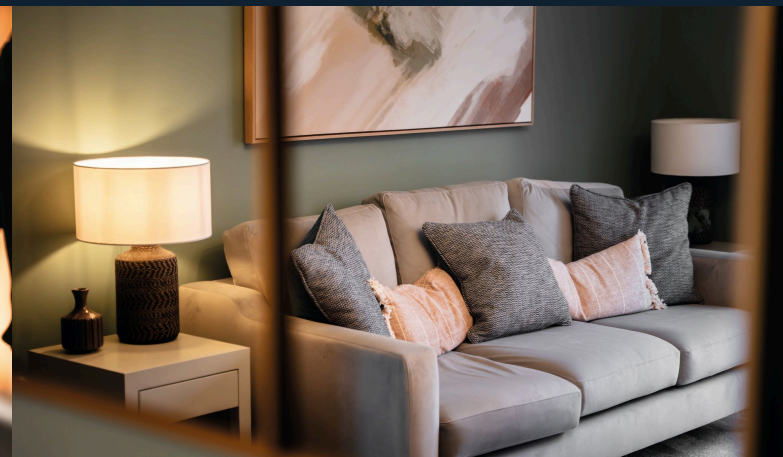


# MAPLEWOOD GRANGE

EXETER

An exclusive collection of  
3, 4 & 5 bedroom homes





## Welcome to... Maplewood Grange

A distinctive new community set just across the river from Exeter city centre.

This thoughtfully designed collection of homes enjoys an enviable setting where vibrant city life meets the tranquillity of the Devon countryside.

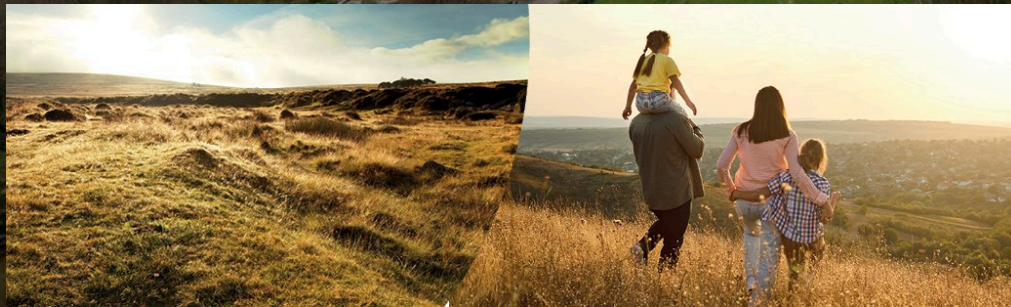
From sweeping views across Exeter to the east, to the rolling landscapes stretching westward, Maplewood Grange has been carefully positioned to connect residents with both the energy of the city and the calm of nature. It's a place designed for modern living, where community, landscape and home come together.

Each home at Maplewood Grange has been crafted with care, combining contemporary design with enduring quality. Spacious, flexible layouts and beautiful finishes create homes that adapt to the way you live, while thoughtful details throughout ensure comfort from the moment you arrive. Sustainability is built in too, with air source heat pumps and EV charging points included as standard, helping reduce running costs and supporting a more future-focused way of living.

# Country living...

Set on the western edge of Exeter, Maplewood Grange offers the best of both worlds, the ease of city living paired with beautiful open landscapes just moments away. Nature is never far away with Barley Valley Nature Reserve on your doorstep, offering over 12 miles of woodland and meadow trails to explore, walk and unwind.

And when you're ready to venture further, the breathtaking landscapes of Dartmoor National Park are close by – perfect for weekend adventures and fresh air escapes.





# by the city



Excellent schools, independent shops, cafés, and the cultural life of Exeter are just minutes away, placing everything you need within easy reach.

Day-to-day essentials are right on your doorstep, with Sainsbury's and Lidl close by, along with local gyms and green spaces for unwinding after a busy day. When you're in the mood for more, Exeter city centre is just a short drive or bus ride away, offering a wide choice of high street shops, cafés, restaurants within Princesshay or along the historic Exeter Quayside.



# Where everything works in *harmony*

At Maplewood Grange, life feels a little more considered. It's a place where everything has been designed to work in harmony, homes, green spaces and the landscape around you, so you can enjoy a setting that feels both calm and connected.

Arriving here, you're welcomed by thoughtfully landscaped surroundings and a layout that just makes sense. Tree-lined streets, walkable routes and cycleways flow naturally through the development, linking you effortlessly to neighbouring areas. On the western edge of the development, a village green and play area create a natural meeting point, framed by planting that brings colour, movement and life throughout the year.



Nature isn't an afterthought at Maplewood Grange, it's part of everyday life. Wildflower meadows and fruit trees have been carefully introduced to support bees, butterflies and other pollinators, while open grassland and habitat areas create space for birds, reptiles and small mammals to thrive. Retained hedgerows and mature trees add depth and character, offering shelter, food and natural corridors for wildlife, from dormice at ground level to bats moving through the evening sky.

Even the smallest details have been designed with purpose. Bird and bat boxes, along with bee bricks, are quietly built into the fabric of the development, simple features that help protect and encourage some of our most loved and vulnerable species.

Homes at Maplewood Grange are designed for modern living, with a range of styles and sizes that create a varied and attractive streetscape. Each one includes energy-efficient features such as air source heat pumps and electric vehicle charging, helping you live more sustainably without compromising on comfort.

Beyond the development itself, we've invested over £1.4 million into the local area, supporting schools, enhancing public spaces and improving transport links. Because a great place to live doesn't stop at your front door.

Maplewood Grange is about balance. Space to breathe, room to grow and a setting that brings together the best of countryside calm and everyday convenience.



# Education

A wide range of schools for all ages can be accessed within a few minutes of Maplewood Grange, including:





### Pre-School & Primary

**Exwick Heights**, rated 'Good' by Ofsted with 'Outstanding' in personal development, is a large and vibrant Primary School on the North-Western edge of Exeter. With the aspiration for pupils to achieve academic excellence and personal empowerment, underpinned by values of kindness, curiosity, and determination.



### Secondary

**West Exe**, a vibrant community creating opportunities for all to achieve success, united in a mission to educate children so they live great lives and make the world a better place. A supportive, positive and committed community enabling all to flourish and achieve their best.



### Further Education

**Exeter College**, an award-winning Ofsted rated 'Outstanding' college, recognised nationally as one of the best colleges in the country. Focused on delivering excellent teaching, learning and training to help all learners achieve their potential. Offering a choice of curriculum options including over 35 A Level subjects, International Baccalaureate, Apprenticeships and vocational/technical courses.

Connections.



# Connections



## Destinations by car

**Exmouth:** 33 mins, 16 miles

**Torquay:** 45 mins, 25 miles

**Taunton:** 50 mins, 41 miles

**Plymouth:** 56 mins, 45 miles

**Bristol:** 1 hour 36 mins, 84 miles



## Destinations by train

(Exeter St David's Train Station)

**Bristol Temple Meads:** 57 mins

**Plymouth:** 57 mins

**London Paddington:** 2 hours 12 mins



## Your nearest transport links



Exeter St David's



M5



Exeter Airport

## What's nearby

### Up to 2 miles

- Tesco Express
- Barley Valley Nature Reserve
- Riverside Leisure Centre
- Exeter St David's Train Station

### Up to 5 miles

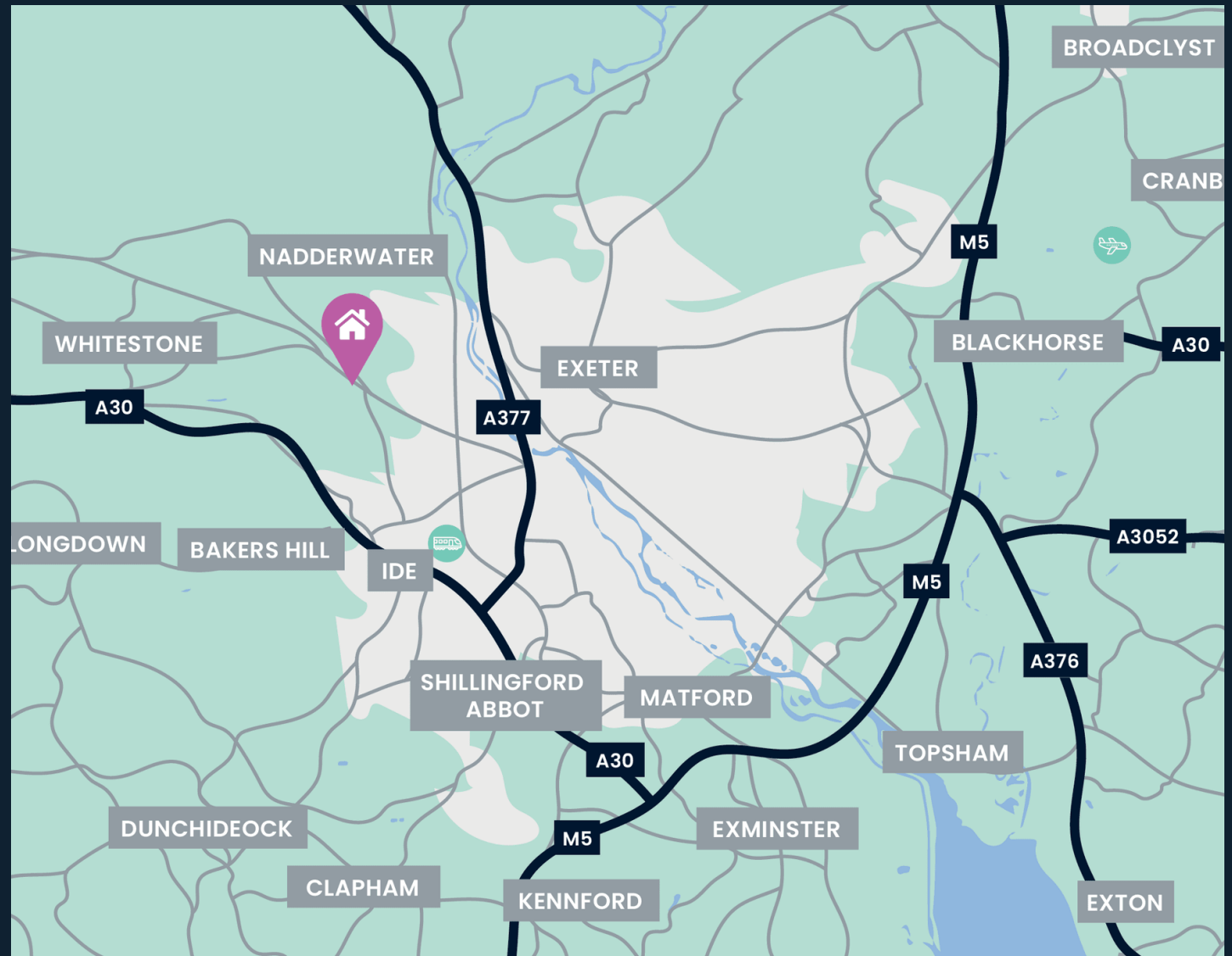
- Sainsbury's
- Royal Devon & Exeter Hospital
- Vue Cinema Exeter
- Exeter Golf & Country Club

### Up to 10 miles

- Exeter Activity Centre
- Haldon Forest
- Powderham Castle
- Orange Elephant Ice Cream Parlour

### Up to 25 miles

- Canonteign Falls
- Crealy Theme Park & Resort
- Haytor, Dartmoor
- Wildwood Devon, Escot

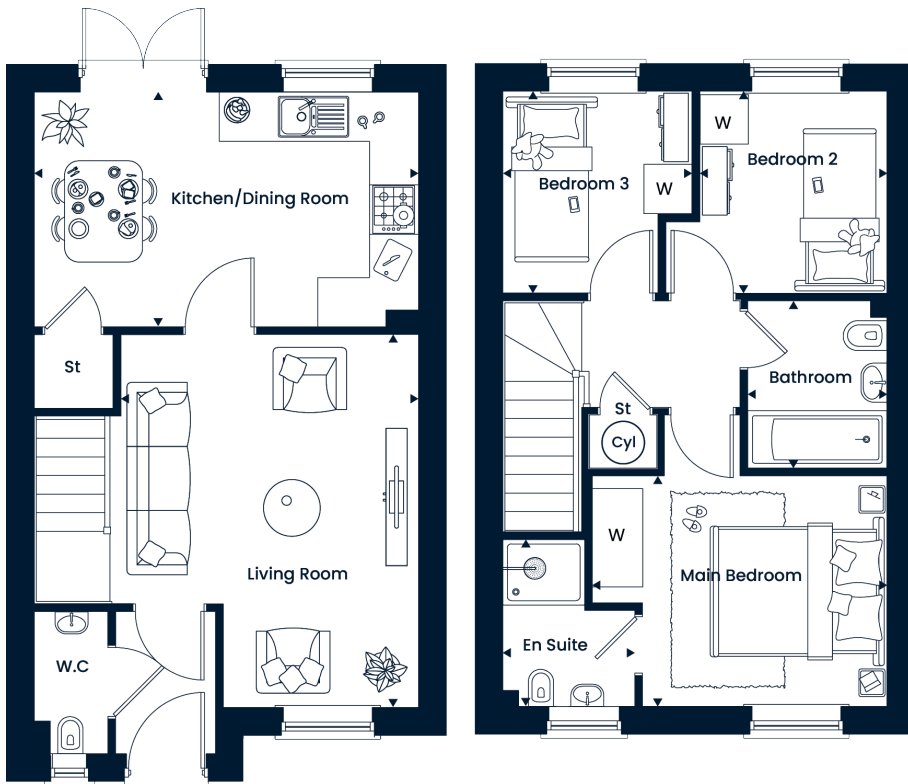


# Housetypes



# The Cornwood





**783 sqft**

**Plots 25, 26, 34, 35, 43, 44**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

**A home that gives you the space to grow, at your own pace.**

Downstairs, a separate living room gives you somewhere to relax, while the open plan kitchen and dining area brings everyone together. French doors open onto the garden, letting in natural light and making the space feel brighter and more connected.

Upstairs, three bedrooms offer the flexibility to grow into the space, whether that's for family life, guests or working from home. With an en suite to one bedroom and a family bathroom, everything is set up to keep day-to-day living easy.

It's a practical, well-thought-out home that helps you settle in quickly and feel confident in your next step.

**GROUND FLOOR**

Kitchen/Dining Room 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 Bedroom 3.59m x 2.81m (11'9" x 9'2")

En Suite 1.61m x 2.03m (5'3" x 6'8")

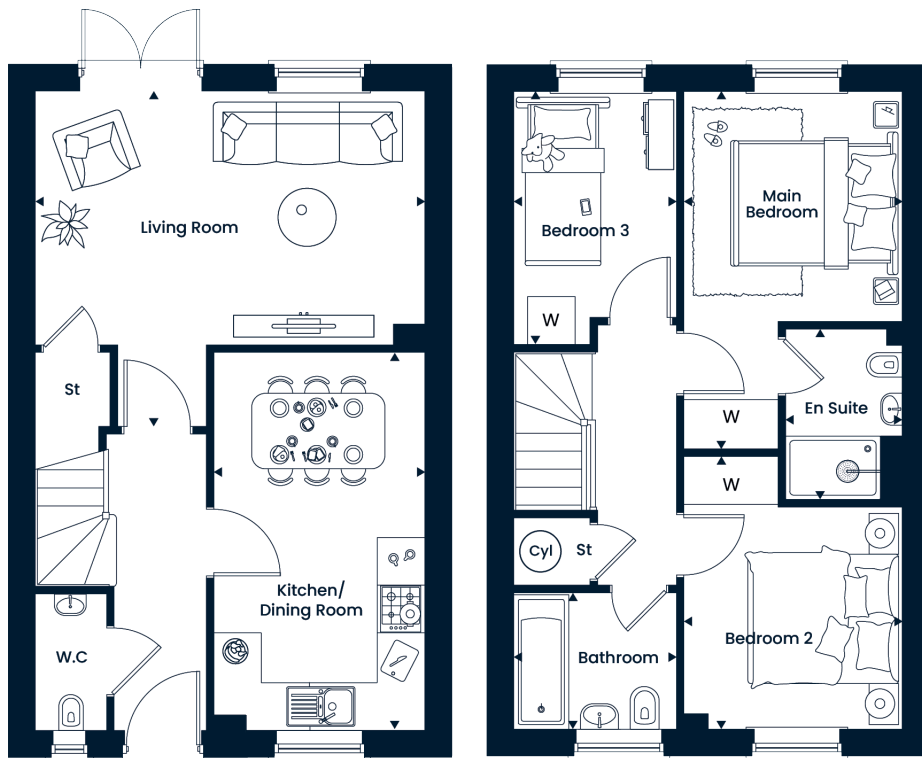
Bedroom 2 2.70m x 2.46m (8'10" x 8'1")

Bedroom 3 2.31m x 2.46m (7'7" x 8'1")

Bathroom 1.70m x 2.04m (5'7" x 6'8")

# The Hartwood





**866 sqft**

**Plots 24, 27, 28, 32, 33, 36, 37, 59, 76**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

**A home that gives you the space to come together and the room to unwind.**

Downstairs, the open plan kitchen and dining area creates a natural space to cook, eat and spend time together, while a separate living room gives you somewhere to relax. French doors open onto the garden, bringing in natural light and making the whole space feel brighter and more connected.

Upstairs, three well sized bedrooms offer flexibility for family life, guests or working from home. The main bedroom includes its own en suite, alongside a family bathroom, giving everyone the space they need.

It's a practical, comfortable home that keeps things simple, so you can settle in and feel at home from day one.

**GROUND FLOOR**

Kitchen/Dining Room 2.66m x 4.77m (8'9" x 15'8")

Living Room 4.91m x 3.20m (16'1" x 10'6")

**FIRST FLOOR**

Main Bedroom 2.76m x 4.52m (9'0" x 14'10")

En Suite 1.47m x 2.15m (4'10" x 7'0")

Bedroom 2 2.76m x 3.45m (9'0" x 11'4")

Bedroom 3 2.06m x 3.20m (6'9" x 10'6")

Bathroom 2.06m x 1.72m (6'9" x 5'7")

# The Lingwood



## A home that gives you flexible space to live, work and switch off.

The open plan ground floor brings the kitchen, dining and living areas into one easy, sociable space. Whether you're cooking, relaxing or catching up at the end of the day, it all flows naturally. French doors open onto the garden, adding light and giving you that extra sense of room.

Upstairs, the layout gives you flexibility to use the space in a way that suits you. Two bedrooms and a family bathroom sit on the first floor, ideal for family life or working from home, while the top floor is dedicated to the main bedroom with its own en suite. It's a calm, private space to switch off at the end of the day. It's a home that grows with you, helping you feel settled and in control from the moment you move in.

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### GROUND FLOOR

Kitchen/Dining/  
Living Area 7.50m x 4.12m (24'6" x 13'5")

### FIRST FLOOR

Bedroom 2 4.23m x 2.46m (13'6" x 9'0")

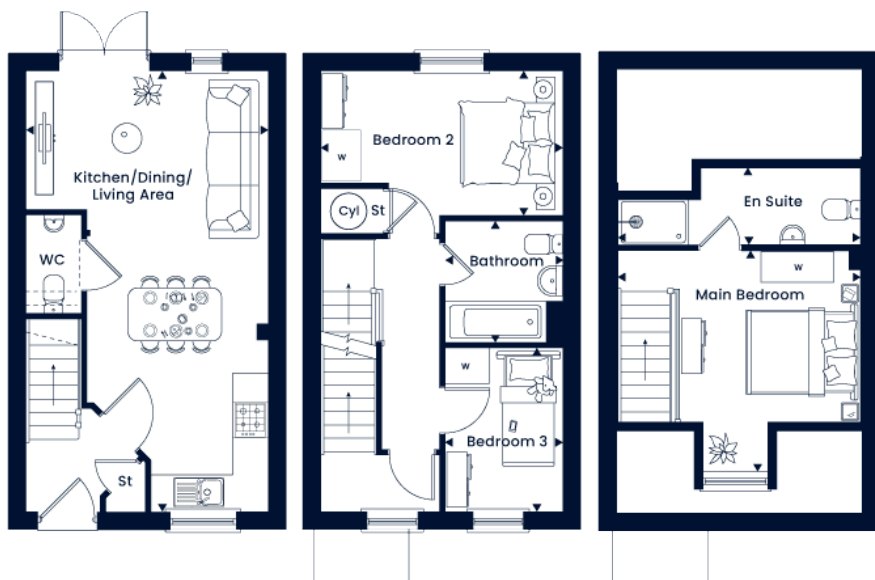
Bedroom 3 2.78m x 2.01m (9'1" x 6'7")

Bathroom 2.08m x 2.01m (6'9" x 6'7")

### SECOND FLOOR

Main Bedroom 4.12m x 3.12m (13'6" x 10'3")

En Suite 4.12m x 1.23m (13'6" x 4'0")



**865 sqft**

**Plots 38, 39, 40, 41**

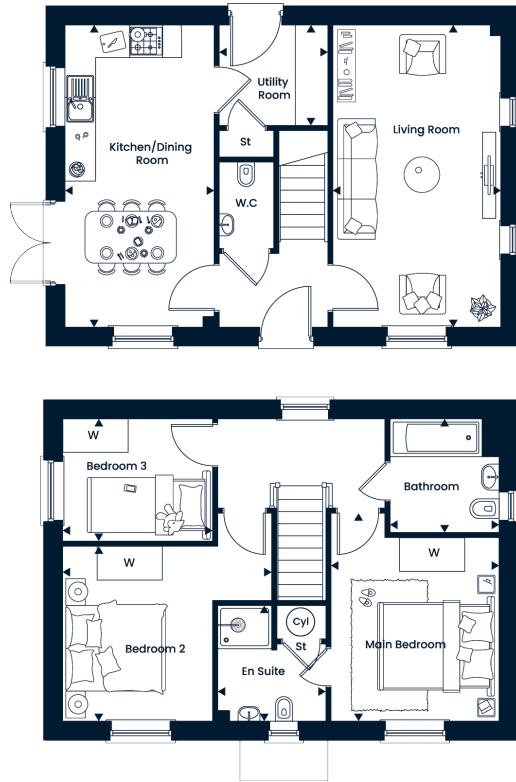
W - Wardrobe location

St - Storage cupboard

Cyl - Hot water cylinder

# The Scotswood





**985 sqft**

**Plots 3, 6, 23, 29, 57, 58, 60, 66, 75, 77**

W - Wardrobe location

St - Storage cupboard

Cyl - Hot water cylinder

## **A home that makes everyday living feel light, open and easy.**

A bright, dual-aspect living room gives you plenty of natural light and a place to unwind, while the open plan kitchen and dining area is ideal for everything from quick meals to spending time together. French doors lead out to the garden, adding space and helping the whole area feel more connected. A separate utility room keeps day-to-day tasks tucked away.

Upstairs, the main bedroom includes an en suite, with two further bedrooms and a family bathroom completing the layout. It's a home that keeps things simple, so you can settle in and enjoy it from day one.

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### **GROUND FLOOR**

Kitchen/Dining Room 2.76m x 5.58m (9'1" x 18'3")

Utility Room 2.00m x 1.86m (6'7" x 6'1")

Living Room 3.10m x 5.58m (10'2" x 18'3")

### **FIRST FLOOR**

Main Bedroom 3.10m x 3.39m (10'2" x 11'1")

En Suite 2.00m x 2.14m (6'7" x 7'0")

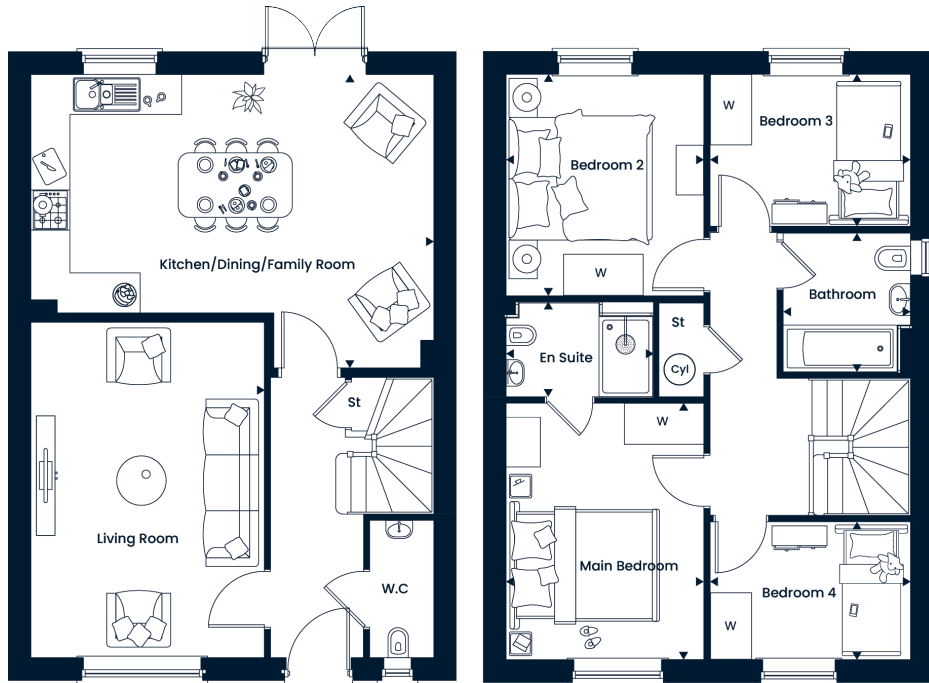
Bedroom 2 3.86m x 3.27m (12'8" x 10'8")

Bedroom 3 2.77m x 2.26m (9'1" x 7'5")

Bathroom 2.01m x 2.10m (6'7" x 6'10")

# The Chelford





**1,151 sqft**

**Plots 5, 30, 64**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

## A home that gives you the space to grow and bring people together.

The open plan kitchen, dining and family area sits at the heart of the home, making it easy to cook, eat and spend time together. French doors open onto the garden, giving you more room when you want it and making the space feel bright and connected.

Upstairs, the main bedroom has its own en suite, alongside three further bedrooms and a family bathroom. Whether you need space for family, guests or working from home, it's a layout that adapts with you over time.

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### GROUND FLOOR

Kitchen/Dining/Family Room 6.03m x 4.39m (19'9" x 14'5")

Living Room 3.50m x 5.20m (11'6" x 16'5")

### FIRST FLOOR

Main Bedroom 2.95m x 3.83m (9'8" x 12'7")

En Suite 2.19m x 1.40m (7'2" x 4'7")

Bedroom 2 2.95m x 3.30m (9'8" x 10'10")

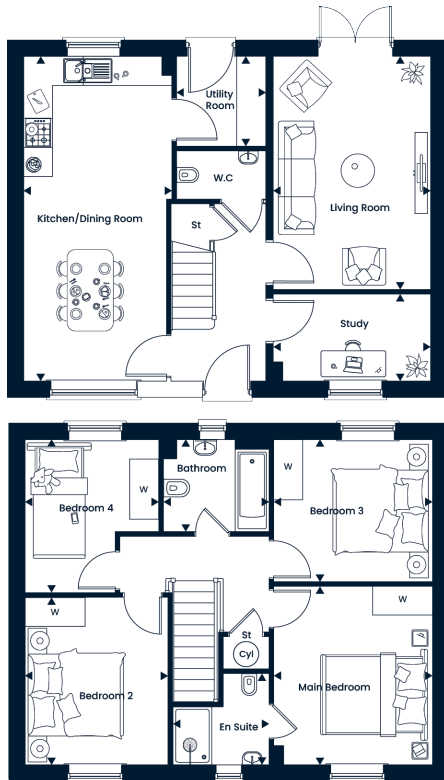
Bedroom 3 2.99m x 2.27m (9'9" x 7'5")

Bedroom 4 2.99m x 2.06m (9'9" x 6'9")

Bathroom 1.90m x 2.07m (6'3" x 6'9")

# The Fairford





**1,230**

**Plots 2, 11, 65, 79**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

**A home that helps busy family life feel more organised and comfortable.**

The kitchen and dining area is a natural place to come together. A separate living room offers somewhere to relax, with French doors leading out to the garden for extra space and light. While a utility room and dedicated study help keep things practical and organised.

Upstairs, the main bedroom includes an en suite, alongside three further bedrooms and a family bathroom. It's a home that gives you options, so you can make it work for the way you live.

**GROUND FLOOR**

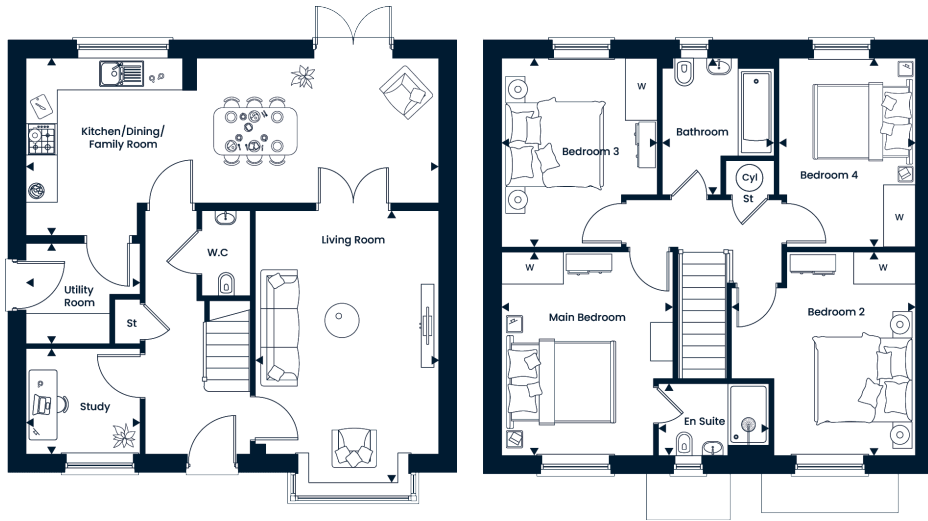
- Kitchen/Dining Room 3.06m x 6.71m (10'0" x 22'0")
- Utility Room 1.84m x 1.86m (6'0" x 6'1")
- Living Room 3.25m x 4.82m (10'8" x 15'9")
- Study 3.25m x 1.80m (10'8" x 5'11")

**FIRST FLOOR**

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

# The Rensford





**1,368**

**Plots 4, 9**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

**A home that gives you space to stay organised and feel at ease.**

At the front of the home, a bright living room with a bay window offers somewhere to relax. Double doors lead through to the open plan kitchen, dining and family area, creating a natural space to come together. French doors open onto the garden, bringing in natural light and making the whole space feel more open. A study and utility room add that extra level of practicality, helping keep things running smoothly.

Upstairs, the main bedroom includes its own en suite, alongside three further bedrooms and a family bathroom. Whether it's for family, guests or working from home, it's a layout that gives you flexibility as life changes.

**GROUND FLOOR**

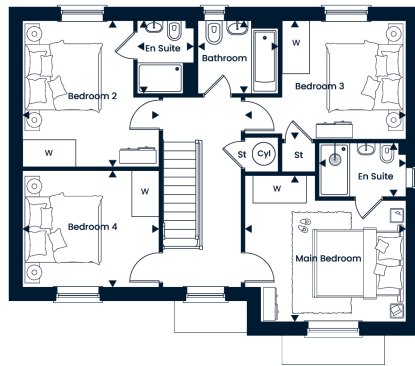
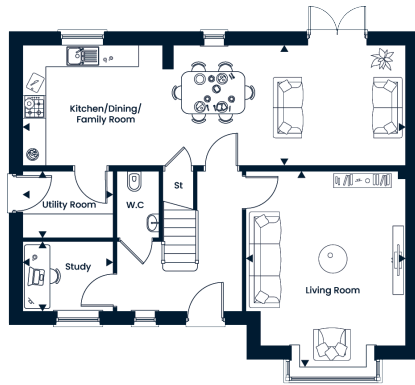
- Kitchen/Dining/Family Room 8.06m x 3.46m (26'5" x 11'4")
- Utility Room 2.3m x 1.96m (7'3" x 6'5")
- Living Room 3.58m x 4.75m (11'9" x 15'7")
- Study 2.23m x 2.06m (7'3" x 6'9")

**FLOOR**

- Main Bedroom 3.34m x 3.96m (10'11" x 12'11")
- En Suite 2.15m x 1.40m (7'0" x 4'7")
- Bedroom 2 3.58m x 3.96m (11'9" x 12'11")
- Bedroom 3 3.03m x 3.67m (9'11" x 12'0")
- Bedroom 4 2.51m x 3.67m (8'3" x 12'0")
- Bathroom 2.18m x 2.66m (7'1" x 8'8")

# The Tilford





**1,593**

**Plots 1, 12, 13, 31, 63, 78, 80**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

**A home that gives everyone the space they need to live comfortably.**

A separate living room at the front of the home provides a calm space to relax, while the open plan kitchen, dining and family area stretches across the rear, creating a central hub for everyday life. French doors open onto the garden, bringing in light and giving you extra room when you need it. A dedicated study offers a quiet place to work or focus.

Upstairs, two bedrooms benefit from their own en suites, alongside two further bedrooms and a family bathroom. It's a home that gives you flexibility, so it can adapt as your needs change over time.

**GROUND FLOOR**

- Kitchen/Dining/Family Room 9.97m x 3.13m (32'8" x 10'3")
- Utility Room 2.36m x 1.73m (7'9" x 5'8")
- Living Room 4.16m x 4.55m (13'7" x 14'11")
- Study 2.36m x 1.82m (7'9" x 5'11")

**FIRST FLOOR**

- Main Bedroom 4.19m x 3.80m (13'9" x 12'5")
- En Suite 1 2.26m x 1.40m (7'5" x 4'7")
- Bedroom 2 3.55m x 3.81m (11'7" x 12'6")
- En suite 2 1.47m x 1.90m (4'10" x 6'3")
- Bedroom 3 3.23m x 3.09m (10'7" x 10'1")
- Bedroom 4 3.55m x 3.03m (11'7" x 9'11")
- Bathroom 2.09m x 1.90m (6'10" x 6'3")

# The Langworth





**1,788**

**Plots 7, 42, 56, 62**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

**A home that gives you the space to grow, across every stage of life.**

A bright living room at the front of the home offers somewhere to unwind, while the open plan kitchen, dining and family area stretches across the rear, creating a natural space to come together. French doors open onto the garden, adding light and flow, while a study and utility room help keep things practical.

Upstairs, the main bedroom includes its own en suite and dressing area, alongside two further bedrooms and a family bathroom. The top floor offers two more bedrooms and a shower room, giving you plenty of options for family, guests or working from home.

**GROUND FLOOR**

Kitchen/Dining/Family Room 8.06m x 3.46m  
 (26'5" x 11'4")  
 Utility Room 2.23m x 1.96m (7'3" x 6'5")  
 Living Room 3.58m x 4.75m (11'9" x 15'7")  
 Study 2.23m x 2.06m (7'3" x 6'9")

**SECOND FLOOR**

Bedroom 2 3.58m x 4.12m (11'9" x 13'6")  
 Bedroom 3 3.34m x 4.12m (10'11" x 13'6")  
 Shower Room 2.16m x 1.78m (7'1" x 5'10")

**FIRST FLOOR**

Main Bedroom 3.34m x 3.96m (10'11" x 13'0")  
 Dressing Room 1.80m x 2.18m (5'11" x 7'2")  
 En Suite 3.03m x 2.04m (9'11" x 6'8")  
 Bedroom 4 2.53m x 3.96m (8'3" x 13'0")  
 Bedroom 5 2.53m x 3.67m (8'3" x 12'0")  
 Bathroom 2.30m x 2.65m (7'6" x 8'8")

# The Polesworth





**1,941**

**Plots 8, 10, 61**

W - Wardrobe location  
 St - Storage cupboard  
 Cyl - Hot water cylinder

## A home that gives you space to spread out and still feel connected.

A welcoming living room sits at the front of the home, while the open plan kitchen, dining and family area stretches across the rear, creating a central space for everyday life. French doors open onto the garden, making it easy to move between inside and out. A study and utility room add practical touches that help keep things organised. On the first floor, four bedrooms offer flexibility for family life or working from home, with an en suite to one and a family bathroom. The top floor is dedicated to the main bedroom, giving you a private space to switch off, complete with its own en suite. It's a home that gives you room to grow, while keeping everyday living simple and manageable.

### GROUND FLOOR

Kitchen/Dining/Family Room 9.97m x 3.13m  
 (32'8" x 10'3")  
 Utility Room 2.36m x 1.73m (7'9" x 5'8")  
 Living Room 4.16m x 4.55m (13'7" x 14'11")  
 Study 2.36m x 1.82m (7'9" x 5'1")

### SECOND FLOOR

Main Bedroom 8.29m x 3.33m (27'2" x 10'11")  
 En suite 3.55m x 2.56m (11'7" x 8'5")

### FIRST FLOOR

Bedroom 2 4.16m x 3.80m (13'7" x 12'5")  
 En Suite 2.26m x 1.40m (7'5" x 4'7")  
 Bedroom 3 4.16m x 3.09m (13'7" x 10'1")  
 Bedroom 4 3.55m x 3.65m (11'7" x 11'11")  
 Bedroom 5 3.55m x 3.19m (11'7" x 10'5")  
 Bathroom 2.06m x 1.90m (6'9" x 6'3")



The benefits  
of buying a  
Tilia Home.



# The benefits of buying new

All our homes come with a 2 year fixtures and fittings warranty and a further 8 year NHBC backed warranty for added peace of mind.



## Energy Efficient

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



## Great Schemes

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



## 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.



## No Chain

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



## Personalise Your Home

You can make changes to your home by choosing from our extensive list of optional extras subject to build stage.

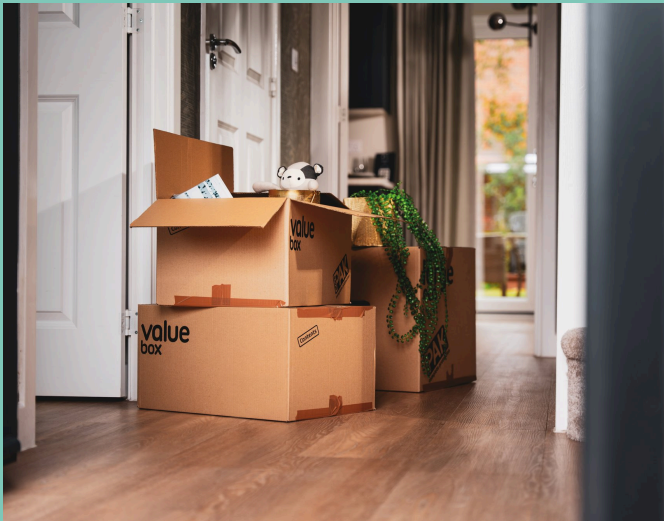


## It's Brand New

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

# Moving Schemes

Tilia Homes wants 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

With part exchange we buy your current home, saving you time and money on estate agent's fees, so you can move into your dream Tilia home faster.



## 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.

# A guide to Air Source Heat Pumps

**Air Source Heat Pumps (ASHPs) work best in well insulated properties, providing low running costs, zero emissions and low maintenance. They work in a similar manner to a fridge but in reverse, producing heat from cold air. It can even get heat from the air when the temperature is as low as  $-15^{\circ}\text{C}$ .**

The main unit is located outside your home. It absorbs heat from the air, drawn in by a fan and transfers it to a liquid refrigerant, which is then compressed to increase its temperature. This heat is transferred via a heat exchanger to your radiators and hot water circuits.

There are two key points you need to be aware of:

- Firstly, ASHPs work more efficiently at lower temperatures. As such, it is likely to take longer to raise the temperature in your home to a comfortable level compared to a gas boiler. An ASHP should be set to heat your home over a couple of hours, compared to a boiler in just 30 minutes. Don't be surprised if your radiators are not hot to touch, this is normal.

- Secondly, the system is controlled by a room thermostat, like a gas boiler, but it operates in a slightly different way. Your rooms are fitted with an ASHP controller and thermostat, which will turn your heat pump on and off, set timers and control your heating and hot water.

The room thermostat monitors temperatures to ensure they do not go too low or too high and communicates with the heat pump to come on if the home drops below the required air temperature.

Much like a gas boiler, your ASHP will require an annual service, as it is important to keep the liquid refrigerant topped up to protect it from freezing.

By understanding and following these guidelines, you can ensure the efficient and effective operation of your ASHP system.



# Your Tilia home

	3 bed	4 bed	5 bed
<b>Kitchen</b>			
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Glass splashback in choice of colours*	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓		
Stainless steel 1.5 bowl sink and drainer with mixer tap*		✓	✓
Stainless steel four-ring electric hob	✓	✓	✓
Stainless steel under-counter single oven	✓		
Stainless steel under-counter double oven		✓	
Stainless steel double oven in tall housing			✓
Stainless steel 60cm chimney cooker hood	✓	✓	✓
Integrated fridge freezer and dishwasher*			✓
<b>Electrical</b>			
TV point‡ (location - refer to working drawing)	✓	✓	✓
BT telephone point (location - refer to working drawing)	✓	✓	✓
Bulkhead ceiling light suitable for wet rooms to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Fans to kitchen, utility, bathroom, en suite and WC	✓	✓	✓
<b>Bathroom &amp; En Suite</b>			
Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓
White sanitaryware from the Tilia Homes approved range	✓	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓	✓
Standard mixer taps to baths and basins*	✓	✓	✓

	3 bed	4 bed	5 bed
<b>Internal Features</b>			
All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in satin white	✓	✓	✓
Five-panel vertical smooth finish white painted doors	✓	✓	✓
Air Source Heat Pump central heating and hot water	✓	✓	✓
Air Source Heat Pump	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
<b>Windows and Doors</b>			
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓
Front door in various styles and colours, double-glazed with chrome-effect door furniture*	✓	✓	✓
Garage door (where applicable) - standard vertical steel up and over garage door	✓	✓	✓
<b>External Features</b>			
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓
Patios - paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓
Front gardens - landscaped to planning requirements	✓	✓	✓
Fencing - 1.8m high panel (unless planning requirements are different)	✓	✓	✓
Rear gardens - rotavated and graded	✓	✓	✓
Private drive (where applicable) - finished to planning requirements	✓	✓	✓

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. July 2025.





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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. The computer generated images are 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 floorplans shown depict a typical layout of the housetypes. 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. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://google.co.uk/maps) and [nationalrail.co.uk](https://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 and Smooth Move, visit [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2026.



Thank you for reading  
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