3.57 x 2.97	11' 9" x 9' 9"
Bathroom	3.17 x 1.93	10' 5" x 6' 4"

SECOND FLOOR	M	FT
Master Bedroom	5.00 x 3.72	16' 5" x 12' 2"
En-suite	4.58 x 2.24	15' 0" x 7' 4"
Dressing area	3.43 x 2.19	11' 3" x 7' 2"

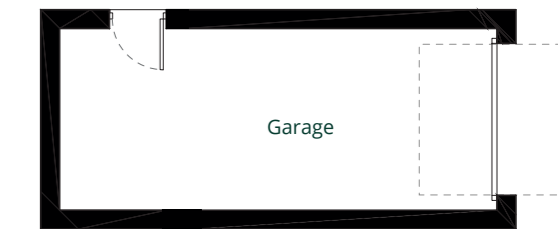
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



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**BISHOPSTONE**

## THE DEVELOPER

Bishopstone is an exclusive provider of luxury residential homes in Devon. The finest construction services for some of the most stunning developments. Discover expertly built homes with clever layouts to maximise space and boast elegant design.

Working in partnership with Complete Property, our experienced sales team are knowledgeable and has contacts at your disposal. From helping you identify mortgage lenders to finding you a local conveyancing lawyer, we are there to put your mind at ease.



## WARRANTY & PEACE OF MIND

When buying a quality home, your peace of mind in the coming years is important. All homes come with a 10-year Structural warranty. In addition, the high-quality fittings come with manufacturers' warranties. When you move into your brand new home at The Orchard, you will receive a personalised manual from Bishopstone Homes to ensure that you settle in perfectly.

## SUSTAINABLY SOURCED AND HAND-PICKED

Bishopstone Homes pride themselves as independent and local builders who source quality materials from the region wherever possible.

The cast stone architectural details are produced in nearby Paignton, and the luxury kitchens are supplied by System six in Exeter.

Bishopstone uses local tradespeople and contractors who all share the same ethos and eye for detail.

The eco-credentials of the development as a whole are further improved with a sophisticated air-sourced heat pump heating system which better supplies the underfloor heating than traditional gas central heating and is both more cost-effective and environmentally friendly. In addition, the garages come with a charging point as standard. If you already have an electric car, speak with our team, who can discuss fitting a charging point to use from the first day you move in.



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For more information  
contact Complete Property:

01392 422 500

[nh@completeproperty.co.uk](mailto:nh@completeproperty.co.uk)

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