

# 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.

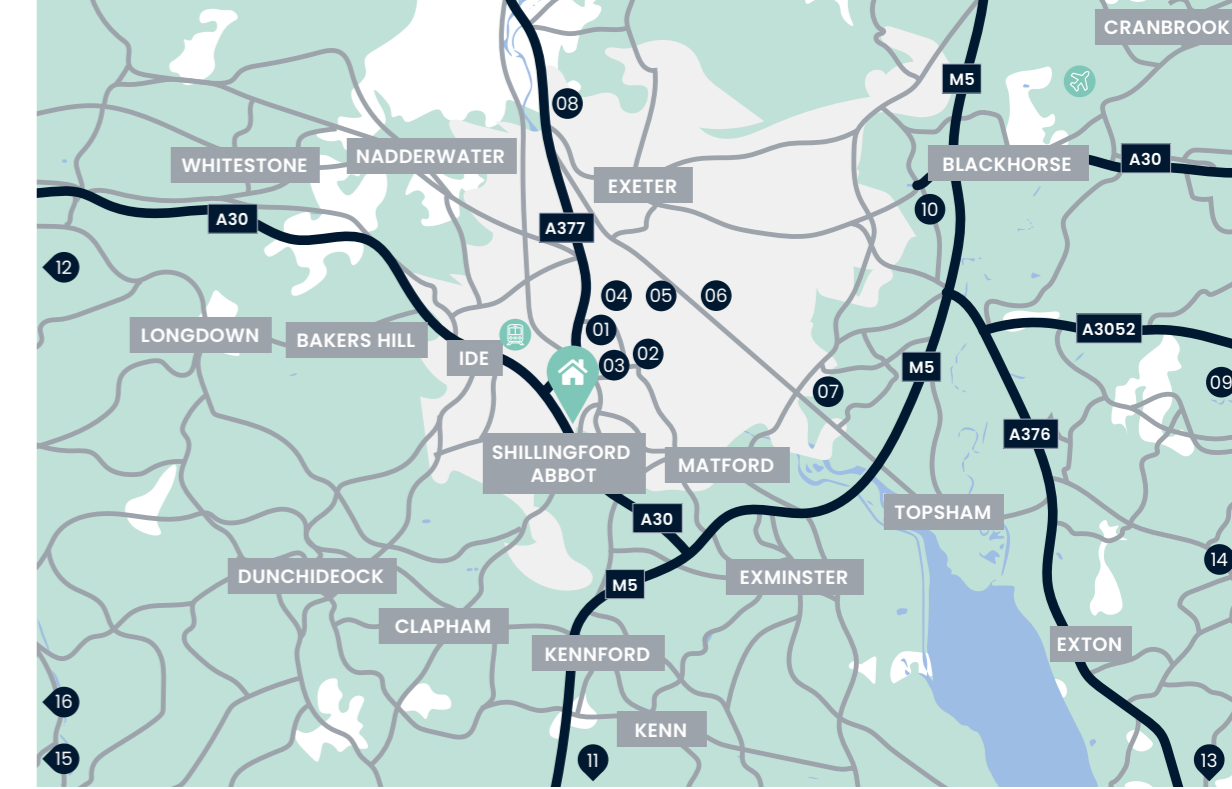


## Connections

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	
57 min	Bristol Temple Meads
1 hr 02 min	Plymouth
2 hr 12 min	London Paddington



## Your nearest transport links



### Up to 2 Miles

- Sainsbury's
- Riverside Valley Park
- iBounce Trampoline Park
- The Climbing Hangar

### Up to 5 Miles

- Vue Cinema Exeter
- Royal Devon and Exeter Hospital
- Exeter Golf and Country Club
- The University of Exeter

### Up to 10 Miles

- Crealy Theme Park & Resort
- UCZ Paintball Parks
- Ashcombe Adventure Centre
- Fingle Glen Golf Hotel

### Up to 25 Miles

- Sandy Bay Beach
- The Donkey Sanctuary
- Blackingstone Rock
- Dartmoor National Park

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. August 2023.





## 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 and 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](http://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.



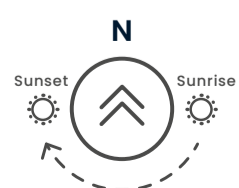
# BROOK MANOR

ALPHINGTON

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



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. December 2024.



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



# The Cornwood

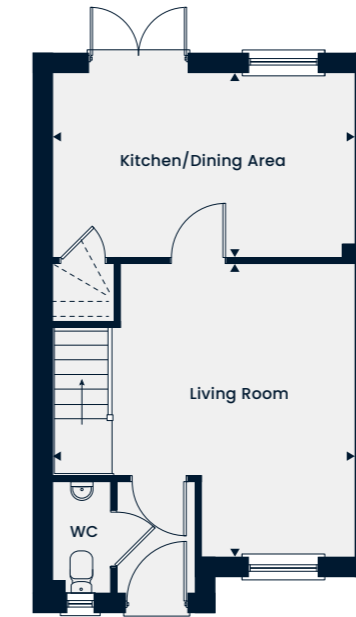


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# The Cornwood

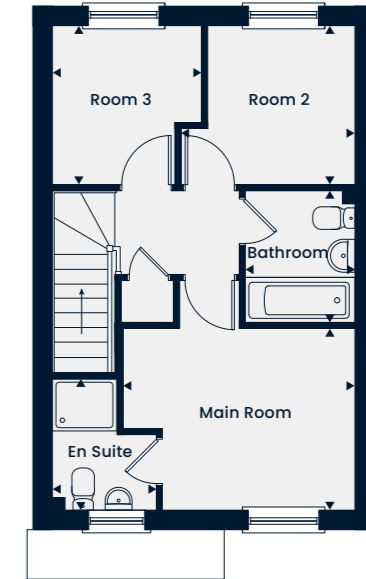
Total Area 770 sq. ft.

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

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 Chelford

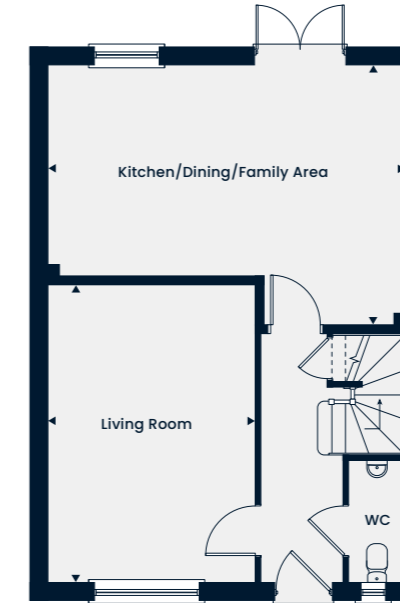


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# The Chelford

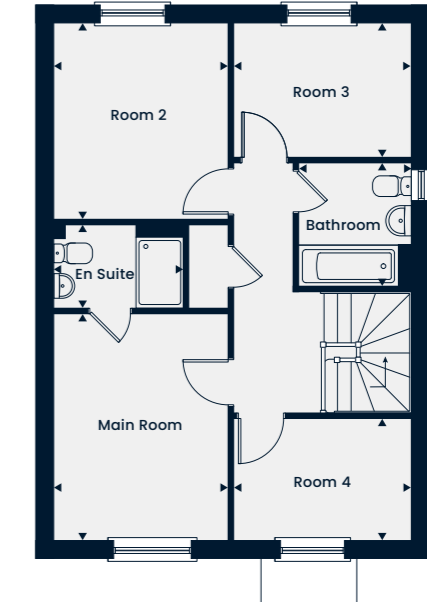
Total Area 1,135 sq. ft.

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 Dalston v1

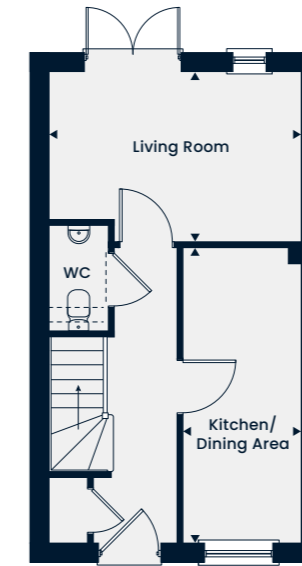


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# The Dalston v1

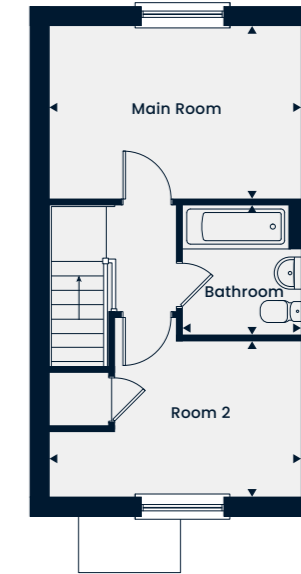
Total Area 648 sq. ft.

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"

Plot 4, 5, 6, 57, 58

--- - Restricted head height WC - Cloakroom

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# The Dalston v2

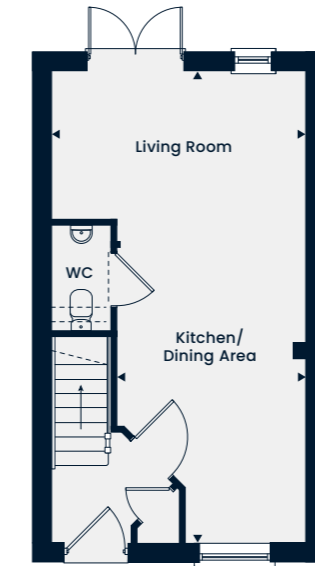


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# The Dalston v2

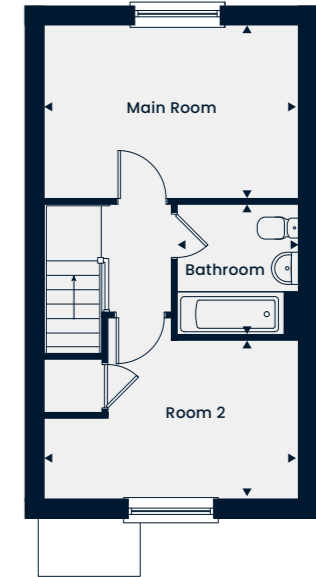
Total Area 648 sq. ft.

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"

Plot 39, 40, 41, 42, 86, 87, 88,89, 103, 104, 105, 109, 110, 111, 158, 159, 160, 161, 169, 170, 171, 176, 177, 178, 179

--- - Restricted head height WC - Cloakroom

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# The Fairford

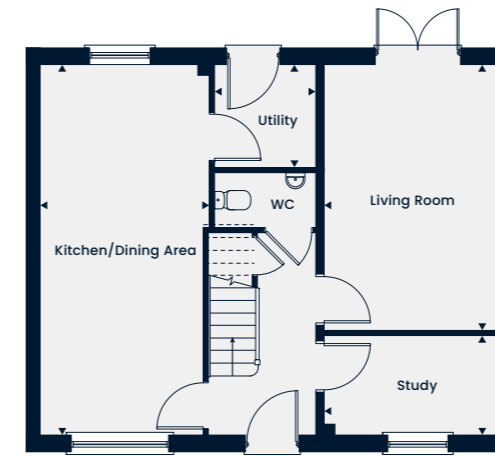


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# The Fairford

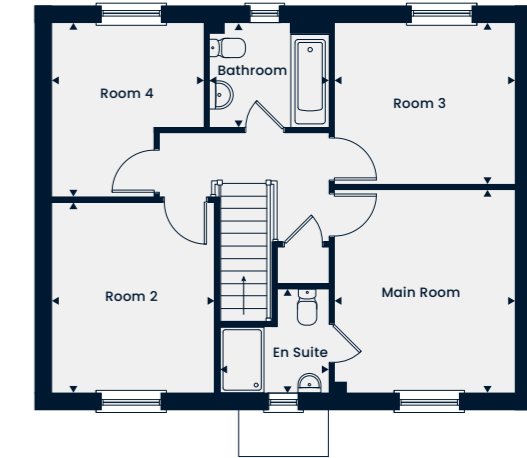
Total Area 1,213 sq. ft.

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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# The Hartwood

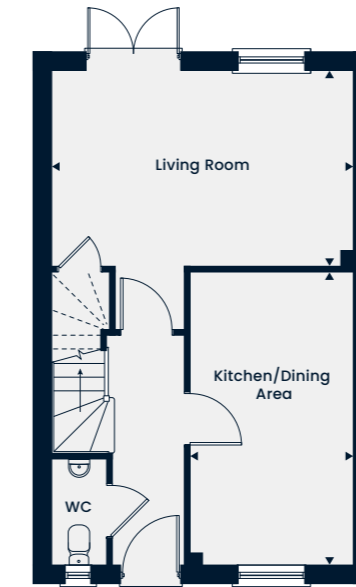


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# The Hartwood

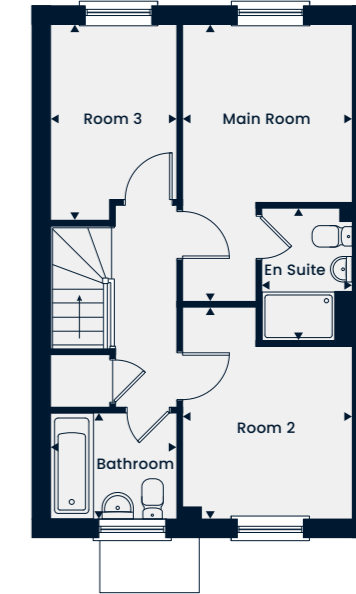
Total Area 852 sq. ft.

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 v1

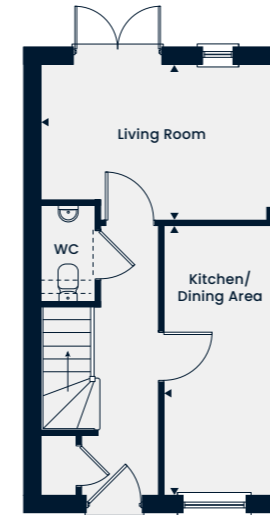


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## The Lingwood v1

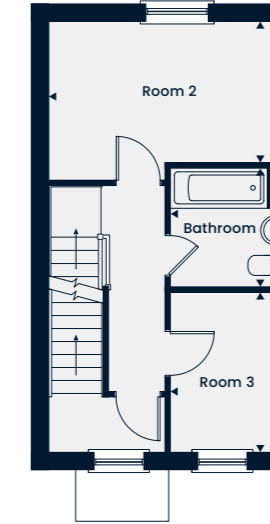
Total Area 865 sq. ft.

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"

Plot 53, 54, 56

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

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# The Lingwood v2

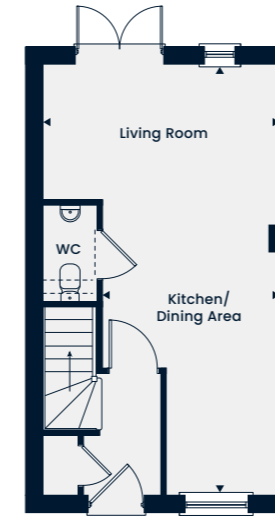


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# The Lingwood v2

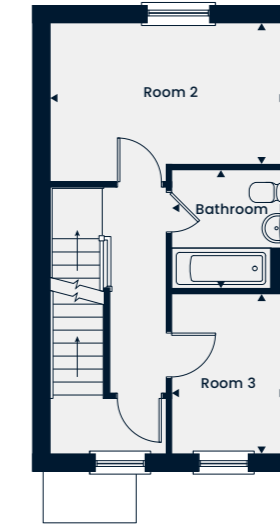
Total Area 865 sq. ft.

A modern three-storey home with a spacious living room with double doors to the garden 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/  
Living Room      50.5m x 4.12m | 24'6" x 13'6"



## 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"

Plot 46, 47, 48, 49, 55

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

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# The Lingwood v3

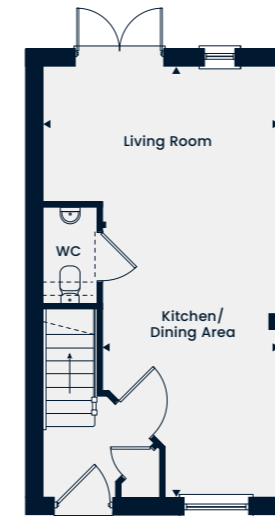


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# The Lingwood v3

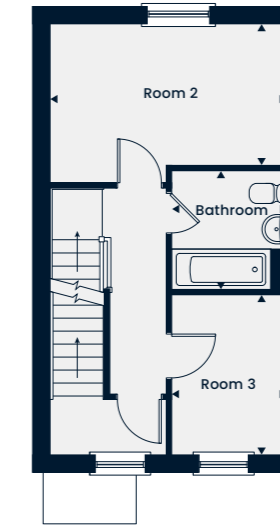
Total Area 865 sq. ft.

A modern three-storey home with a spacious 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.



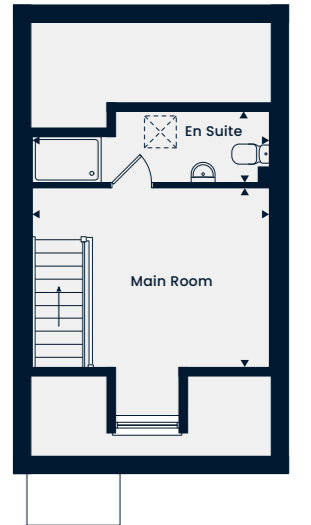
### Ground Floor

Kitchen/Dining Area/ 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"

Plot, 95, 96, 97, 112, 113, 114

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

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# The Tanton

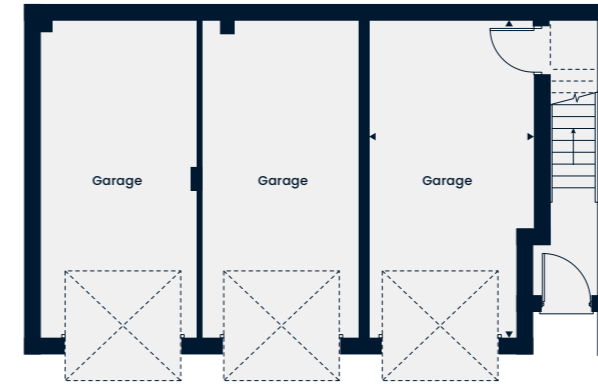


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# The Tanton

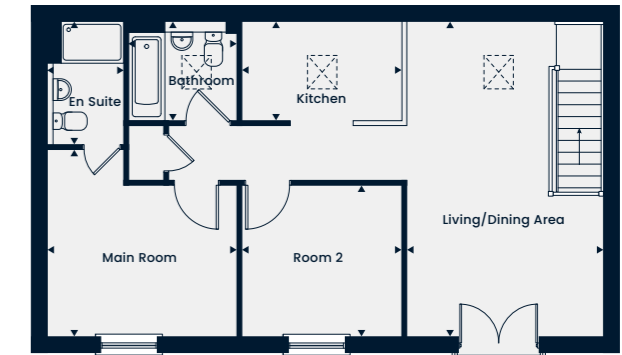
Total Area 748 sq. ft.

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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# YOUR NEW HOME SPECIFICATION



## Specifications

	2 & 3 bedrooms	4 bedrooms	5 bedrooms
<b>Kitchen</b>			
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	✓	✓	✓
<b>Electrical</b>			
TV point†	✓	✓	✓
One BT telephone point	✓	✓	✓
Ceiling light to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
<b>Bathroom &amp; En Suite</b>			
Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
<b>Internal Features</b>			
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	✓	✓	✓
<b>External Features</b>			
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.	✓	✓	✓

For more information visit: [tiliahomes.co.uk](http://tiliahomes.co.uk)



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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