

CASHMERE PARK

SOUTH MOLTON

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



TILIA
HOMES

Welcome to Cashmere Park

This modern collection of two, three and four bedroom homes is perfectly placed in the small market town of South Molton. With an excellent choice of shops, amenities, and good transport links, it's an ideal place to enjoy all walks of life, whether you're a first-time buyer, a growing family or looking to downsize.



Bridge across the River Barle

Education

Cashmere Park is excellently positioned within reach of primary and secondary schools.

South Molton United CofE Primary School

This Ofsted-rated Good primary school is under half a mile away and strives to provide each pupil with a broad and balanced curriculum where skills and interests are nurtured. It also encourages pupils to treat each other with respect, understanding and kindness.

South Molton Community College

With an Ofsted rating of Good, this secondary school places emphasis on values such as self-discipline, good behaviour, teamwork and co-operation. The school prides itself on providing enriching opportunities in sport, music, drama and many other activities.

West Buckland School

West Buckland School is the highest performing co-educational day and boarding school in the South West peninsula and a top 40 UK independent co-educational boarding school. Facilities include a multi-use sports hall, 100-seater theatre and swimming pool. There is also a sixth form for older pupils.

Although the schools listed above are nearby, we cannot guarantee admission.

Our contribution

Tilia Homes is proud to be contributing £800,000 towards local education, sports and travel within the local area to show their commitment to working with the local community.



Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

26
min

Barnstaple

12.1 miles

49
min

Woolacombe

27.9 miles

58
min

Exeter

34.2 miles



Destinations by train
Barnstaple Station

10
min

Umberleigh

51
min

Yeoford

1 hr 10
min

Exeter Central



Your nearest transport links



Barnstaple Station



A361



Exeter Airport

Up to 2 Miles

01. South Molton Hospital
02. 1610 South Molton Swimming Pool
03. South Molton Football Club
04. Sainsbury's

Up to 5 Miles

05. Quince Honey Farm
06. Stags Head Inn
07. Castle Hill Gardens
08. Rock and Rapid Adventures

Up to 10 Miles

09. Highbullen Hotel
10. Cobbaton Combat Collection
11. Umberleigh campsite
12. Wild Woods Tapas Bar

Up to 25 Miles

13. Tesco Superstore
14. Barnstaple
15. Exmoor National Park
16. Saunton Sands



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2023.

CASHMERE PARK

SOUTH MOLTON

This modern collection of two, three and four bedroom homes is perfectly placed in the small market town of South Molton, an ideal place to enjoy all walks of life.



2 Bedroom Homes

● The Rosedene

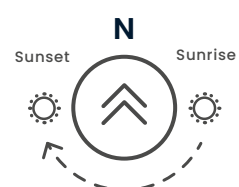
3 Bedroom Homes

- The Alderley
- The Coleridge
- The Kingston
- The Melford

4 Bedroom Homes

- The Alfriston
- The Buckland
- The Chiddingstone
- The Cliveden
- The Selsdon

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



- - Affordable Homes
- BCP - Bin Collection Point
- LEAP - Local Equipped Area for Play
- V - Visitor Parking

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓	✓	✓
Stainless steel four-ring gas hob	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	✓

Electrical

TV point [†]	✓	✓	✓
One BT telephone point	✓	✓	✓
Ceiling light to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓

Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓

Internal Features

All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, condensing boiler with hot water cylinder [‡]		✓	✓
Gas-fired Combi Boilers	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors.	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. [†]Please note TV points are provided – purchaser to arrange own connection including aerial.

[‡]Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. March 2024.

The Rosedene

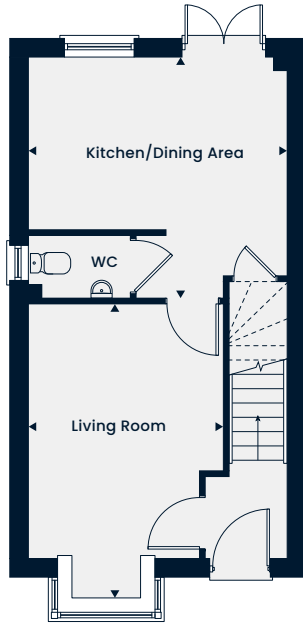
2 Bedroom Home



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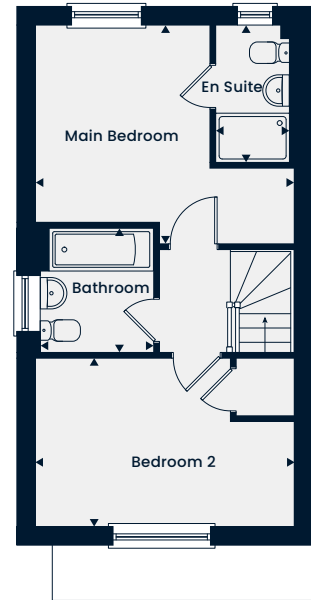


A delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.16m x 3.89m 13'7" x 12'9"
Living Room	4.79m x 3.13m 15'8" x 10'3"



First Floor

Main Bedroom	4.16m x 3.53m 13'7" x 11'7"
En Suite	2.21m x 1.20m 7'3" x 3'11"
Bedroom 2	4.16m x 2.71m 13'7" x 8'10"
Bathroom	2.02m x 1.90m 6'7" x 6'2"

WC – Cloakroom

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The Alderley

3 Bedroom Home



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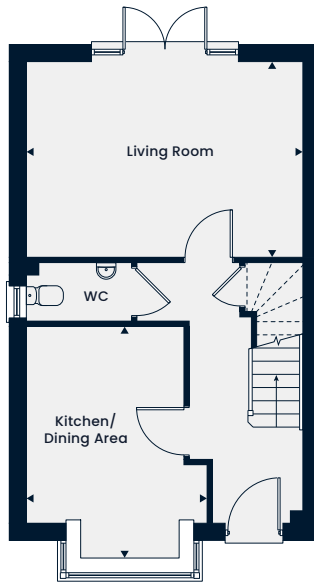


The Alderley

3 Bedroom Home

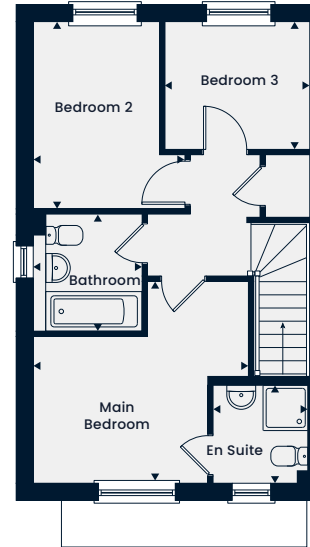
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.14m x 3.17m 13'7" x 10'5"
Living Room	4.84m x 3.43m 15'10" x 11'3"



First Floor

Main Bedroom	3.78m x 3.54m 12'5" x 12'4"
En Suite	1.71m x 1.68m 5'7" x 5'6"
Bedroom 2	3.35m x 2.65m 11'0" x 8'8"
Bedroom 3	2.53m x 2.23m 8'3" x 7'3"
Bathroom	2.07m x 1.90m 6'9" x 6'2"

WC – Cloakroom

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The Coleridge

3 Bedroom Home



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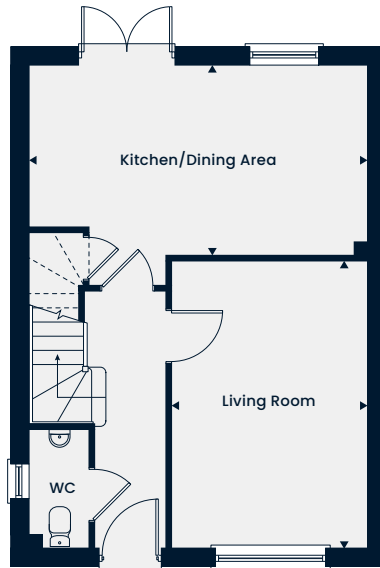


The Coleridge

3 Bedroom Home

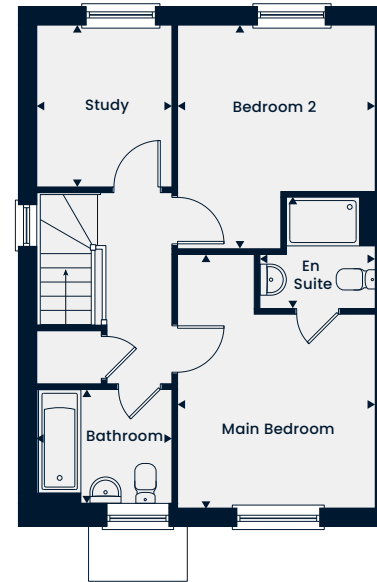
Total Area 936 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.51m x 3.10m 18'1" x 10'2"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.14m x 3.22m 13'7" x 10'7"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.65m x 3.22m 11'11" x 10'7"
Bedroom 3	2.63m x 2.19m 8'7" x 7'2"
Bathroom	2.19m x 1.92m 7'2" x 6'3"

WC – Cloakroom

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The Kingston

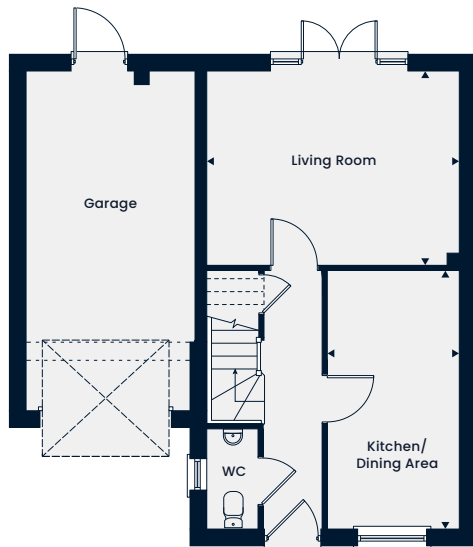
3 Bedroom Home



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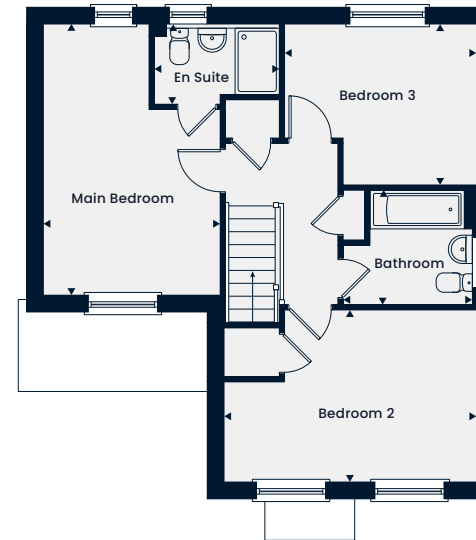


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



Ground Floor

Kitchen/Dining Area	4.64m x 2.38m 15'2" x 7'9"
Living Room	4.48m x 3.48m 14'8" x 11'5"



First Floor

Main Bedroom	4.85m x 3.17m 15'10" x 10'4"
En Suite	2.26m x 1.42m 7'4" x 4'8"
Bedroom 2	4.51m x 3.08m 14'9" x 10'1"
Bedroom 3	3.44m x 2.88m 11'3" x 9'5"
Bathroom	2.33m x 2.07m 7'7" x 6'9"

WC – Cloakroom

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The Melford

3 Bedroom Home



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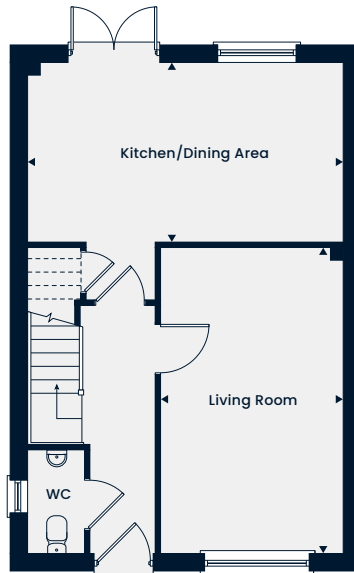


The Melford

3 Bedroom Home

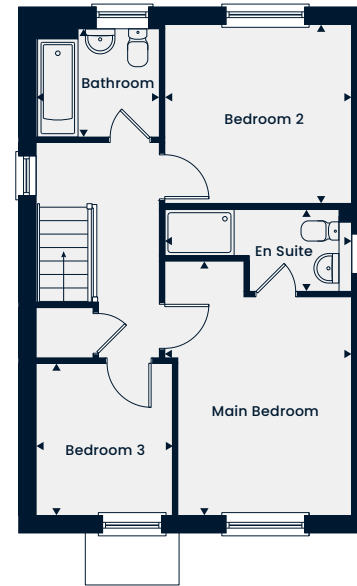
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

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The Cliveden

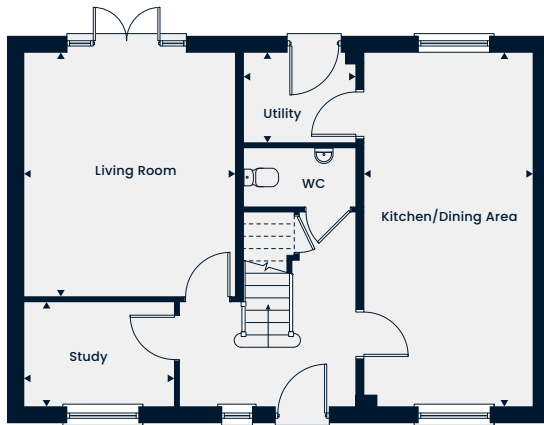
4 Bedroom Home



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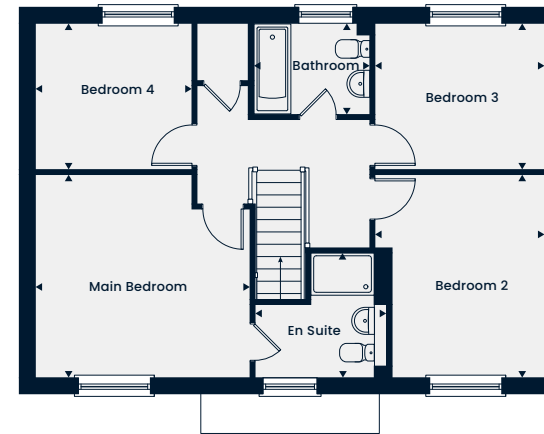


A generous four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, the main bedroom features an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.64m x 3.17m 21'9" x 10'5"
Living Room	4.59m x 3.97m 15'0" x 13'0"
Study	2.82m x 1.96m 9'3" x 6'5"
Utility	2.12m x 1.68m 6'11" x 5'6"



First Floor

Main Bedroom	4.03m x 3.81m 13'2" x 12'6"
En Suite	2.48m x 2.33m 8'1" x 7'8"
Bedroom 2	3.81m x 3.18m 12'6" x 10'5"
Bedroom 3	3.18m x 2.74m 10'5" x 9'0"
Bedroom 4	2.93m x 2.74m 9'7" x 9'0"
Bathroom	2.19m x 1.70m 7'2" x 5'7"

WC – Cloakroom

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The Selsdon

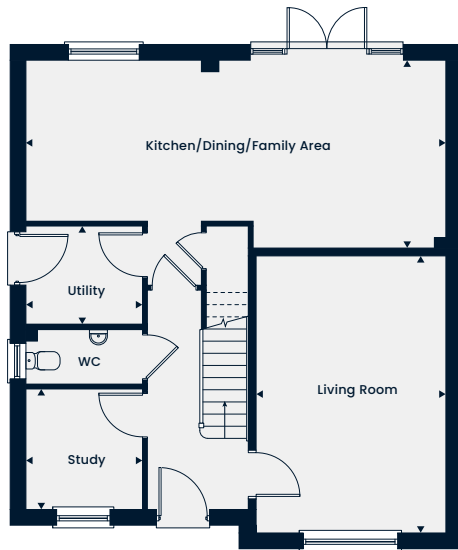
4 Bedroom Home



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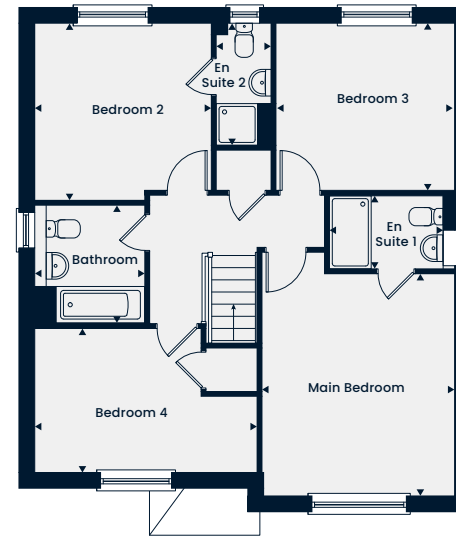


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit from an en suite.



Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m 26'2" x 11'8"
Living Room	5.28m x 3.61m 17'3" x 11'10"
Study	2.28m x 2.21m 7'5" x 7'3"
Utility	2.21m x 1.88m 7'3" x 6'2"



First Floor

Main Bedroom	4.23m x 3.66m 13'10" x 12'0"
En Suite 1	2.37m x 1.40m 7'9" x 4'7"
Bedroom 2	3.37m x 3.36m 11'0" x 11'0"
En Suite 2	2.31m x 1.05m 7'7" x 3'5"
Bedroom 3	3.40m x 3.17m 11'1" x 10'4"
Bedroom 4	4.23m x 2.73m 13'10" x 8'11"
Bathroom	2.25m x 2.08m 7'4" x 6'9"

WC – Cloakroom

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The Alfriston

4 Bedroom Home



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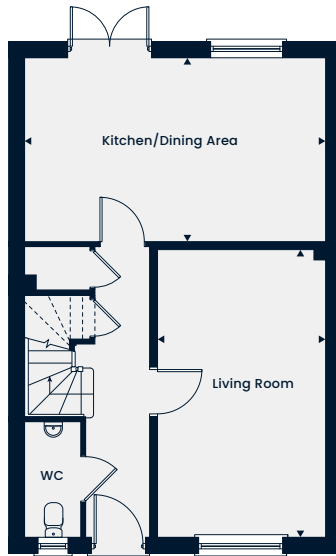


The Alfriston

4 Bedroom Home

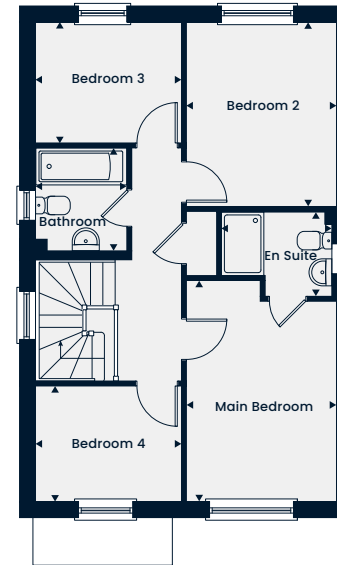
Total Area 1,093 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 3.45m 18'5" x 11'4"
Living Room	5.41m x 3.15m 17'9" x 10'4"



First Floor

Main Bedroom	4.15m x 2.81m 13'7" x 9'2"
En Suite	2.09m x 1.59m 6'10" x 5'2"
Bedroom 2	3.46m x 2.81m 11'4" x 9'2"
Bedroom 3	2.73m x 2.26m 8'11" x 7'5"
Bedroom 4	2.73m x 2.16m 8'11" x 7'1"
Bathroom	1.95m x 1.70m 6'5" x 5'7"

WC – Cloakroom

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The Buckland

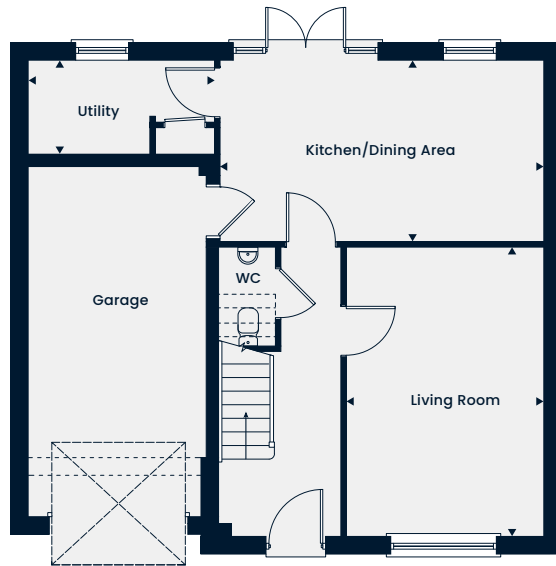
4 Bedroom Home



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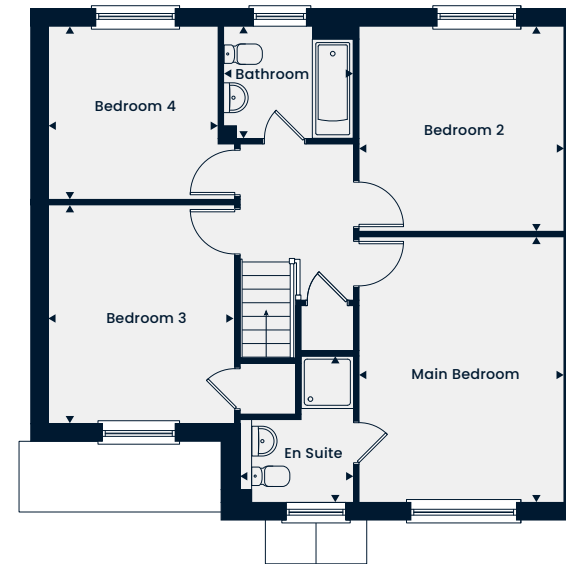


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.08m 18'1" x 10'1"
Living Room	4.93m x 3.36m 16'2" x 11'0"
Utility	3.17m x 1.56m 10'4" x 5'1"



First Floor

Main Bedroom	4.52m x 3.48m 14'10" x 11'5"
En Suite	2.48m x 1.94m 8'1" x 6'4"
Bedroom 2	3.49m x 3.48m 11'5" x 11'5"
Bedroom 3	3.72m x 3.17m 12'2" x 10'4"
Bedroom 4	2.94m x 2.88m 9'7" x 9'5"
Bathroom	2.22m x 1.90m 7'3" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. February 2023.

The Chiddingstone

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



The Chiddingstone

4 Bedroom Home

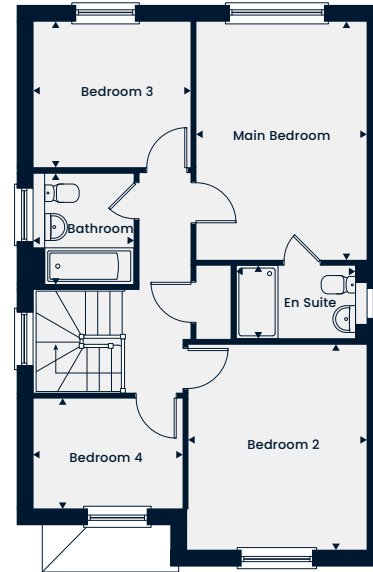
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

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