

# BROOK MANOR

ALPHINGTON

A STUNNING COLLECTION OF  
1 TO 4 BEDROOM HOMES



TILIA  
HOMES

# Welcome to Brook Manor

Surrounded by countryside, this beautiful collection of 1 to 4 bedroom homes is nestled in the charming Exeter suburb of Alphington. With everyday essentials nearby, Brook Manor is the ideal place to call home and has been carefully crafted to suit a range of lifestyles.



## Education

With Brook Manor as your home, you'll be surrounded by schools that will help nurture your children's development.

### Alphington Primary School

Staff at Alphington Primary School provide caring learning environments to enable children to develop both personally and academically. Alphington offers a broad and balanced curriculum that is relevant and impactful.

### West Exe School

Rated 'Good' by Ofsted, West Exe is a co-educational secondary school striving to ensure all students can flourish and achieve their best. The school offers a wide and knowledge-rich curriculum that challenges pupils appropriately.

### Exeter School

An independent co-educational day school and Sixth Form, Exeter School caters for pupils between the ages of 7 and 18. Endeavouring to foster confidence amongst its pupils, Exeter School offers opportunities to enable all children to excel.




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

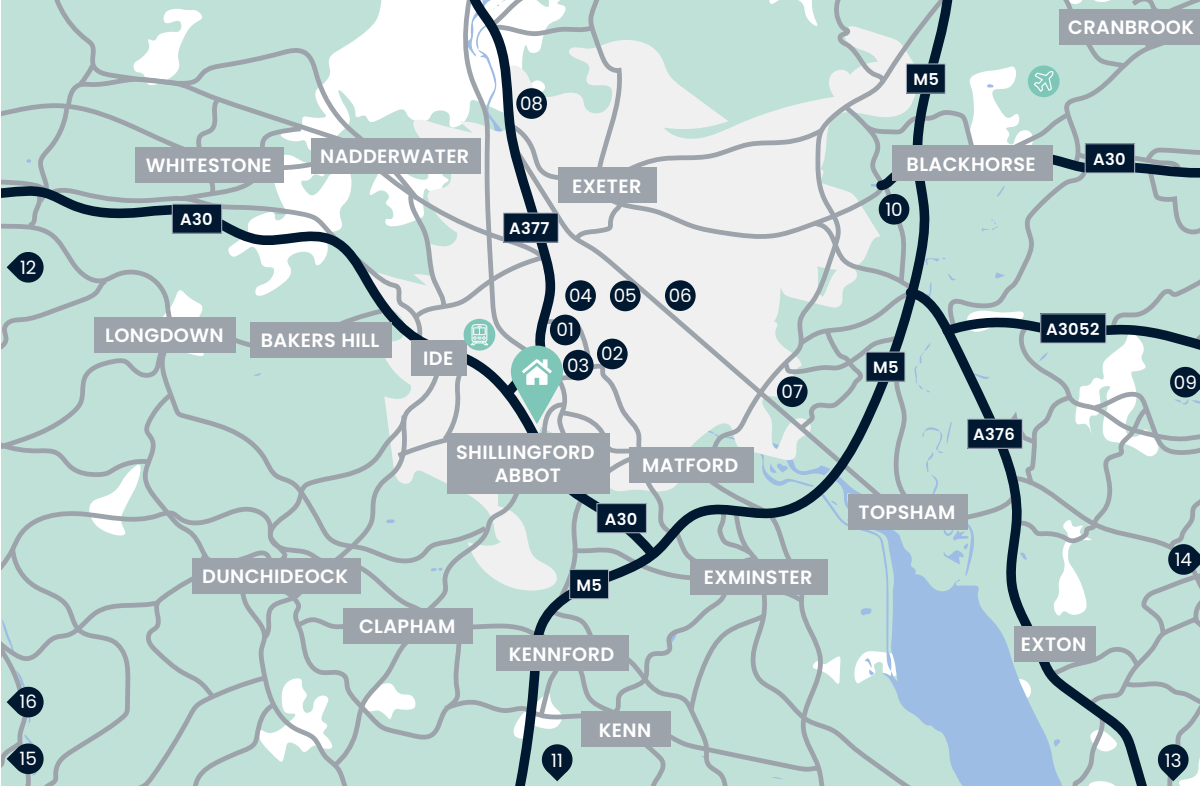


## Connections

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

 Destinations by car	25 min	Exmouth 11.7 miles
	33 min	Torquay 20.1 miles
	45 min	Taunton 36.2 miles
	50 min	Plymouth 41.8 miles
	1 hr 31 min	Bristol 83.2 miles

 Destinations by train Exeter St David's train station	57 min	Bristol Temple Meads
	1 hr 02 min	Plymouth
	2 hr 12 min	London Paddington



## Your nearest transport links



Exeter  
St David's



M5



Exeter  
Airport

### Up to 2 Miles

01. Sainsbury's
02. Riverside Valley Park
03. iBounce Trampoline Park
04. The Climbing Hangar

### Up to 5 Miles

05. Vue Cinema Exeter
06. Royal Devon and Exeter Hospital
07. Exeter Golf and Country Club
08. The University of Exeter

### Up to 10 Miles

09. Crealy Theme Park & Resort
10. UCZ Paintball Parks
11. Ashcombe Adventure Centre
12. Fingle Glen Golf Hotel

### Up to 25 Miles

13. Sandy Bay Beach
14. The Donkey Sanctuary
15. Blackingstone Rock
16. Dartmoor National Park

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. September 2023.



# The Dalston



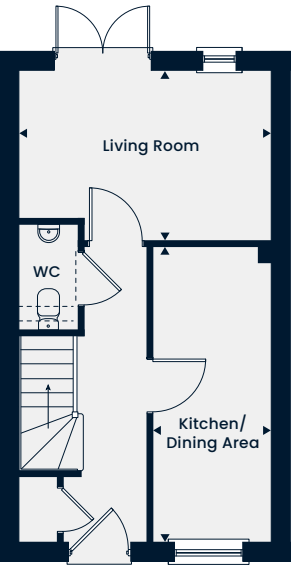
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided),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



# The Dalston

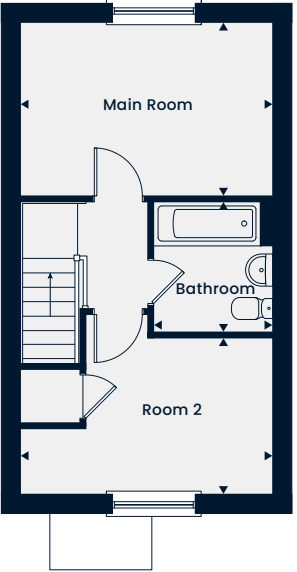
Total Area 648 sq. ft.

A charming home featuring a spacious living room with double doors leading into the rear garden and a separate kitchen/dining area on the ground floor. Upstairs, two good-sized bedrooms are found alongside the family bathroom.



## Ground Floor

Kitchen/Dining Area	4.69m x 1.88m   15'4" x 6'2"
Living Room	4.01m x 2.71m   13'2" x 8'10"



## First Floor

Main Room	4.01m x 2.76m   13'2" x 9'1"
Room 2	4.01m x 2.48m   13'2" x 8'1"
Bathroom	2.07m x 1.90m   6'9" x 6'3"

--- – Restricted head height 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. September 2023.





The Tanton



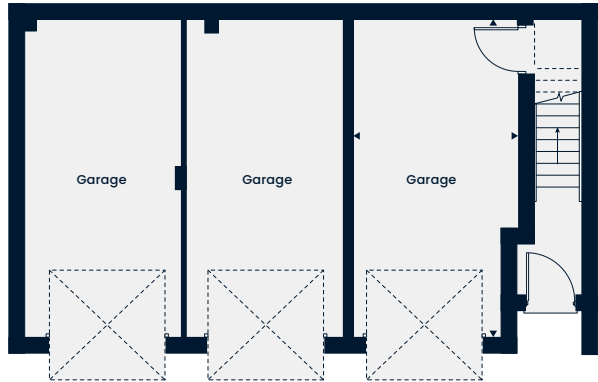
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The Tanton

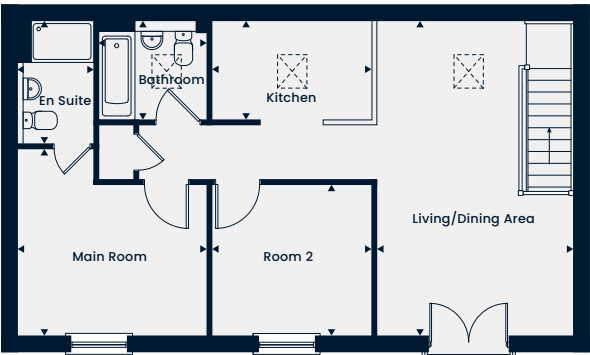
Total Area 748 sq. ft.

A charming home featuring a modern open-plan living/dining area with kitchen, two good-sized bedrooms, one with an en suite, a family bathroom and also includes a garage.



Ground Floor

Garage 6.08m x 3.14m | 19'11" x 10'3"



First Floor

Living/Dining Area 6.03m x 3.77m | 19'9" x 12'4"  
Kitchen 3.06m x 1.90m | 10'0" x 6'3"  
Main Room 3.62m x 3.58m | 11'10" x 11'9"  
Room 2 3.06m x 2.90m | 10'0" x 9'6"  
Bathroom 2.07m x 1.90m | 6'9" x 6'3"  
En Suite 2.36m x 1.46m | 7'9" x 4'9"

--- – Restricted head height    ☒ – Rooflight    WC – Cloakroom

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# The Cornwood



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# The Cornwood

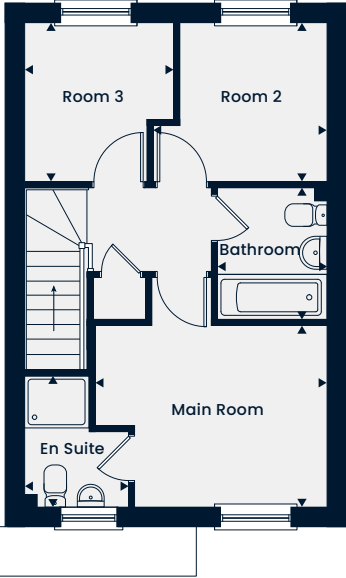
Total Area 770 sq. ft.

A family 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, two further bedrooms and a family bathroom.



## Ground Floor

Kitchen/Dining Area	4.68m x 2.86m   15'4" x 9'4"
Living Room	4.68m x 4.54m   15'4" x 14'10"



## First Floor

Main Room	3.59m x 2.81m   11'9" x 9'2"
Room 2	2.70m x 2.46m   8'10" x 8'1"
Room 3	2.46m x 2.31m   8'1" x 7'7"
Bathroom	2.04m x 1.70m   6'8" x 5'7"
En Suite	2.03m x 1.61m   6'8" x 5'3"

--- – Restricted head height WC – Cloakroom

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The Hartwood



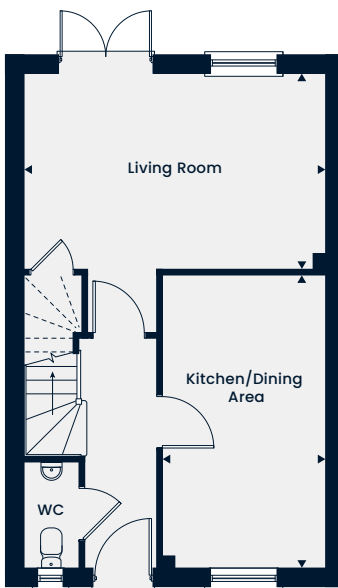
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The Hartwood

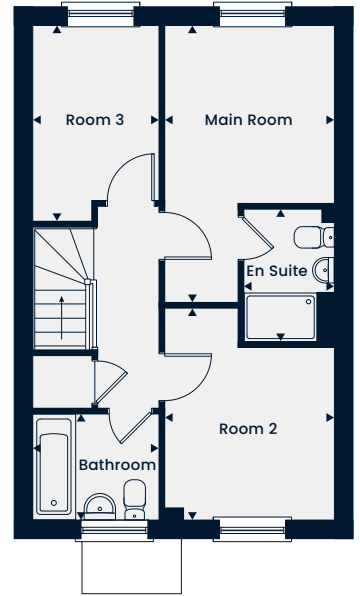
Total Area 852 sq. ft.

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



Ground Floor

Kitchen/Dining Area	4.77m x 2.66m   15'8" x 8'9"
Living Room	4.91m x 3.20m   16'1" x 10'6"



First Floor

Main Room	4.52m x 2.76m   14'10" x 9'0"
Room 2	3.45m x 2.76m   11'4" x 9'0"
Room 3	3.20m x 2.06m   10'6" x 6'9"
Bathroom	2.06m x 1.72m   6'9" x 5'7"
En Suite	2.15m x 1.47m   7'0" x 4'10"

--- - Restricted head height WC - Cloakroom

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# The Lingwood



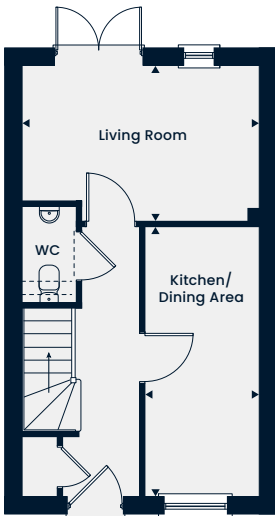
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# The Lingwood

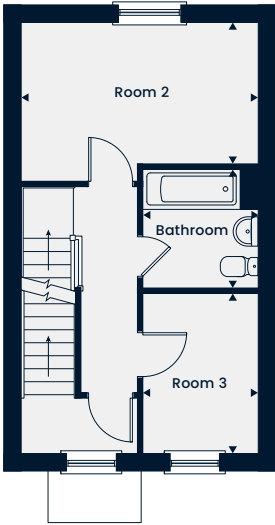
Total Area 865 sq. ft.

A modern three-storey home with a spacious living room with double doors to the garden and an open-plan kitchen/dining area located on the ground floor. The first floor offers a family bathroom and two bedrooms. The top floor boasts an expansive main bedroom with an en suite.



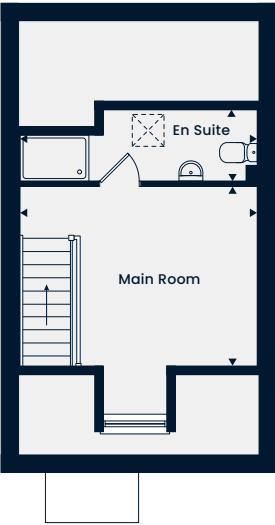
## Ground Floor

Kitchen/Dining Area	4.69m x 1.99m   15'4" x 6'6"
Living Room	4.12m x 2.71m   13'6" x 8'10"



## First Floor

Room 2	4.12m x 2.76m   13'6" x 9'0"
Room 3	2.78m x 2.01m   9'1" x 6'7"
Bathroom	2.07m x 2.01m   6'9" x 6'7"



## Second Floor

Main Room	4.12m x 3.12m   13'6" x 10'3"
En Suite	4.12m x 1.23m   13'6" x 4'0"

--- - Restricted head height    ☒ - Rooflight    WC - Cloakroom

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The Chelford



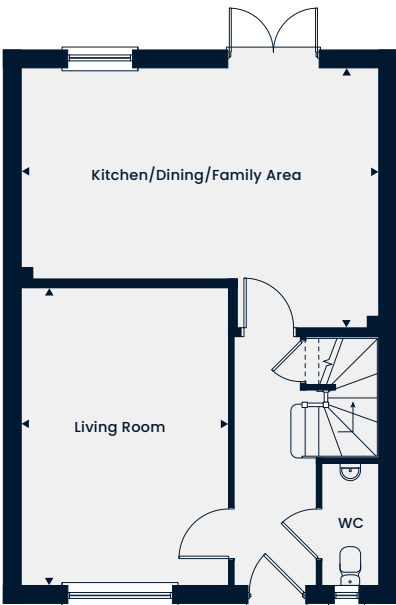
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The Chelford

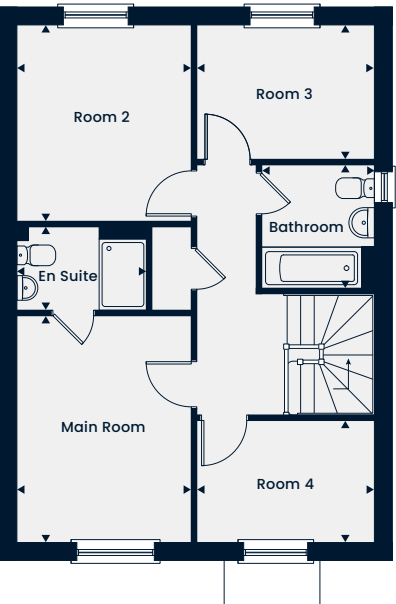
Total Area 1,135 sq. ft.

A family home featuring a living room and an open-plan kitchen/dining/family 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/Family Area	6.03m x 4.39m   19'9" x 14'5"
Living Room	5.02m x 3.50m   16'5" x 11'6"



First Floor

Main Room	3.83m x 2.95m   12'7" x 9'8"
Room 2	3.30m x 2.95m   10'10" x 9'8"
Room 3	2.99m x 2.27m   9'9" x 7'5"
Room 4	2.99m x 2.06m   9'9" x 6'9"
Bathroom	2.07m x 1.90m   6'9" x 6'3"
En Suite	2.19m x 1.40m   7'2" x 4'7"

--- – Restricted head height WC – Cloakroom

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The Fairford



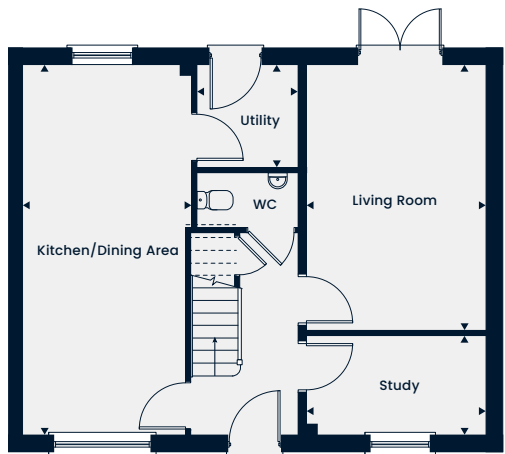
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The Fairford

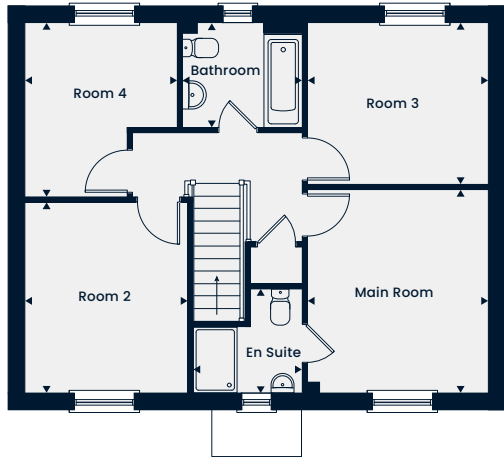
Total Area 1,213 sq. ft.

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



Ground Floor

Kitchen/Dining Area	6.71m x 3.06m   22'0" x 10'0"
Living Room	4.82m x 3.25m   15'9" x 10'8"
Study	3.25m x 1.80m   10'8" x 5'11"
Utility	1.86m x 1.84m   6'1" x 6'0"



First Floor

Main Room	3.68m x 3.27m   12'1" x 10'9"
Room 2	3.46m x 2.94m   11'4" x 9'7"
Room 3	3.27m x 2.93m   10'9" x 9'7"
Room 4	3.16m x 2.76m   10'4" x 9'1"
Bathroom	2.17m x 1.90m   7'1" x 6'3"
En Suite	1.98m x 1.88m   6'6" x 6'2"

--- – Restricted head height WC – Cloakroom

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# BROOK MANOR

## ALPHINGTON

Surrounded by countryside, this beautiful collection of 1 to 4 bedroom homes is nestled in the charming Exeter suburb of Alphington.



- The Dalston
- The Tanton
- The Cornwood
- The Hartwood
- The Lingwood
- The Chelford
- The Fairford

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. Site plan is not to scale. Please speak to our Sales Executives for more details. March 2024.

N  
Sunset   Sunrise

- Affordable Homes
- Bin Collection Point
- Local Equipped Area for Play
- Unallocated Parking





## 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](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.



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