# BROOK MANOR

ALPHINGTON

A STUNNING COLLECTION OF

1 TO 4 BEDROOM 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.





Exmouth

Torquay

Taunton 36.2 miles

Plymouth

20.1 miles

11.7 miles

### Connections

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

45

**Bristol** 83.2 miles

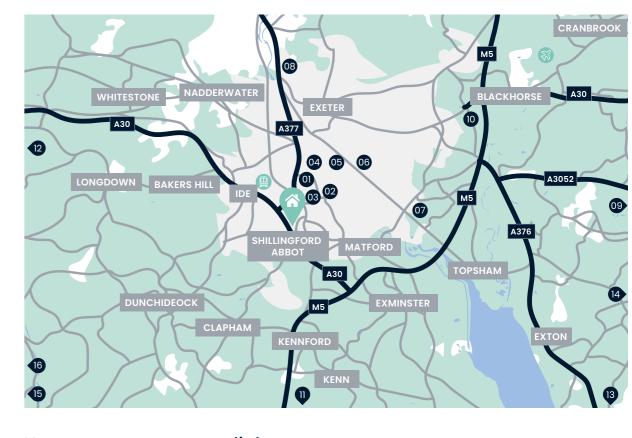
41.8 miles



Plymouth

London Paddington

**Bristol Temple Meads** 



### Your nearest transport links



St David's







Airport

#### Up to 2 Miles

- 01. Sainsbury's
- 02. Riverside Vallev Park
- 03. iBounce Trampoline Park
- 04. The Climbing

#### 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

Adventure Centre

12. Fingle Glen Golf

- 09. Crealy Theme Park 13. Sandy Bay Beach 14. The Donkey
- & Resort 10. UCZ Paintball Parks Sanctuary 11. Ashcombe
  - 15. Blackingstone Rock
  - 16. Dartmoor National Park

Up to 25 Miles

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

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. August 2023.



# 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 Chai

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.



# 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.

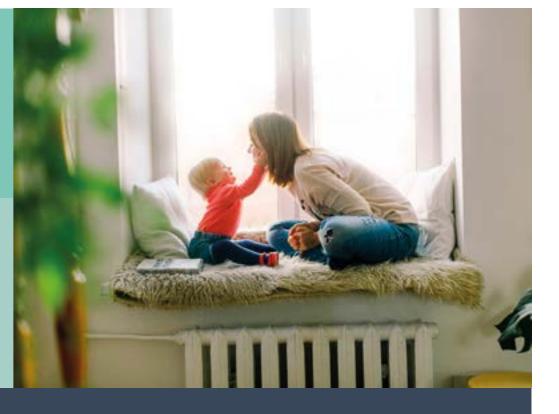






#### Smooth Move

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.







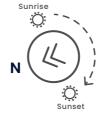
Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and 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.

# BROOK MANOR

ALPHINGTON

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









BCP - Bin Collection Point

LEAP - Local Equipped Area for Play

U - Unallocated Parking

### The Cornwood







**ornwood** 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.

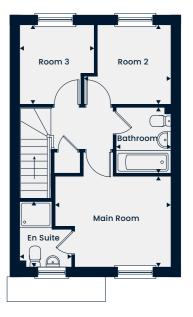
Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



#### **Ground Floor**

Kitchen/Dining Area Living Room

4.68m x 2.86m | 15'4" x 9'4" 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



# **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.

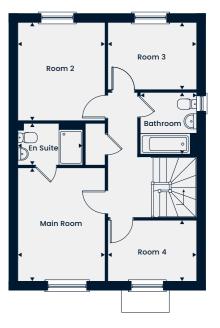
Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



#### **Ground Floor**

Kitchen/Dining/Family Area Living Room

6.03m x 4.39m | 19'9" x 14'5" 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



# The Dalston v1







# The Dalston v1

### 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"

Plot 4, 5, 6, 57, 58

--- - Restricted head height WC - Cloakroom



# The Dalston v2







# The Dalston v2

### Total Area 648 sq. ft.

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



#### **Ground Floor**

Kitchen/Dining Area/ Living Room

7.50m x 4.01m | 24'6" x 13'2"



#### First Floor

Main Room Room 2 Bathroom

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

Plot 39, 40, 41, 42, 86, 87, 88,89, 103, 104, 105, 109, 110, 111, 158, 159, 160, 161, 169, 170, 171, 176, 177, 178, 179

--- - Restricted head height WC - Cloakroom



# The Fairford



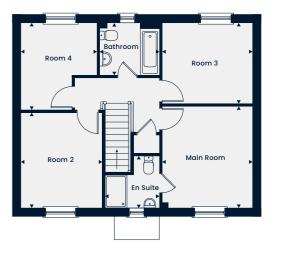




Total Area 1,213 sq. ft.

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 Living Room Study Utility

6.7lm x 3.06m | 22'0" x 10'0" 4.82m x 3.25m | 15'9" x 10'8" 3.25m x 1.80m | 10'8" x 5'11" 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"



<sup>--- -</sup> Restricted head height WC - Cloakroom

### The Hartwood







# 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 Living Room 4.77m x 2.66m | 15'8" x 8'9" 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



# The Lingwood vl







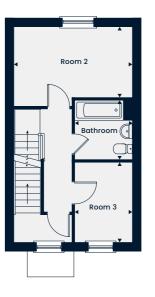
# The Lingwood vl

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 Living Room

4.69m x 1.99m | 15'4" x 6'6" 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 En Suite 4.12m x 3.12m | 13'6" x 10'3" 4.12m x 1.23m | 13'6" x 4'0"

Plot 53, 54, 56

--- - Restricted head height 🖾 - Rooflight WC - Cloakroom



# The Lingwood v2



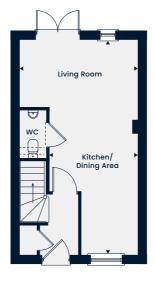


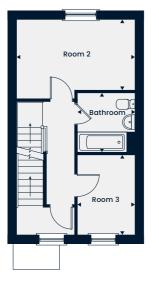


# The Lingwood v2

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/ 7.50m x 4.12m | 24'6" x 13'6" Living Room

#### First Floor

4.12m x 2.46m | 13'6" x 9'0" Room 2 Room 3 2.78m x 2.01m | 9'1" x 6'7" 2.08m x 2.01m | 6'9" x 6'7" Bathroom

#### Second Floor

Main Room En Suite

4.12m x 3.12m | 13'6" x 10'3" 4.12m x 1.23m | 13'6" x 4'0"

Plot 46, 47, 48, 49, 55

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



# The Lingwood v3





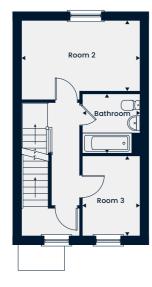


# The Lingwood v3

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**

Living Room

Kitchen/Dining Area/ 7.50m x 4.12m | 24'6" x 13'5"

#### First Floor

4.23m x 2.46m | 13'6" x 9'0" Room 2 Room 3 2.78m x 2.01m | 9'1" x 6'7" 2.08m x 2.01m | 6'9" x 6'7" Bathroom

#### Second Floor

Main Room En Suite

4.12m x 3.12m | 13'6" x 10'3" 4.12m x 1.23m | 13'6" x 4'0"

Plot, 95, 96, 97, 112, 113, 114

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



### The Tanton



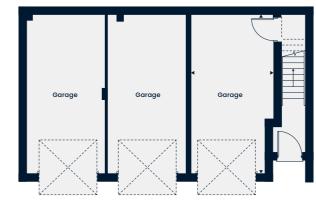


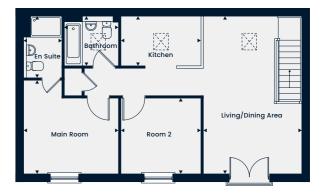


# The Tanton

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



# 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*   | /                                     | 1                                     | 1                                     |
| Choice of 40mm worktops with matching upstand to kitchen and utility room  | /                                     | 1                                     | ✓                                     |
| Stainless steel single bowl sink with mixer tap to kitchen   | /                                     | ✓                                     | <b>✓</b>                              |
| Stainless steel four-ring gas hob  | /                                     | ✓                                     | <b>✓</b>                              |
| Stainless steel under-counter single oven  | 1                                     | 1                                     | /                                     |
| Electrical   |                                       |                                       |                                       |
| TV point <sup>†</sup>  | 1                                     | 1                                     | 1                                     |
| One BT telephone point   | ✓                                     | 1                                     | 1                                     |
| Ceiling light to bathrooms and en suites   | /                                     | 1                                     | /                                     |
| Pendant light fittings with LED bulbs to all other areas   | ✓                                     | <b>/</b>                              | /                                     |
| Bathroom & En Suite  |                                       |                                       |                                       |
| Choice of wall tiles*  | /                                     | /                                     | /                                     |
| White sanitaryware   | /                                     | <b>√</b>                              | /                                     |
| Internal Features  |                                       |                                       |                                       |
|  |                                       |                                       |                                       |
| All ceilings and walls finished in white matt emulsion   | <b>/</b>                              | ✓                                     | ✓                                     |
| All woodwork finished in white matt emulsion  All woodwork finished in white gloss   | · · · · · · · · · · · · · · · · · · · | ✓<br>✓                                | <i>,</i>                              |
|  |                                       |                                       |                                       |
| All woodwork finished in white gloss   | /                                     | /                                     | /                                     |
| All woodwork finished in white gloss Four-panel smooth finish internal doors   | ,                                     | /                                     | /                                     |
| All woodwork finished in white gloss  Four-panel smooth finish internal doors  Internal doors furniture to be chrome lever latch on round rose   | ,                                     | /                                     | ,                                     |
| 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 <sup>‡</sup>  | ,                                     | /                                     | ,                                     |
| 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 <sup>‡</sup> Gas-fired Combi Boilers  All radiators to be fitted with a thermostatic valve except in room where   | ,                                     | /<br>/<br>/                           | ,                                     |
| 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 <sup>‡</sup> Gas-fired Combi Boilers  All radiators to be fitted with a thermostatic valve except in room where thermostat is located   | ,                                     | /<br>/<br>/                           | ,                                     |
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| 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 <sup>‡</sup> 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   | , , , , , , , , , , , , , , , , , , , | /<br>/<br>/                           | , , , , , , , , , , , , , , , , , , , |
| 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 <sup>‡</sup> 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 | /<br>/<br>/                           | / / / / / / / / / / / / / / / / / / / |                                       |

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.

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