

BROOK MANOR

ALPHINGTON

A STUNNING COLLECTION OF
1 TO 4 BEDROOM HOMES



TILIA
HOMES

Welcome to Brook Manor

Surrounded by countryside, this beautiful collection of 1 to 4 bedroom homes is nestled in the charming Exeter suburb of Alphington. With everyday essentials nearby, Brook Manor is the ideal place to call home and has been carefully crafted to suit a range of lifestyles.



Education

With Brook Manor as your home, you'll be surrounded by schools that will help nurture your children's development.

Alphington Primary School

Staff at Alphington Primary School provide caring learning environments to enable children to develop both personally and academically. Alphington offers a broad and balanced curriculum that is relevant and impactful.

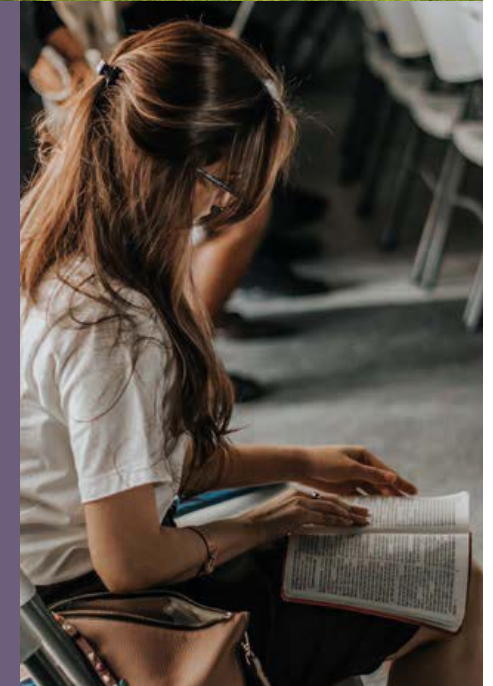
West Exe School

Rated 'Good' by Ofsted, West Exe is a co-educational secondary school striving to ensure all students can flourish and achieve their best. The school offers a wide and knowledge-rich curriculum that challenges pupils appropriately.

Exeter School

An independent co-educational day school and Sixth Form, Exeter School caters for pupils between the ages of 7 and 18. Endeavouring to foster confidence amongst its pupils, Exeter School offers opportunities to enable all children to excel.

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

25
min

Exmouth
11.7 miles

33
min

Torquay
20.1 miles

45
min

Taunton
36.2 miles

50
min

Plymouth
41.8 miles

1 hr 31 min

Bristol
83.2 miles



Destinations by train

Exeter St David's
Train Station

57
min

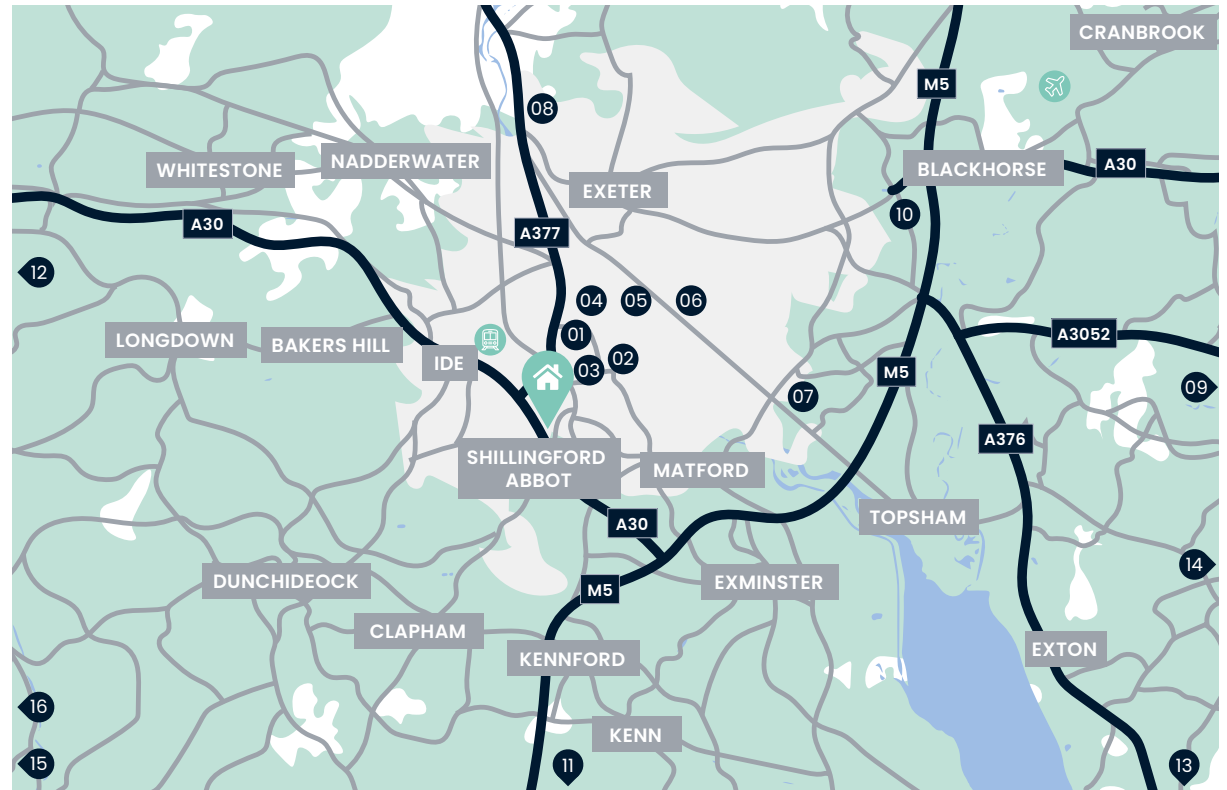
Bristol Temple Meads

1 hr 02 min

Plymouth

2 hr 12 min

London Paddington



Your nearest transport links



Exeter
St David's



M5



Exeter
Airport

Up to 2 Miles

01. Sainsbury's
02. Riverside Valley Park
03. iBounce Trampoline Park
04. The Climbing Hangar

Up to 5 Miles

05. Vue Cinema Exeter
06. Royal Devon and Exeter Hospital
07. Exeter Golf and Country Club
08. The University of Exeter

Up to 10 Miles

09. Crealy Theme Park & Resort
10. UCZ Paintball Parks
11. Ashcombe Adventure Centre
12. Fingle Glen Golf Hotel

Up to 25 Miles

13. Sandy Bay Beach
14. The Donkey Sanctuary
15. Blackingstone Rock
16. Dartmoor National Park



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.

BROOK MANOR

ALPHINGTON

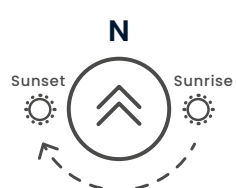
Surrounded by countryside, this beautiful collection of 1 to 4 bedroom homes is nestled in the charming Exeter suburb of Alphington.



SHOW HOME & MARKETING SUITE

- The Dalston
- The Tanton
- The Cornwood
- The Hartwood
- The Lingwood
- The Chelford
- The Fairford

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. June 2024.



- - Affordable Homes
- BCP - Bin Collection Point
- LEAP - Local Equipped Area for Play
- U - Unallocated Parking

The Dalston



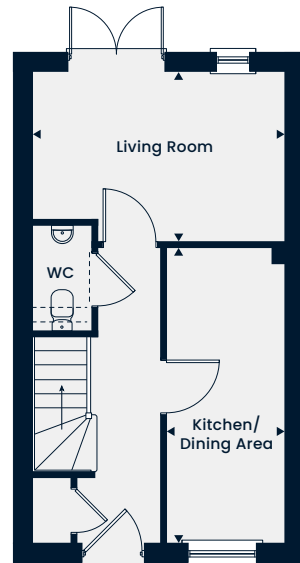
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The Dalston

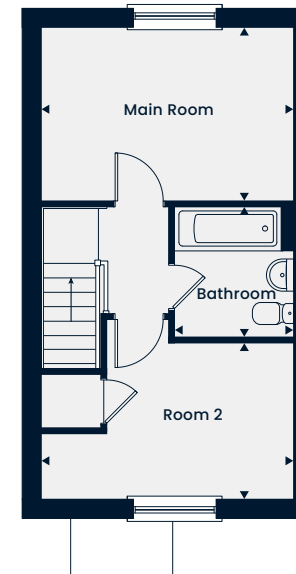
Total Area 648 sq. ft.

A charming home featuring a spacious living room with double doors leading into the rear garden and a separate kitchen/dining area on the ground floor. Upstairs, two good-sized bedrooms are found alongside the family bathroom.



Ground Floor

Kitchen/Dining Area	4.69m x 1.88m 15'4" x 6'2"
Living Room	4.01m x 2.71m 13'2" x 8'10"



First Floor

Main Room	4.01m x 2.76m 13'2" x 9'1"
Room 2	4.01m x 2.48m 13'2" x 8'1"
Bathroom	2.07m x 1.90m 6'9" x 6'3"

--- – Restricted head height 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. September 2023.

The Dalston v2



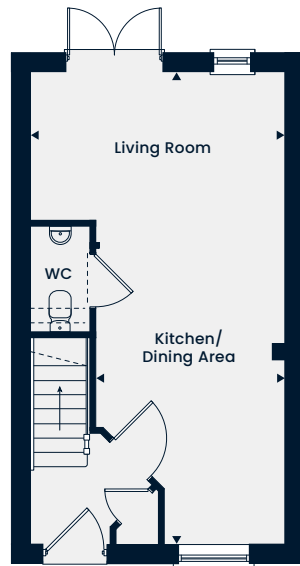
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The Dalston v2

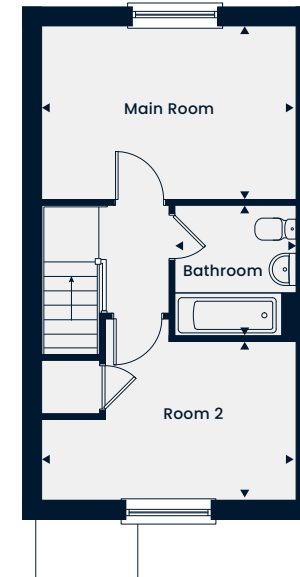
Total Area 648 sq. ft.

A charming home featuring a spacious open-plan kitchen/dining/living area with double doors leading into the rear garden on the ground floor. Upstairs, two good-sized bedrooms are found alongside the family bathroom.



Ground Floor

Kitchen/Dining Area / Living Room 7.50m x 4.01m | 24'6" x 13'2"



First Floor

Main Room 4.01m x 2.76m | 13'2" x 9'1"
Room 2 4.01m x 2.48m | 13'2" x 8'1"
Bathroom 2.07m x 1.90m | 6'9" x 6'3"

· - Restricted head height WC - Cloakroom

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The Tanton

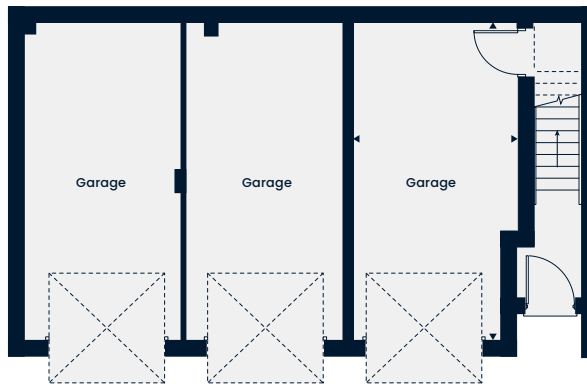


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The Tanton

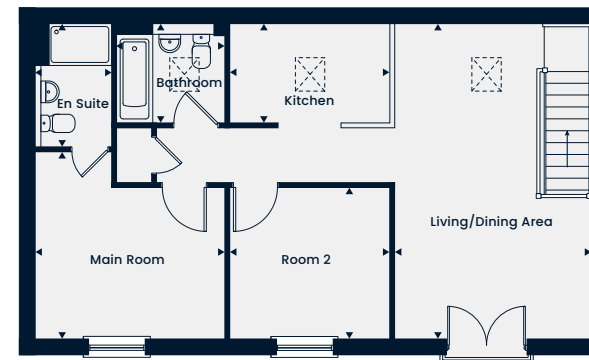
Total Area 748 sq. ft.

A charming home featuring a modern open-plan living/dining area with kitchen, two good-sized bedrooms, one with an en suite, a family bathroom and also includes a garage.



Ground Floor

Garage 6.08m x 3.14m | 19'11" x 10'3"



First Floor

Living/Dining Area	6.03m x 3.77m 19'9" x 12'4"
Kitchen	3.06m x 1.90m 10'0" x 6'3"
Main Room	3.62m x 3.58m 11'10" x 11'9"
Room 2	3.06m x 2.90m 10'0" x 9'6"
Bathroom	2.07m x 1.90m 6'9" x 6'3"
En Suite	2.36m x 1.46m 7'9" x 4'9"

--- – Restricted head height ☒ – Rooflight WC – Cloakroom

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The Cornwood



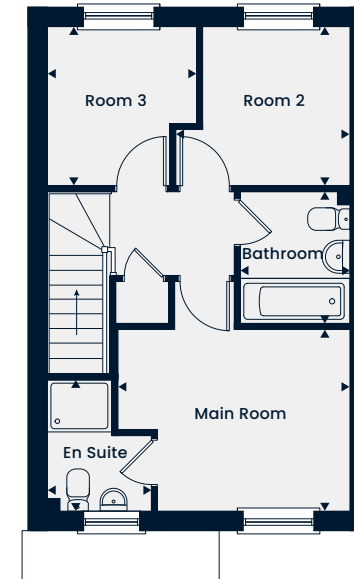
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A family home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.68m x 2.86m 15'4" x 9'4"
Living Room	4.68m x 4.54m 15'4" x 14'10"



First Floor

Main Room	3.59m x 2.81m 11'9" x 9'2"
Room 2	2.70m x 2.46m 8'10" x 8'1"
Room 3	2.46m x 2.31m 8'1" x 7'7"
Bathroom	2.04m x 1.70m 6'8" x 5'7"
En Suite	2.03m x 1.61m 6'8" x 5'3"

--- – Restricted head height WC – Cloakroom

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The Hartwood



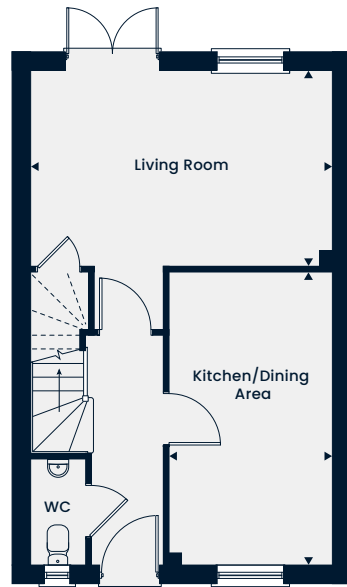
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The Hartwood

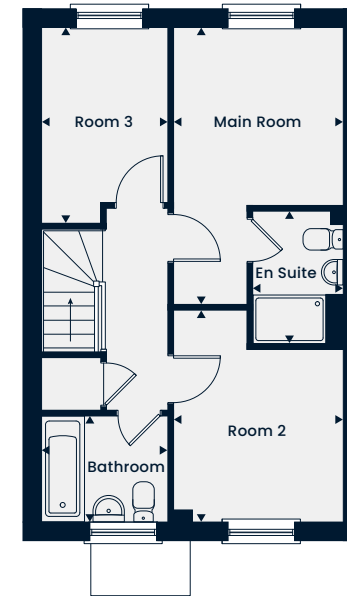
Total Area 852 sq. ft.

A spacious family 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 Room	4.52m x 2.76m 14'10" x 9'0"
Room 2	3.45m x 2.76m 11'4" x 9'0"
Room 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"

--- - Restricted head height WC - Cloakroom

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The Lingwood



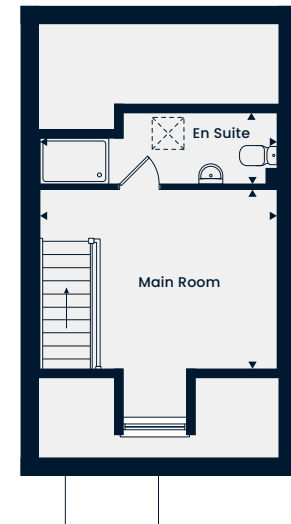
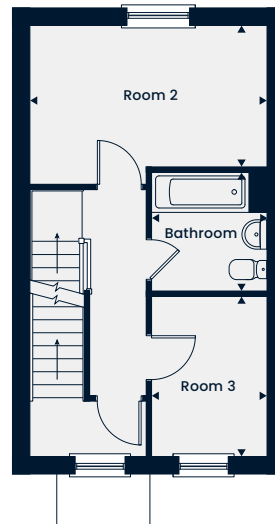
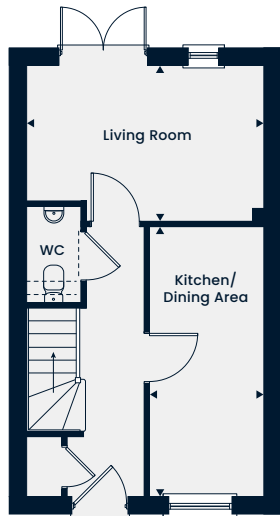
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The Lingwood

Total Area 865 sq. ft.

A modern 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

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

--- – Restricted head height ☒ – Rooflight WC – Cloakroom

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The Lingwood v2



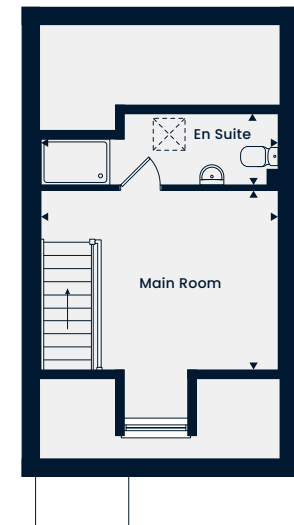
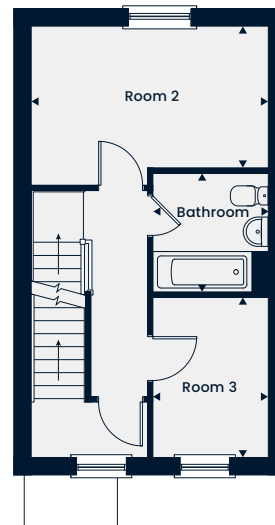
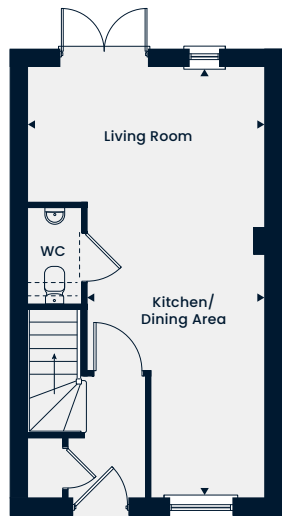
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The Lingwood v2

Total Area 865 sq. ft.

A modern three-storey home with a spacious living room with double doors to the garden 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 / Living Room 7.50m x 4.12m | 24'6" x 13'5"

First Floor

Room 2 4.12m x 2.46m | 13'6" x 9'0"
Room 3 2.78m x 2.01m | 9'1" x 6'7"
Bathroom 2.08m x 2.01m | 6'9" x 6'7"

Second Floor

Main Room 4.12m x 3.12m | 13'6" x 10'3"
En Suite 4.12m x 1.23m | 13'6" x 4'0"

--- – Restricted head height ☒ – Rooflight WC – Cloakroom

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The Lingwood v3



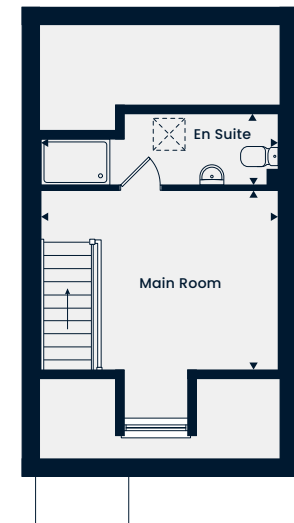
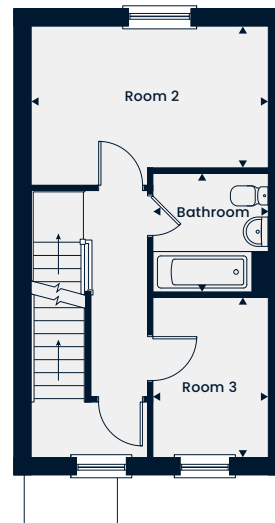
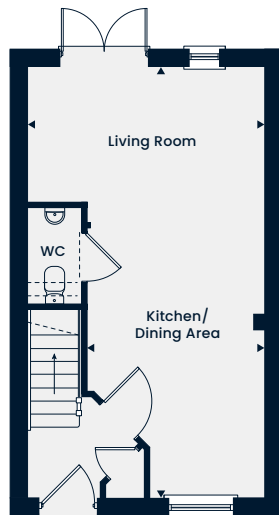
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The Lingwood v3

Total Area 865 sq. ft.

A modern three-storey home with a spacious open-plan kitchen/dining/living area with double doors to the garden 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 / Living Room 7.50m x 4.12m | 24'6" x 13'5"

First Floor

Room 2 4.23m x 2.46m | 13'6" x 9'0"
Room 3 2.78m x 2.01m | 9'1" x 6'7"
Bathroom 2.08m x 2.01m | 6'9" x 6'7"

Second Floor

Main Room 4.12m x 3.12m | 13'6" x 10'3"
En Suite 4.12m x 1.23m | 13'6" x 4'0"

--- – Restricted head height ☒ – Rooflight WC – Cloakroom

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The Chelford



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The Chelford

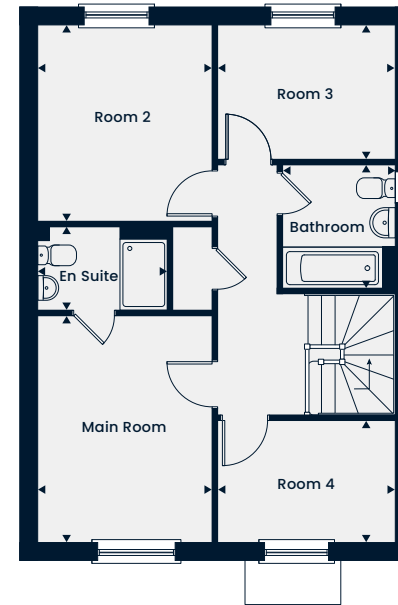
Total Area 1,135 sq. ft.

A family home featuring a living room and an open-plan kitchen/dining/family 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 Room	3.83m x 2.95m 12'7" x 9'8"
Room 2	3.30m x 2.95m 10'10" x 9'8"
Room 3	2.99m x 2.27m 9'9" x 7'5"
Room 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"

--- – Restricted head height WC – Cloakroom

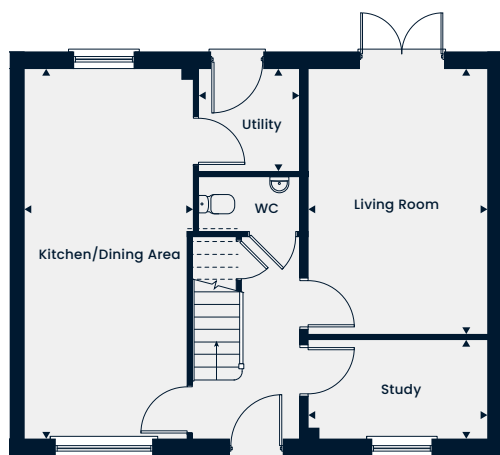
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The Fairford



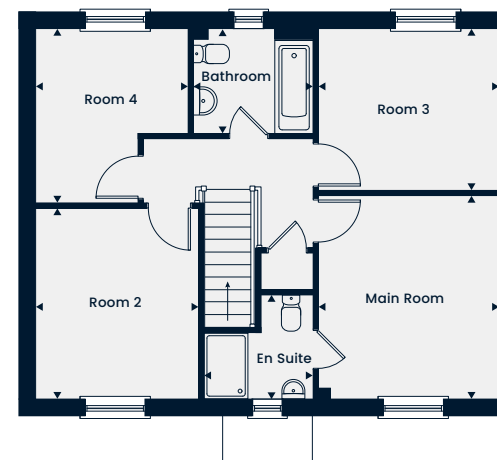
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A spacious home which benefits from a study, utility, open-plan kitchen/dining area and a separate living room with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining 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 Room	3.68m x 3.27m 12'1" x 10'9"
Room 2	3.46m x 2.94m 11'4" x 9'7"
Room 3	3.27m x 2.93m 10'9" x 9'7"
Room 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"

--- – Restricted head height WC – Cloakroom

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YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



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 to kitchen	✓	✓	✓
Stainless steel four-ring gas hob	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	✓
Electrical			
TV point†	✓	✓	✓
One BT telephone point	✓	✓	✓
Ceiling light to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Bathroom & En Suite			
Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Internal Features			
All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, condensing boiler with hot water cylinder‡		✓	✓
Gas-fired Combi Boilers	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓
External Features			
Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors.	✓	✓	✓

10-year NHBC 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.

‡Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. March 2024.

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