



SHERFORD

Devon

SHERFORD

Devon

2 bedroom homes

- The Guillemot
- The Fulmar

3 bedroom homes

- The Jackdaw
- The Kingfisher
- The Kittiwake
- The Peregrine
- The Wagtail

4 bedroom homes

- The Plover
- The Sandpiper

5 bedroom homes

- The Woodlark

Pre-sold homes

- 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes





SHERFORD

This exciting new development is in the vibrant new town of Sherford, just 5 miles from Devon’s historic maritime city of Plymouth and within easy reach of the scenic south Devon coast and windswept Dartmoor National Park.

This friendly new community is surrounded by the stunning South Hams countryside, while being just a short bus, car or cycle ride from Plymouth. This waterfront city offers attractions, entertainment, shopping and sports facilities and is packed with famous landmarks and attractions including The Mayflower Steps, and the National Marine Aquarium.

Sherford offers sports and play facilities, a primary school, coffee shop and its own Community Hub, offering everything from Pilates, choir and art classes to groups for children, the over-50s and health, financial and advice clinics.

As a sustainable community Sherford will eventually have its own micro-economy with three primary schools, a secondary school, a range of shops, businesses, town, health and leisure centres, a library and sports pitches.

The town boasts an abundance of green spaces, including its Community Park, Duck Pond and Play Park which are ideal for walking, picnics and play.

The jewel in its biodiversity crown will be its 500-acre Country Park. Offering wetlands, wildflower meadows, woodland areas and walking and cycling tracks - the first phase is already open and being enjoyed by hundreds of happy residents.

Sherford is less than 2 miles from the Devon Expressway, (A38), that links the area to Cornwall further west and to Exeter and the M5, about 41 miles to the east. Head north on the A386 for Dartmouth National Park and North Devon, or take the A388, A395 and A39 for the pretty seaside towns and villages on the rugged North Cornwall coast.

Trains run from Plymouth Railway Station, 5 miles away, to Penzance, Exeter, London Paddington, Cardiff, Bristol, Cheltenham, Birmingham, Leeds, York and Edinburgh. Exeter Airport is less than an hour’s drive, 44 miles away offering UK and European flights.

At Sherford our attractive range of 2, 3, 4 and 5-bedroom homes offer the perfect mix of contemporary design and classic style, created for the needs of today’s busy lifestyles. Homes include popular features such as open-plan living, stylish fitted kitchens, bi-fold doors, higher ceilings and spacious master bedrooms with en suites.

So, if you’re looking for a quality new home close to Plymouth and the beautiful south Devon coast, your search ends here!



THE PERFECT POSITION

EDUCATION FOR EVERYONE

Sherford Vale School and Nursery is the town's first school with its own nursery. It caters for pupils aged from 2 to 11-years-old and since its launch in 2018 is growing rapidly. It's part of the Westcountry Schools Trust and was rated 'good' by OFSTED. Its recently completed new wing has doubled its capacity making it a

two-form entry school taking up to 460 local children.

A secondary school is also planned for Sherford, but for now Plymouth has a number of senior schools within two miles. The nearest ones include Plymstock School and Plympton Academy, for 11 to 19-year-olds and Hele's School and Coombe Dean School, catering for 11 to 18-year-olds.

In Plymouth, Davenport High School for Boys and Davenport High School for Girls are both grammar schools for students aged 11 to 18 and 19 respectively.

The independent Plymouth College is for day and boarding pupils aged 3 to 18 and King's School and Nursery is for children aged from 8 months up to 11 years.

Sherford Vale Primary School
0.4 miles | 9 mins walk

9 mins



Hele's School
3.7 miles | 10 mins drive

10 mins



Dartmoor Zoo
4.1 miles | 12 mins drive

12 mins



Drake Circus Shopping Centre
7.9 miles | 16 mins drive

16 mins



SHERFORD

Bovisand Beach
5.5 miles | 18 mins drive

18 mins



Plymouth Railway Station
5.4 miles | 18 mins drive

18 mins



National Marine Aquarium
7.5 miles | 15 mins drive

15 mins



Vue Cinema, Plymouth
7.2 miles | 14 mins drive

14 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

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 you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

HOME
EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

ARMED
FORCES

TRINITY

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

DEPOSIT
UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

SMOOTH
MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!



THE GUILLEMOT

2 bedroom home

countrysidehomes.com



COUNTRYSIDE
Homes

THE GUILLEMOT

2 bedroom home



FIRST FLOOR	metres	feet / inches
Kitchen / living / dining area	6.82 x 6.08	22' 4" x 19' 1"
Bedroom 1	4.49 x 2.93	14' 9" x 9' 7"
Bedroom 2	3.75 x 2.84	12' 4" x 9' 3"

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

The Guillemot | Sherford |

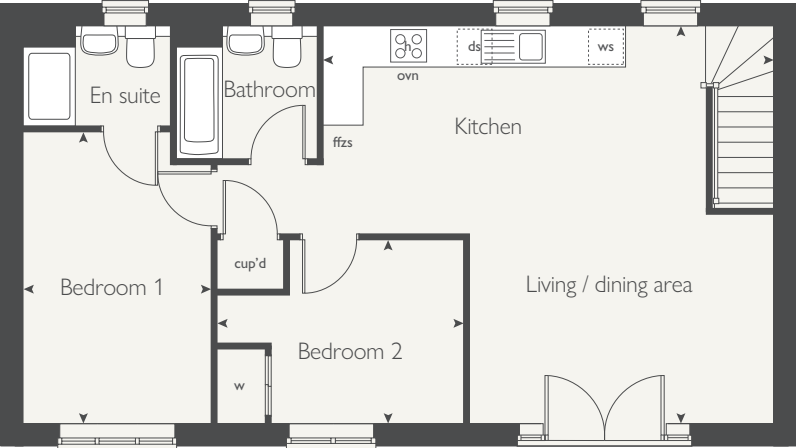
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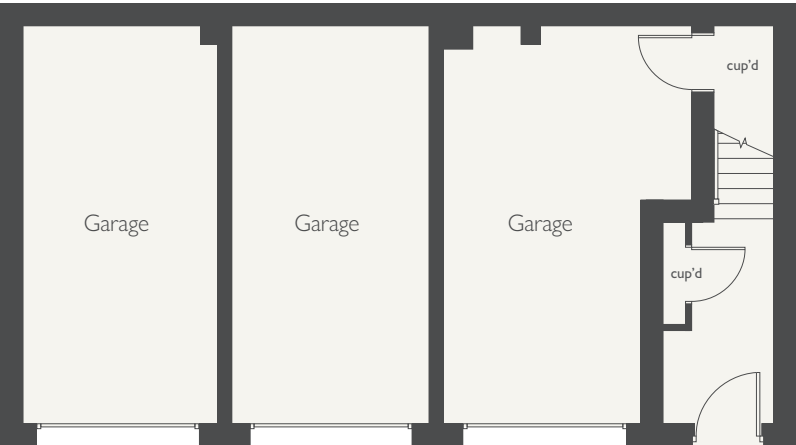
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FIRST FLOOR



GROUND FLOOR





THE FULMAR

2 bedroom home

THE FULMAR

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.44 x 3.50	14' 6" x 11' 5"
Living / dining area	4.59 x 4.48	15' 0" x 14' 8"

FIRST FLOOR

Bedroom 1	4.49 x 3.78	14' 9" x 12' 5"
Bedroom 2	4.49 x 2.90	14' 9" x 9' 6"

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

The Fulmar | Sherford |

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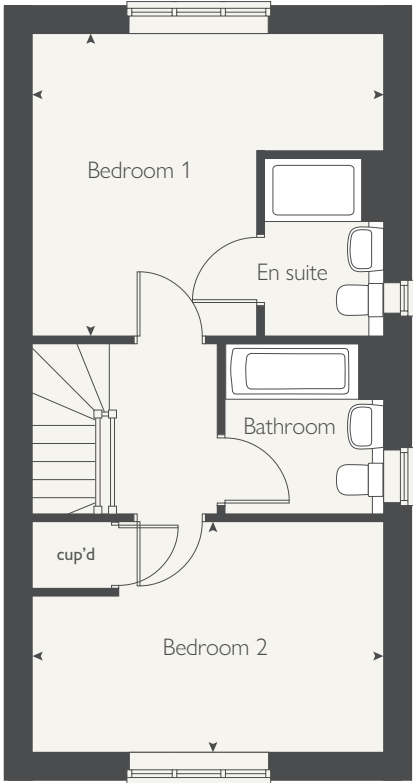
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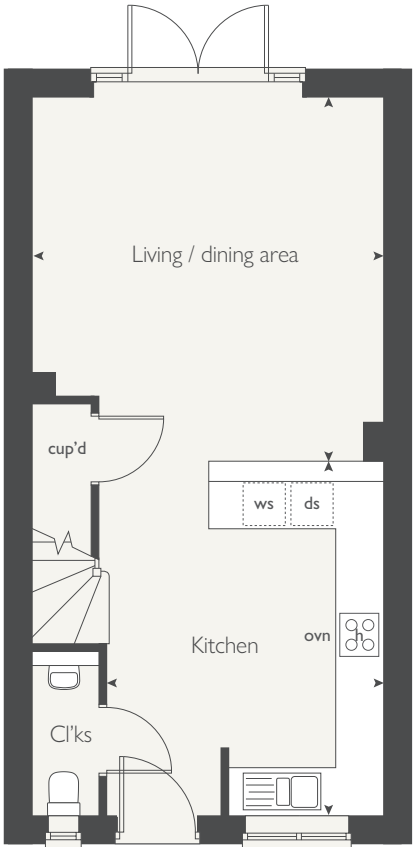


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE JACKDAW

3 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE JACKDAW

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.04 x 3.86	16' 7" x 12' 8"
Living room	3.56 x 2.99	11' 8" x 9' 10"

FIRST FLOOR

Bedroom 1	5.19 x 2.80	17' 0" x 9' 2"
Bedroom 2	3.13 x 2.80	10' 3" x 9' 2"
Bedroom 3	3.82 x 2.15	12' 6" x 7' 0"

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

The Jackdaw | Sherford |

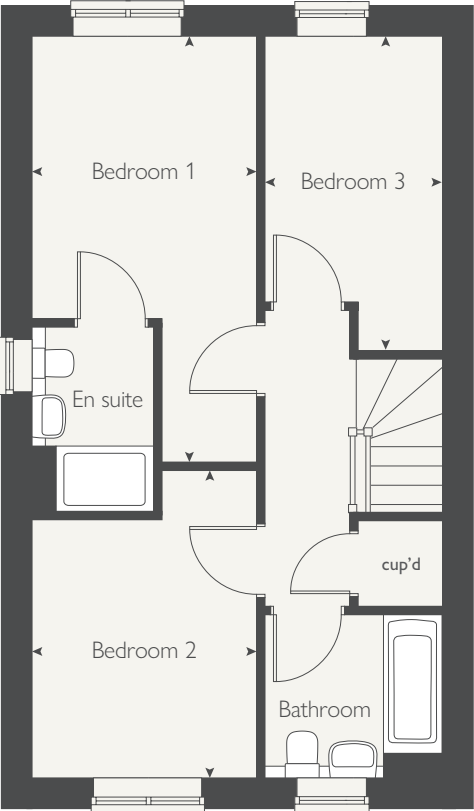
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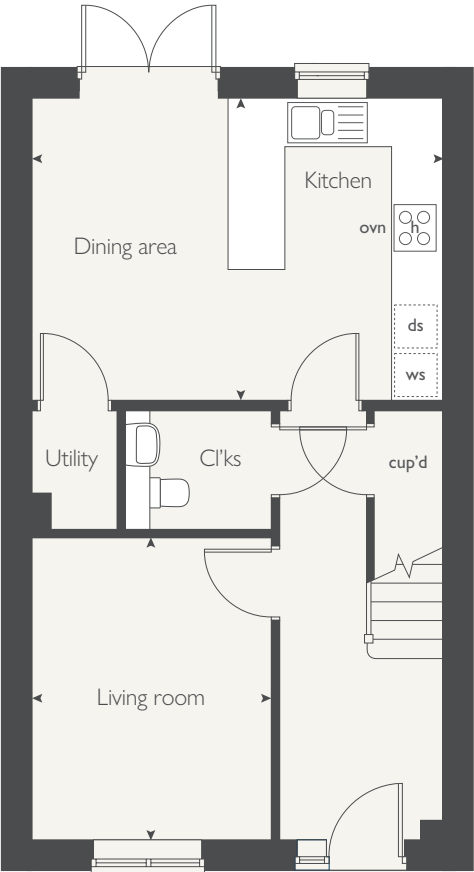
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FIRST FLOOR



GROUND FLOOR





THE KINGFISHER

3 bedroom home

countrysidehomes.com



COUNTRYSIDE
Homes

THE KINGFISHER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.68 x 3.37	18' 8" x 11' 1"
Living room	5.68 x 3.10	18' 8" x 10' 2"

FIRST FLOOR

Bedroom 1	4.62 x 3.42	15' 2" x 11' 2"
Bedroom 2	3.42 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.42 x 2.22	11' 2" x 7' 3"

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

Kingfisher | Sherford |

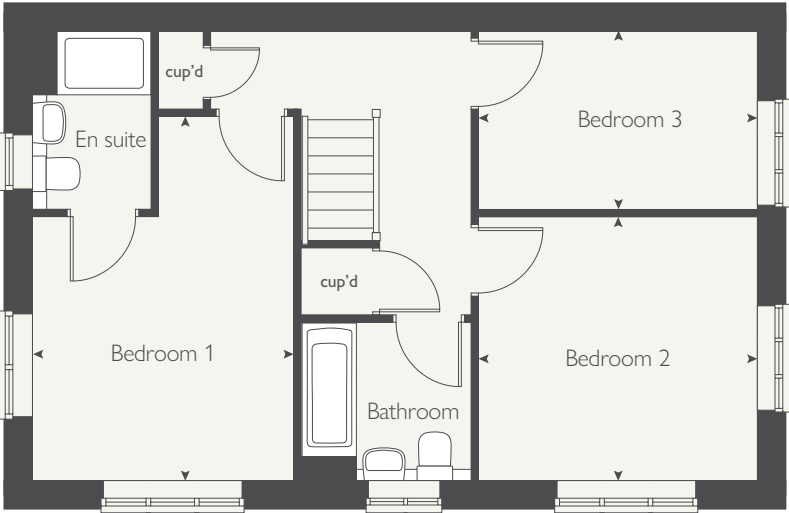
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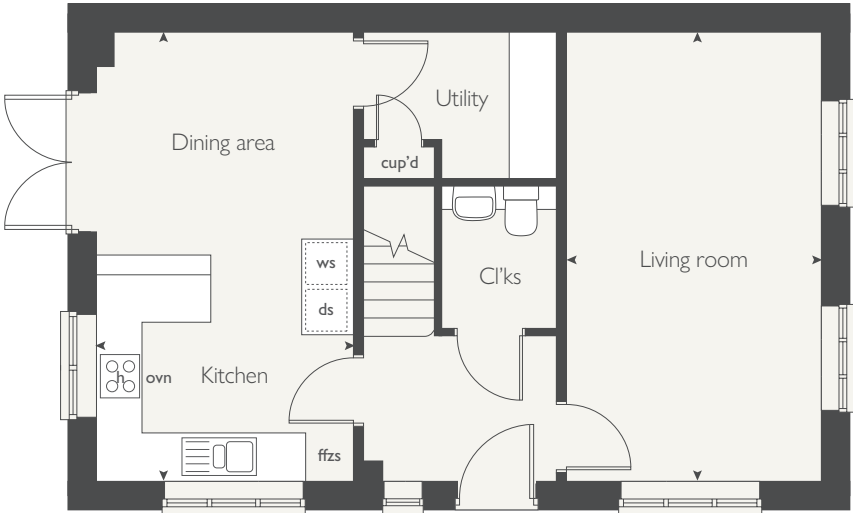
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



THE KITTIWAKE

3 bedroom home



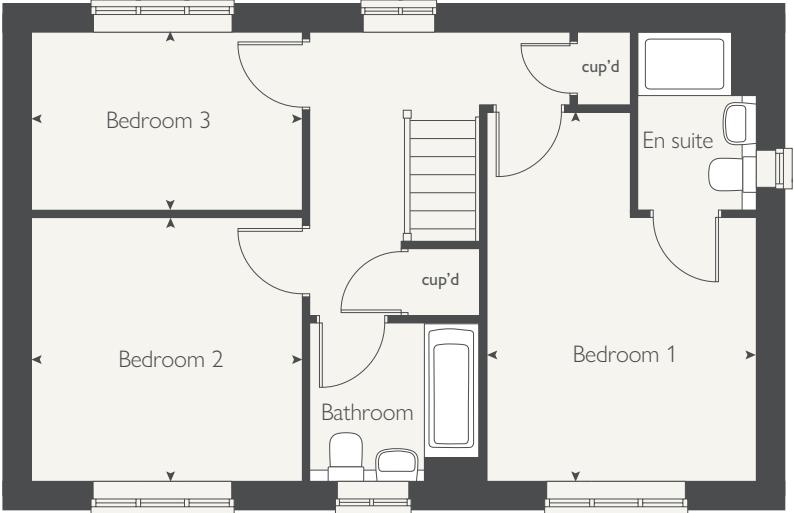
COUNTRYSIDE
Homes

THE KITTIWAKE

3 bedroom home



FIRST FLOOR



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.68 x 3.37	18' 8" x 11' 1"
Living room	5.68 x 3.10	18' 8" x 10' 2"

FIRST FLOOR

Bedroom 1	4.62 x 3.42	15' 2" x 11' 2"
Bedroom 2	3.42 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.42 x 2.22	11' 2" x 7' 3"

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

Kittiwake | Sherford |

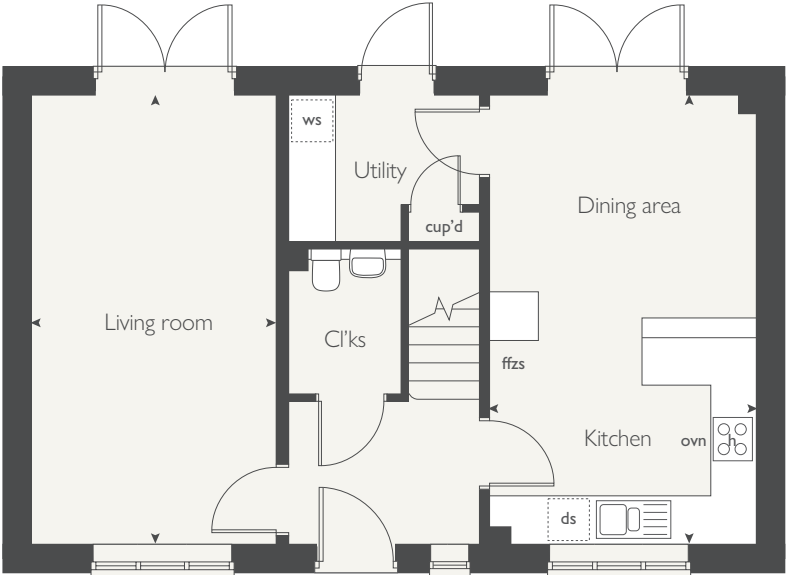
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GROUND FLOOR



COUNTRYSIDE
Homes



THE PEREGRINE

3 bedroom home

THE PEREGRINE

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	4.50 x 4.36	14' 9" x 14' 3"
Study	2.31 x 2.27	7' 6" x 7' 5"

FIRST FLOOR

Living room	4.36 x 2.96	14' 3" x 9' 8"
Bedroom 2	4.36 x 3.16	14' 3" x 10' 4"

SECOND FLOOR

Bedroom 1	4.36 x 3.06	14' 3" x 10' 0"
Bedroom 3	4.36 x 2.96	14' 3" x 9' 8"

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

The Peregrine | Sherford |

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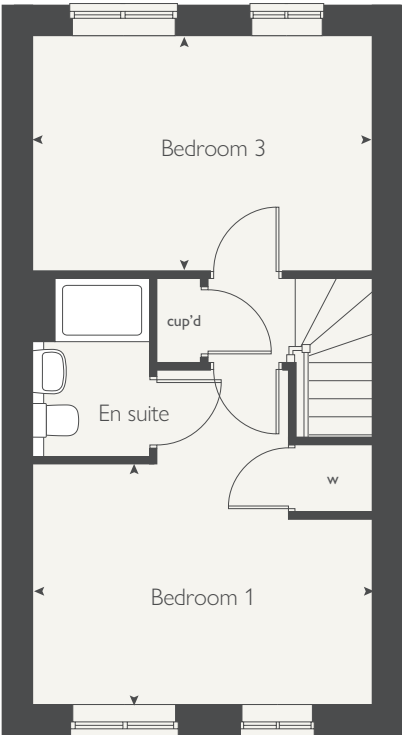
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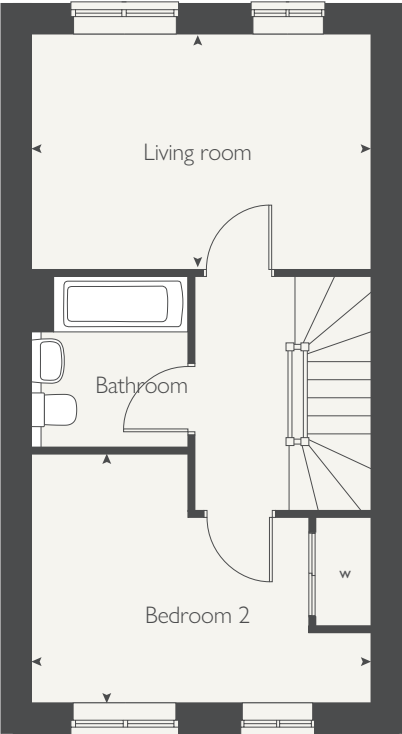


COUNTRYSIDE
Homes

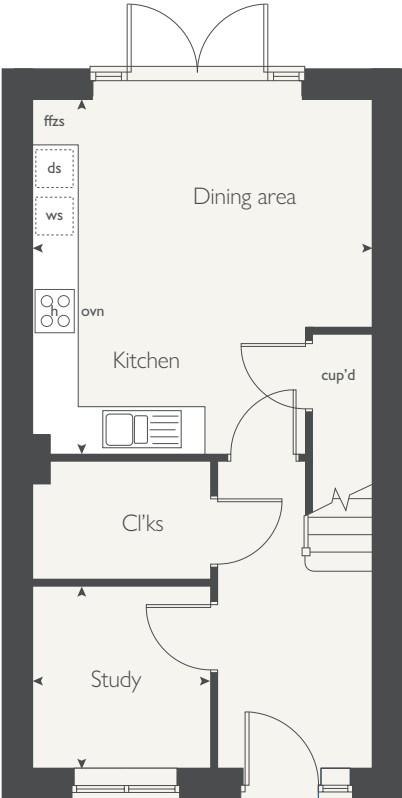
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE WAGTAIL

4 bedroom home



COUNTRYSIDE
Homes

THE WAGTAIL

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.21 x 5.03	17' 1" x 16' 6"
Study	2.79 x 2.03	9' 2" x 6' 8"

FIRST FLOOR

Living room	5.21 x 3.55	17' 1" x 11' 8"
Bedroom 1	5.05 x 2.82	16' 7" x 9' 3"

SECOND FLOOR

Bedroom 2	4.72 x 2.92	15' 6" x 9' 7"
Bedroom 3	3.88 x 2.92	12' 7" x 9' 7"
Bedroom 4	3.55 x 2.20	11' 8" x 7' 2"

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

The Wagtail | Sherford |

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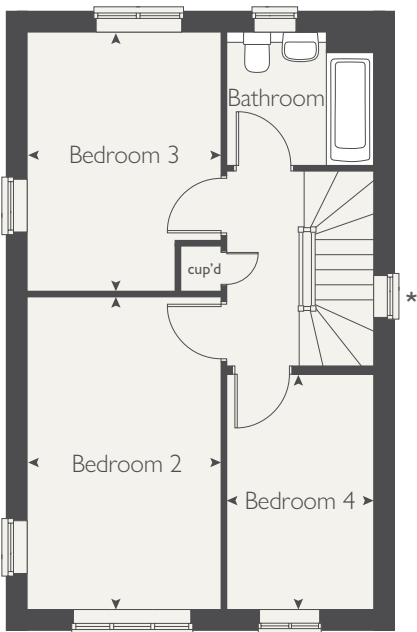
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* Windows apply to selected plots only.
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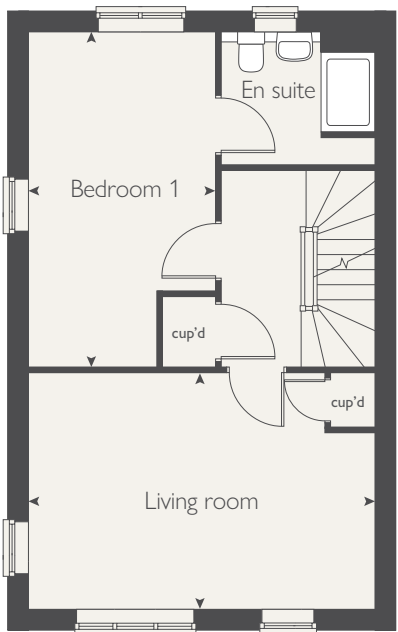


COUNTRYSIDE
Homes

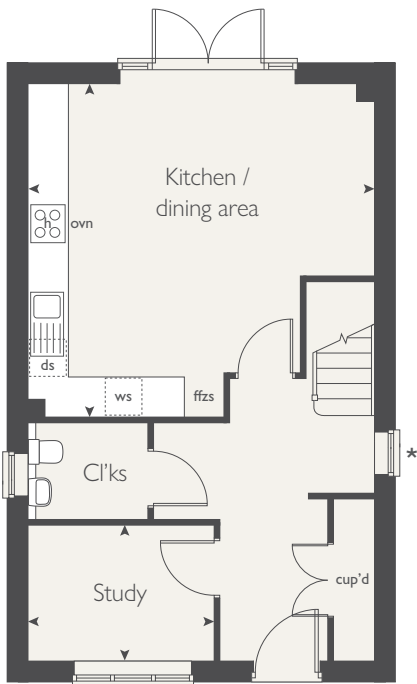
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE PLOVER

4 bedroom home

THE PLOVER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.46 x 4.51	21' 3" x 12' 8"
Living room	4.01 x 3.27	13' 2" x 10' 9"

FIRST FLOOR

Bedroom 1	4.30 x 3.09	14' 1" x 10' 1"
Bedroom 2	3.83 x 3.09	12' 7" x 10' 1"
Bedroom 3	3.28 x 2.30	10' 9" x 7' 7"
Bedroom 4	3.28 x 2.26	10' 9" x 7' 5"

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

The Plover | Sherford |

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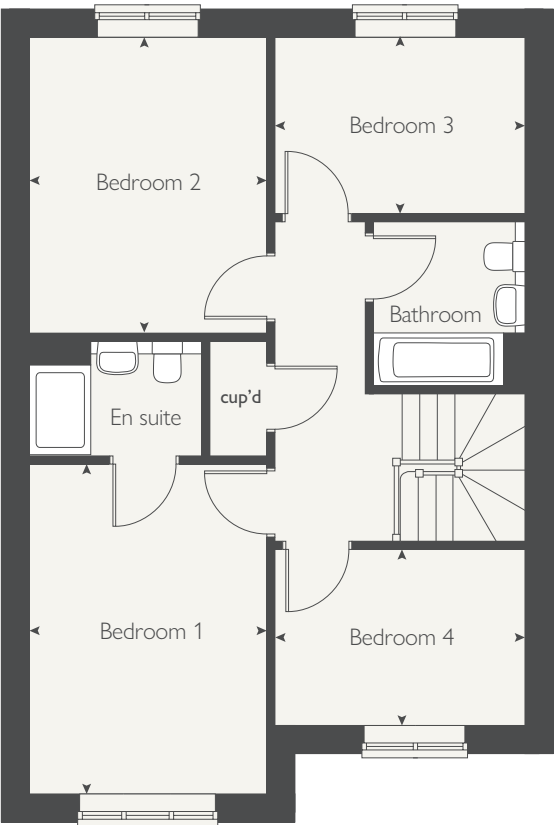
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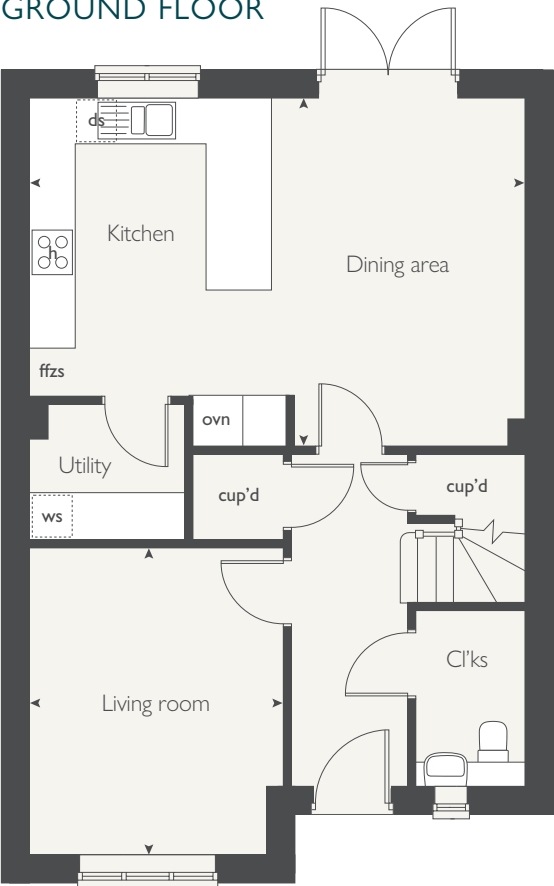


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE SANDPIPER

4 bedroom home

countrysidehomes.com


COUNTRYSIDE
Homes

THE SANDPIPER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	8.60 x 3.25	28' 2" x 10' 8"
Living room	4.86 x 3.09	15' 11" x 10' 2"
Study	3.30 x 2.02	10' 10" x 6' 7"

FIRST FLOOR

Bedroom 1	4.84 x 3.15	15' 10" x 10' 4"
Bedroom 2	3.98 x 3.11	13' 1" x 10' 2"
Bedroom 3	3.40 x 3.11	11' 2" x 10' 2"
Bedroom 4	3.33 x 3.15	11' 0" x 10' 4"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
wm	washing machine		

The Sandpiper | Sherford |

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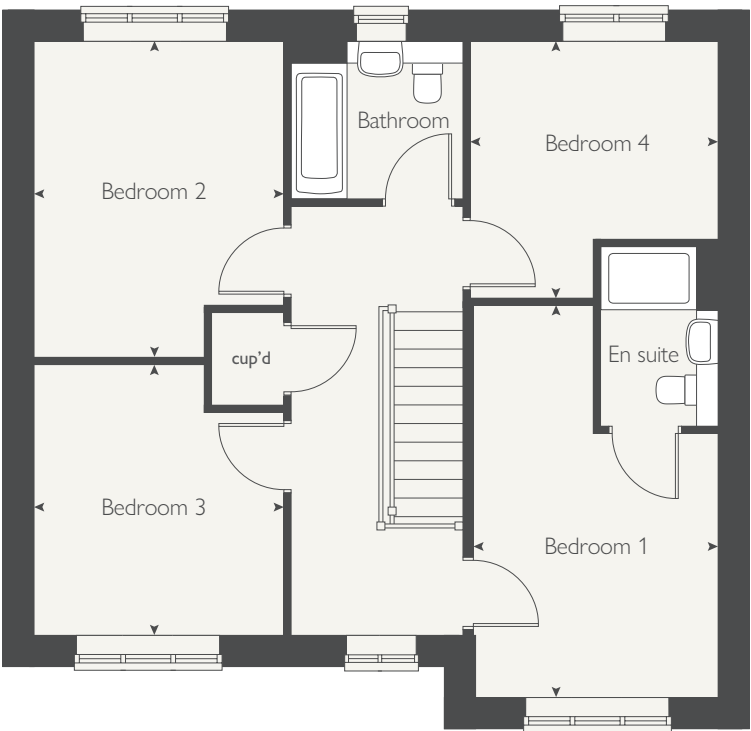
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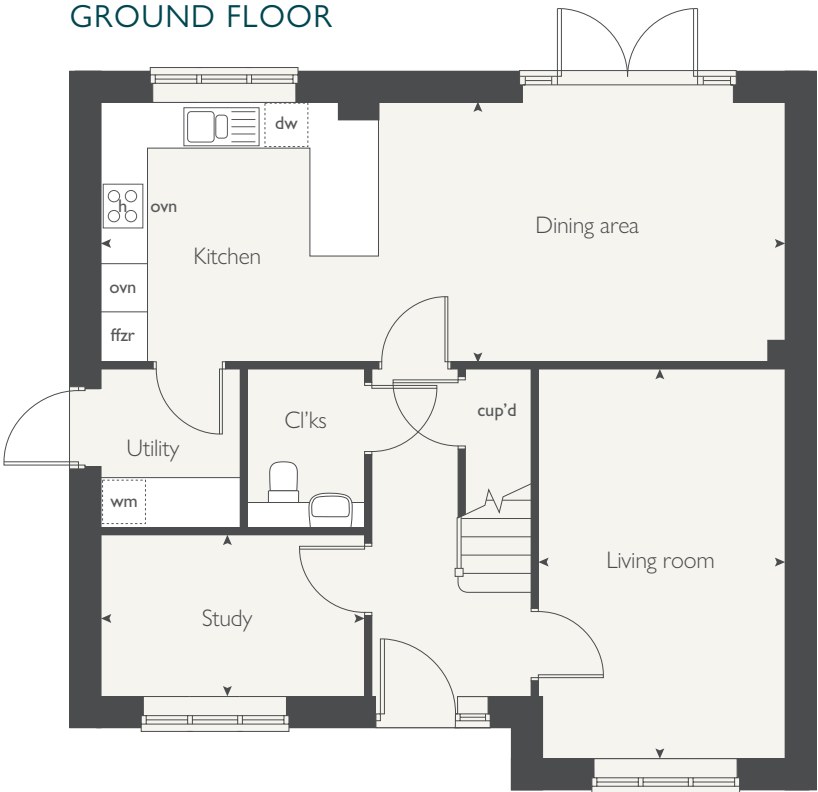
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



THE WOODLARK

5 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE WOODLARK

5 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / family area	9.50 x 3.47	31' 2" x 11' 5"
Living room	5.54 x 3.76	18' 2" x 12' 4"
Dining room	3.40 x 2.75	11' 2" x 9' 0"

FIRST FLOOR

Bedroom 1	5.57 x 3.82	18' 3" x 12' 6"
Bedroom 2	3.40 x 3.34	11' 2" x 10' 11"
Bedroom 3	3.34 x 3.15	10' 11" x 10' 4"
Bedroom 4	3.48 x 2.59	11' 5" x 8' 5"
Bedroom 5	3.35 x 2.37	10' 11" x 7' 9"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	w	wardrobe
wm	washing machine	< >	measuring points

The Woodlark | Sherford |

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Kitchen layouts are indicative only. Please refer to specialist supplier layout for plot specific design.

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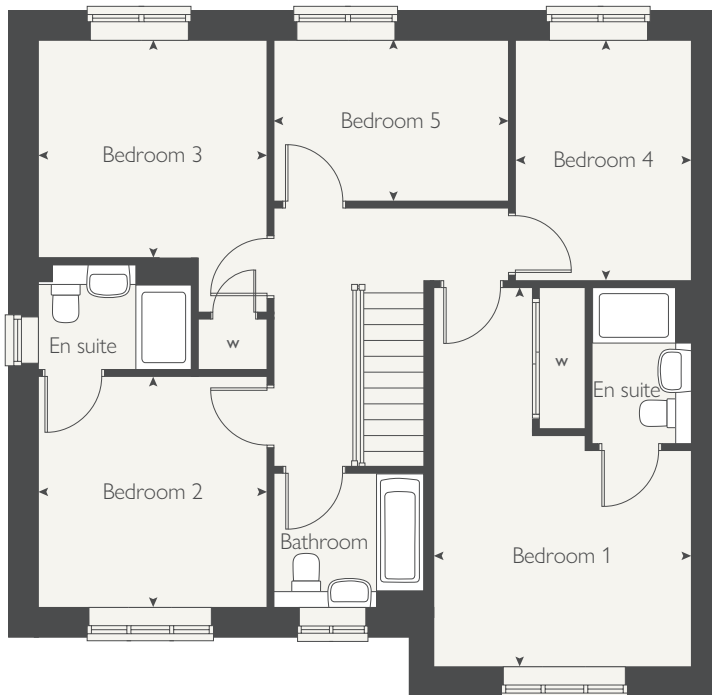
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





SHERFORD

Devon



COUNTRYSIDE
Homes

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Devon

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

discuss the Personalise range of extras available.																							

■ 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 Countryside Homes Personalise 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 main 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.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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