

# Sherford

## Plymouth

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Bovis  
Homes 



# Sherford

Plymouth

A taste of local life

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# Welcome to Sherford



Sherford is a new community in the heart of Devon occupying over 1,200 acres of farmland. The town will be the perfect mix of traditional living, paired with contemporary design and is set to become one of the most thriving market towns in the region.



Sherford is designed to be self-sustainable and so will offer a variety of community facilities which shall include a health centre, town hall, library, theatre and sports centre. Located in one of the country's most picturesque locations which is renowned for beautiful country landscapes and coastlines, it is ideal for residents seeking a quieter country lifestyle with easy links to the city.

## Getting around

Sherford, situated between Plymouth and the South Hams, is ideally located in the county of Devon. The A38, known as the Devon Expressway, is only minutes away and provides easy links to the larger cities of Plymouth and Exeter as well as the neighbouring county of Cornwall. Plymouth Railway Station is just 15 minutes away and provides access to all major cities including a direct train to London Paddington. For air travel, Exeter International Airport is under an hour away.

## A trip to the shops

As Sherford is designed to be self-sustainable it will be home to an employment and retail space of over 80,000m<sup>2</sup> making basic shopping easily accessible for residents. Just a short drive away is Plymouth's shopping centre Drake Circus which offers over 60 national stores and restaurants. The newly modernised Exeter city centre which is under an hour away also offers many national retailers as well as quirky shops and independent restaurants.

## Taking time out

There will be footpaths and cycle routes placed around Sherford taking residents through a 500 acre parkland and woodland. Sherford will also offer environmental initiatives such as community gardens, allotments, wildlife corridors and bat bridges. Not too far away is the iconic Smeatons Tower Lighthouse on The Plymouth Hoe which hosts public events all year round including the spectacular British Fireworks Championships. Royal William Yard, the formal Royal Naval Dockyard, is also close by boasting a range of bespoke fine dining establishments plus a museum and art gallery which host a range of public events throughout the year.

## Education

Sherford town is set to have three primary schools and one secondary school. There are a number of colleges in nearby Plymouth offering a variety of subjects as well as being home to two universities; The University of Plymouth – ranked in the top 2% of universities in the world and The University of St Mark & St John, one of the UK's top universities for student satisfaction.



Scan me  
for directions



# Sherford

Hercules Road, Plymouth  
Devon PL9 8FA

## From the South

- Exit the A38 at Marsh Mills and at the roundabout take the 3rd exit onto Plymouth Road signposted City Centre A374
- Continue onto Embankment Road, then take the first left onto Embankment Lane (signposted A379 Kingsbridge and Plymstock)
- Take the next left onto the A379 Laira Bridge Road and continue straight ahead onto Billacombe Road
- Take the second exit at the roundabout to continue onto Billicombe Road (signposted Kingsbridge A379)
- Take the second exit at the next roundabout onto Elburton Road
- At Stanborough Cross traffic lights turn left onto Haye Road
- The entrance to Sherford and the Information Centre will be found on the right hand side

Cover photograph of Sherford. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Bovis Homes Limited, Countryside Partnerships South West region  
Unit 4, Park Five, Harrier Way, Exeter EX2 7HU. Telephone: 01483 705100

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# Sherford

Plymouth





# The Buckthorn

2 bedroom home

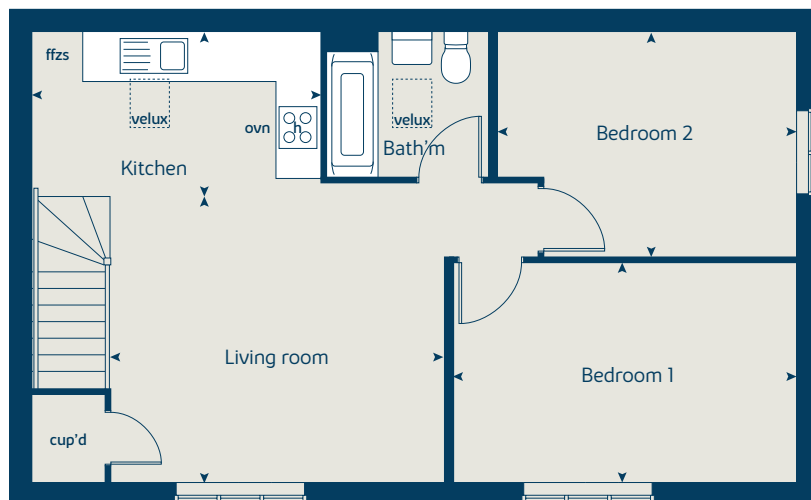
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# The Buckthorn

2 bedroom home

## First floor



First floor	metres	feet / inches
Kitchen	3.90 x 2.04	12' 10" x 6' 8"
Living room	4.54 x 4.05	14' 11" x 13' 4"
Bedroom 1	4.64 x 2.96	15' 3" x 9' 9"
Bedroom 2	4.04 x 3.04	13' 3" x 10' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Buckthorn | XF201 Sherford |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

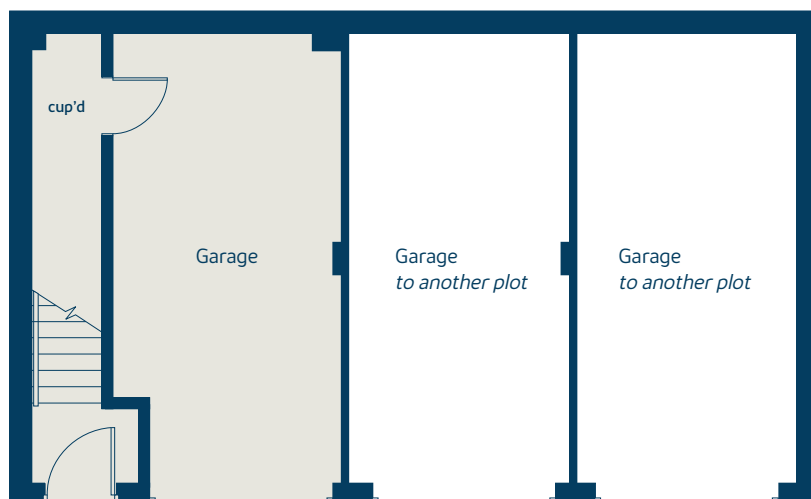
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DS12205 / 12.24

## Ground floor





# The Holly

2 bedroom home

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# The Holly

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.23	15' 5" x 10' 7"
Sitting room	3.70 x 3.65	12' 1" x 12' 0"

## First floor

Bedroom 1	4.74 x 3.58	15' 5" x 11' 7"
Bedroom 2	4.74 x 2.56	15' 5" x 8' 4"

### The Holly | X204 OSHER |

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## First floor



## Ground floor





# The Hazel

3 bedroom home

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# The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.98	17' 0" x 9' 8"
Sitting room	4.15 x 3.61	13' 6" x 11' 8"

## First floor

Bedroom 1	4.15 x 3.27	13' 9" x 11' 8"
Bedroom 2	2.85 x 2.71	13' 9" x 9' 2"
Bedroom 3	3.83 x 3.07	12' 7" x 10' 1"

### The Hazel | X305 03 OSHER |

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## First floor



## Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.14	18' 1" x 10' 3"
Sitting room	5.53 x 3.32	18' 1" x 10' 9"

#### First floor

Bedroom 1	5.53 x 3.40	18' 1" x 11' 1"
Bedroom 2	3.59 x 3.45	11' 3" x 11' 8"
Bedroom 3	3.59 x 2.16	11' 8" x 7' 1"

#### The Spruce | X307 (IF) 01 OSHER |

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### Ground floor





# The Beech

3 bedroom home

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# The Beech

3 bedroom home

## Second floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.66 x 2.90	15' 3" x 9' 5"
Sitting room	4.98 x 3.70	16' 3" x 12' 1"

### First floor

Bedroom 2	4.75 x 2.61	15' 5" x 8' 5"
Bedroom 3	3.38 x 2.48	11' 1" x 8' 1"

### Second floor

Bedroom 1	3.61 x 3.42	11' 8" x 11' 2"
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#### The Beech | X309 01 OSHER |

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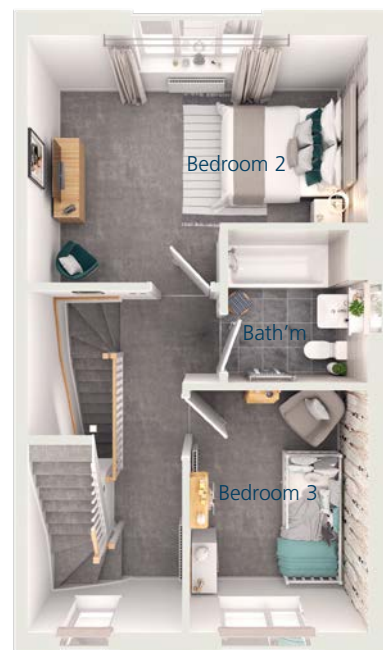
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## First floor



## Ground floor





# The Poplar

3 bedroom home

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# The Poplar

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.39	15' 5" x 14' 4"

First floor	metres	feet / inches
Sitting room	4.74 x 3.43	15' 6" x 11' 3"
Bedroom 3	4.74 x 2.57	15' 6" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 2	4.74 x 2.54	15' 6" x 8' 4"

own	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Poplar | X310 01 |

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## Second floor



## First floor



## Ground floor





# The Willow

4 bedroom home

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# The Willow

4 bedroom home

## Second floor



## First floor



Ground floor	metres	feet / inches
Kitchen / dining room	6.03 x 3.82	19' 7" x 12' 5"
Sitting room	4.47 x 3.27	14' 6" x 10' 6"

### First floor

Bedroom 2	4.93 x 3.37	16' 1" x 11' 0"
Bedroom 3	3.40 x 3.37	11' 1" x 11' 0"
Bedroom 4	2.97 x 2.60	9' 7" x 8' 4"

### Second floor

Bedroom 1	4.38 x 3.82	14' 2" x 12' 5"
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### The Willow | X411 670-SHER |

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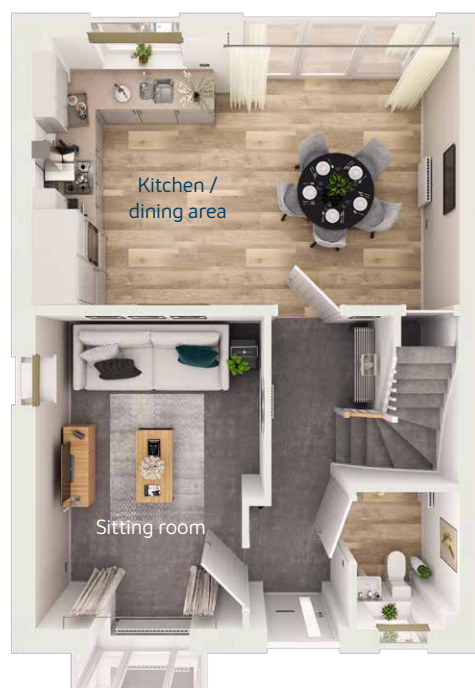
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670-SHER DS08779 / 01.24

## Ground floor





# Bovis Homes

Features that are included in your home

Sherford Specification

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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

### Kitchen

	2 bedroom The Hawthorn The Buckthorn The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech The Poplar	4 bedroom The Juniper The Chestnut The Aspen The Willow The Alder	5 bedroom The Birch The Yew The Lime
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■
Choice of Premium fitted kitchen (doors and worktops)				■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■	■
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood				■
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood				■
Pendant light fitting	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■
LED under-unit flexible strip lighting				■
Fridge / freezer space	■	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer			■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Indesit integrated dishwasher				■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Handheld hair wash attachment		■	■	■
Shower over the bath (full height tiling to length and side of bath)	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite		■	■	■
Bath in bedroom 1 en suite				■
Second shower en suite to selected bedrooms				■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*				■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■



### Doors and Windows

	2 bedroom The Hawthorn The Buckthorn The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech The Poplar	4 bedroom The Juniper The Chestnut The Aspen The Willow The Alder	5 bedroom The Birch The Yew The Lime
Front door with multi-point security locking system and security chain	■	■	■	■
Chrome plated front door numerals	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Powder coated aluminium double glazed bi-fold doors			■	■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■
Multi-media point in living room	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)			■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Fitted external tap	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Landscaped front gardens	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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DS05318 / 03.23

