

THE OAKS

WOOLWELL

A STUNNING COLLECTION OF
3 & 4 BEDROOM HOMES



Welcome to The Oaks

The Oaks is an attractive development of three and four bedroom homes located in Woolwell on the north-eastern fringe of Plymouth. When combined with a remarkable location close to the countryside and coastline, yet still close to the excitement of the city, you have the ideal place to call home.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

Location

Conveniently positioned in the community of Woolwell, The Oaks is surrounded by beautiful countryside, yet minutes from Plymouth City Centre.

The Oaks is uniquely placed to enjoy the very best of the country, the city and the sea. To the north, are views across the beautiful wooded valleys just waiting to be explored. To the south, is the vibrant City of Plymouth and its abundance of shopping, leisure and entertainment. Beyond that are the endless windswept beaches of the spectacular south coast.



Dartmoor National Park

Home to stunning landscapes, medieval sites and roaming Dartmoor ponies.



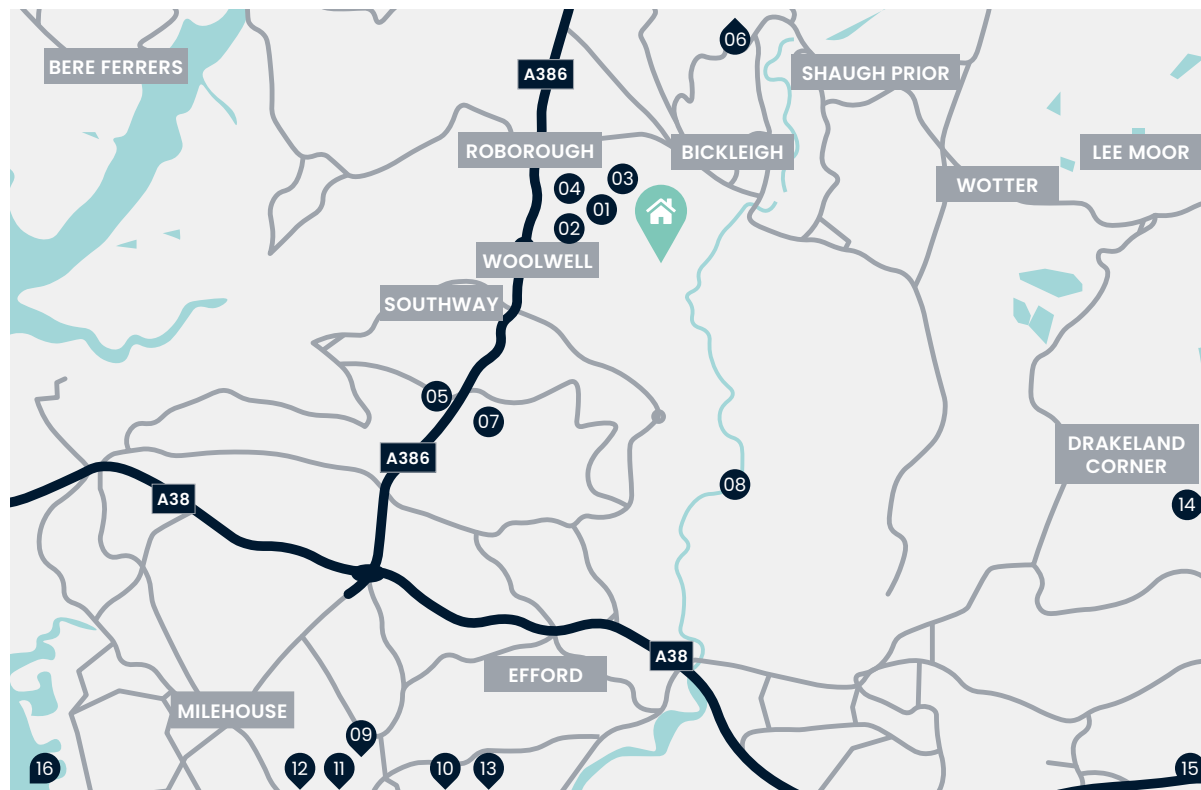
The Box Plymouth

This museum, gallery, café and bar makes a great day out for all the family.



Plymouth Waterfront

An abundance of restaurants serving an eclectic mix of delicious world cuisine.



Your nearest transport links



Plymouth
Station



A38



Exeter
Airport

Up to 2 Miles

- 01. The Woolwell Centre
- 02. Woolwell Post Office
- 03. Woolwell Surgery
- 04. Tesco Superstore

Up to 5 Miles

- 05. Crownhill Retail Park
- 06. Dartmoor National Park
- 07. Derriford Hospital
- 08. Plymbridge Woods

Up to 10 Miles

- 09. The Box Plymouth
- 10. Plymouth Arts Cinema
- 11. Plymouth Market
- 12. Plymouth Waterfront

Up to 25 Miles

- 13. Mount Batten Watersports and Activities Centre
- 14. Dartmoor Zoo
- 15. South Devon AONB
- 16. Rame Head Heritage Coast

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Connections

The Oaks is well-connected to both national and international travel links.

Located close to the A38, The Oaks offers convenient road access into Cornwall and Exeter. Great Western Railway operates direct services from Plymouth Station to Penzance, London Paddington and Bristol. For international travel, Exeter International Airport is located just over an hour away, or you can sail away from nearby Plymouth Ferry Port.



20
min

Plymouth City Centre
5 miles

Destinations by car

1 5
hr min

Torquay
34.2 miles

1 15
hr min

Newquay
51.6 miles



55
min

Exeter

Destinations by train
Plymouth Station

2 2
hr min

Bristol

3 10
hr min

London Paddington

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).



Education

The Oaks is excellently positioned within reach of a choice of primary schools, secondary schools and tertiary education.

Early years care is catered for by a choice of nearby nurseries. One of which, Bambinos, is conveniently located opposite Bickleigh Down Church of England Primary School, the closest of a number of primary options. Later years education is also well catered for by a choice of secondary schools within easy reach, along with the well-renowned City College Plymouth and, of course, the University of Plymouth.

Bickleigh Down Church of England Primary School

Located within 3 minutes by road and with core values of love, forgiveness, hope, spirit and aspiration, this primary school provides the utmost in both peace of mind and convenience.

Tor Bridge High

An easy 10-minute drive takes you to the Tor Bridge High School where the focus is on equipping secondary school students to engage in the crucial debates and conversations of their time.

City College Plymouth

City College Plymouth offers a range of technical, professional and vocational qualifications and recently opened a £13m Regional Centre of Excellence for science, technology engineering and maths.



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

THE OAKS

WOOLWELL

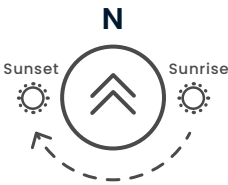
An attractive development of three and four bedroom homes located in Woolwell on the north-eastern fringe of Plymouth. It's a great place to live, work and enjoy life.




3 Bedroom Homes

-  The Kingston
-  The Melford

4 Bedroom Homes

-  The Buckland
-  The Cliveden
-  The Cliveden V1
-  The Selsdon



-  Affordable Homes
-  Bin Collection Point
-  Visitor Parking

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 2023.

The Melford

3 Bedroom Home



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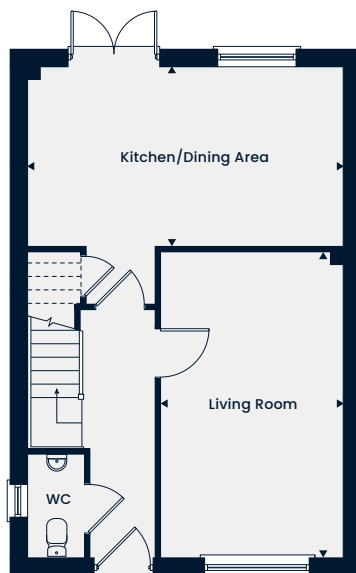


The Melford

3 Bedroom Home

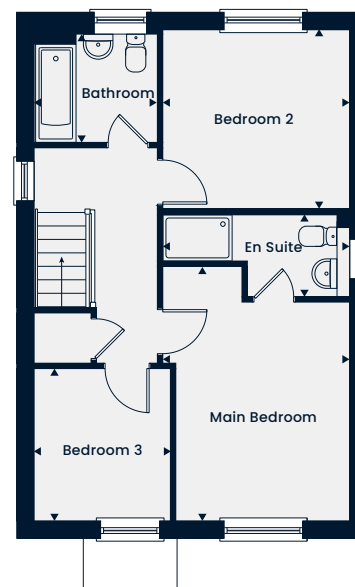
Total Area 994 sq. ft.

A well-proportioned three bedroom home with 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

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. November 2021.

The Kingston

3 Bedroom Home



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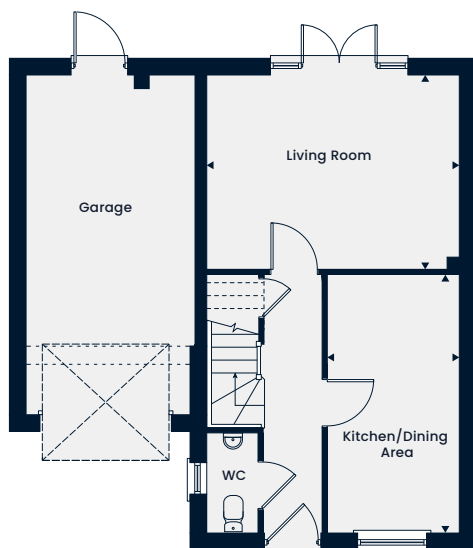


The Kingston

3 Bedroom Home

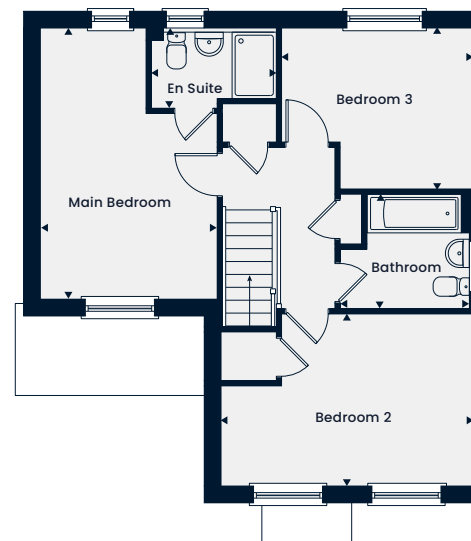
Total Area 984 sq. ft.

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 a 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 Buckland

4 Bedroom Home



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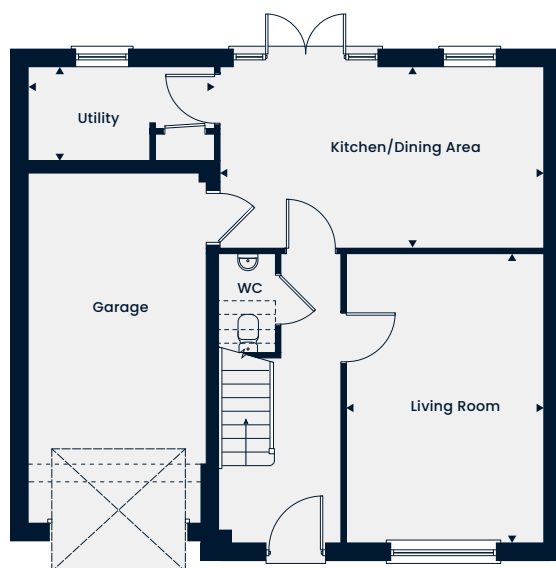


The Buckland

4 Bedroom Home

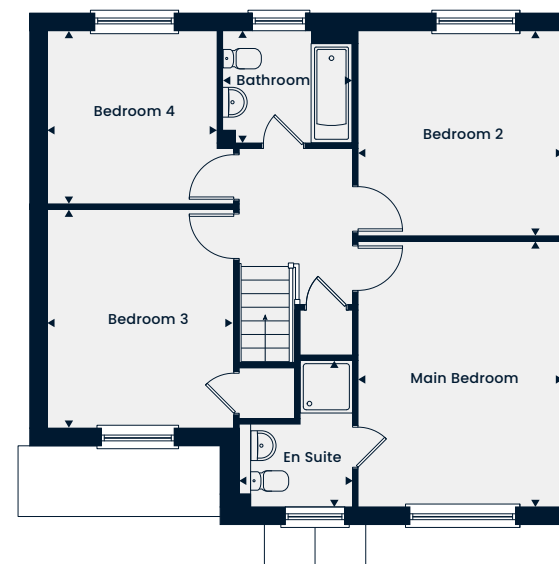
Total Area 1,274 sq. ft.

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

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The Cliveden

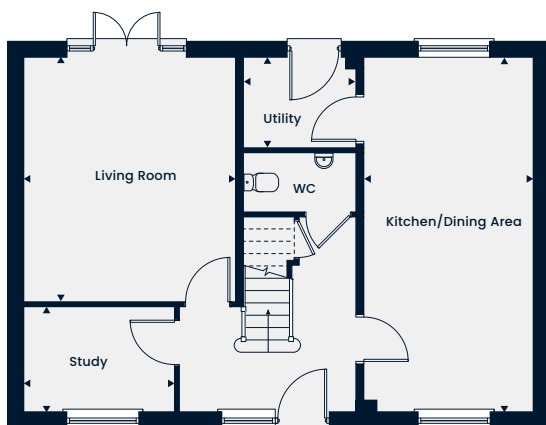
4 Bedroom Home



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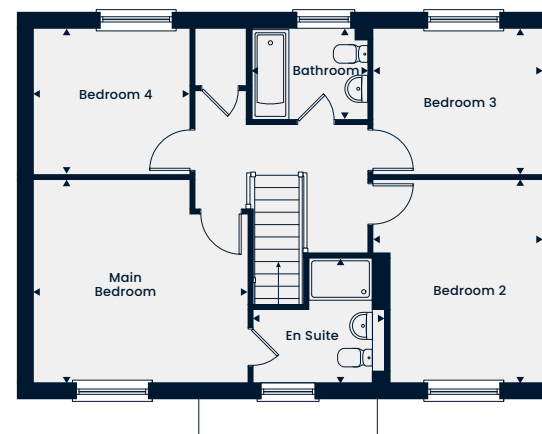


A spacious four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



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 Cliveden V1

4 Bedroom Home



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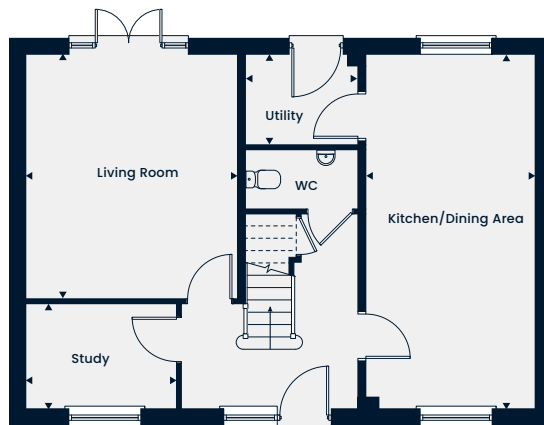


The Cliveden V1

4 Bedroom Home

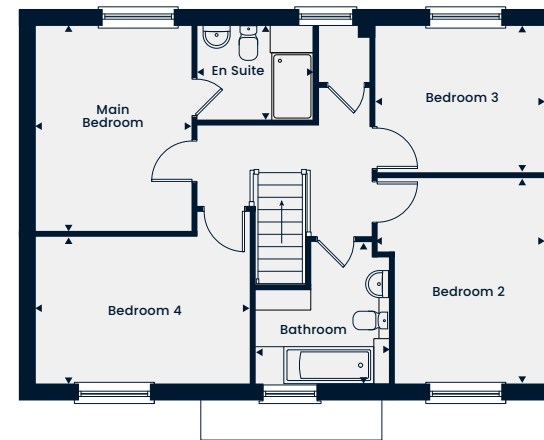
Total Area 1,388 sq. ft.

A spacious 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, there is a main bedroom featuring 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	3.85m x 2.97m 12'8" x 9'9"
En Suite	2.23m x 1.74m 7'4" x 5'9"
Bedroom 2	3.85m x 3.17m 12'8" x 10'5"
Bedroom 3	3.22m x 2.78m 10'7" x 9'1"
Bedroom 4	4.07m x 2.78m 13'4" x 9'1"
Bathroom	2.71m x 2.52m 8'11" x 8'3"

WC – Cloakroom

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The Selsdon

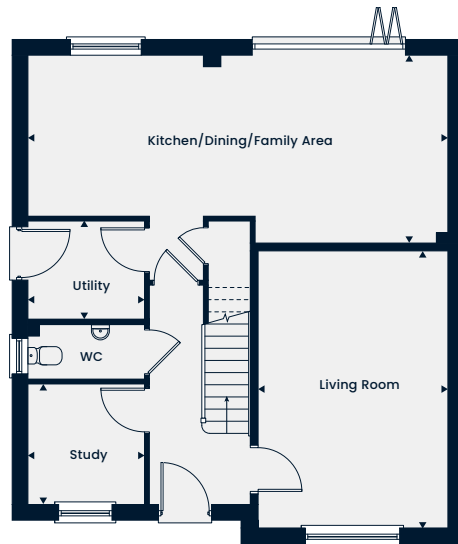
4 Bedroom Home



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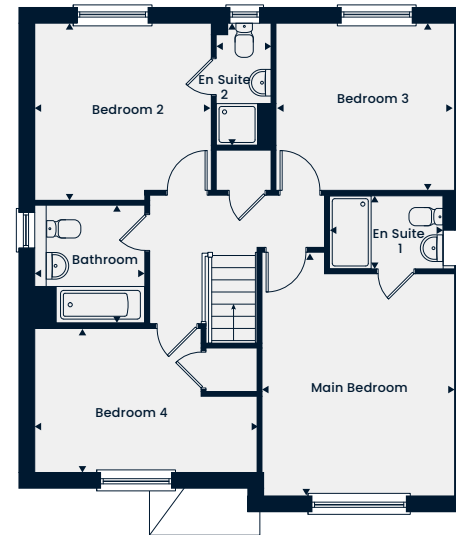


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with a bi-fold door leading out to the garden. Upstairs, there is a main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefits 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	4.62m x 3.66m 15'2" 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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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.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



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.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



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 Incentives

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



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



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. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

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. March 2023.

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