

KNIGHTS MEADOW

TEMPLECOMBE

A STUNNING COLLECTION OF
3, 4 & 5 BEDROOM HOMES



TILIA
HOMES

Welcome to Knights Meadow

This charming collection of 3, 4 & 5 bedroom homes has been designed to offer versatility, comfort and efficiency. Built using high-quality materials and modern techniques, Knights Meadow makes for the ideal family home now and for generations to come.



Education

Every great family home has access to education and Knights Meadow is no exception.

Sticky Fingers Pre-School

Located a two-minute drive away, this local pre-school has been operating in Templecombe for over 30 years. It prides itself on creating a home-from-home environment where children can safely play2learn.

Abbas and Templecombe CE VC Primary School

This small primary school is located one minute away by road and provides education for children aged 4 to 11, with the vision of a place of safety and care where everyone is known and loved for who they are.

Sturminster Newton High School

A small secondary school in Dorset, a 21 minute drive away. Accepting pupils from the age of 11-16, Sturminster Newton High School promotes a happy and purposeful teaching environment.

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

Our contribution

Tilia Homes is proud to be contributing over half a million pounds towards local education, sports and travel within the local area to show their commitment to working with the local community.



Connections

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



Destinations by car

9
min

Wincanton

4.7 miles

16
min

Sherborne

7.9 miles

25
min

Yeovil

13.2 miles

58
min

Bath

35.5 miles



Destinations by train
Templecombe Station

33
min

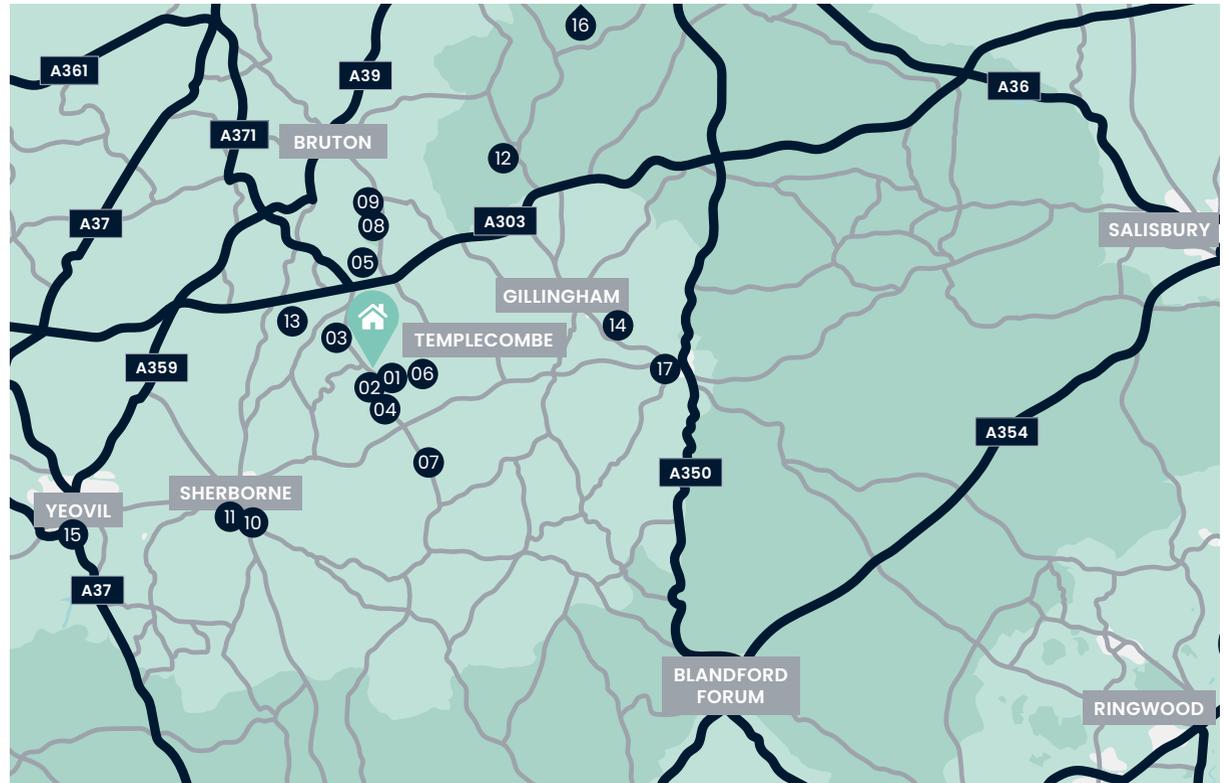
Salisbury

1 18
hr min

Exeter

2 20
hr min

London Waterloo



Your nearest transport links



Templecombe Station



A303



Bristol Airport

Up to 2 Miles

01. Co-op Food
02. Templecombe Station
03. Horsington Church School
04. Templecombe Sports & Social Club

Up to 5 Miles

05. Morrisons
06. Templecombe Park
07. Dike & Son Supermarket
08. Wincanton Racecourse

Up to 10 Miles

09. Wincanton Golf Club
10. Sherborne Castle & Gardens
11. Sherborne Town Centre
12. Stourhead Estate
13. Cadbury Castle

Up to 25 Miles

14. Waitrose
15. Yeovil
16. Longleat Safari Park
17. Shaftesbury



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. April 2023.

KNIGHTS MEADOW

TEMPLECOMBE

This charming collection of three, four and five bedroom homes is perfectly situated in the heart of the Somerset countryside. Knights Meadow makes for the ideal family home now and for generations to come.



SHOW HOME & MARKETING SUITE

3 Bedroom Homes

- The Bembridge
- The Coleridge
- The Compton
- The Kingston

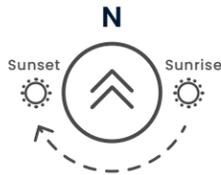
4 Bedroom Homes

- The Alfriston
- The Ashleworth
- The Selsdon

5 Bedroom Homes

- The Brockhampton

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.



- Affordable Rental Homes
- Shared Ownership Homes
- LEAP - Local Equipped Area for Play
- V - Visitor Parking

The Bembridge

3 Bedroom Home



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The Bembridge

3 Bedroom Home

Total Area 915 sq. ft.

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



Ground Floor

Kitchen/Dining Area	5.26m x 2.68m 17'3" x 8'9"
Living Room	4.83m x 3.43m 15'10" x 11'3"



First Floor

Main Bedroom	3.54m x 3.29m 11'7" x 10'9"
En Suite	2.68m x 1.20m 8'9" x 3'11"
Bedroom 2	3.57m x 2.61m 11'8" x 8'7"
Bedroom 3	2.78m x 2.13m 9'1" x 7'0"
Bathroom	2.61m x 2.34m 8'7" x 7'8"

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. May 2023.

The Coleridge

3 Bedroom Home



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The Coleridge

3 Bedroom Home

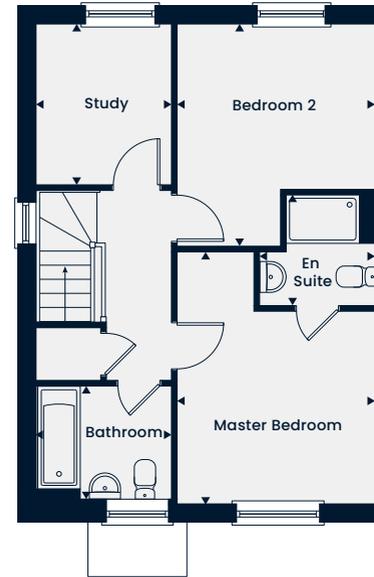
Total Area 936 sq. ft.

A spacious three 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 with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.51m x 3.10m 18'1" x 10'2"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.14m x 3.22m 13'7" x 10'7"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.65m x 3.22m 11'11" x 10'7"
Bedroom 3	2.63m x 2.19m 8'7" x 7'2"
Bathroom	2.19m x 1.92m 7'2" x 6'3"

WC – Cloakroom

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The Kingston

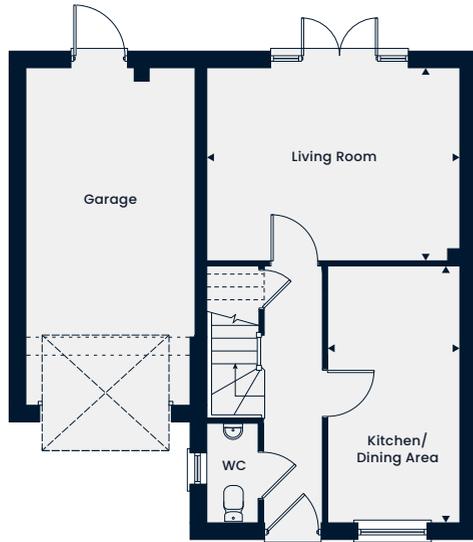
3 Bedroom Home



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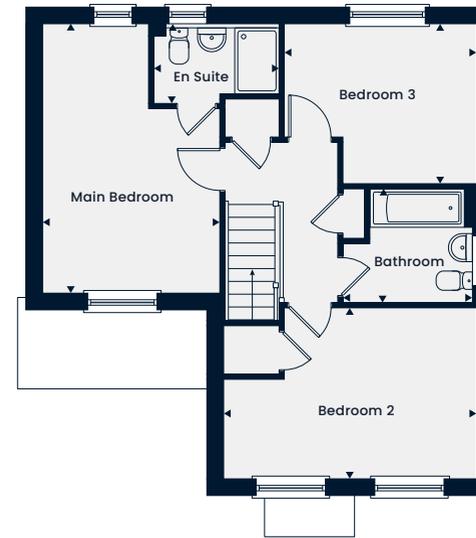


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



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 Alfriston

4 Bedroom Home



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The Alfriston

4 Bedroom Home

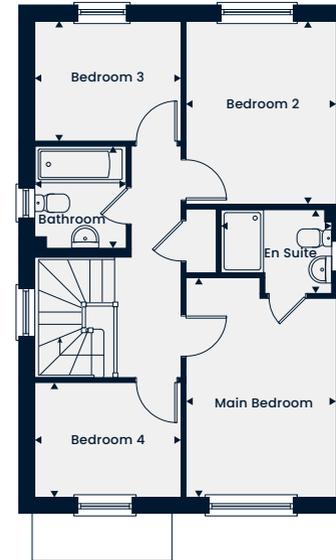
Total Area 1,093 sq. ft.

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 Area	5.63m x 3.45m 18'5" x 11'4"
Living Room	5.41m x 3.15m 17'9" x 10'4"



First Floor

Main Bedroom	4.15m x 2.81m 13'7" x 9'2"
En Suite	2.09m x 1.59m 6'10" x 5'2"
Bedroom 2	3.46m x 2.81m 11'4" x 9'2"
Bedroom 3	2.73m x 2.26m 8'11" x 7'5"
Bedroom 4	2.73m x 2.16m 8'11" x 7'1"
Bathroom	1.95m x 1.70m 6'5" x 5'7"

WC – Cloakroom

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The Ashleworth

4 Bedroom Home



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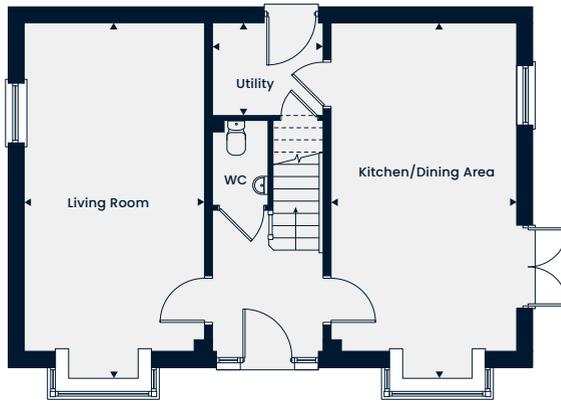


The Ashleworth

4 Bedroom Home

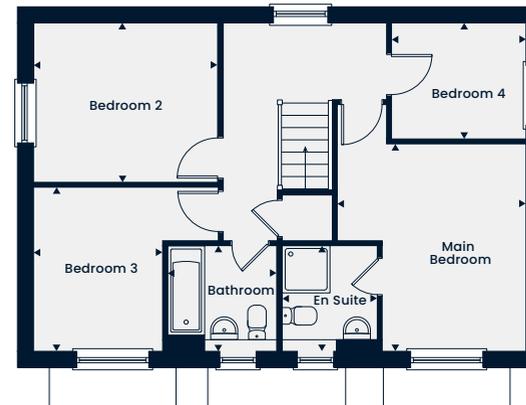
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



Ground Floor

Kitchen/Dining Area	6.76m x 3.47m 22'2" x 11'4"
Living Room	6.76m x 3.37m 22'2" x 11'0"
Utility	2.08m x 1.74m 6'10" x 5'8"



First Floor

Main Bedroom	3.92m x 3.53m 12'10" x 11'7"
En Suite	1.98m x 1.79m 6'6" x 5'10"
Bedroom 2	3.45m x 3.01m 11'4" x 9'10"
Bedroom 3	3.09m x 2.41m 10'1" x 7'11"
Bedroom 4	2.51m x 2.18m 8'3" x 7'1"
Bathroom	2.06m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Compton

3 Bedroom Home



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The Compton

3 Bedroom Home

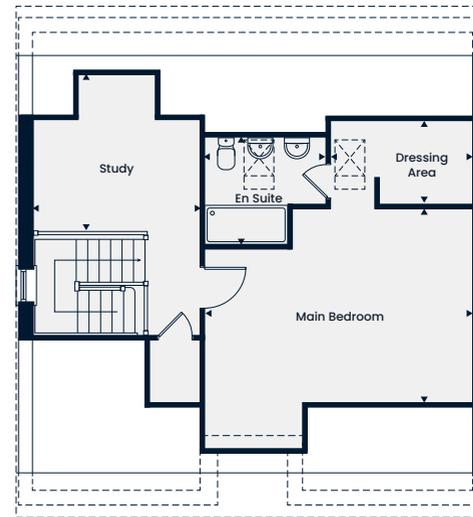
Total Area 1,370 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area, complete with two bedrooms and a family bathroom. Upstairs, there is the main bedroom with an en suite, a dressing area and a separate study.



Ground Floor

Kitchen/Dining Area	4.71m x 3.41m 15'5" x 11'2"
Living Room	4.62m x 4.00m 15'2" x 13'1"
Bedroom 2	3.44m x 3.13m 11'3" x 10'3"
Bedroom 3	4.13m x 2.89m 13'6" x 9'6"
Bathroom	2.88m x 1.93m 9'5" x 6'4"



First Floor

Main Bedroom	5.46m x 4.00m 17'11" x 13'1"
Dressing Area	2.90m x 1.74m 9'6" x 5'9"
En Suite	2.50m x 2.22m 8'2" x 7'3"
Study	3.43m x 3.22m 11'3" x 10'7"

- - - - Reduced Head Height  - Rooflight

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The Selsdon

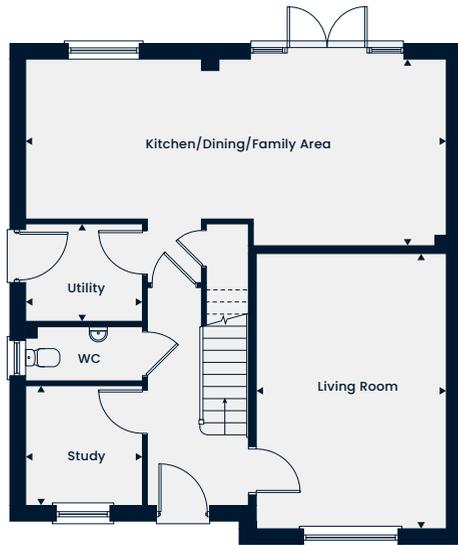
4 Bedroom Home



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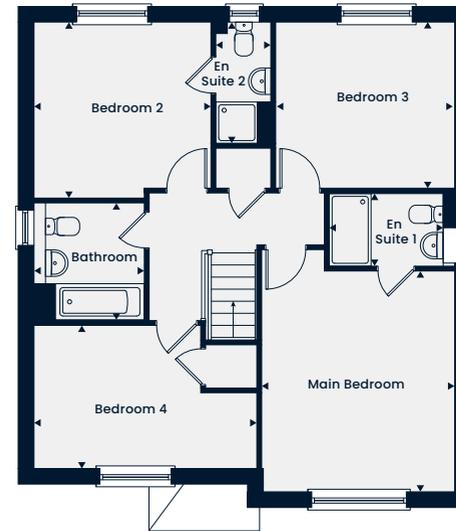


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit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

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The Brockhampton

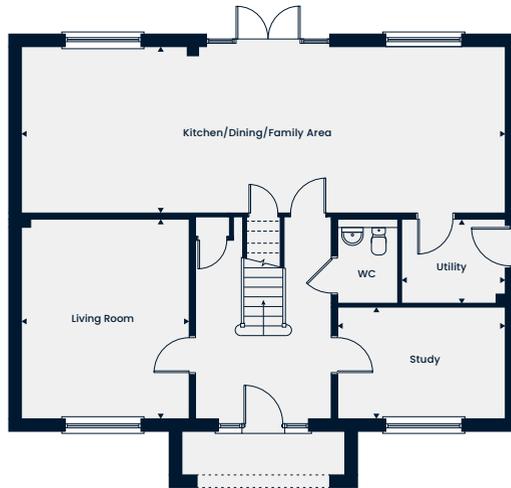
5 Bedroom Home



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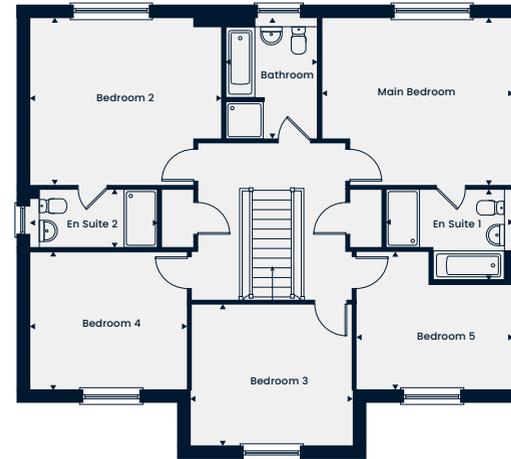


A stunning five bedroom family home offering a large kitchen/dining/family area with double doors to the garden. A separate living room, utility room and a study complete the ground floor. Upstairs, the main bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family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