

# SHERFORD

Plymouth





## Welcome to **SHERFORD**

Discover our stunning collection of 2, 3, 4 and 5-bedroom new homes at Sherford, thoughtfully designed for modern living. Nestled on the edge of Plymouth, Sherford is a vibrant new community surrounded by beautiful Devon countryside, while offering easy access to the city and the coast. This exceptional location combines the charm of rural living with the convenience of modern amenities.

Each home has been crafted with care, featuring spacious open-plan layouts, bi-fold doors, and dedicated studies to create light-filled, flexible spaces for work, rest, and play. If you're looking for a wonderful new home in a thriving community close to rolling green hills and stunning beaches, your search ends here.







# THE PERFECT LOCATION

Sherford is a vibrant new town on the edge of Plymouth, offering the ideal balance of countryside charm and modern convenience. Just 4 miles from the historic port city, you'll have everything you need close at hand, while enjoying the beauty of the South Hams and nearby Dartmoor National Park.

Plymouth is alive with history and culture. Explore the famous Hoe with its stunning waterfront views, or visit Smeaton's Tower, the National Marine Aquarium, and the Merchant's House Museum for a glimpse into the city's rich heritage.

Food lovers will enjoy Plymouth's thriving dining scene, with an array of restaurants, cafés, pubs, and bars scattered throughout the city and along the waterfront. For shopping, head to Drake Circus or Armada Shopping Centre for high-street favourites, or browse independent boutiques for something unique.

Entertainment is never far away—catch a live performance at the Theatre Royal or Plymouth Pavilion, or enjoy year-round music and arts events across the city.

Prefer the great outdoors? The South Hams countryside and stunning Devon coastline are just moments away, perfect for walking, cycling, and family days out. And if you're looking for a seaside escape, Paignton and Torquay on the English Riviera are less than 30 miles away, offering sandy beaches, attractions, and fine dining.

Living at Sherford means excellent schools, local amenities, and effortless connections. The A38/Devon Expressway is just minutes away, linking you to Exeter and the M5, while Plymouth station provides direct rail services to London and the South West. Exeter Airport is also within easy reach for UK and European travel.

If you're looking for a well-connected location with a strong sense of community, surrounded by countryside yet close to city life, Sherford is the perfect place to call home. Explore our beautifully designed homes and start your next chapter today.

Set in the heart of Devon, Sherford offers a stunning collection of 2 to 5-bedroom homes in a thriving new community. It's easy to see why couples and families of all ages are drawn to this exceptional location.

## SHERFORD

**SHERFORD SPORTS PITCHES**

0.1 miles - 2 minute walk

**SHERFORD VALE  
PRIMARY SCHOOL**

0.2 miles - 5 minute walk

**SHERFORD COUNTRY PARK**

0.7 miles - 9 min walk

**MORRISONS SUPERMARKET**

2.6 miles - 8 minute drive

**NATIONAL MARINE AQUARIUM**

3.9 miles - 13 minute drive

**DRAKES CIRCUS  
SHOPPING CENTRE**

4.3 miles - 13 minute drive

**BARBICAN**

4.7 miles - 15 minute drive

**PLYMOUTH RAILWAY STATION**

4.9 miles - 16 minute drive

**DERRIFORD HOSPITAL**

8.6 miles - 18 min drive





# DEVELOPMENT LAYOUT

Sherford boast a stunning range of 2, 3, 4 & 5 bedroom homes each with unique views and aspects. Discover your dream home today.

**PRE** Pre-sold homes

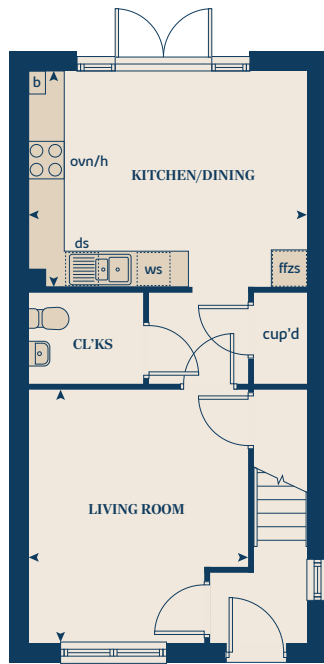
This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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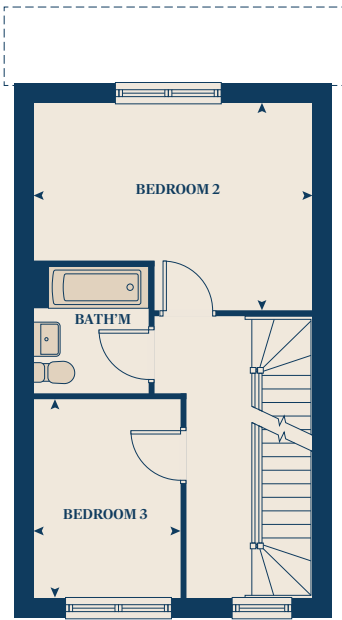


# THE BEECH

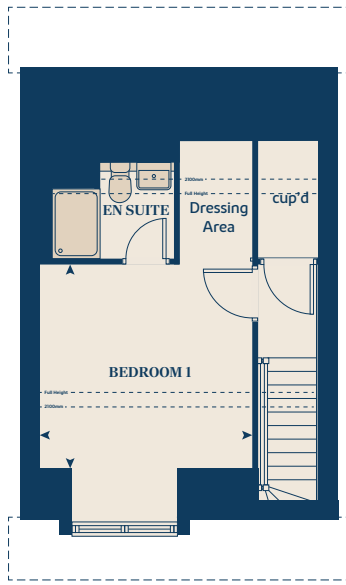
3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	4.74 x 3.65m	15'7" x 12'0"
Living room	4.29 x 3.72m	14'1" x 12'2"



FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.74 x 3.52m	15'7" x 11'7"
Bedroom 3	3.38 x 2.49m	11'1" x 8'2"



SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	3.62 x 3.44m	11'11" x 11'4"

< >	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	b	boiler

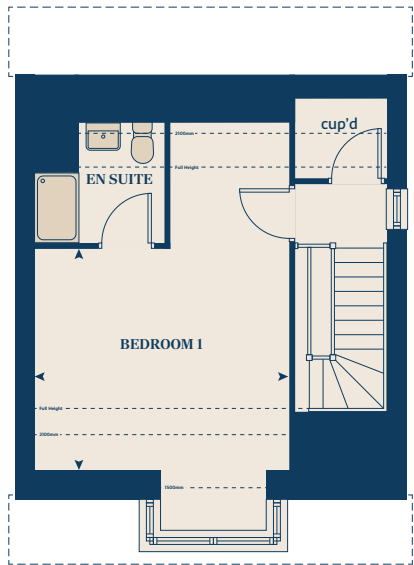
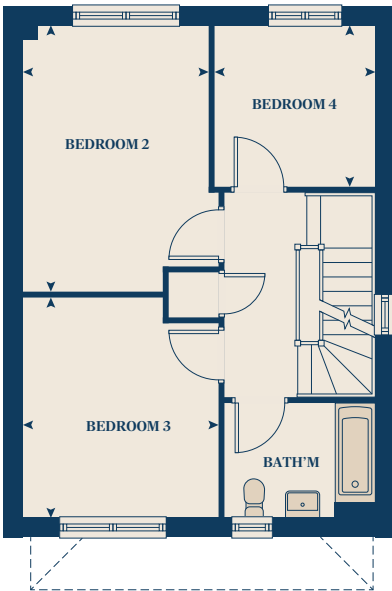
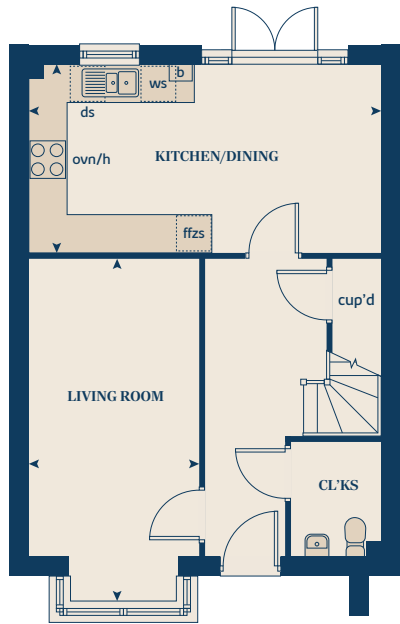
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.





# THE WILLOW

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.97 x 3.17m	19'7" x 10'5"
Living room	5.65 x 2.89m	18'6" x 9'6"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.52 x 3.14m	14'10" x 10'4"
Bedroom 3	3.70 x 3.33m	12'2" x 10'11"
Bedroom 4	2.75 x 2.74m	9'1" x 9'0"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.3 x 3.70m	14'2" x 12'2"

<	>	measuring points	ffzs	fridge freezer space
ws		washing machine space	ds	dishwasher space
h		hob	cup'd	cupboard
ovn		oven	b	boiler

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# THE JUNIPER

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	7.21 x 3.78m	23'8" x 12'5"
Living room	4.53 x 3.05m	14'10" x 10'0"
Study	1.91 x 1.88m	6'3" x 6'2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.12 x 2.96m	10'3" x 9'9"
Bedroom 2	3.92 x 3.05m	12'10" x 10'0"
Bedroom 3	3.60 x 2.21m	11'10" x 7'3"
Bedroom 4	3.52 x 2.21m	11'7" x 7'3"

< >	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	b	boiler

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A UNIQUE SPECIFICATION

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

- Fitted as standard - included in the property
- \* Subject to stage of construction

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way. The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

						2 bedroom					3 bedroom					4 bedroom					5 bedroom						
						THE HOLLY					THE BUCKTHORN					THE CEDAR					THE LARCH						
						THE HAZEL					THE ROWAN					THE SPRUCE					THE CYPRESS						
						THE BEECH					THE WILLOW					THE JUNIPER					THE CHESTNUT						
						THE ASPEN					THE MAPLE					THE BRIAR					THE BIRCH						
						THE YEW					THE PINE																
KITCHEN																											
Choice of standard range kitchen (doors & worktops)*						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Choice of premium fitted kitchen (doors & worktops)*																											
Stainless steel sink and drainer (single bowl) with chrome mixer tap						■	■	■	■	■	■																
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap												■	■	■	■	■											
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility													■	■							■	■					
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood						■	■	■	■	■	■	■	■	■	■												
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood																											
Pendant light fitting						■	■	■	■	■	■	■	■	■	■												
Pre-wired for under-unit lighting option						■	■	■	■	■	■	■	■	■	■												
LED under-unit lighting option																											
Dimable downlighters																■	■	■	■	■	■	■	■	■	■	■	
Fridge / freezer space						■	■	■	■	■	■	■	■	■	■												
Integrated fridge freezer																■	■	■	■	■	■	■	■	■	■	■	
Space for integrated dishwasher with plumbing and electrics						■	■	■	■	■	■	■	■	■	■												
Integrated Dishwasher																■	■	■	■	■	■	■	■	■	■	■	
Space for washing machine with plumbing and electrics in kitchen						■	■	■	■	■	■																
Space for washing machine with plumbing and electrics in utility												■	■														
BATHROOMS AND EN SUITE(S)																											
Ideal Standard contemporary white Concept Air sanitaryware						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment						■					■	■	■	■	■						■	■	■	■	■	■	
Shower over the bath (full height tiling to length and side of bath)							■	■	■	■																	
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite						■					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

												2 bedroom					3 bedroom					4 bedroom					5 bedroom																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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# A COMMUNITY TO BE PROUD OF



We believe that a truly special home extends beyond its walls—it’s shaped by the community and environment that surround it. At **Sherford**, we’re proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, we’ve contributed towards local initiatives that nurture both community spirit and environmental wellbeing. Because when you move into a Bovis home, you’re not just moving into a home – you’re joining a community and becoming part of something truly lasting at **Sherford**.

Our homes are **Greener by Design!** From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

## COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	NEW COMMUNITY FACILITIES	CYCLE ROUTES
PRIMARY AND SECONDARY EDUCATION	CHILDREN'S PLAY AREAS	HIGHWAY AND ROAD IMPROVEMENT	

## GREEN INITIATIVES FOUND AT SHERFORD:

WASTE WATER HEAT RECOVERY SYSTEMS	ADDITIONAL TREES PLANTED
BAT / BIRD BOXES	A+ RATED DOUBLE-GLAZED WINDOWS





# MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

## Bring Your Dream Home to Life with Select

At Sherford, your new home already comes with a unique and thoughtfully designed specification—but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Amtico flooring, or timeless ceramic tiles—each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in wardrobes**
- **Upgraded tiling in main bathroom and en suite**

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.






# PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey – taking your first step, moving up the ladder, or looking to rightsize – we’ve got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.


### SMOOTH MOVE

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!




### HOME EXCHANGE

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.




### KEY WORKER

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.




### ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.



### DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!





SCAN FOR DIRECTIONS



## SHERFORD

116 Hercules Road,  
Sherford, Plymouth  
PL9 8FA

**01752 281 283**

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Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

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