SHERFORD

Devon

NEW HOMES QUALITY CODE

COUNTRYSIDE Homes



SHERFORD

Devon

COUNTRYSIDE
Homes

countrysidehomes.com







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

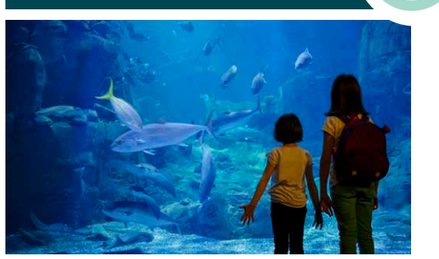
Bovisand Beach
5.5 miles | 18 mins drive
18 mins



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

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!

SCAN ME FOR DIRECTIONS

SHERFORD

Plymouth,
Devon PL9 8AS
01752 712356

Cover photograph a view of Sherford.
Please check the details of the homes you are interested in with the sales consultant.

Vistry Devon South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700
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COUNTRYSIDE
Homes



SHERFORD

Devon

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COUNTRYSIDE
Homes

SHERFORD

Devon

2 bedroom homes

- The Guillemot
- The Fulmar

3 bedroom homes

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

4 bedroom homes

- The Wagtail
- The Plover
- The Sandpiper

5 bedroom homes

- The Woodlark



Pre-sold homes

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

N

The site plan shown on this page has been produced for home identification purposes only and is not to scale.
The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers.
As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.
Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Cornwall South West region
1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW. Telephone: 01392 344 700
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COUNTRYSIDE
Homes



THE GUILLEMOT

2 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

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	removable unit for dishwasher	w	wardrobe
ws	washing machine space	◄ ►	measuring points

The Guillemot | Sherford |

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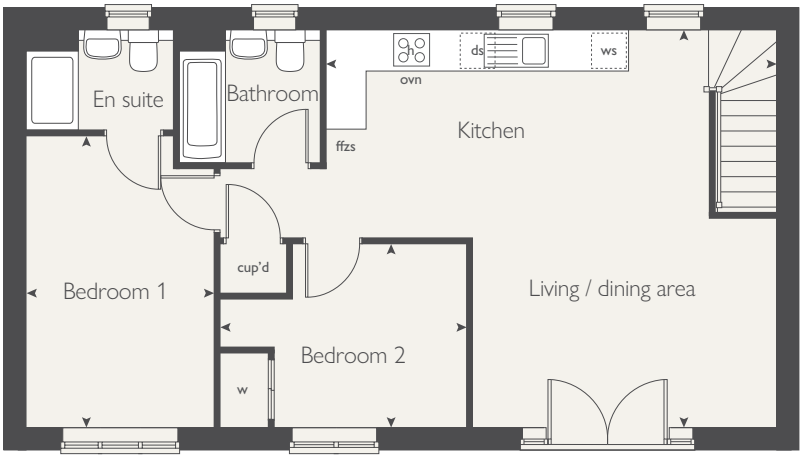
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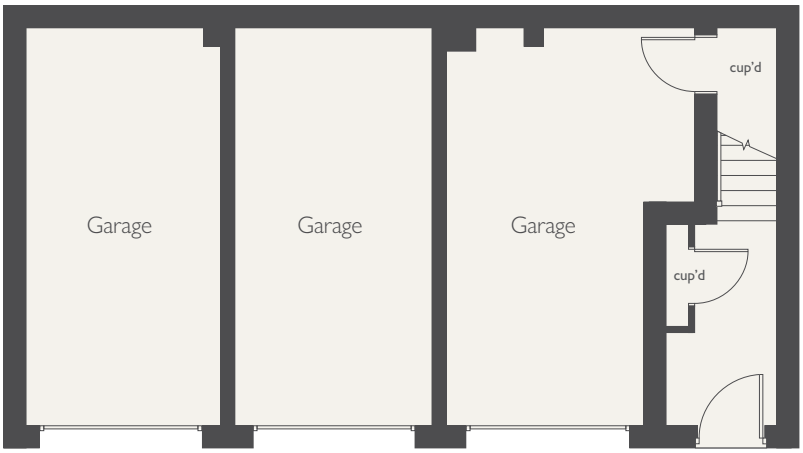
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE FULMAR

2 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

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	fzs	under counter freezer space
h	hob	cup'd	cupboard
ds	removable unit for dishwasher	◄ ►	measuring points
fs	under counter fridge space		

The Fulmar | Sherford |

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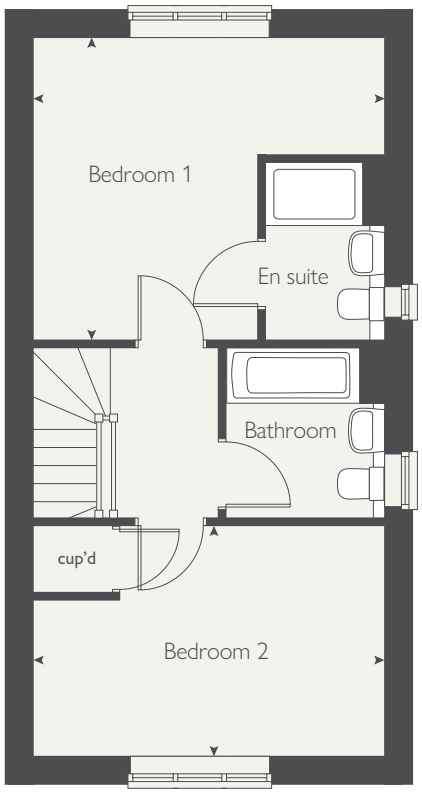
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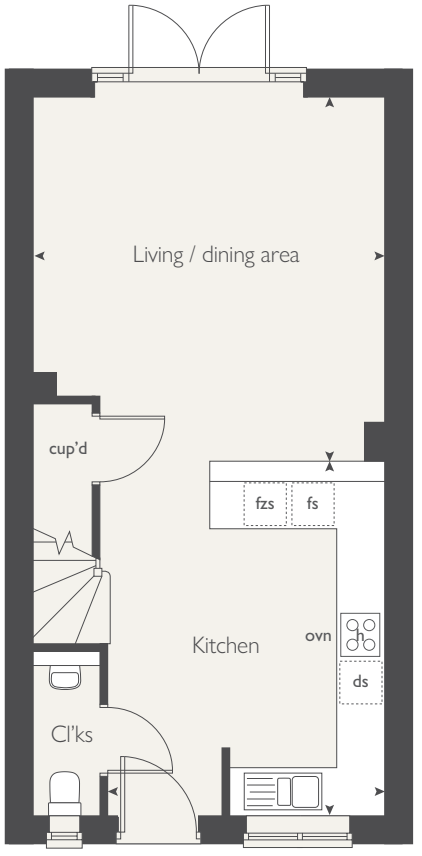
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE JACKDAW

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

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	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◄ ►	measuring points
wm	washing machine		

The Jackdaw | Sherford |

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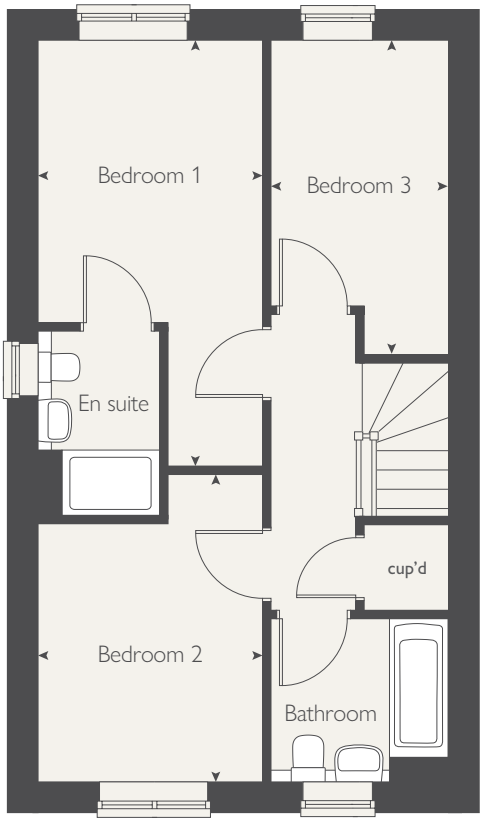
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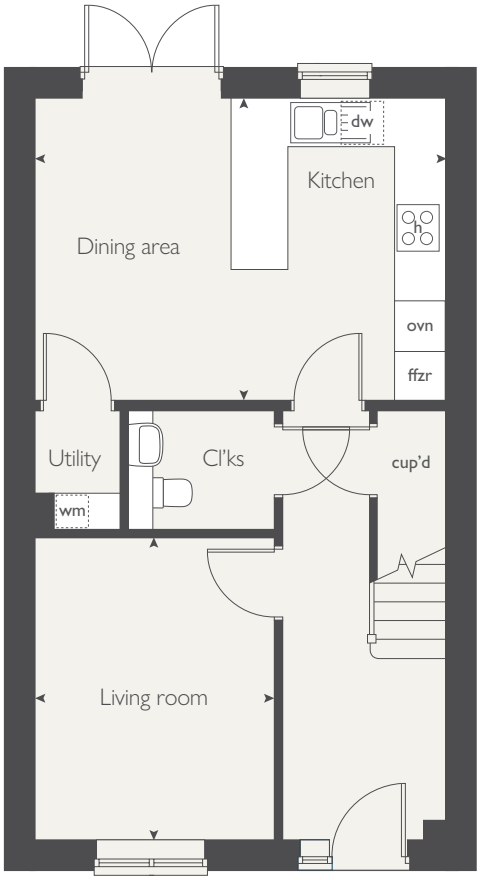
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COUNTRYSIDE
Homes

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	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	tds	tumble dryer space
wm	washing machine	◂ ▸	measuring points

The Kingfisher | Sherford |

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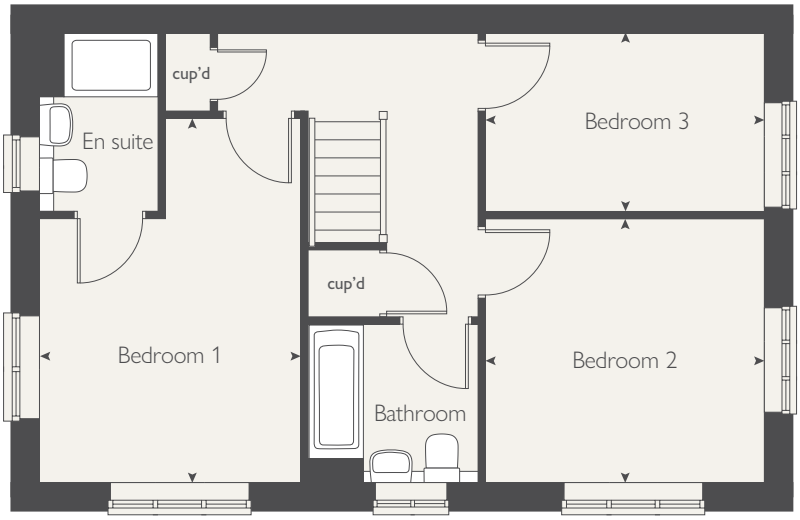
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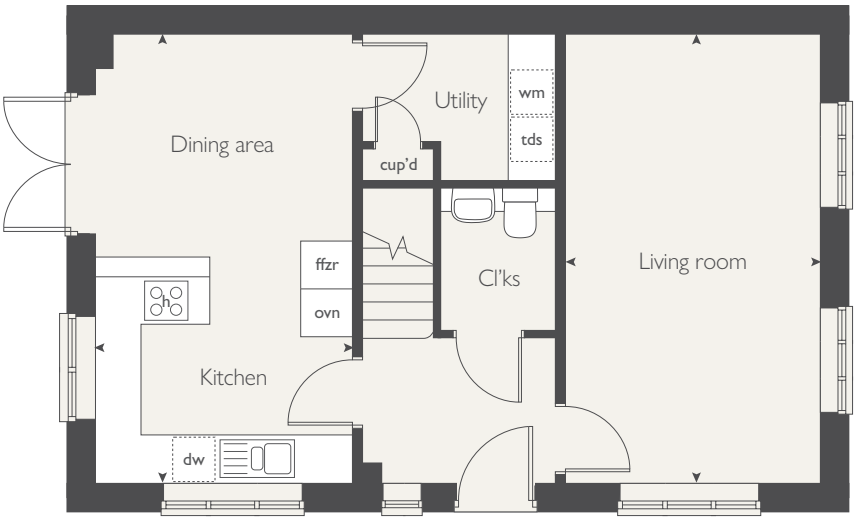
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE KITTIWAKE

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE KITTIWAKE

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	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	tds	tumble dryer space
wm	washing machine	◄ ►	measuring points

Kittiwake | Sherford |

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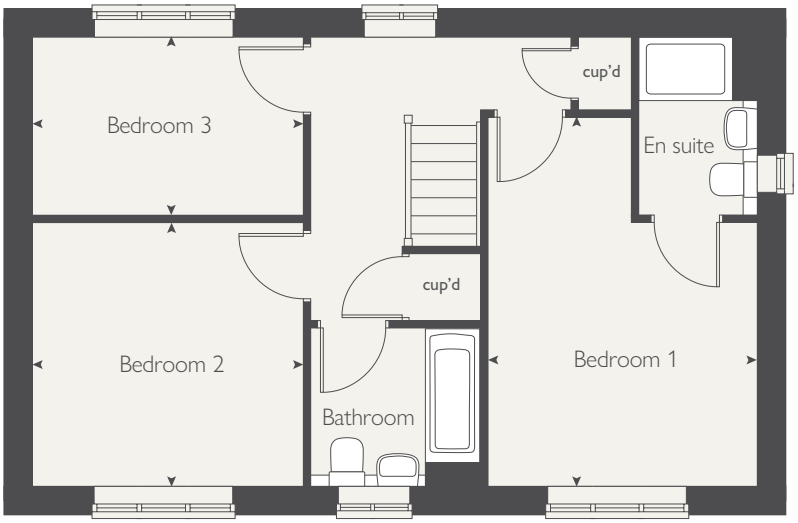
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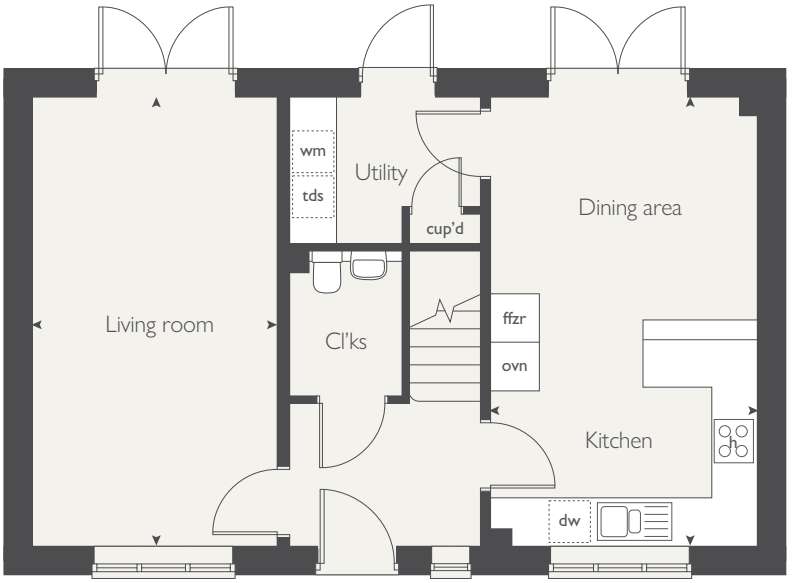
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE PEREGRINE

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

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	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	w	wardrobe
wm	washing machine	◄ ►	measuring points

The Peregrine | Sherford |
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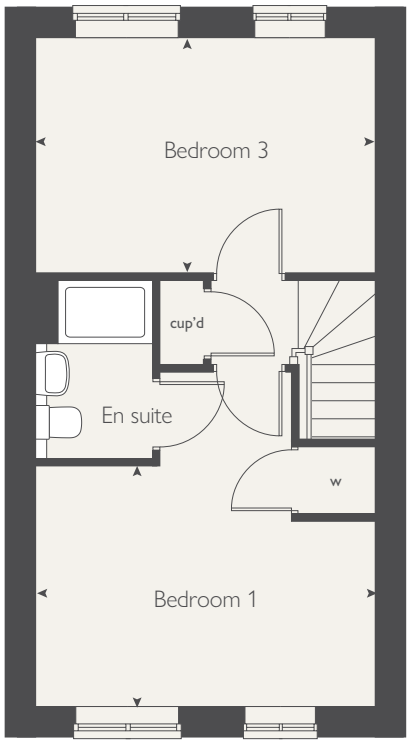
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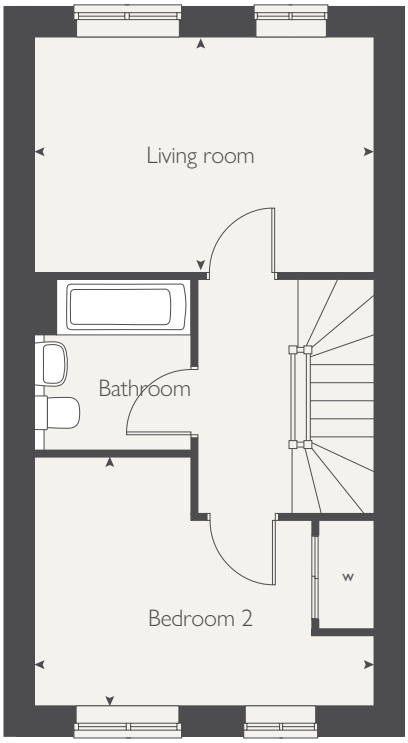
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COUNTRYSIDE
Homes

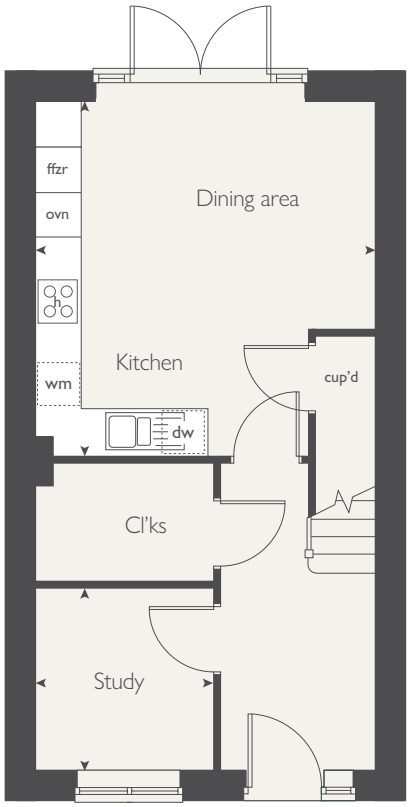
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE WAGTAIL

4 bedroom home

countrysidehomes.com

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	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◄ ►	measuring points
wm	washing machine		

The Wagtail | Sherford |

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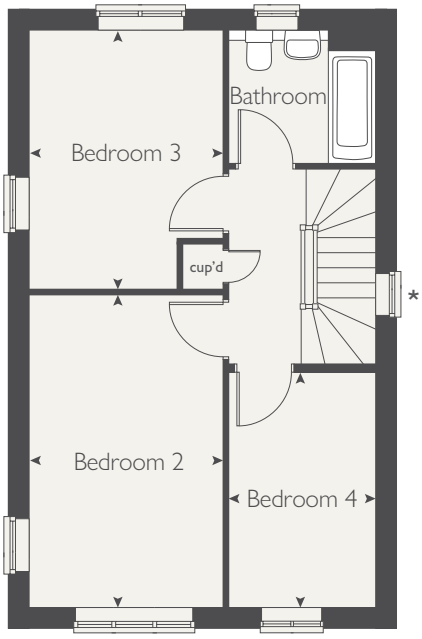
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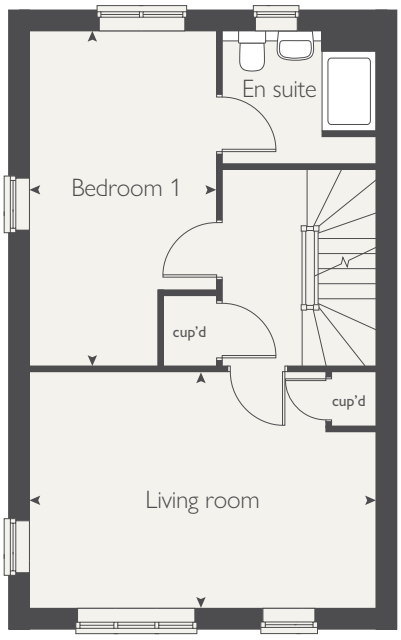
* Windows apply to selected plots only.
Please speak to our sales consultant for further details.

COUNTRYSIDE
Homes

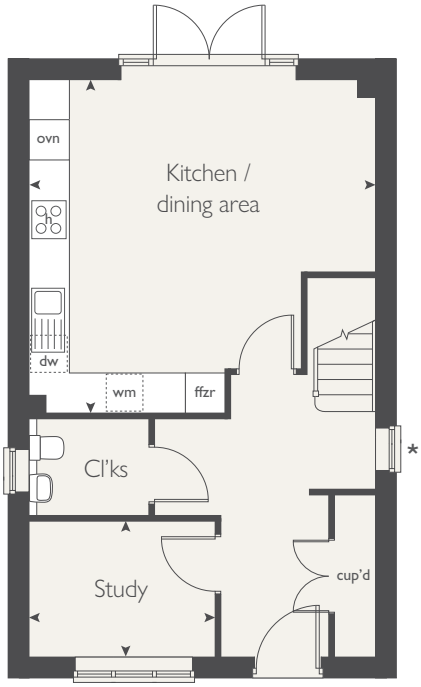
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE PLOVER

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

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	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	tds	tumble dryer space
wm	washing machine	◄ ►	measuring points

The Plover | Sherford |

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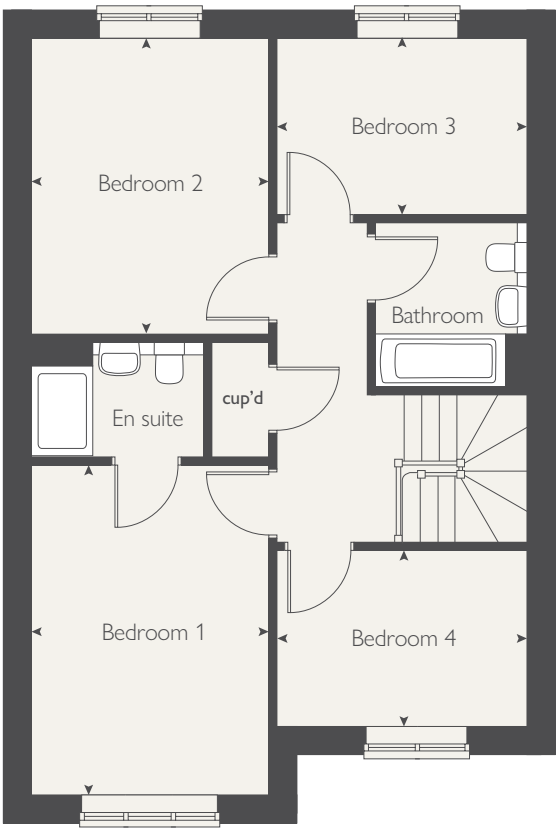
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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

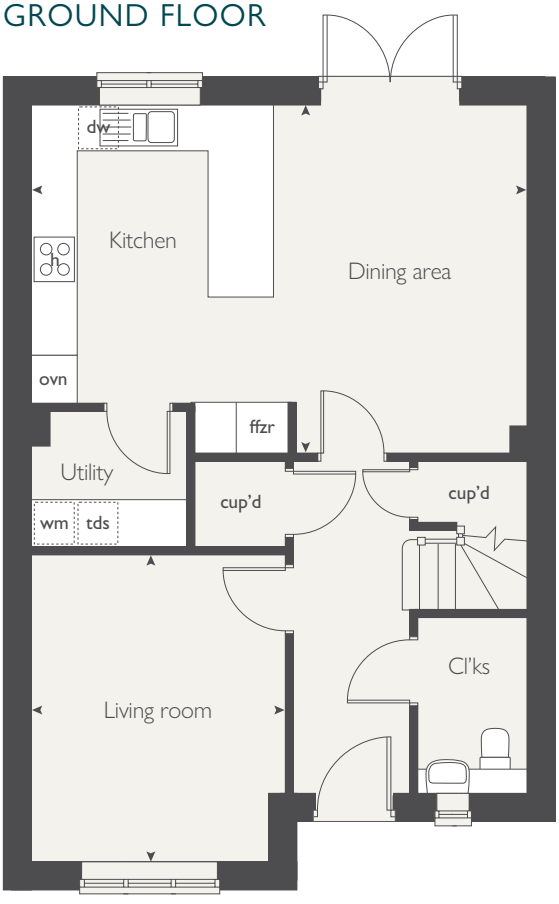
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE SANDPIPER

4 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

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	tds	tumble dryer space
wm	washing machine	◄ ►	measuring points

The Sandpiper | Sherford |

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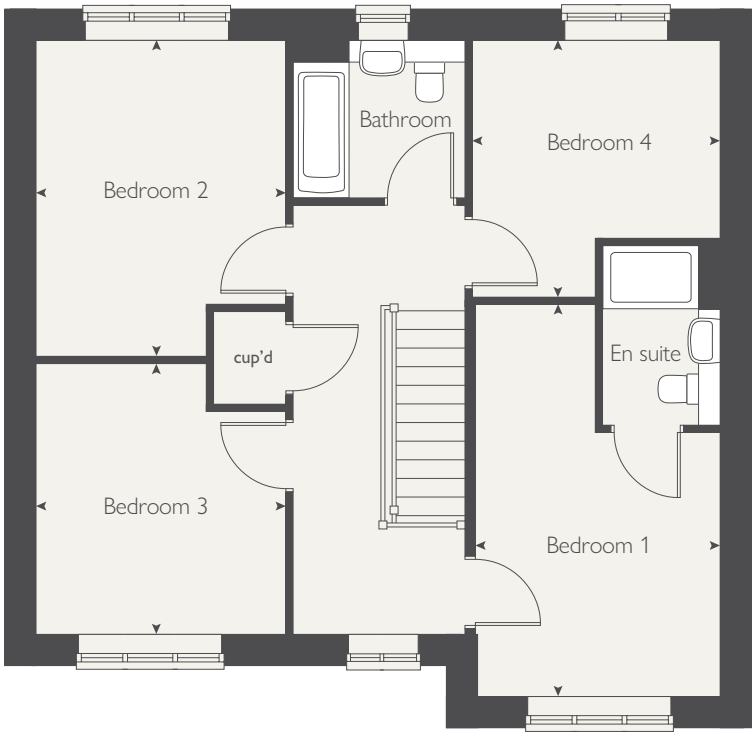
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE WOODLARK

5 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

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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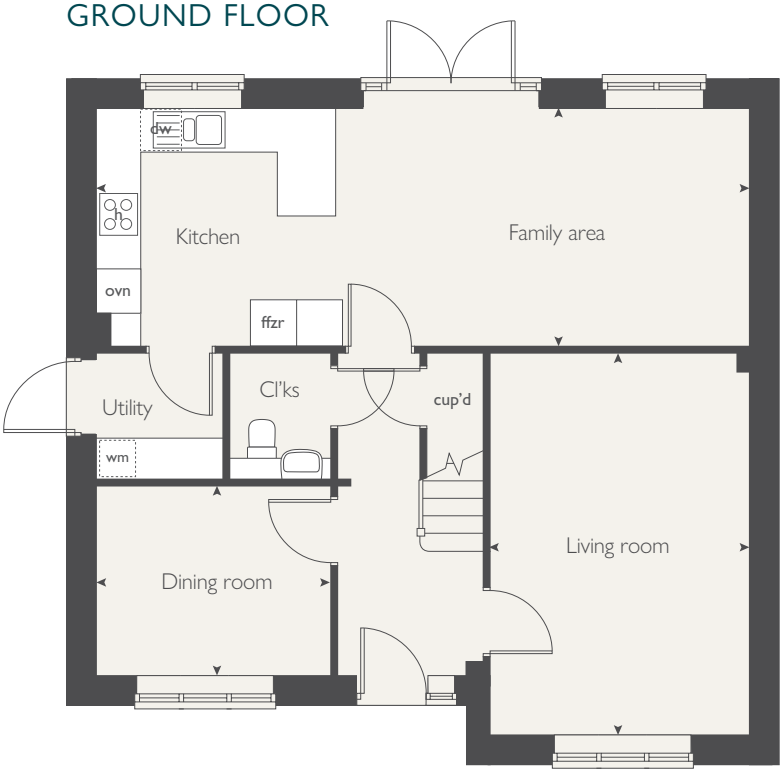
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





SHERFORD

Devon

COUNTRYSIDE
Homes

countrysidehomes.com

SHERFORD

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.

	2 bedroom		3 bedroom				4 bedroom			5 bedroom
	The Guillemot	The Fulmar	The Jackdaw	The Kingfisher	The Kittiwake	The Peregrine	The Plover	The Sandpiper	The Wagtail	The Woodlark
KITCHEN										
Choice of standard fitted kitchen (doors & worktops)	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with single lever mixer taps	■	■								
Stainless steel sink and drainer (single and a half bowl) with single lever mixer taps			■	■	■	■				
Composite sink and drainer (single and a half bowl) with single lever mixer taps							■	■	■	■
Bosch induction hob with built in Bosch single electric oven with stainless steel splashback and chimney hood	■	■								
Bosch induction hob with built in Bosch double electric oven with stainless steel splashback and chimney hood			■	■	■	■				
Bosch induction hob with built in Bosch double electric oven with glass splashback and chimney hood							■	■	■	■
White LED downlights to kitchen (where applicable)*	■	■	■	■	■	■	■	■	■	■
Under counter lighting			■	■	■	■	■	■	■	■
Fridge / freezer space	■	■								
Bosch integrated 70/30 fridge / freezer			■	■	■	■	■	■	■	■
Bosch integrated dishwasher			■	■	■	■	■	■	■	■
BATHROOMS AND EN SUITE(S)										
Ideal Standard white I Life sanitaryware	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (half height to all walls and full to shower cubicle.)*	■	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s) (dependant on HT and number of ensuites)*	■	■	■	■	■	■	■	■	■	■
DOORS AND WINDOWS										
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■
Slate house number plaque	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■

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

This specification indicates, by means of a dot (■), the items that are included within the home.
If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.







	2 bedroom	The Guillemot	The Fulmar	3 bedroom	The Jackdaw	The Kingfisher	The Kittiwake	The Peregrine	4 bedroom	The Plover	The Sandpiper	The Wagtail	5 bedroom	The Woodlark
DOORS AND WINDOWS														
Double glazed PVCu French doors		■	■		■	■	■	■		■	■	■		■
Internal white cottage style doors with brass satin finish handles		■	■		■	■	■	■		■	■	■		■
Paving outside French door and path to garden gate (where applicable)*		■	■		■	■	■	■		■	■	■		■
GENERAL														
White painted walls and smooth white ceilings		■	■		■	■	■	■		■	■	■		■
Combined USB/double sockets in kitchen, bedroom 1, bedroom 2, living room and study		■	■		■	■	■	■		■	■	■		■
Multi-media point in living room		■	■		■	■	■	■		■	■	■		■
TV point to bedroom 1 and family room (where applicable)		■	■		■	■	■	■		■	■	■		■
Master telephone socket to lounge and study where applicable		■	■		■	■	■	■		■	■	■		■
Oak handrail to staircase with matching newel caps		■	■		■	■	■	■		■	■	■		■
Fitted door bell		■	■		■	■	■	■		■	■	■		■
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 turfed rear garden, and garden gate (where applicable)		■	■		■	■	■	■		■	■	■		■
Landscaped front gardens		■	■		■	■	■	■		■	■	■		■
NHBC Buildmark cover		■	■		■	■	■	■		■	■	■		■
First two years' customer service support from Countryside Homes		■	■		■	■	■	■		■	■	■		■

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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