

ROUNDHOUSE GATE

CRINGLEFORD

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



TILIA
HOMES

Welcome to Roundhouse Gate

This outstanding collection of two, three, four and five bedroom homes is located in the heart of Cringleford, making it just as easy to be in the buzz of the city as it is to be in the calm of the stunning Norfolk countryside.



Education

The educational opportunities in Cringleford, and the surrounding area, will help nurture your child's independence, learning and development.

Cringleford Primary School

Cringleford CE VA Primary is a popular and successful Church School at the heart of a thriving local community located just outside Norwich.

Hethersett Academy

Hethersett Academy offers a strong academic approach to teaching and is judged by Ofsted to be at the top level in all areas.

University of East Anglia

UEA is a world leading research institution, renowned for student experience. It is committed to providing a campus that allows students to learn collaboratively and get the most out of their time at university.

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

17
min

Norwich
4 miles

26
min

Thetford Forest
30.1 miles

1 05
hr min

Cambridge
59.9 miles



Destinations by train
Norwich Railway Station

45
min

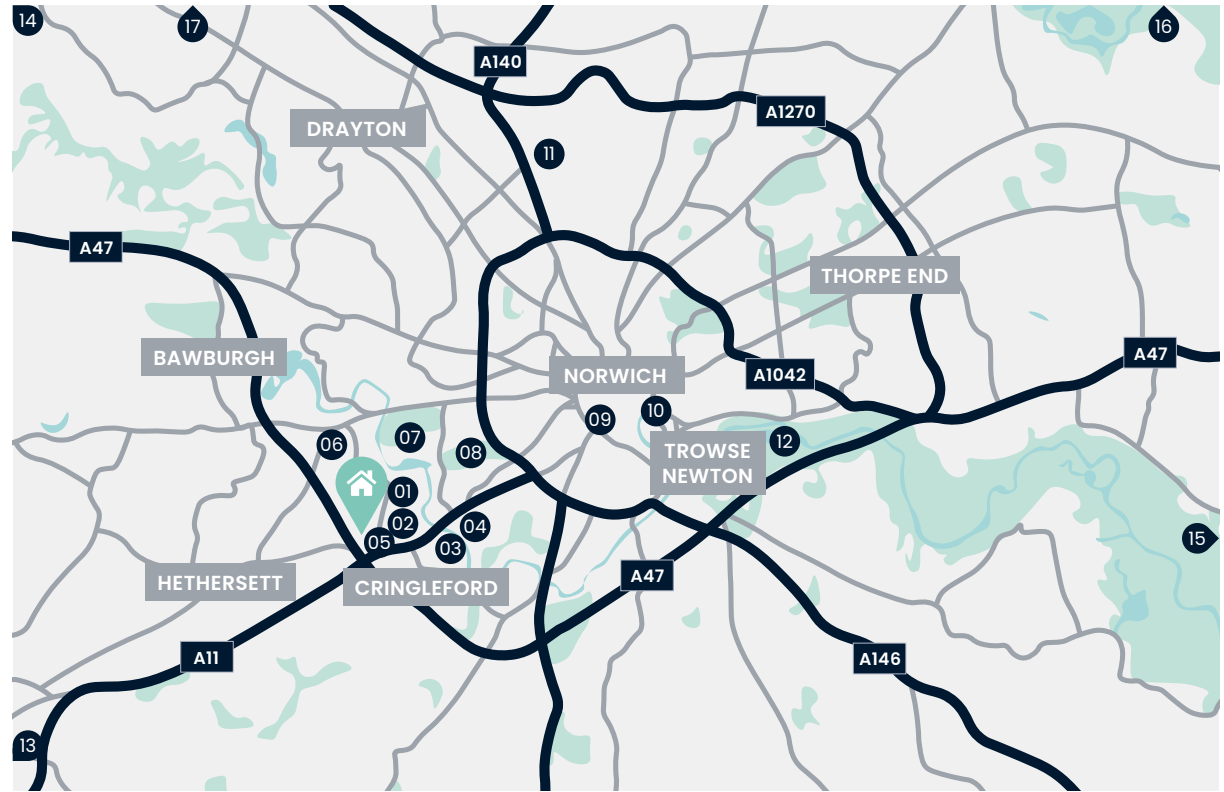
Great Yarmouth

1 16
hr min

Cambridge

1 45
hr min

London Liverpool Street



Your nearest transport links



Norwich
Railway Station



A11



Norwich
International Airport

Up to 2 Miles

01. Tesco Express
02. Cringleford Primary School
03. Cringleford Doctors' Surgery
04. The Red Lion
05. Waitrose

Up to 5 Miles

06. Norfolk & Norwich University Hospital
07. University of East Anglia
08. Eaton Park
09. Chapelfield Shopping Centre

Up to 10 Miles

10. Norwich Railway Station
11. Norwich Intl Airport
12. Whitlingham Country Park
13. Wymondham Station

Up to 25 Miles

14. Foxley Wood
15. Great Yarmouth
16. Mundesley Beach
17. Baconsthorpe Castle



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.

ROUNDHOUSE GATE

CRINGLEFORD

This outstanding collection of two, three, four & five bedroom homes is located in the heart of Cringleford, making it just as easy to be in the buzz of the city as it is to be in the calm of the stunning Norfolk countryside.



2 Bedroom Homes

The Rosedene

3 Bedroom Homes

The Melford
 The Derwent
 The Scotswood
 The Hartwood
 The Lingwood
 The Morden

4 Bedroom Homes

The Walford
 The Ambleside
 The Chiddingstone
 The Moulton
 The Selsdon
 The Willington
 The Rensford
 The Tilford
 The Fairford
 The Chelford
 The Bideford

5 Bedroom Homes

The Brockhampton
 The Langworth



Affordable Homes
 Cycle Store
 Local Area for Play
 Local Equipped Area for Play
 Non-Equipped Area for Play

Pump Station
 Recycling Collection Point
 Refuse Store
 Sub Station
 Visitor Parking

Affordable Housing
 Cycle Store
 Local Area for Play
 Local Equipped Area for Play
 Non-Equipped Area for Play
 Pump Station
 Recycling Collection Point
 Refuse Store
 Sub Station
 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. 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. August 2025.

The Rosedene

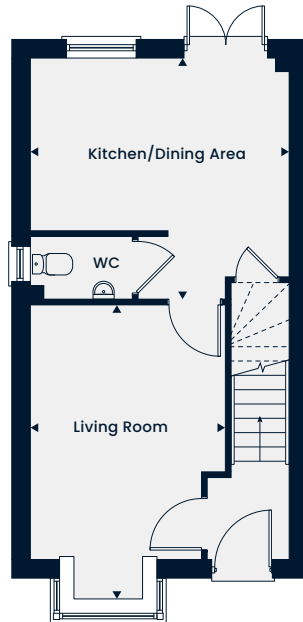
2 Bedroom Home



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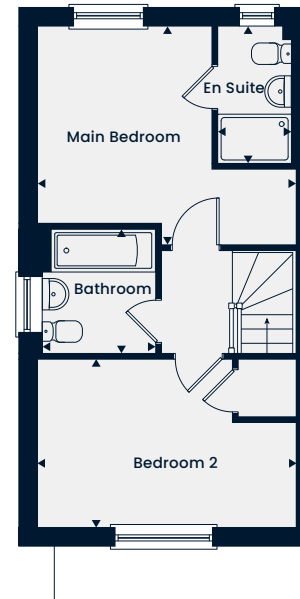


A delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



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

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. July 2025.

The Hartwood

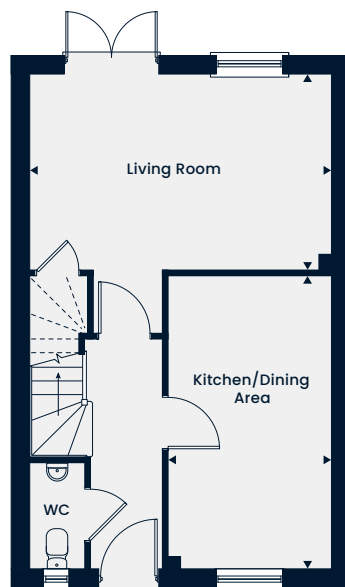
3 Bedroom Home



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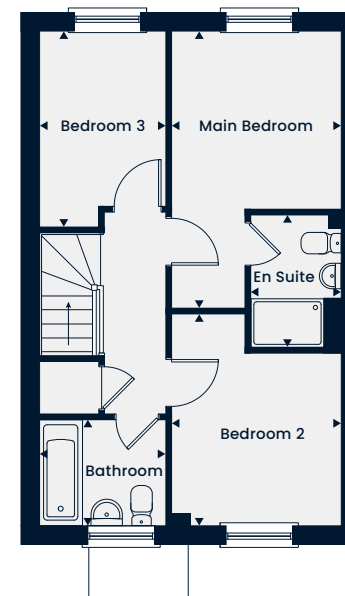


A spacious three bedroom home featuring a living room with double doors leading out to the garden and an open-plan kitchen/dining area. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



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 Bedroom | 4.52m x 2.76m 14'10" x 9'0" |
| Bedroom 2 | 3.45m x 2.76m 11'4" x 9'0" |
| Bedroom 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" |

WC – Cloakroom

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The Lingwood

3 Bedroom Home



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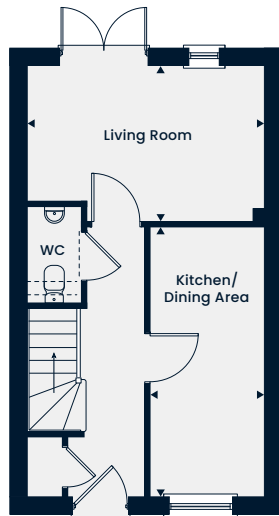


The Lingwood

3 Bedroom Home

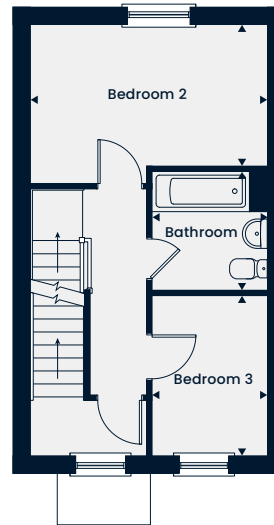
Total Area 865 sq. ft.

A modern three bedroom, 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.



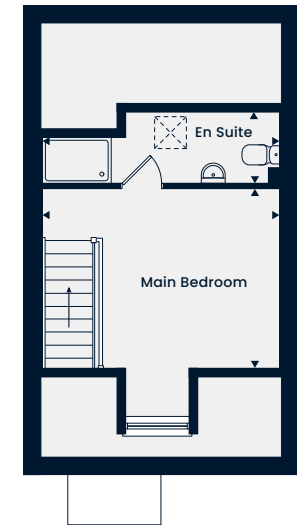
Ground Floor

| | |
|---------------------|-------------------------------|
| 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

| | |
|-----------|------------------------------|
| Bedroom 2 | 4.12m x 2.76m 13'6" x 9'0" |
| Bedroom 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 Bedroom | 4.12m x 3.12m 13'6" x 10'3" |
| En Suite | 4.12m x 1.23m 13'6" x 4'0" |

 - Rooflight WC - Cloakroom

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The Derwent

3 Bedroom Home



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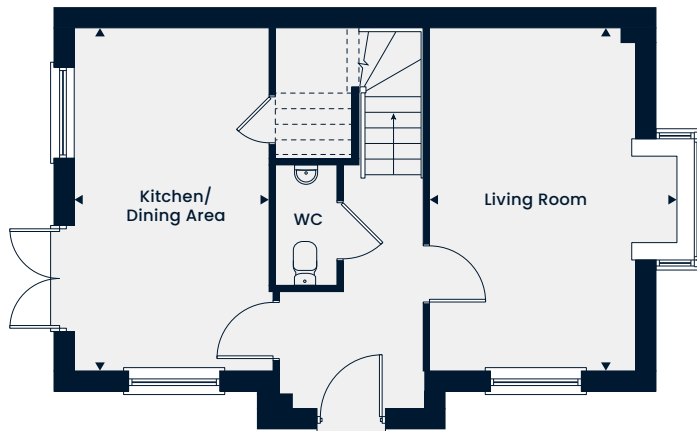


The Derwent

3 Bedroom Home

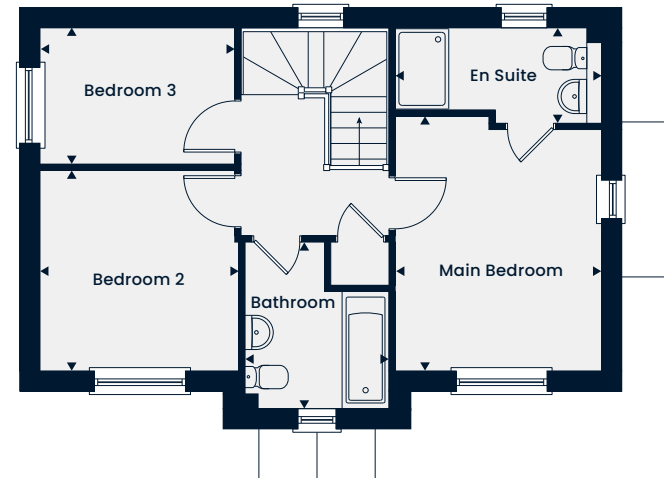
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

| | |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 5.07m x 2.88m 16'7" x 9'5" |
| Living Room | 5.07m x 3.73m 16'7" x 12'3" |



First Floor

| | |
|--------------|-------------------------------|
| Main Bedroom | 3.78m x 3.05m 12'5" x 10'0" |
| En Suite | 3.05m x 1.40m 10'0" x 4'7" |
| Bedroom 2 | 2.97m x 2.94m 9'9" x 9'8" |
| Bedroom 3 | 2.88m x 2.01m 9'5" x 6'7" |
| Bathroom | 2.46m x 2.15m 8'0" x 7'0" |

WC – Cloakroom

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The Scotswood

3 Bedroom Home



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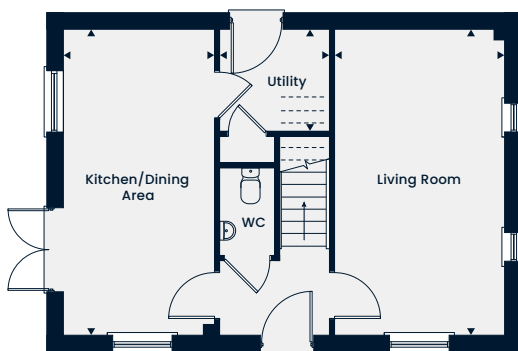


The Scotswood

3 Bedroom Home

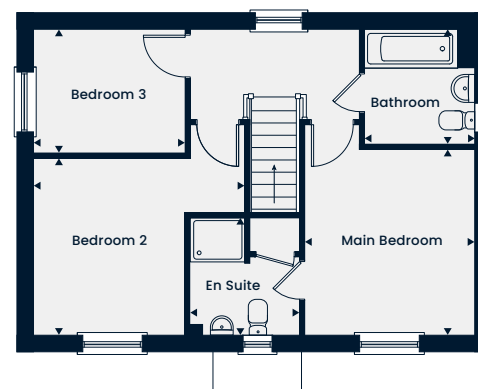
Total Area 969 sq. ft.

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



Ground Floor

| | |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 5.58m x 2.76m 18'3" x 9'1" |
| Living Room | 5.58m x 3.10m 18'3" x 10'2" |
| Utility | 2.00m x 1.86m 6'7" x 6'1" |



First Floor

| | |
|--------------|-------------------------------|
| Main Bedroom | 3.39m x 3.10m 11'1" x 10'2" |
| 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 | 2.10m x 2.01m 6'10" x 6'7" |
| En Suite | 2.14m x 2.00m 7'0" x 6'7" |

WC – Cloakroom

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The Melford

3 Bedroom Home



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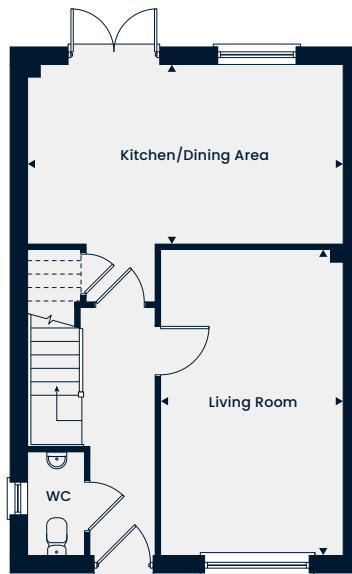


The Melford

3 Bedroom Home

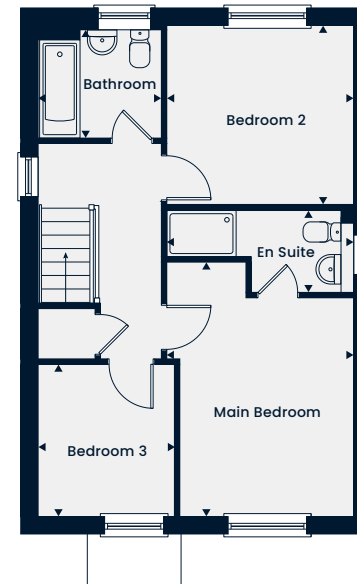
Total Area 984 sq. ft.

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 Morden

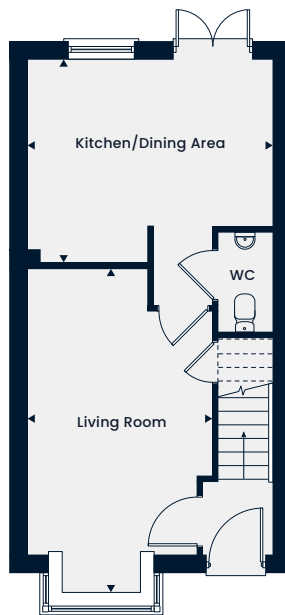
3 Bedroom Home



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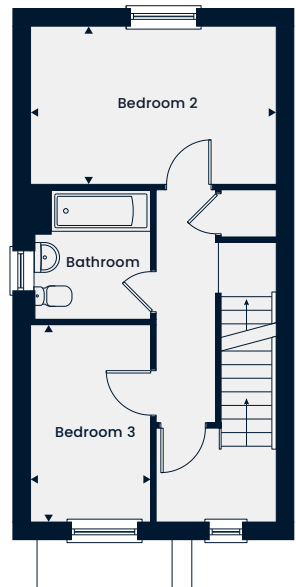


A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



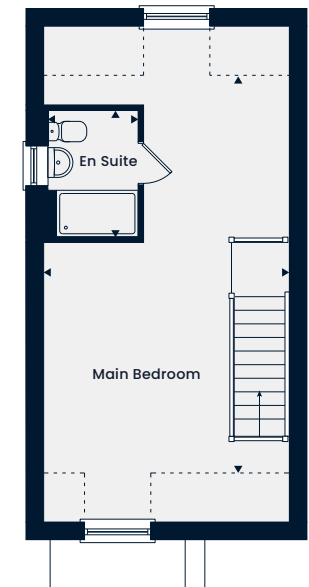
Ground Floor

Kitchen/Dining Area
4.16m x 3.49m | 13'7" x 11'5"
Living Room
5.52m x 3.14m | 18'1" x 10'3"



First Floor

Bedroom 2
4.16m x 2.68m | 13'7" x 8'9"
Bedroom 3
3.35m x 2.03m | 10'11" x 6'7"
Bathroom
2.22m x 1.98m | 7'3" x 6'6"



Second Floor

Main Bedroom
6.80m x 4.16m | 22'3" x 13'7"
En Suite
2.17m x 1.54m | 7'1" x 5'0"

- - - Reduced Head Height WC - Cloakroom

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The Bideford

4 Bedroom Home



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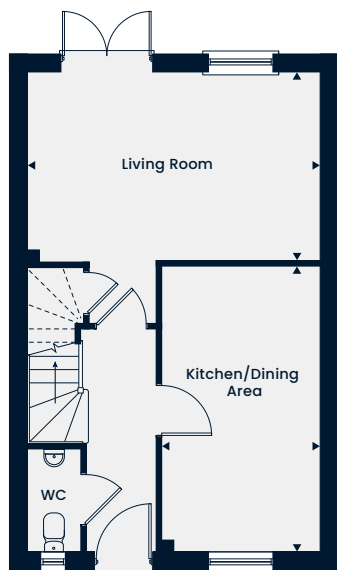


The Bideford

4 Bedroom Home

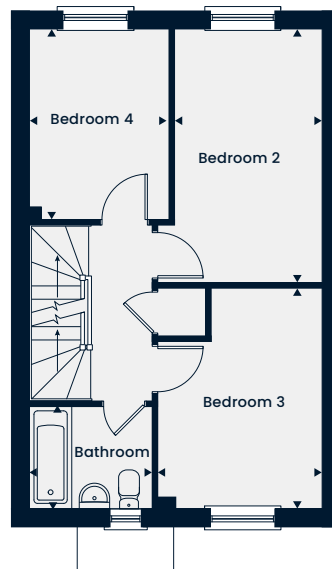
Total Area 1,107 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is a spacious main bedroom which boasts an en suite.



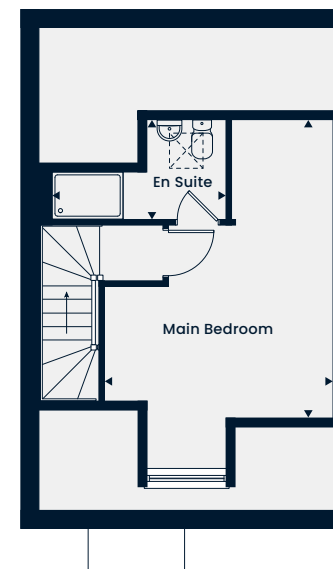
Ground Floor

| | |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 4.85m x 2.66m 15'11" x 8'8" |
| Living Room | 4.91m x 3.17m 16'1" x 10'5" |



First Floor

| | |
|-----------|-------------------------------|
| Bedroom 2 | 4.26m x 2.47m 13'11" x 8'1" |
| Bedroom 3 | 3.71m x 2.76m 12'2" x 9'0" |
| Bedroom 4 | 3.20m x 2.34m 10'6" x 7'8" |
| Bathroom | 2.06m x 1.72m 6'9" x 5'8" |



Second Floor

| | |
|--------------|-------------------------------|
| Main Bedroom | 5.01m x 3.83m 16'5" x 12'6" |
| En Suite | 2.92m x 1.67m 9'7" x 5'5" |

- Rooflight WC - Cloakroom

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The Chelford

4 Bedroom Home



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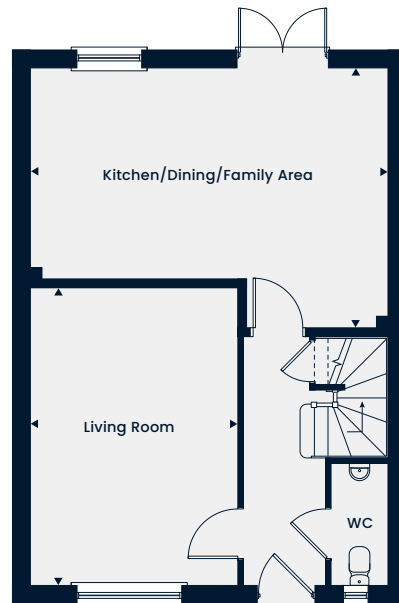


The Chelford

4 Bedroom Home

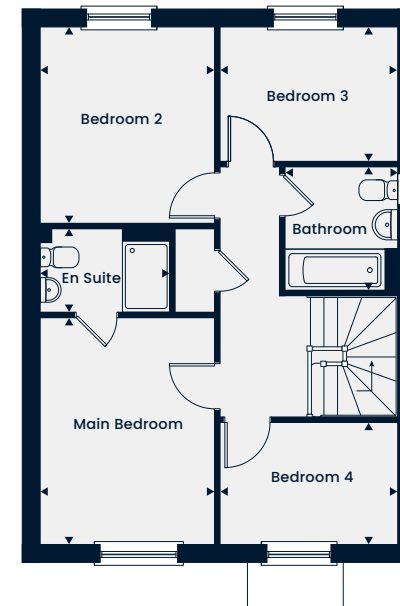
Total Area 1,135 sq. ft.

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/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 Bedroom | 3.83m x 2.95m 12'7" x 9'8" |
| Bedroom 2 | 3.30m x 2.95m 10'10" x 9'8" |
| 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 | 2.07m x 1.90m 6'9" x 6'3" |
| En Suite | 2.19m x 1.40m 7'2" x 4'7" |

WC – Cloakroom

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The Ambleside

4 Bedroom Home



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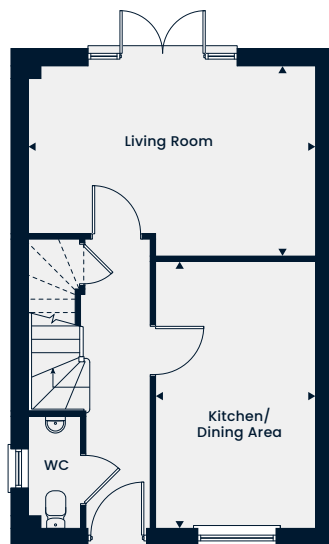


The Ambleside

4 Bedroom Home

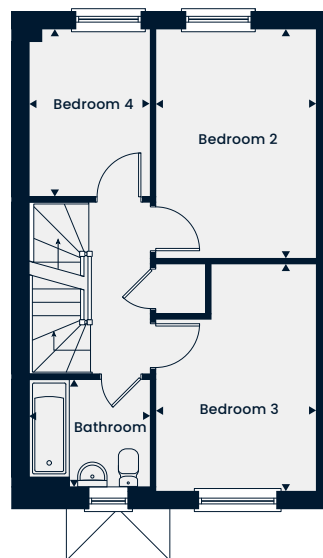
Total Area 1,207 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is a spacious main bedroom which boasts an en suite.



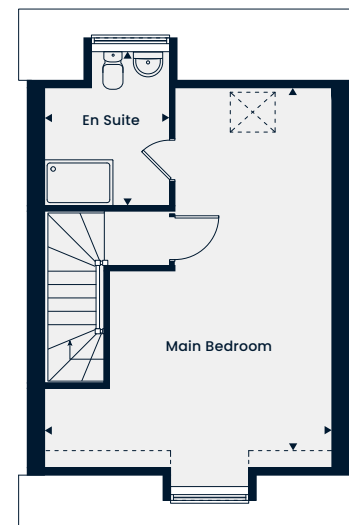
Ground Floor

Kitchen/Dining Area
4.62m x 2.78m | 15'2" x 9'1"
Living Room
4.95m x 3.28m | 16'3" x 10'9"



First Floor

Bedroom 2
3.97m x 2.77m | 13'0" x 9'1"
Bedroom 3
3.93m x 2.77m | 12'10" x 9'1"
Bedroom 4
2.89m x 2.08m | 9'6" x 6'9"
Bathroom
2.08m x 1.87m | 6'9" x 6'1"



Second Floor

Main Bedroom
6.31m x 4.95m | 20'8" x 16'3"
En Suite
2.68m x 2.15m | 8'9" x 7'0"

- - - Reduced Head Height ☒ - Rooflight 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. July 2025.

The Fairford

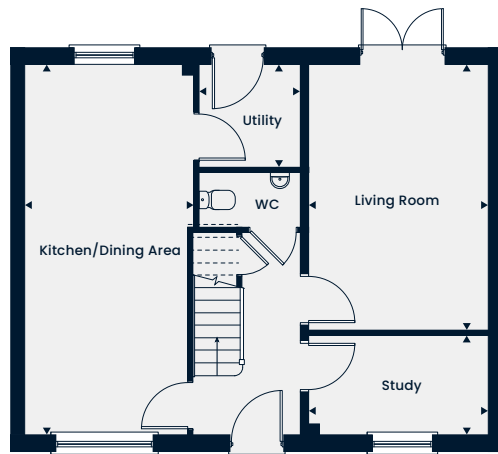
4 Bedroom Home



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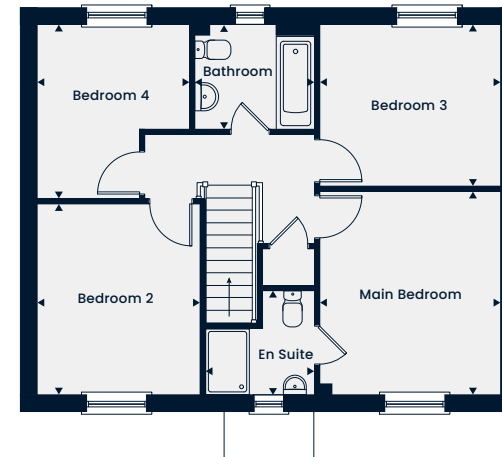


A spacious four bedroom home which benefits from a study, utility, open-plan kitchen/dining area and a separate living room with a double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



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 Bedroom | 3.68m x 3.27m 12'1" x 10'9" |
| Bedroom 2 | 3.46m x 2.94m 11'4" x 9'7" |
| Bedroom 3 | 3.27m x 2.93m 10'9" x 9'7" |
| Bedroom 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" |

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. July 2025.

The Chiddingstone

4 Bedroom Home



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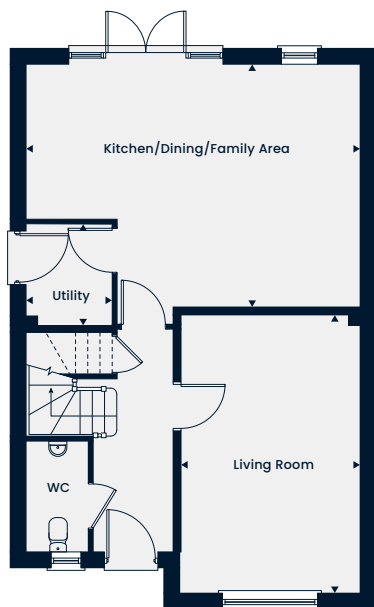


The Chiddingstone

4 Bedroom Home

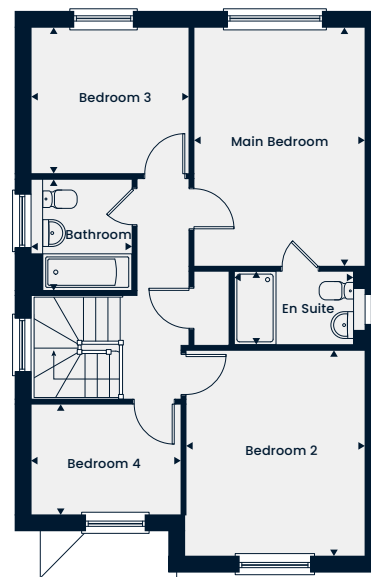
Total Area 1,312 sq. ft.

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/Study | 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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The Rensford

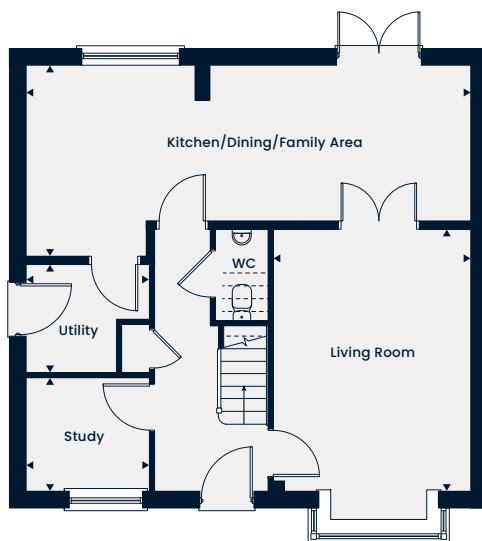
4 Bedroom Home



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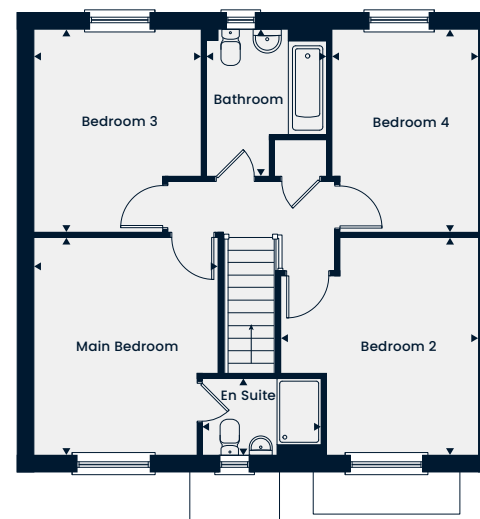


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



Ground Floor

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



First Floor

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

WC – Cloakroom

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The Moulton

4 Bedroom Home



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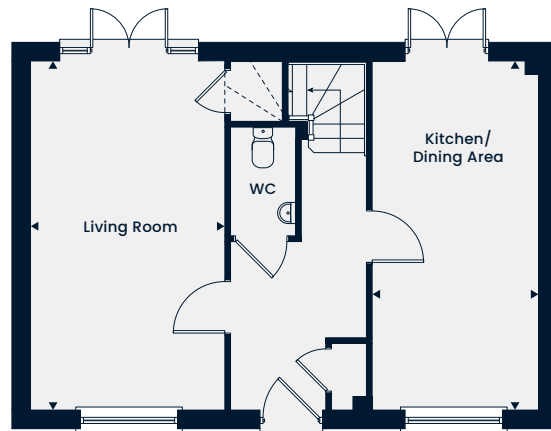


The Moulton

4 Bedroom Home

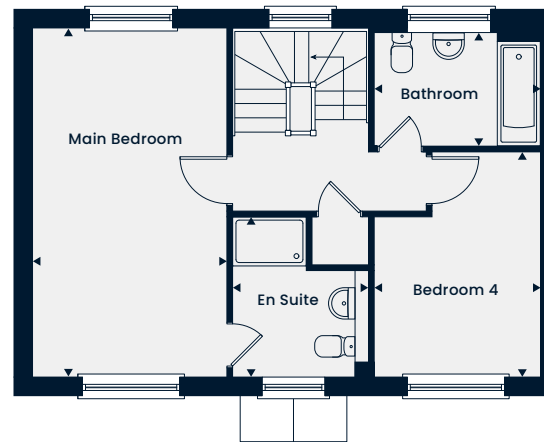
Total Area 1,403 sq. ft.

A well-proportioned three-storey, four bedroom home featuring a spacious living room and a separate kitchen/dining area both with double doors leading out to the garden. The first floor offers the main bedroom with a stylish en suite, bedroom 4 and a family bathroom. Bedrooms 2 and 3 are on the top floor and benefit from a Jack and Jill bathroom.



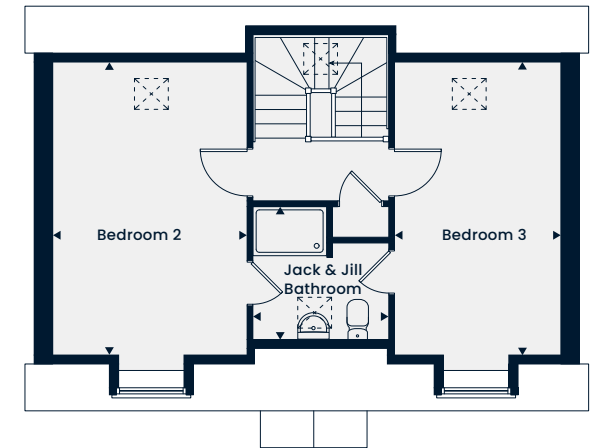
Ground Floor

| | |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 5.63m x 2.68m 18'5" x 8'9" |
| Living Room | 5.63m x 3.14m 18'5" x 10'3" |



First Floor

| | |
|--------------|-------------------------------|
| Main Bedroom | 5.63m x 3.14m 18'5" x 10'3" |
| En Suite | 2.58m x 2.21m 8'5" x 7'3" |
| Bedroom 4 | 3.64m x 2.68m 11'11" x 8'9" |
| Bathroom | 2.68m x 1.85m 8'9" x 6'0" |



Second Floor

| | |
|----------------------|-------------------------------|
| Bedroom 2 | 4.78m x 3.14m 15'8" x 10'3" |
| Bedroom 3 | 4.78m x 2.68m 15'8" x 8'9" |
| Jack & Jill Bathroom | 2.21m x 2.17m 7'3" x 7'1" |

☒ – Rooflight 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. July 2025.

The Selsdon

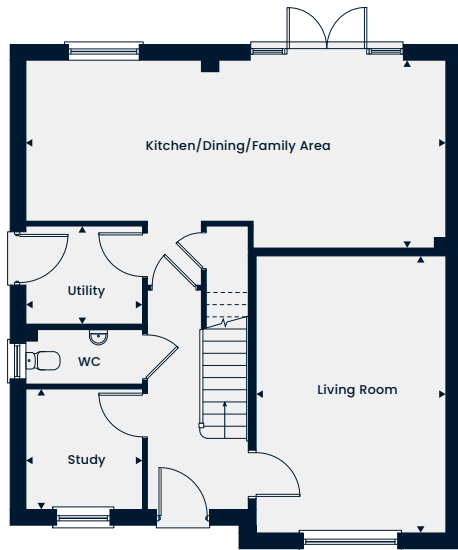
4 Bedroom Home



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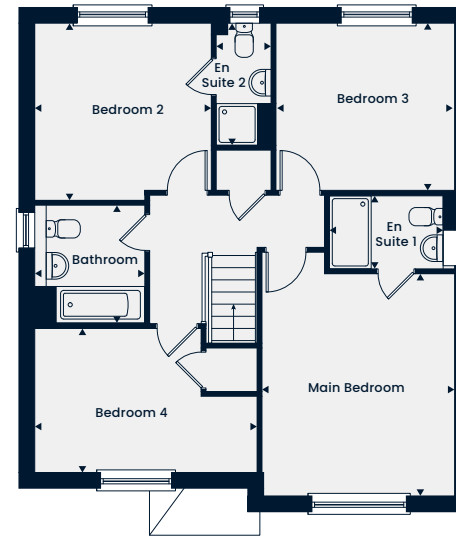


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit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

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. July 2025.

The Tilford

4 Bedroom Home



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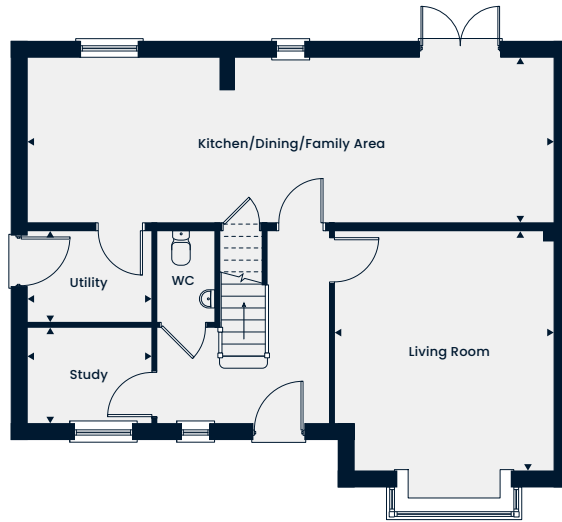


The Tilford

4 Bedroom Home

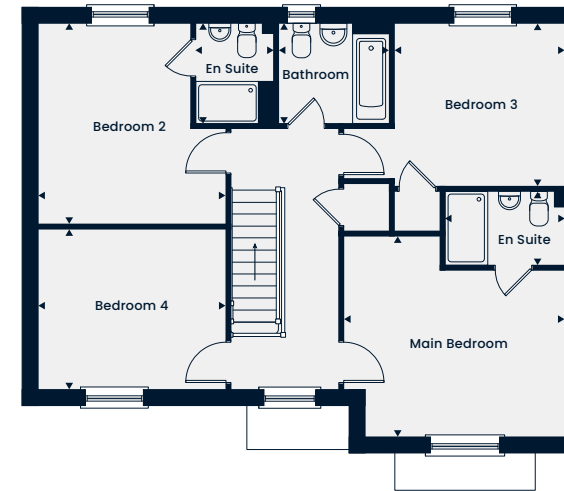
Total Area 1,573 sq. ft.

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 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 | 9.97m x 3.13m 32'8" x 10'3" |
| Living Room | 4.55m x 4.16m 14'11" x 13'7" |
| Study | 2.36m x 1.82m 7'9" x 5'11" |
| Utility | 2.36m x 1.73m 7'9" x 5'8" |



First Floor

| | |
|--------------|-------------------------------|
| Main Bedroom | 4.19m x 3.80m 13'9" x 12'5" |
| Bedroom 2 | 3.81m x 3.55m 12'6" x 11'7" |
| 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" |
| En Suite 1 | 2.26m x 1.40m 7'5" x 4'7" |
| En Suite 2 | 1.90m x 1.47m 6'3" x 4'10" |

WC – Cloakroom

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The Willington

4 Bedroom Home



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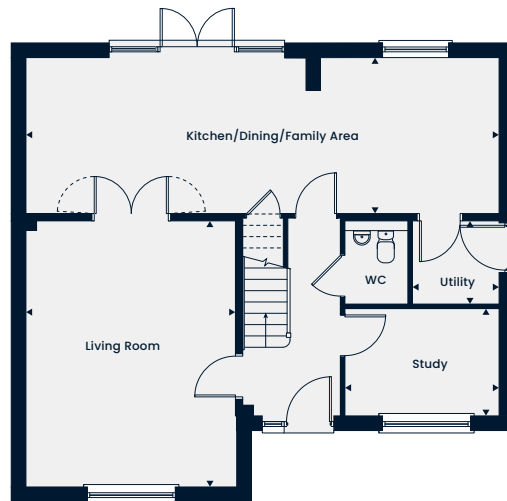


The Willington

4 Bedroom Home

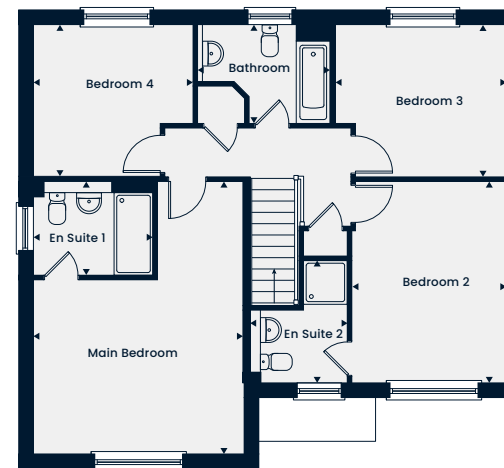
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



Ground Floor

| | |
|----------------------------|--------------------------------|
| Kitchen/Dining/Family Area | 9.68m x 3.18m 31'9" x 10'5" |
| Living Room | 5.45m x 4.28m 17'10" x 14'0" |
| Study | 3.14m x 2.18m 10'3" x 7'1" |
| Utility | 1.76m x 1.71m 5'9" x 5'7" |



First Floor

| | |
|--------------|-------------------------------|
| Main Bedroom | 5.58m x 4.28m 18'3" x 14'0" |
| En Suite 1 | 2.43m x 1.93m 7'11" x 6'4" |
| Bedroom 2 | 4.12m x 3.16m 13'6" x 10'4" |
| En Suite 2 | 2.49m x 1.99m 8'2" x 6'6" |
| Bedroom 3 | 3.50m x 3.11m 11'5" x 10'2" |
| Bedroom 4 | 3.26m x 3.11m 10'8" x 10'2" |
| Bathroom | 2.73m x 2.01m 8'11" x 6'7" |

WC – Cloakroom

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The Walford

4 Bedroom Home



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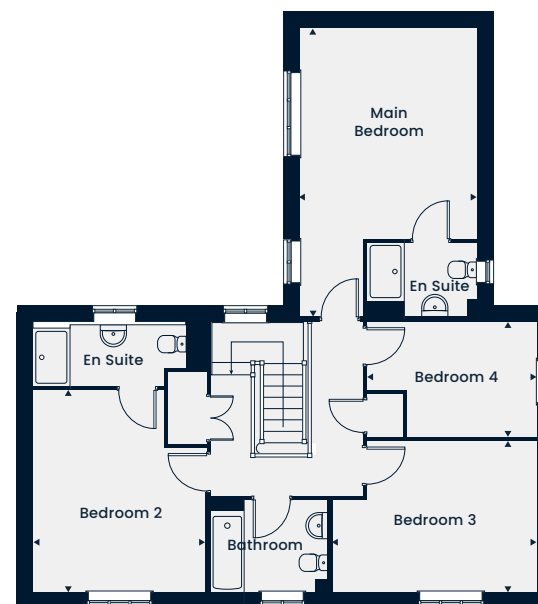


An impressive four bedroom home featuring a spacious hallway leading to a kitchen/breakfast area including a separate utility, living room, dining room and study. Upstairs, the galleried landing leads to the bedrooms. The main bedroom and bedroom 2 boast en suites, and the family bathroom completes the first floor.



Ground Floor

| | |
|------------------------|-------------------------------|
| Kitchen/Breakfast Area | 6.00m x 3.69m 19'8" x 12'1" |
| Utility | 2.41m x 1.53m 7'11" x 5'0" |
| Dining Room | 3.53m x 3.08m 11'7" x 10'1" |
| Living Room | 5.60m x 3.56m 18'5" x 11'8" |
| Study | 3.53m x 2.45m 11'7" x 8'0" |



First Floor

| | |
|--------------|--------------------------------|
| Main Bedroom | 6.04m x 3.69m 19'10" x 12'1" |
| Bedroom 2 | 4.18m x 3.57m 13'9" x 11'9" |
| Bedroom 3 | 4.24m x 3.12m 13'11" x 10'3" |
| Bedroom 4 | 3.53m x 2.41m 11'7" x 7'11" |

B – Boiler WC – Cloakroom

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The Langworth

5 Bedroom Home



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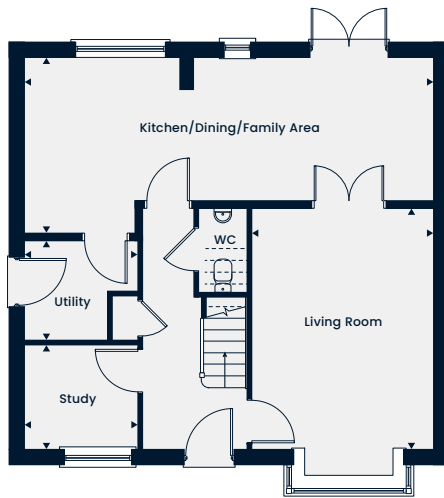


The Langworth

5 Bedroom Home

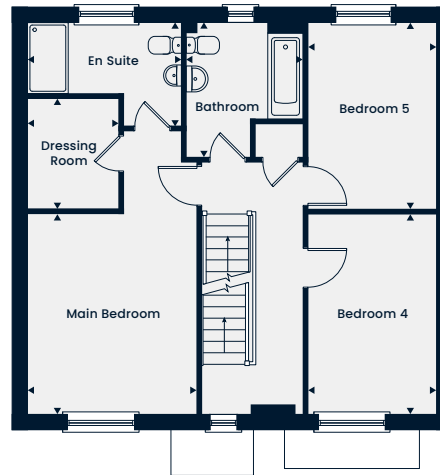
Total Area 1,763 sq. ft.

A modern five bedroom, three-storey home. The ground floor comprises of a kitchen/dining /family area with double doors leading into the garden and a separate living room. The first floor offers the main bedroom with an en suite alongside bedroom 4 and 5 and a family bathroom. Bedrooms 2 and 3 are found on the top floor, complete with a shower room.



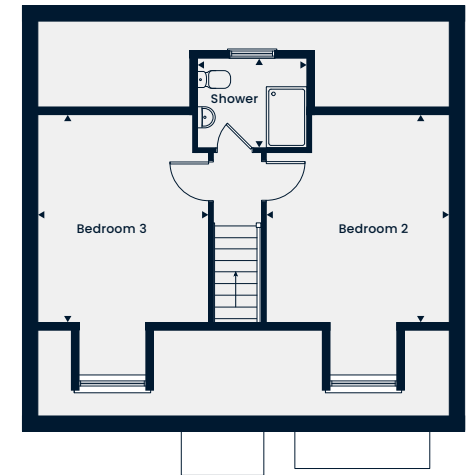
Ground Floor

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



First Floor

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



Second Floor

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

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. July 2025.

The Brockhampton

5 Bedroom Home



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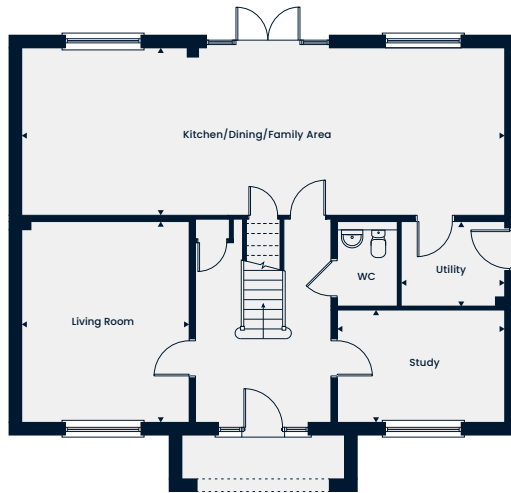


The Brockhampton

5 Bedroom Home

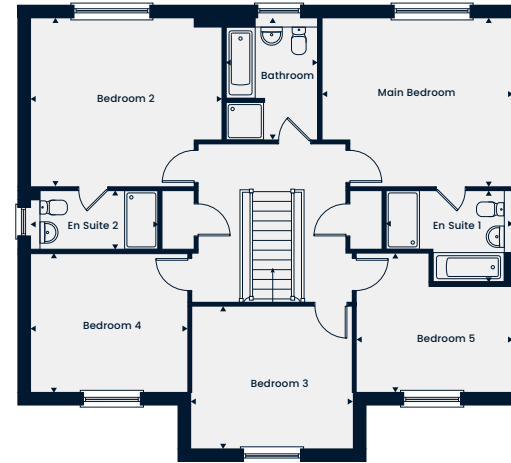
Total Area 2,256 sq. ft.

A stunning five bedroom family home offering a large kitchen/dining/family area with double doors to the garden. A separate living room, utility room and a study complete the ground floor. Upstairs, the main bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family bathroom complete the first floor.



Ground Floor

| | |
|----------------------------|--------------------------------|
| Kitchen/Dining/Family Area | 11.48m x 3.97m 37'8" x 13'0" |
| Living Room | 4.77m x 3.97m 15'8" x 13'0" |
| Study | 3.97m x 2.66m 13'0" x 8'8" |
| Utility | 2.44m x 2.02m 8'0" x 6'7" |



First Floor

| | |
|--------------|--------------------------------|
| Main Bedroom | 4.54m x 4.01m 14'10" x 13'2" |
| En Suite 1 | 3.02m x 2.18m 9'11" x 7'1" |
| Bedroom 2 | 4.54m x 4.01m 14'10" x 13'2" |
| En Suite 2 | 3.02m x 1.40m 9'11" x 4'7" |
| Bedroom 3 | 3.83m x 3.38m 12'6" x 11'1" |
| Bedroom 4 | 3.73m x 3.29m 12'3" x 10'9" |
| Bedroom 5 | 3.73m x 3.30m 12'3" x 10'10" |
| Bathroom | 2.89m x 2.19m 9'5" x 7'2" |

- - - - Reduced Head Height WC - Cloakroom

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



TILIA
HOMES

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* | ✓ | | |
| Stainless steel single bowl with half sink drainer with mixer tap* | | ✓ | ✓ |
| Stainless steel four-ring gas 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 | ✓ | ✓ | ✓ |
| Boiler housing (where applicable) | ✓ | ✓ | ✓ |
| Integrated fridge freezer and dishwasher* | | | ✓ |
| Electrical | | | |
| 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 cloakroom | ✓ | ✓ | ✓ |
| Bathroom & En Suite | | | |
| Choice of wall tiles to sink, bath and shower areas* | ✓ | ✓ | ✓ |
| White sanitaryware from the Tilia approved range | ✓ | ✓ | ✓ |
| Thermostatic shower with riser and handset (where applicable) | ✓ | ✓ | ✓ |
| Standard mixer taps to baths and basins* | ✓ | ✓ | ✓ |
| Internal Features | | | |
| All ceilings and walls finished in white matt emulsion | ✓ | ✓ | ✓ |
| All woodwork finished in satin | ✓ | ✓ | ✓ |
| Four-panel smooth finish internal doors | ✓ | ✓ | ✓ |
| Internal doors furniture to be chrome lever latch on round rose | ✓ | ✓ | ✓ |
| Gas-fired central heating, condensing boiler with mains pressure hot water‡ | | ✓ | ✓ |
| Gas-fired combination boiler‡ | ✓ | | |
| All radiators with white finish and thermostatic valve (except in room where the thermostat is located) | ✓ | ✓ | ✓ |
| Windows & Doors | | | |
| 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 | | ✓ | ✓ |
| External Features | | | |
| 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 | ✓ | ✓ | ✓ |

10-year 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. ‡Excludes the 3 bedroom Verwood. Photography is indicative only. August 2025.

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