

Sherford

Plymouth

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Bovis
Homes 



Sherford

Plymouth

A taste of local life

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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.

Scan me
for directions



Sherford

Hercules Road, Plymouth
Devon PL9 8FA

From the South

- Exit the A38 at Marsh Mills and at the roundabout take the 3rd 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 Haye Road
- The entrance to Sherford and the Information Centre will be found on the right hand side

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

Bovis Homes Limited, Countryside Partnerships South West region
Unit 4, Park Five, Harrier Way, Exeter EX2 7HU. Telephone: 01483 705100

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Sherford

Plymouth





The Buckthorn

2 bedroom home

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The Buckthorn

2 bedroom home

First floor	metres	feet / inches
Kitchen	3.90 x 2.04	12' 10" x 6' 8"
Living room	4.54 x 4.05	14' 11" x 13' 4"
Bedroom 1	4.64 x 2.96	15' 3" x 9' 9"
Bedroom 2	4.04 x 3.04	13' 3" x 10' 0"

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

The Buckthorn | XF201 Sherford |

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.

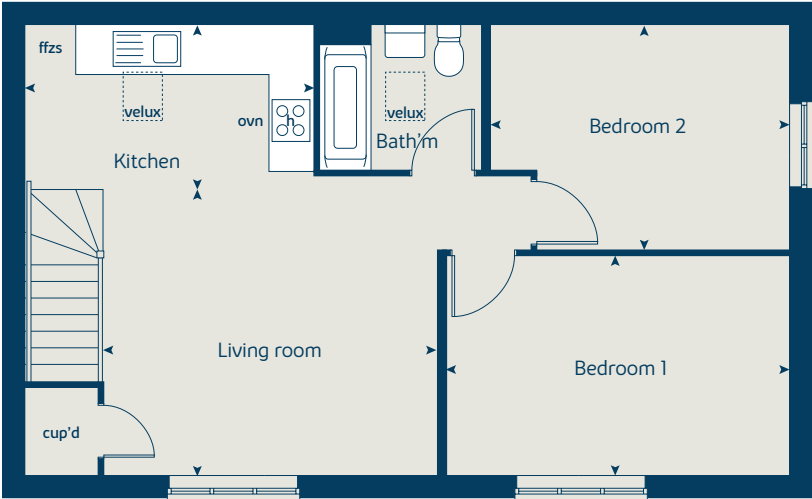
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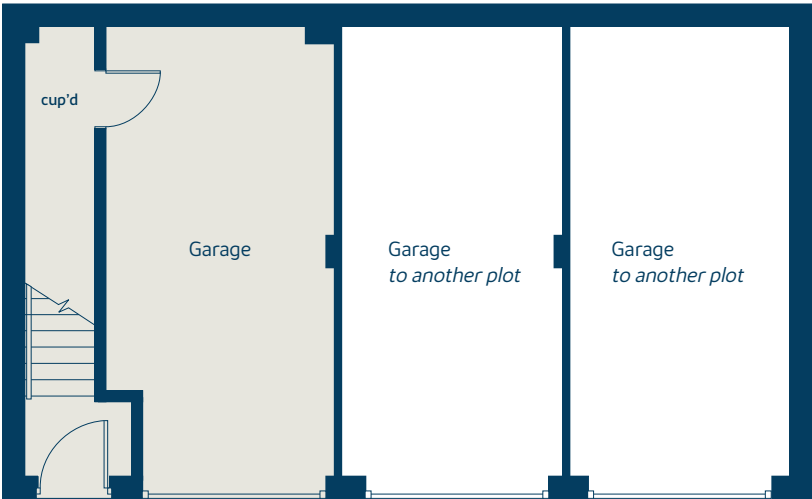
DS12205 / 12.24



First floor



Ground floor





The Holly

2 bedroom home

bovishomes.co.uk

**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 |

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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	metres	feet / inches
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
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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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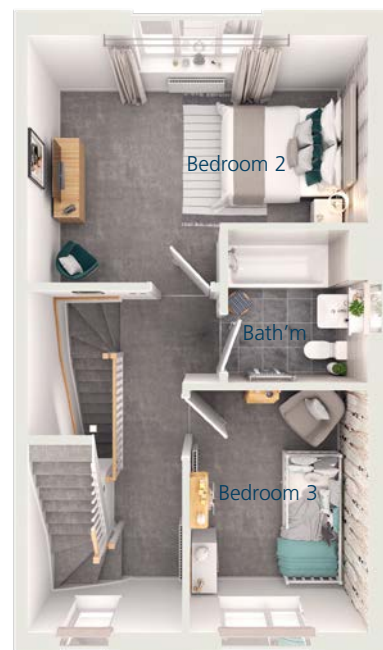
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First floor



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	metres	feet / inches
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	metres	feet / inches
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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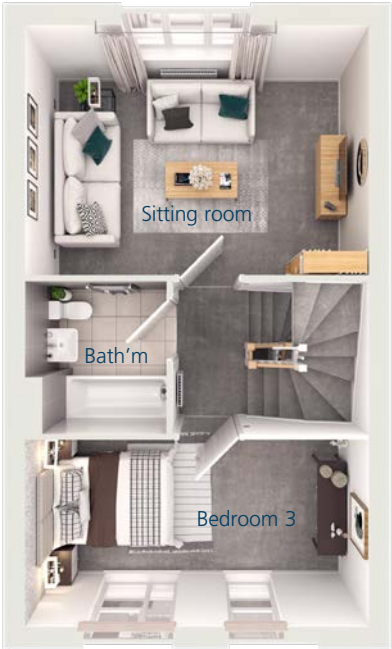
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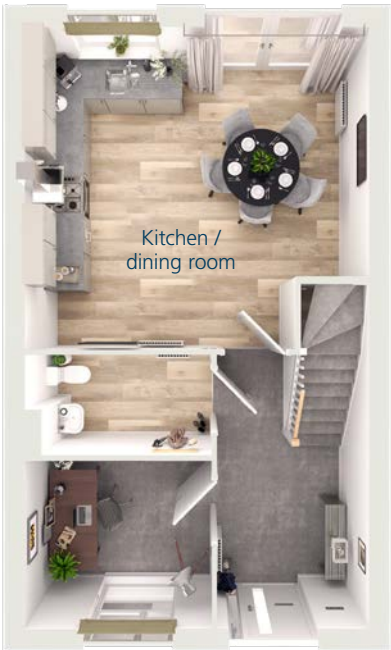
Second floor



First floor



Ground floor





The Willow

4 bedroom home

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The Willow

4 bedroom home

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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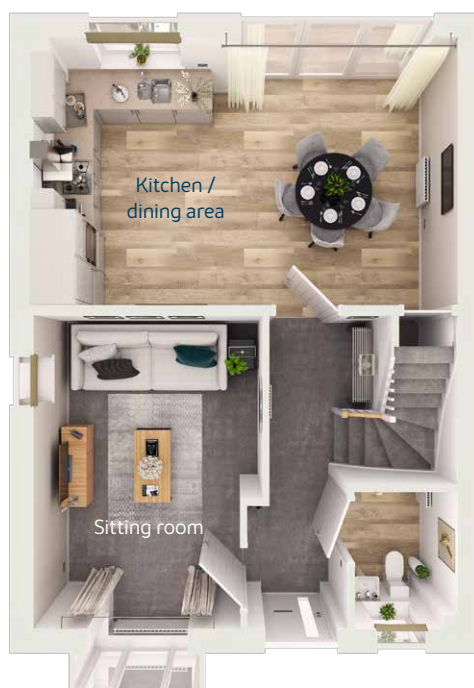
Second floor



First floor



Ground floor





Bovis Homes

Features that are included in your home

Sherford Specification

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Specification

2 and 3 bedroom homes

Cornwall South West region

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	2 bedroom					3 bedroom						
	The Hawthorn	The Buckthorn	The Juneberry	The Holly	The Sycamore	The Magnolia	The Rowan	The Hazel	The Cypress	The Spruce	The Beech	The Poplar
Kitchen												
Choice of Standard 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	■	■	■	■	■	■	■	■	■	■	■	■
Pendant light fitting	■	■	■	■	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■
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)	■	■	■	■	■	■	■	■	■	■	■	■
Bedrooms												
Dressing area to Bedroom 1											■	

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

[illegible]

Specification

4 and 5 bedroom homes

Cornwall South West region

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	4 bedroom	The Juniper	The Chestnut	The Aspen	The Willow	The Alder	The Maple	The Briar	The Mulberry	5 bedroom	The Birch	The Yew	The Lime	The Oak	The Pine
Kitchen															
Choice of Standard fitted kitchen (doors & worktops)	■	■	■	■	■	■	■	■	■						
Choice of Premium fitted kitchen (doors & worktops)										■	■	■	■	■	■
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								■	■	■	■	■	■	■	■
Hotpoint hob (75cm) with built-in double high level oven, with glass 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										■	■				
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood												■	■	■	
Pendant light fitting	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■	■						
LED under-unit flexible strip lighting										■	■	■	■	■	■
Indesit Integrated 50 / 50 fridge freezer	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■						
Indesit 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	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bath in bedroom 1 en suite													■	■	
Second shower ensuite to selected bedrooms						■	■			■	■	■		■	
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■						
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*										■	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

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



So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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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.

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DS05318 / 03.23

