

Sherford

Plymouth





Sherford

Plymouth

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**Bovis
Homes** 

Welcome to Sherford



Sherford is a new community in the heart of Devon occupying over 1,200 acres of farmland. The town will be the perfect mix of traditional living, paired with contemporary design and is set to become one of the most thriving market towns in the region.

Sherford is designed to be self-sustainable and so will offer a variety of community facilities which shall include a health centre, town hall, library, theatre and sports centre. Located in one of the country's most picturesque locations which is renowned for beautiful country landscapes and coastlines, it is ideal for residents seeking a quieter country lifestyle with easy links to the city.

Getting around

Sherford, situated between Plymouth and the South Hams, is ideally located in the county of Devon. The A38, known as the Devon Expressway, is only minutes away and provides easy links to the larger cities of Plymouth and Exeter as well as the neighbouring county of Cornwall. Plymouth Railway Station is just 15 minutes away and provides access to all major cities including a direct train to London Paddington. For air travel, Exeter International Airport is under an hour away.

A trip to the shops

As Sherford is designed to be self-sustainable it will be home to an employment and retail space of over 80,000m² making basic shopping easily accessible for residents. Just a short drive away is Plymouth's shopping centre Drake Circus which offers over 60 national stores and restaurants. The newly modernised Exeter city centre which is under an hour away also offers many national retailers as well as quirky shops and independent restaurants.

Taking time out

There will be footpaths and cycle routes placed around Sherford taking residents through a 500 acre parkland and woodland. Sherford will also offer environmental initiatives such as community gardens, allotments, wildlife corridors and bat bridges. Not too far away is the iconic Smeatons Tower Lighthouse on The Plymouth Hoe which hosts public events all year round including the spectacular British Fireworks Championships. Royal William Yard, the formal Royal Naval Dockyard, is also close by boasting a range of bespoke fine dining establishments plus a museum and art gallery which host a range of public events throughout the year.

Education

Sherford town is set to have three primary schools and one secondary school. There are a number of colleges in nearby Plymouth offering a variety of subjects as well as being home to two universities; The University of Plymouth – ranked in the top 2% of universities in the world and The University of St Mark & St John, one of the UK's top universities for student satisfaction.



Sherford

Plymouth



2 bedroom apartments

Hercules House

2 bedroom home

The Buckthorn

The Holly

3 bedroom home

The Apple

The Hazel

The Spruce

The Beech

The Poplar

4 bedroom home

The Willow

The Juniper

5 bedroom home

The Birch

Pre-sold homes

1 and 2 bedroom apartments

2 bedroom homes

3 bedroom homes

cs cycle store



The Holly

2 bedroom home

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**Bovis
Homes** 

The Holly

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.23	15' 5" x 10' 7"
Sitting room	3.70 x 3.65	12' 1" x 12' 0"

First floor

Bedroom 1	4.74 x 3.58	15' 5" x 11' 7"
Bedroom 2	4.74 x 2.56	15' 5" x 8' 4"

The Holly | X204 OSHER |

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.

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First floor



Ground floor





The Hazel

3 bedroom home

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**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.98	17' 0" x 9' 8"
Sitting room	4.15 x 3.61	13' 6" x 11' 8"

First floor

Bedroom 1	4.15 x 3.27	13' 9" x 11' 8"
Bedroom 2	2.85 x 2.71	13' 9" x 9' 2"
Bedroom 3	3.83 x 3.07	12' 7" x 10' 1"

The Hazel | X305 03 OSHER |

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First floor



Ground floor





The Spruce

3 bedroom home

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**Bovis
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The Spruce

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.14	18' 1" x 10' 3"
Sitting room	5.53 x 3.32	18' 1" x 10' 9"

First floor

Bedroom 1	5.53 x 3.40	18' 1" x 11' 1"
Bedroom 2	3.59 x 3.45	11' 3" x 11' 8"
Bedroom 3	3.59 x 2.16	11' 8" x 7' 1"

The Spruce | X307 (IF) 01 OSHER |

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Ground floor





The Beech

3 bedroom home

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**Bovis
Homes** 

The Beech

3 bedroom home

Second floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.66 x 2.90	15' 3" x 9' 5"
Sitting room	4.98 x 3.70	16' 3" x 12' 1"

First floor

Bedroom 2	4.75 x 2.61	15' 5" x 8' 5"
Bedroom 3	3.38 x 2.48	11' 1" x 8' 1"

Second floor

Bedroom 1	3.61 x 3.42	11' 8" x 11' 2"
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The Beech | X309 01 OSHER |

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First floor



Ground floor





The Poplar

3 bedroom home

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**Bovis
Homes** 

The Poplar

3 bedroom home

Ground floor metres feet / inches
 Kitchen / dining area 4.74 x 4.39 15' 5" x 14' 4"

First floor
 Sitting room 4.74 x 3.43 15' 6" x 11' 3"
 Bedroom 3 4.74 x 2.57 15' 6" x 8' 5"

Second floor
 Bedroom 1 4.74 x 3.46 15' 6" x 11' 4"
 Bedroom 2 4.74 x 2.54 15' 6" x 8' 4"

own	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Poplar | X310 01 |

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Second floor



First floor



Ground floor





The Willow

4 bedroom home

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**Bovis
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The Willow

4 bedroom home

Second floor



First floor



Ground floor	metres	feet / inches
Kitchen / dining room	6.03 x 3.82	19' 7" x 12' 5"
Sitting room	4.47 x 3.27	14' 6" x 10' 6"

First floor

Bedroom 2	4.93 x 3.37	16' 1" x 11' 0"
Bedroom 3	3.40 x 3.37	11' 1" x 11' 0"
Bedroom 4	2.97 x 2.60	9' 7" x 8' 4"

Second floor

Bedroom 1	4.38 x 3.82	14' 2" x 12' 5"
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The Willow | X411 670-SHER |

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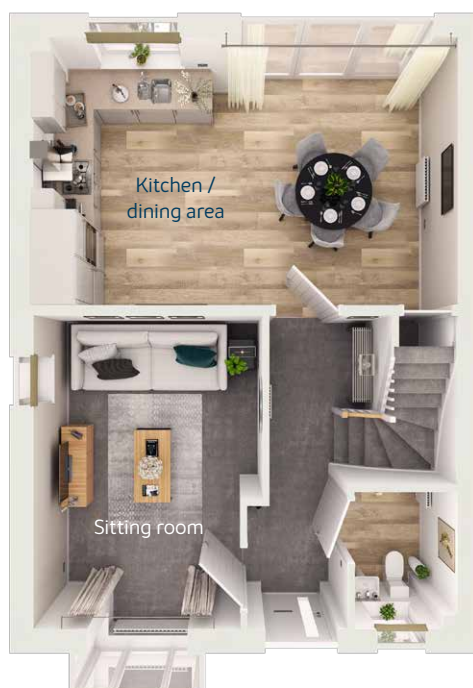
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670-SHER DS08779 / 01.24

Ground floor



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

Our new housing collection has introduced bright and airy homes, that have been created using larger and a greater number of windows throughout. This, integrated with the higher ceilings gives your property a spacious feel.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas. The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, while attention on master bedrooms and en suites has given the homes added desirability.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Sherford

Hercules Road, Plymouth
Devon PL9 8FA

From the North

- Exit the A38 Devon Expressway at the Marsh Mills junction (signposted City Centre A374)
- Take the first exit onto the A374 Plymouth Road and continue onto Embankment Road (signposted City Centre)
- Take the first left onto Embankment Lane (signposted A379 Kingsbridge and Plymstock)
- Take the next left onto the A379 Laira Bridge Road and continue straight ahead onto Billacombe Road
- Take the second exit at the roundabout to continue onto Billicombe Road (signposted Kingsbridge A379)
- Take the second exit at the next roundabout onto Elburton Road
- At Stanborough Cross traffic lights turn left onto Hays Road
- The entrance to Sherford and the Information Centre will be found on the right hand side



From the South

- Exit the A38 at Marsh Mills and at the roundabout take the third exit onto Plymouth Road signposted City Centre A374
- Continue onto Embankment Road, then take the first left onto Embankment Lane (signposted A379 Kingsbridge and Plymstock)
- Take the next left onto the A379 Laira Bridge Road and continue straight ahead onto Billacombe Road
- Take the second exit at the roundabout to continue onto Billicombe Road (signposted Kingsbridge A379)
- Take the second exit at the next roundabout onto Elburton Road
- At Stanborough Cross traffic lights turn left onto Hays Road
- The entrance to Sherford and the Information Centre will be found on the right hand side



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Cover photograph of a view from Sherford. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

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OSHER DS04527 / 02.23

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