

# 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 COUNTRY PARK**  
0.3 miles - 6 minute walk
- **SHERFORD VALE PRIMARY SCHOOL**  
0.9 miles - 19 minute walk
- **SHERFORD SPORTS PITCHES**  
1.1 miles - 24 minute walk
- **MORRISONS SUPERMARKET**  
3.9 miles - 13 minute drive
- **NATIONAL MARINE AQUARIUM**  
8.1 miles - 21 minute drive
- **DRAKES CIRCUS SHOPPING CENTRE**  
8.1 miles - 21 minute drive
- **BARBICAN**  
8.5 miles - 23 minute drive
- **PLYMOUTH RAILWAY STATION**  
8.5 miles - 24 minute drive
- **DERRIFORD HOSPITAL**  
9.1 miles - 21 minute drive



**THE HOLLY**  
2 bedroom home



**THE BUCKTHORN**  
2 bedroom home



**THE CEDAR**  
2 bedroom home



**THE LARCH**  
2 bedroom home



**THE HAZEL**  
3 bedroom home



**THE ROWAN**  
3 bedroom home



**THE SPRUCE**  
3 bedroom home



**THE OAK**  
3 bedroom home



**THE CYPRESS**  
3 bedroom home



**THE BEECH**  
3 bedroom home



**THE WILLOW**  
4 bedroom home



**THE JUNIPER**  
4 bedroom home



**THE CHESTNUT**  
4 bedroom home



**THE ASPEN**  
4 bedroom home



**THE MAPLE**  
4 bedroom home



**THE BRIAR**  
4 bedroom home



**THE BIRCH**  
5 bedroom home

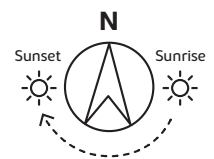


**THE YEWS**  
5 bedroom home



**THE PINE**  
5 bedroom home





# DEVELOPMENT LAYOUT

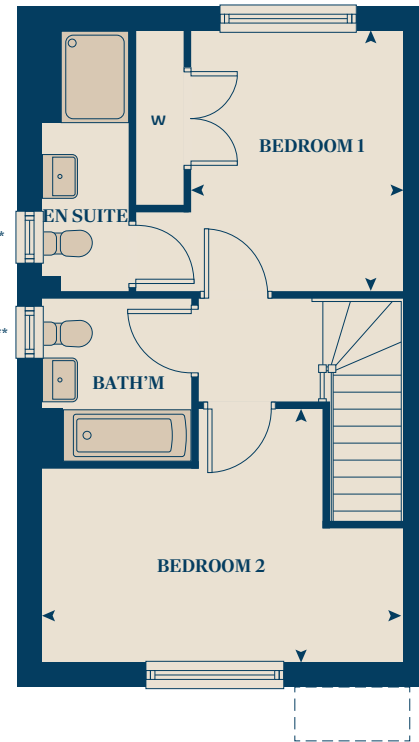
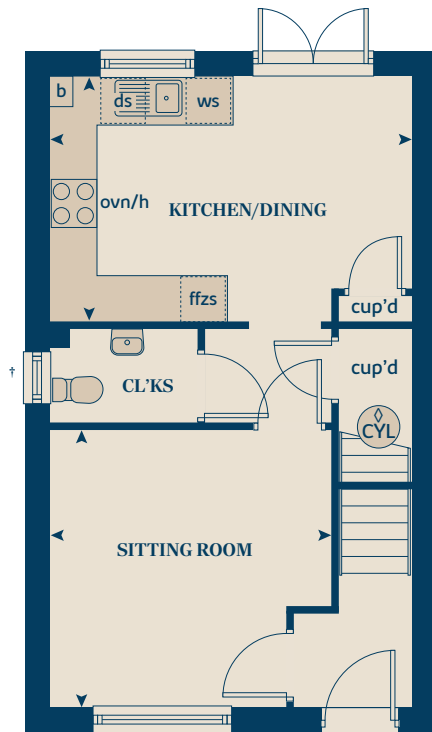
Sherford boast a stunning range of 2, 3, 4 & 5 bedroom homes each with unique views and aspects. Discover your dream home today.

**PRE** Pre-sold homes

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

# THE HOLLY

2 bedroom home



- † Window to plots 960 & 965
- \* Window to plots 922, 923, 960 & 965
- \*\* Window to plots 922, 923, 960, 965, 1060, 1061, 1062, 1063, 1064, 1065
- ◇ Hot water cylinder to plots 860, 861, 862 & 863

| GROUND FLOOR        | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 4.74 x 3.26 | 15'6" x 10'8" |
| Sitting room        | 3.71 x 3.66 | 12'2" x 12'0" |

| FIRST FLOOR | METRES      | FEET/INCHES    |
|-------------|-------------|----------------|
| Bedroom 1   | 3.51 x 3.46 | 11'6" x 11'4"  |
| Bedroom 2   | 4.74 x 3.35 | 15'6" x 10'11" |

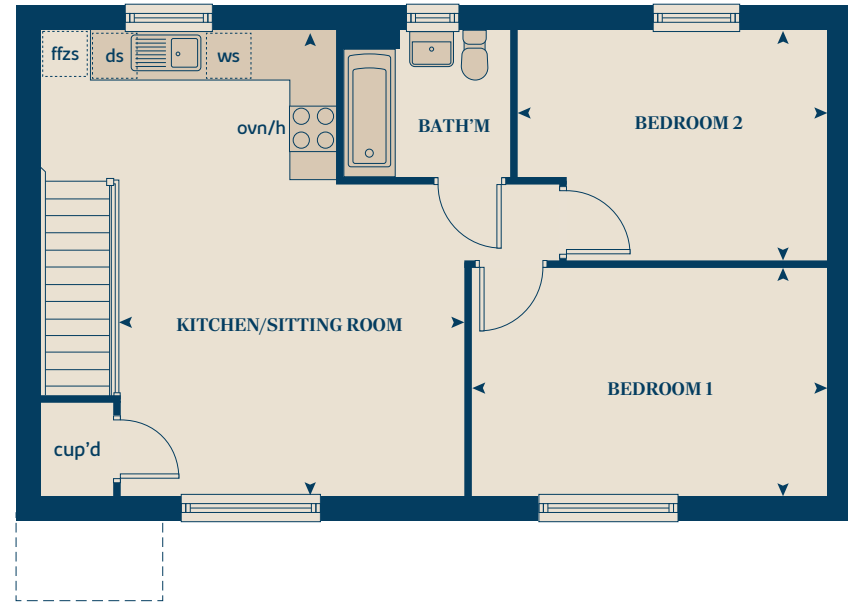
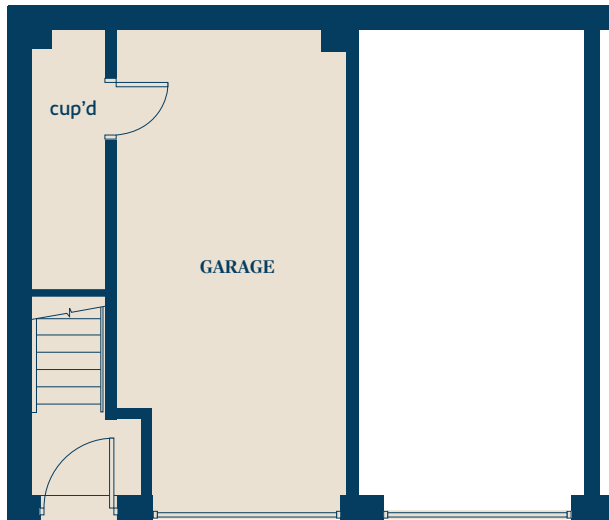
|      |                       |       |                           |
|------|-----------------------|-------|---------------------------|
| < >  | measuring points      | ds    | optional dishwasher space |
| ws   | washing machine space | cup'd | cupboard                  |
| h    | hob                   | b     | boiler                    |
| ovn  | oven                  | w     | wardrobe                  |
| ffzs | fridge freezer space  | CYL   | hot water cylinder        |

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# THE BUCKTHORN

2 bedroom home



## FIRST FLOOR

|                      | METRES      | FEET/INCHES    |
|----------------------|-------------|----------------|
| Kitchen/sitting room | 6.15 x 4.57 | 20'2" x 14'11" |
| Bedroom 1            | 4.68 x 3.02 | 15'4" x 9'11"  |
| Bedroom 2            | 4.08 x 3.04 | 13'5" x 10'0"  |

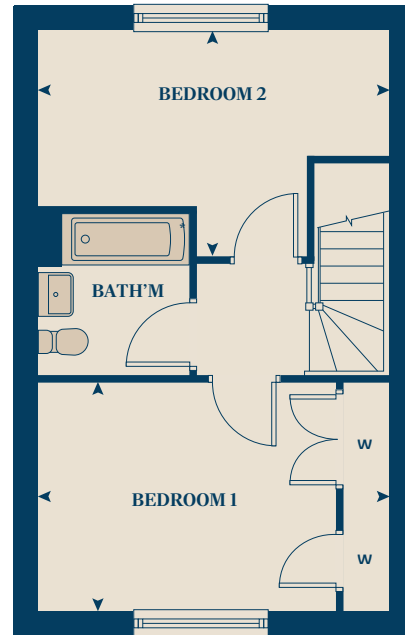
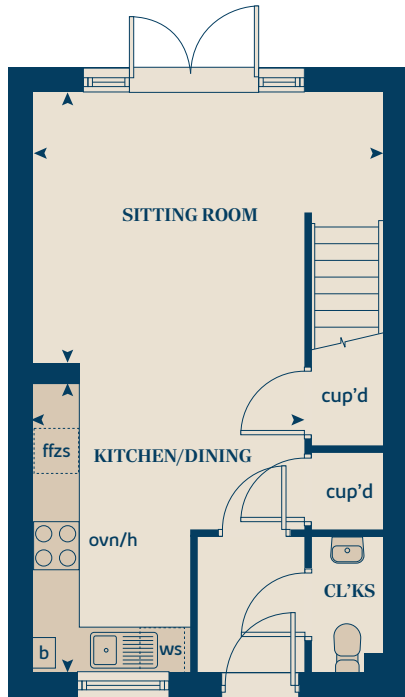
|     |                       |       |                           |
|-----|-----------------------|-------|---------------------------|
| < > | measuring points      | ffzs  | fridge freezer space      |
| ws  | washing machine space | ds    | optional dishwasher space |
| h   | hob                 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

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# THE CEDAR

2 bedroom home



## GROUND FLOOR

METRES FEET/INCHES

Kitchen/dining area 3.83 x 3.59 12'6" x 11'9"  
Sitting room 4.62 x 3.59 15'2" x 11'9"

## FIRST FLOOR

METRES FEET/INCHES

Bedroom 1 4.62 x 3.03 9'11" x 15'2"  
Bedroom 2 4.62 x 2.99 15'2" x 9'8"

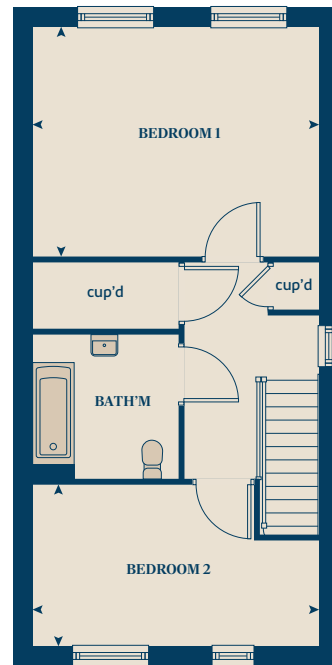
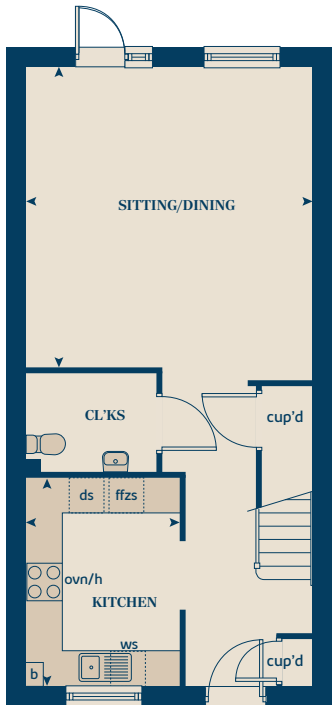
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | cup'd | cupboard             |
| h   | hob                   | b     | boiler               |
| ovn | oven                  | w     | wardrobe             |

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# THE LARCH

2 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES    |
|---------------------|-------------|----------------|
| Sitting/dining area | 5.09 x 4.84 | 16'9" x 15'11" |
| Kitchen             | 3.53 x 2.61 | 11'7" x 8'7"   |

## FIRST FLOOR

|           | METRES      | FEET/INCHES     |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.84 x 3.90 | 15'11" x 12'10" |
| Bedroom 2 | 4.84 x 2.73 | 15'11" x 8'11"  |

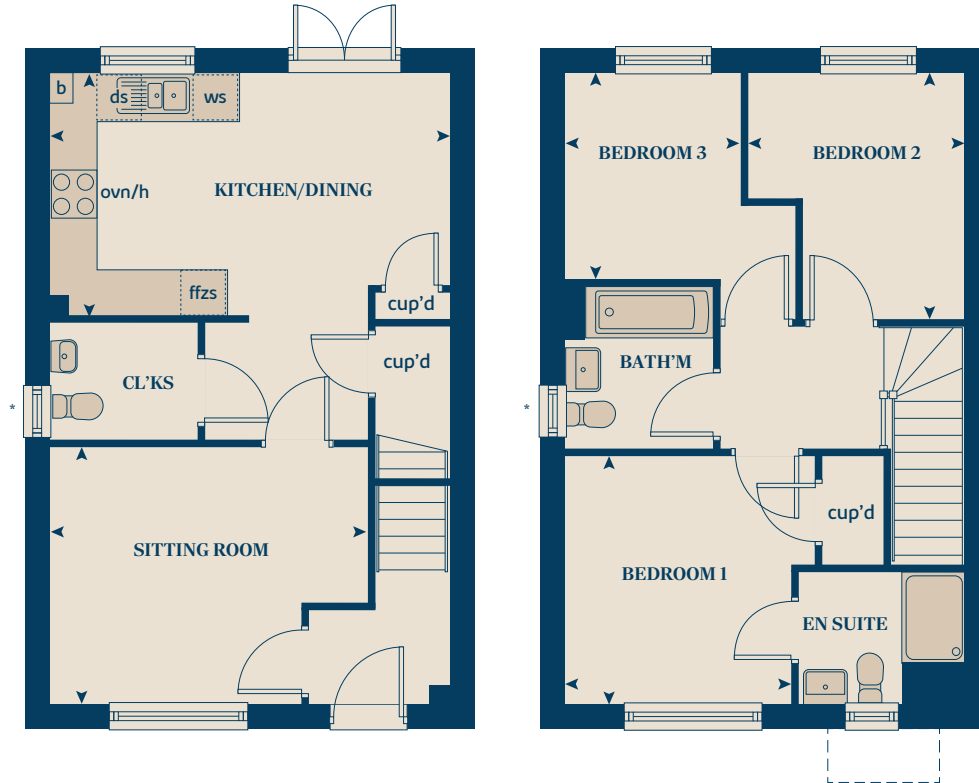
|      |                       |       |                           |
|------|-----------------------|-------|---------------------------|
| < >  | measuring points      | ds    | optional dishwasher space |
| ws   | washing machine space | cup'd | cupboard                  |
| h    | hob            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

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# THE HAZEL

3 bedroom home



| GROUND FLOOR        | METRES      | FEET/INCHES    |
|---------------------|-------------|----------------|
| Kitchen/dining area | 5.24 x 3.21 | 17'2" x 10'6"  |
| Sitting room        | 4.22 x 3.41 | 13'10" x 11'2" |

| FIRST FLOOR | METRES      | FEET/INCHES  |
|-------------|-------------|--------------|
| Bedroom 1   | 3.29 x 2.98 | 10'9" x 9'9" |
| Bedroom 2   | 3.25 x 2.86 | 10'8" x 9'4" |
| Bedroom 3   | 2.74 x 2.31 | 9'0" x 7'7"  |

\* Window to plots 932, 937, 939, 940, 963, 1058, 1075, 1077, 1104, 1105, 1106, 1107 & 1108

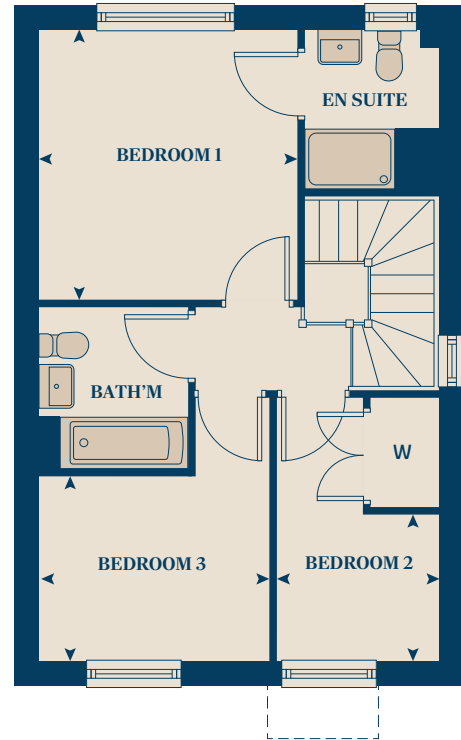
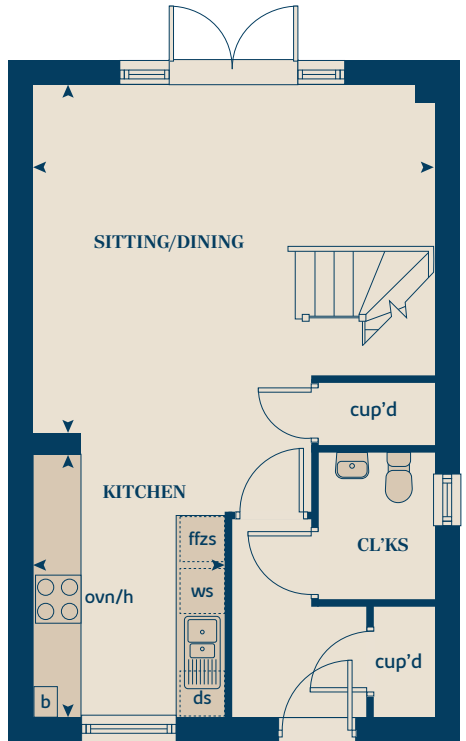
|      |                       |       |                           |
|------|-----------------------|-------|---------------------------|
| < >  | measuring points      | ds    | optional dishwasher space |
| ws   | washing machine space | cup'd | cupboard                  |
| h    | hob            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

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# THE ROWAN

3 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Sitting/dining area | 5.26 x 4.61 | 17'3" x 15'1" |
| Kitchen             | 3.47 x 2.51 | 11'4" x 8'2"  |

## FIRST FLOOR

|           | METRES      | FEET/INCHES   |
|-----------|-------------|---------------|
| Bedroom 1 | 3.58 x 3.41 | 11'9" x 11'2" |
| Bedroom 2 | 2.15 x 1.94 | 7'1" x 6'4"   |
| Bedroom 3 | 3.02 x 2.44 | 9'11" x 8'0"  |

\* Windows to plots 924 & 925

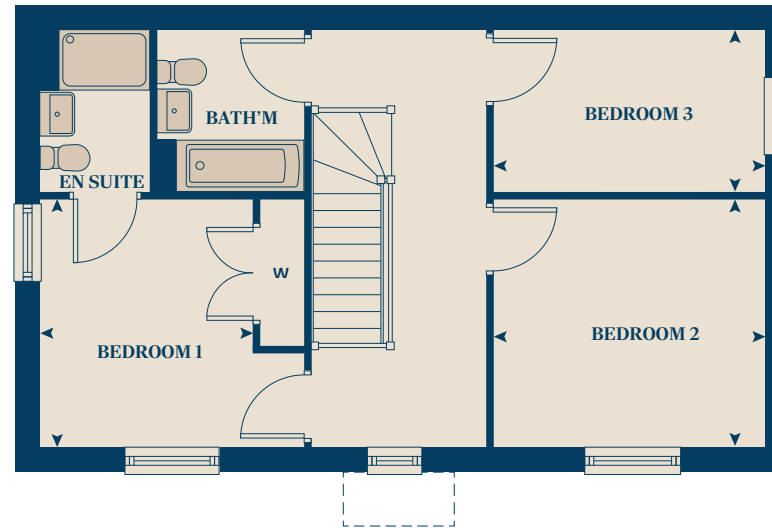
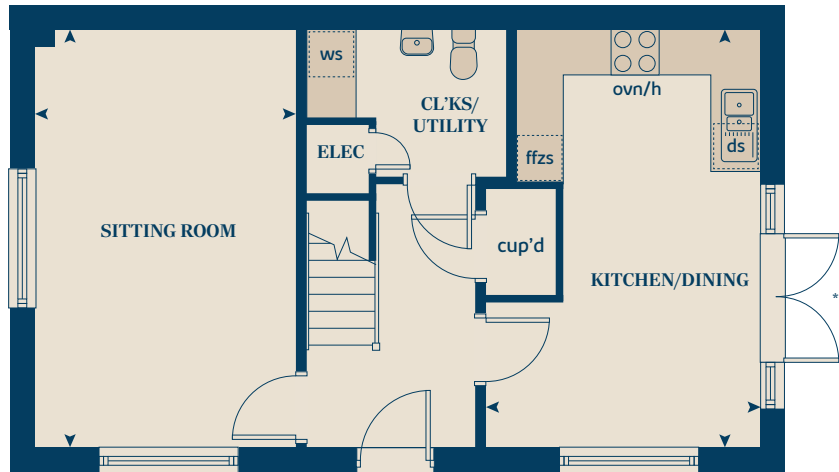
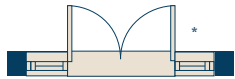
| <    | > | measuring points      | ds    | optional dishwasher space |
|------|---|-----------------------|-------|---------------------------|
| ws   |   | washing machine space | cup'd | cupboard                  |
| h    |   | hob                   | b     | boiler                    |
| ovn  |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

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# THE SPRUCE

3 bedroom home



| GROUND FLOOR        | METRES      | FEET/INCHES    |
|---------------------|-------------|----------------|
| Kitchen/dining area | 5.53 x 3.63 | 18'2" x 11'11" |
| Sitting room        | 5.53 x 3.44 | 18'2" x 11'3"  |

| FIRST FLOOR | METRES      | FEET/INCHES    |
|-------------|-------------|----------------|
| Bedroom 1   | 3.29 x 2.81 | 10'9" x 9'2"   |
| Bedroom 2   | 3.59 x 3.29 | 11'9" x 10'10" |
| Bedroom 3   | 3.59 x 2.15 | 11'9" x 7'1"   |

\* Kitchen French doors to plots 931, 954, 955, 1092 & 1093 only

\*\* Side kitchen window to plot 930 only

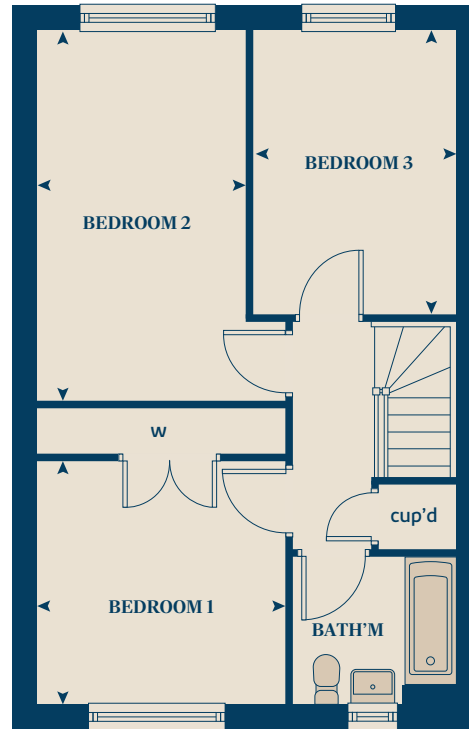
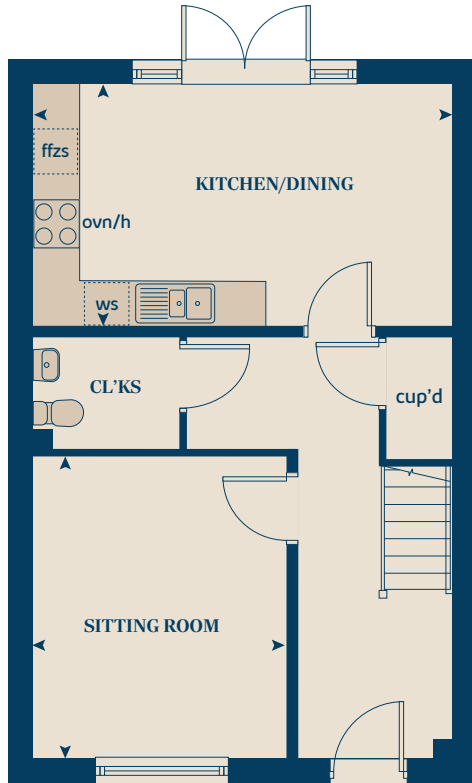
| < | > | measuring points | ds                    | optional dishwasher space |
|---|---|------------------|-----------------------|---------------------------|
|   |   | ws               | washing machine space |                           |
|   |   | h                | cup'd                 | cupboard                  |
|   |   | ovn              | hob                   | oven                      |
|   |   | ffzs             | w                     | wardrobe                  |
|   |   |                  |                       | fridge freezer space      |

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# THE OAK

3 bedroom home



| GROUND FLOOR        | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 5.53 x 3.19 | 18'2" x 10'6" |
| Sitting room        | 4.00 x 3.41 | 13'2" x 11'2" |

| FIRST FLOOR | METRES      | FEET/INCHES     |
|-------------|-------------|-----------------|
| Bedroom 1   | 3.90 x 3.29 | 12'10" x 10'10" |
| Bedroom 2   | 4.90 x 2.76 | 16'1" x 9'1"    |
| Bedroom 3   | 3.74 x 2.68 | 12'3" x 8'10"   |

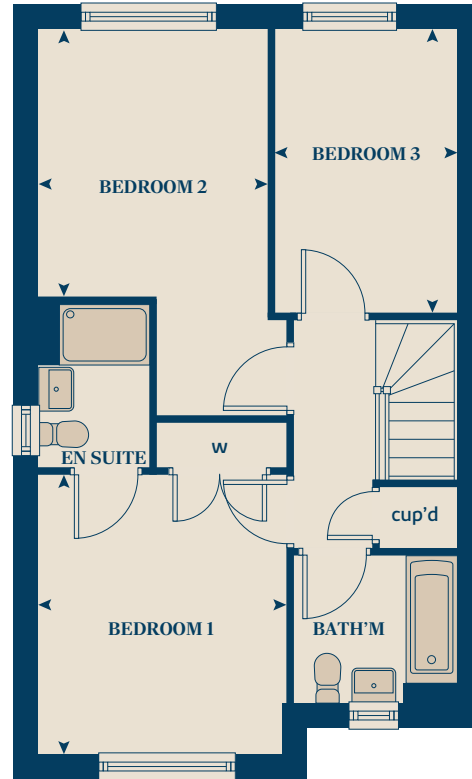
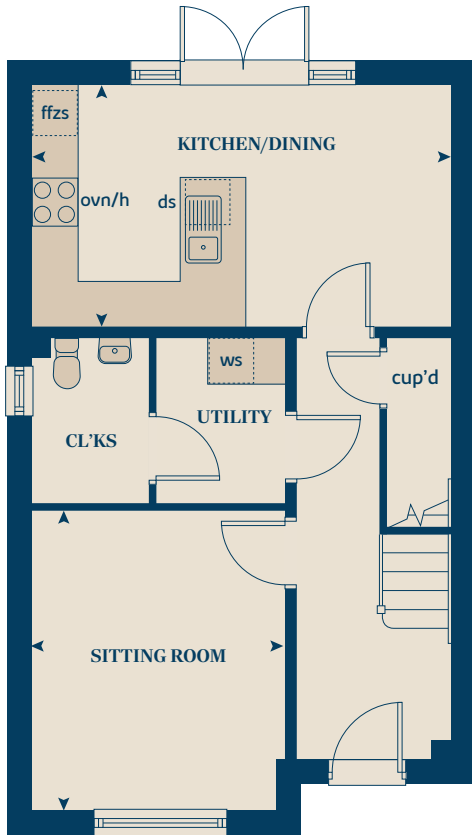
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | cup'd | cupboard             |
| h   | hob                   | w     | wardrobe             |
| ovn | oven                  |       |                      |

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# THE CYPRESS

3 bedroom home



| GROUND FLOOR        | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 5.53 x 3.59 | 18'1" x 11'9" |
| Sitting room        | 3.97 x 3.34 | 13'0" x 11'0" |

| FIRST FLOOR | METRES      | FEET/INCHES   |
|-------------|-------------|---------------|
| Bedroom 1   | 3.71 x 3.22 | 12'2" x 10'7" |
| Bedroom 2   | 4.61 x 3.03 | 15'2" x 9'11" |
| Bedroom 3   | 3.74 x 2.41 | 12'3" x 7'11" |

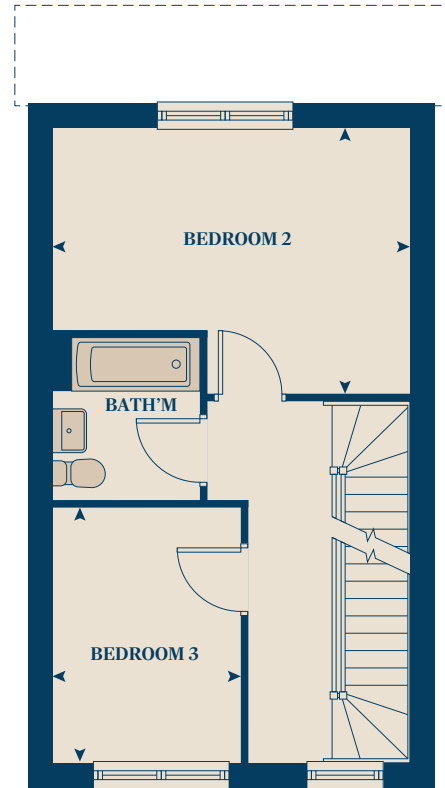
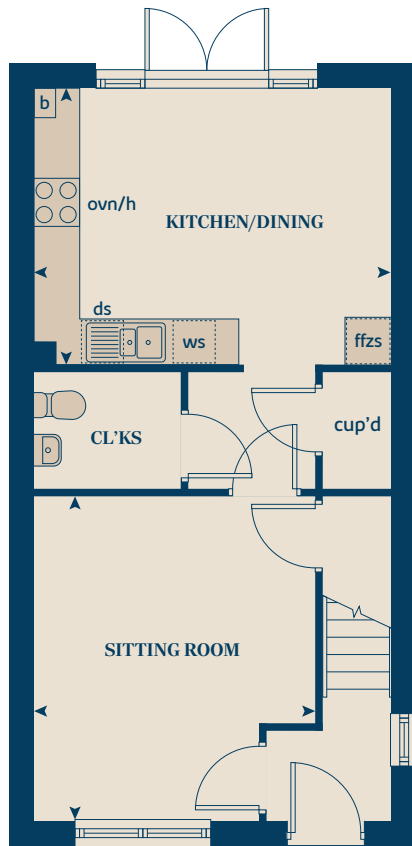
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| h   | hob                   | cup'd | cupboard             |
| ovn | oven                  | w     | wardrobe             |

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# THE BEECH

3 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 4.74 x 3.65 | 15'7" x 12'0" |
| Sitting room        | 4.29 x 3.72 | 14'1" x 12'2" |

## FIRST FLOOR

|           | METRES      | FEET/INCHES   |
|-----------|-------------|---------------|
| Bedroom 2 | 4.74 x 3.52 | 15'7" x 11'7" |
| Bedroom 3 | 3.38 x 2.49 | 11'1" x 8'2"  |

## SECOND FLOOR

|           | METRES      | FEET/INCHES    |
|-----------|-------------|----------------|
| Bedroom 1 | 3.62 x 3.44 | 11'11" x 11'4" |

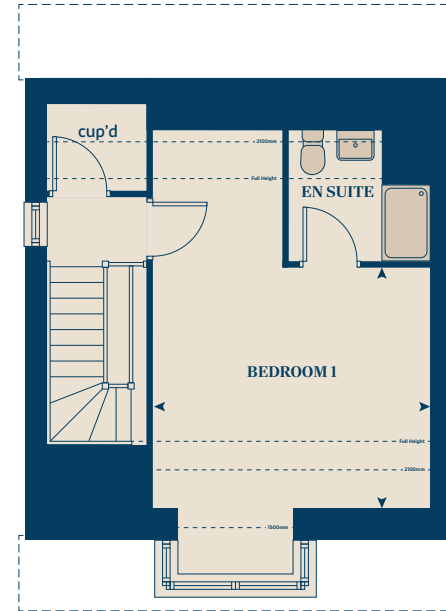
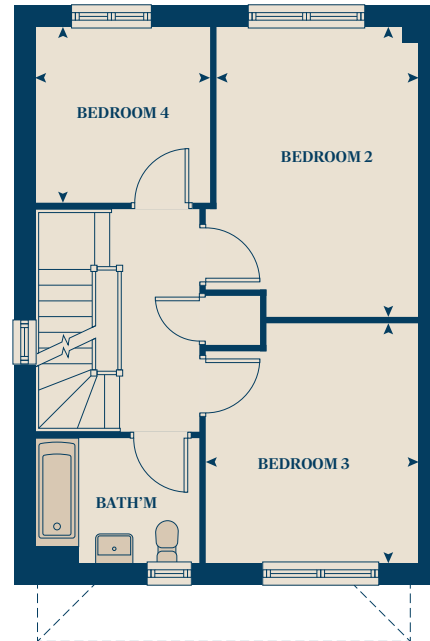
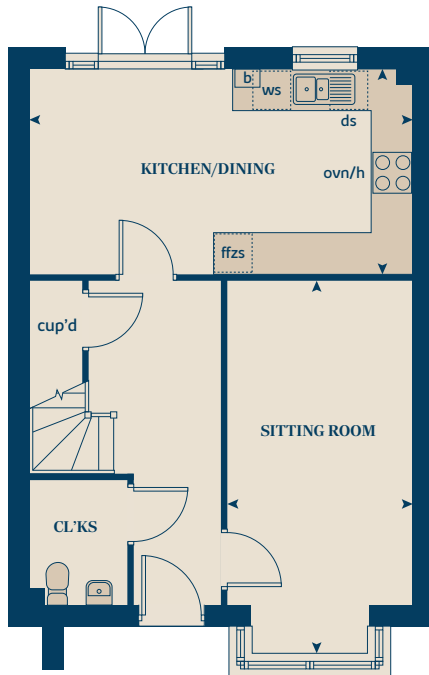
|      |                       |       |                           |
|------|-----------------------|-------|---------------------------|
| < >  | measuring points      | ds    | optional dishwasher space |
| ws   | washing machine space | cup'd | cupboard                  |
| h    | hob            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

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# THE WILLOW

4 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 5.97 x 3.17 | 19'7" x 10'5" |
| Sitting room        | 5.65 x 2.89 | 18'6" x 9'6"  |

## FIRST FLOOR

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

## SECOND FLOOR

|           | METRES     | FEET/INCHES   |
|-----------|------------|---------------|
| Bedroom 1 | 4.3 x 3.70 | 14'2" x 12'2" |

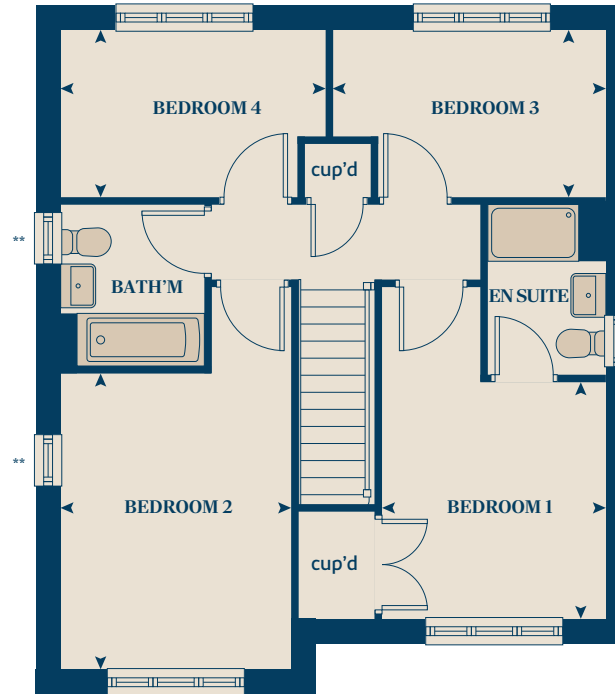
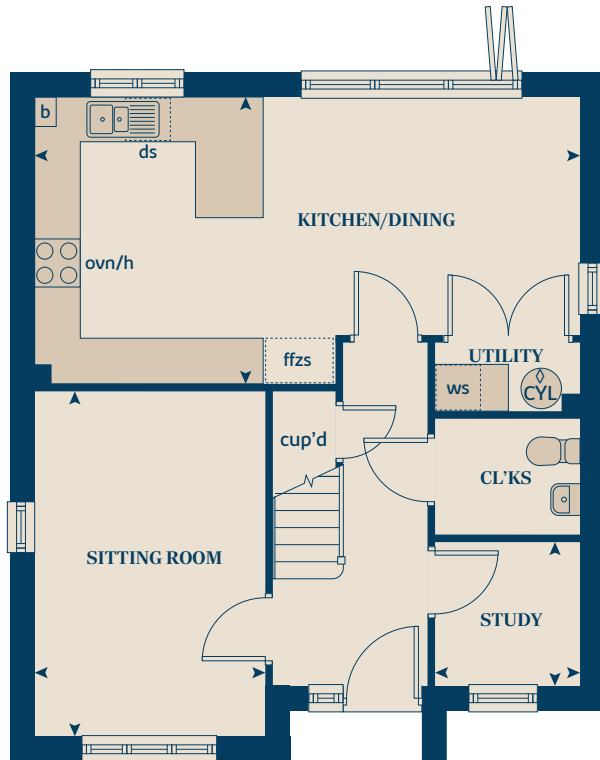
|      |                       |       |                           |
|------|-----------------------|-------|---------------------------|
| < >  | measuring points      | ds    | optional dishwasher space |
| ws   | washing machine space | cup'd | cupboard                  |
| h    | hob            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

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# THE JUNIPER

4 bedroom home



## GROUND FLOOR

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

## FIRST FLOOR

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

- \* Window to plots 856 & 859 only
- \*\* Window to plots 856, 901, 929, 947, 1118 only
- ◇ Hot water cylinder to plot 859

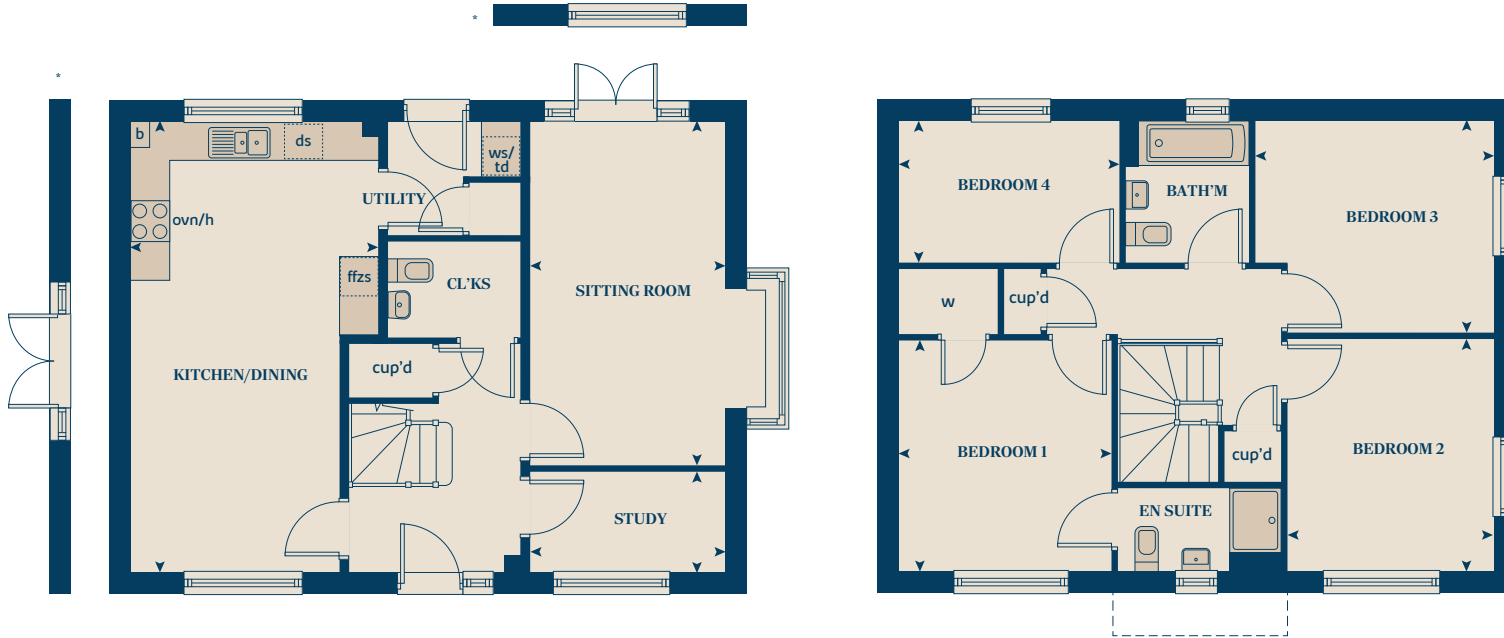
|      |                       |       |                    |
|------|-----------------------|-------|--------------------|
| < >  | measuring points      | ds    | dishwasher space   |
| ws   | washing machine space | cup'd | cupboard           |
| h    |                       | b     | boiler             |
| ovn  | oven                  | w     | wardrobe           |
| ffzs | fridge freezer space  | CYL   | hot water cylinder |

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 CHESTNUT

4 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES    |
|---------------------|-------------|----------------|
| Kitchen/dining area | 7.00 x 3.85 | 22'11" x 12'8" |
| Sitting room        | 5.36 x 3.03 | 17'7" x 9'11"  |
| Study               | 3.03 x 1.59 | 9'11" x 5'1"   |

## FIRST FLOOR

|           | METRES      | FEET/INCHES    |
|-----------|-------------|----------------|
| Bedroom 1 | 3.60 x 3.31 | 11'9" x 10'10" |
| Bedroom 2 | 3.61 x 3.20 | 11'10" x 10'6" |
| Bedroom 3 | 3.70 x 3.30 | 12'2" x 10'9"  |
| Bedroom 4 | 3.42 x 2.20 | 11'3" x 7'3"   |

\* French door and window variation to plot 948

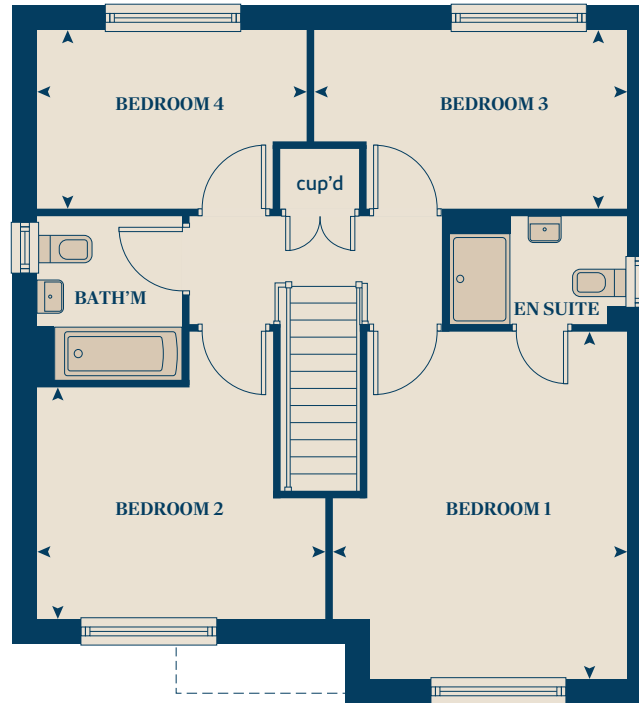
|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| td  | tumble dryer space    | cup'd | cupboard             |
| h   | hob                   | b     | boiler               |
| ovn | oven                  | w     | wardrobe             |

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 ASPEN

4 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 7.78 x 3.22 | 25'6" x 10'7" |
| Sitting room        | 5.19 x 3.38 | 17'1" x 11'1" |
| Study               | 2.02 x 1.79 | 6'8" x 5'10"  |

## FIRST FLOOR

|           | METRES      | FEET/INCHES   |
|-----------|-------------|---------------|
| Bedroom 1 | 4.58 x 3.88 | 15'0" x 12'9" |
| Bedroom 2 | 3.80 x 3.07 | 12'6" x 10'1" |
| Bedroom 3 | 4.13 x 2.35 | 13'7" x 7'9"  |
| Bedroom 4 | 3.56 x 2.35 | 11'8" x 7'9"  |

\* Window plot 1072 only

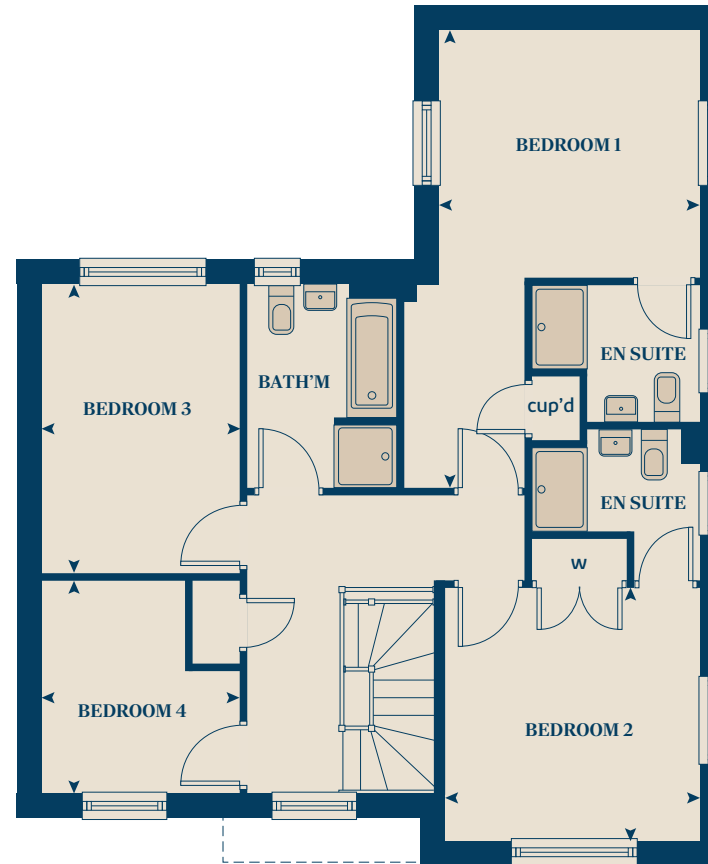
|     |                       |       |                           |
|-----|-----------------------|-------|---------------------------|
| < > | measuring points      | ffzs  | fridge freezer space      |
| ws  | washing machine space | ds    | optional dishwasher space |
| td  | tumble dryer space    | cup'd | cupboard                  |
| h   | hob                   | b     | boiler                    |
| ovn | oven                  |       |                           |

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 MAPLE

4 bedroom home



| GROUND FLOOR       | METRES      | FEET/INCHES    |
|--------------------|-------------|----------------|
| Kitchen            | 3.86 x 3.67 | 12'8" x 12'0"  |
| Family/dining area | 7.14 x 2.94 | 23'5" x 9'7"   |
| Sitting room       | 4.56 x 3.59 | 14'11" x 11'9" |
| Study              | 2.59 x 2.12 | 8'6" x 6'11"   |

| FIRST FLOOR | METRES      | FEET/INCHES    |
|-------------|-------------|----------------|
| Bedroom 1   | 6.49 x 3.67 | 21'3" x 12'0"  |
| Bedroom 2   | 3.64 x 3.60 | 11'11" x 11'9" |
| Bedroom 3   | 4.10 x 2.80 | 13'6" x 9'2"   |
| Bedroom 4   | 2.80 x 3.03 | 9'2" x 9'11"   |

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| td  | tumble dryer space    | cup'd | cupboard             |
| h   |                       | b     | boiler               |
| ovn | oven                  | CYL   | hot water cylinder   |

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 BRIAR

4 bedroom home



## GROUND FLOOR

|                     | METRES      | FEET/INCHES   |
|---------------------|-------------|---------------|
| Kitchen/dining area | 8.12 x 2.96 | 26'8" x 9'9"  |
| Sitting room        | 5.80 x 3.04 | 19'0" x 9'11" |
| Study               | 3.04 x 2.27 | 9'12" x 7'5"  |

## FIRST FLOOR

|           | METRES      | FEET/INCHES    |
|-----------|-------------|----------------|
| Bedroom 1 | 3.99 x 3.15 | 13'1" x 10'4"  |
| Bedroom 2 | 3.95 x 3.01 | 12'11" x 9'11" |
| Bedroom 3 | 4.06 x 3.01 | 13'3" x 9'10"  |
| Bedroom 4 | 3.15 x 2.50 | 10'4" x 8'2"   |

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| td  | tumble dryer space    | cup'd | cupboard             |
| h   | hob                   | b     | boiler               |
| ovn | oven                  | w     | wardrobe             |

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 BIRCH

5 bedroom home



| GROUND FLOOR       | METRES      | FEET/INCHES    |
|--------------------|-------------|----------------|
| Kitchen            | 4.54 x 3.30 | 14'10" x 10'9" |
| Family/dining area | 5.86 x 3.49 | 19'2" x 11'5"  |
| Sitting room       | 3.75 x 3.63 | 12'3" x 11'11" |
| Study              | 3.66 x 2.95 | 12'0" x 9'8"   |

| FIRST FLOOR | METRES      | FEET/INCHES    |
|-------------|-------------|----------------|
| Bedroom 1   | 3.63 x 3.22 | 11'11" x 10'7" |
| Bedroom 2   | 3.95 x 2.87 | 13'0" x 9'5"   |
| Bedroom 3   | 3.01 x 2.91 | 9'11" x 9'6"   |
| Bedroom 4   | 3.14 x 2.61 | 10'3" x 8'7"   |
| Bedroom 5   | 2.94 x 2.61 | 9'8" x 8'7"    |

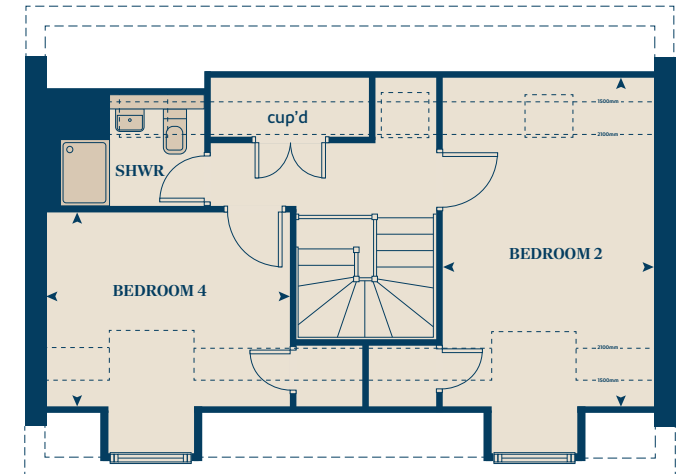
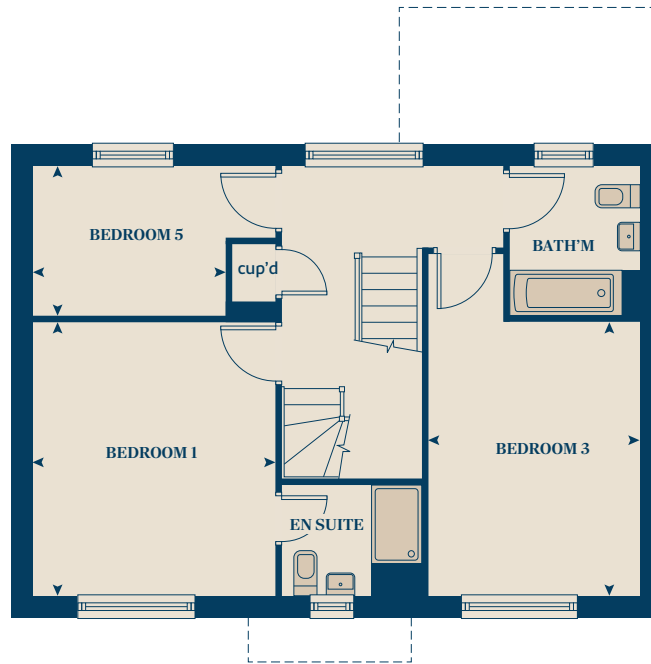
|      |                       |       |                    |
|------|-----------------------|-------|--------------------|
| < >  | measuring points      | ds    | dishwasher space   |
| ws   | washing machine space | cup'd | cupboard           |
| td   | tumble dryer space    | b     | boiler             |
| h    | hob                   | w     | wardrobe           |
| ovn  | oven                  | CYL   | hot water cylinder |
| ffzs | fridge freezer space  |       |                    |

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 YEW

5 bedroom home



## GROUND FLOOR

|              | METRES      | FEET/INCHES   |
|--------------|-------------|---------------|
| Kitchen      | 3.80 x 3.17 | 12'5" x 10'4" |
| Dining area  | 4.66 x 3.17 | 15'3" x 10'4" |
| Sitting room | 6.55 x 3.15 | 21'5" x 10'4" |

## FIRST FLOOR

|           | METRES      | FEET/INCHES    |
|-----------|-------------|----------------|
| Bedroom 1 | 4.19 x 3.71 | 13'9" x 12'2"  |
| Bedroom 3 | 4.18 x 3.20 | 13'10" x 10'8" |
| Bedroom 5 | 2.94 x 2.27 | 9'7" x 7'5"    |

## SECOND FLOOR

|           | METRES      | FEET/INCHES   |
|-----------|-------------|---------------|
| Bedroom 2 | 5.04 x 3.20 | 16'6" x 10'6" |
| Bedroom 4 | 3.08 x 2.97 | 10'1" x 9'8"  |

|      |                       |       |                    |
|------|-----------------------|-------|--------------------|
| < >  | measuring points      | ds    | dishwasher space   |
| ws   | washing machine space | cup'd | cupboard           |
| td   | tumble dryer space    | b     | boiler             |
| h    |                       | w     | wardrobe           |
| ovn  | oven                  | CYL   | hot water cylinder |
| ffzs | fridge freezer space  |       |                    |

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 PINE

5 bedroom home



| GROUND FLOOR       | METRES      | FEET/INCHES    |
|--------------------|-------------|----------------|
| Kitchen            | 4.67 x 4.25 | 15'3" x 11'3"  |
| Family/dining area | 7.02 x 4.67 | 23'0" x 15'3"  |
| Sitting room       | 6.23 x 4.10 | 20'5" x 13'5"  |
| Study              | 4.30 x 3.65 | 14'3" x 12'11" |

| FIRST FLOOR | METRES      | FEET/INCHES    |
|-------------|-------------|----------------|
| Bedroom 1   | 4.93 x 4.30 | 16'2" x 14'11" |
| Bedroom 2   | 6.24 x 4.16 | 20'5" x 13'7"  |
| Bedroom 3   | 4.04 x 3.59 | 13'3" x 11'9"  |
| Bedroom 4   | 4.45 x 4.30 | 14'7" x 14'11" |
| Bedroom 5   | 3.59 x 2.73 | 11'9" x 8'11"  |

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| < > | measuring points      | ffzs  | fridge freezer space |
| ws  | washing machine space | ds    | dishwasher space     |
| td  | tumble dryer space    | cup'd | cupboard             |
| h   | hob                   | b     | boiler               |
| ovn | oven                  | CYL   | hot water cylinder   |

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2 bedroom  
**THE HOLLY**  
**THE BUCKTHORN**  
**THE CEDAR**  
**THE LARCH**  
3 bedroom  
**THE HAZEL**  
**THE ROWAN**  
**THE SPRUCE**  
**THE CYPRESS**  
**THE BEECH**  
**THE OAK**  
4 bedroom  
**THE WILLOW**  
**THE JUNIPER**  
**THE CHESTNUT**  
**THE ASPEN**  
**THE MAPLE**  
**THE BRIAR**  
5 bedroom  
**THE BIRCH**  
**THE YEW**  
**THE PINE**

**DOORS AND WINDOWS**

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Front door with multi-point security locking system and security chain                    | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome plated front door numerals   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| PVCu double glazing to windows  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Double glazed PVCu French /bi-fold doors (where applicable)                               | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Internal cottage style pre-primed doors with brass satin finish handles                   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Paving outside French / bi-fold door and path to garage personnel door (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

**GENERAL**

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| White painted walls and smooth white ceilings   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Wardrobes to Bedroom 1  |   |   |   |   |   |   |   |   |   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Combined USB / double sockets in kitchen, bedroom 1 & 2, Lounge and Study                           | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Multi-media point in living room  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| TV point to Lounge (where applicable)   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |   |   |   |   |   |   |   |   |   |
| TV point to Lounge and bedroom 1 (where applicable)   |   |   |   |   |   |   |   |   |   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)       | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Fitted external tap   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| External light fitted to front porch and wiring for external light to rear door                     | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Mains wired smoke detectors with battery back-up  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Power and lighting to 'on plot' garage (where applicable)   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Enclosed fenced rear garden, and garden gate (where applicable)                                     | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Landscaped front gardens  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| NHBC Buildmark cover  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| First two years' customer service support from Bovis Homes  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |










# 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**.

## COMMUNITY CONTRIBUTIONS INCLUDE:

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

## GREEN INITIATIVES FOUND AT SHERFORD:

|  |   |
|--|---|
| ADDITIONAL TREES PLANTED<br> |   |
| BAT / BIRD BOXES<br>        | A+ RATED DOUBLE-GLAZED WINDOWS<br> |



# 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**



# 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.



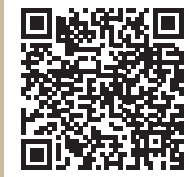
## DEPOSIT UNLOCK

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  
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**01752 281 283**

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Features, internal and external, may vary from time to time and may differ from those shown in this brochure.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

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**Vistry Cornwall South West region**

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Produced by ThinkBDW DS16400 05/26

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