

Welcome to...



Turnstone Rise

Cranbrook, Devon, EX5 7BD



For latest pricing and plot availability please contact the sales team

T: 01392 340025 | E: Exeter.Sales@Bovishomes.co.uk

Turnstone Rise is the latest phase from Bovis Homes at Cranbrook with a wide selection of 2, 3 and 4 bedroom house types.

New homes currently available

2 Bedroom homes



The Sherston

The Sherston is a two bedroom home offering choice of fitted kitchen with integrated appliances. The sitting room has an attractive bay window and there are patio doors leading from the kitchen/Dining area. Allocated parking space included.

4 Bedroom homes



The Buxton

The Buxton is a 4 bedroom home with integrated appliances in the kitchen, An open plan sitting room with dining area and patio doors to the garden, A cloakroom and study. Bedroom 1 has an en suite and built in wardrobe. Garage and parking included.



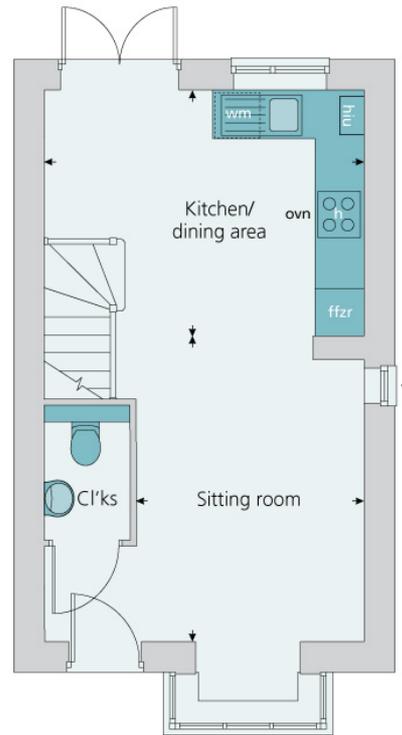
The Canterbury

The Canterbury is a stunning 4 bedroom home that offers a fully fitted kitchen with integrated appliances and stylish downlighters, A modern dining area, Spacious sitting room, A stylish family bathroom and en suite and fitted wardrobes to bedroom 1.

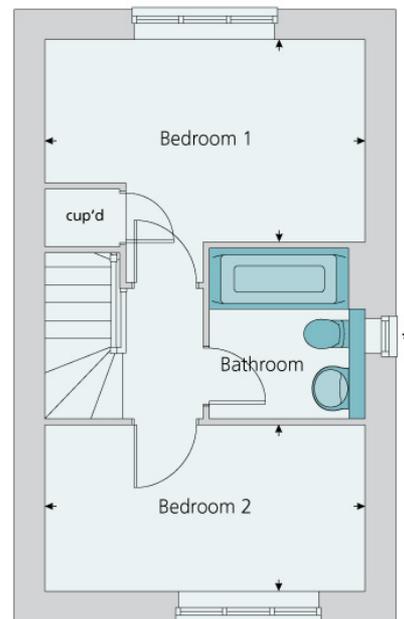


- Open plan kitchen, dining area and sitting room with bay window
- French doors to rear garden
- Stylish white bathroom suite with ceramic tiled flooring
- Downstairs cloakroom
- Integrated appliances including:
 - hob with built-in under oven and hood
 - fridge freezer
 - washing machine
- Garage and/or allocated parking
- tenure: freehold

Ground floor



First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Kitchen/dining area	3.91 x 3.33	12' 10" x 10' 11"
Sitting room	3.47 x 2.79	11' 5" x 9' 2"

First floor

Bedroom 1	3.91 x 2.49	12' 10" x 8' 2"
Bedroom 2	3.91 x 2.05	12' 10" x 6' 9"

* Windows apply to end terrace plots only. Please see sales advisor for further details.

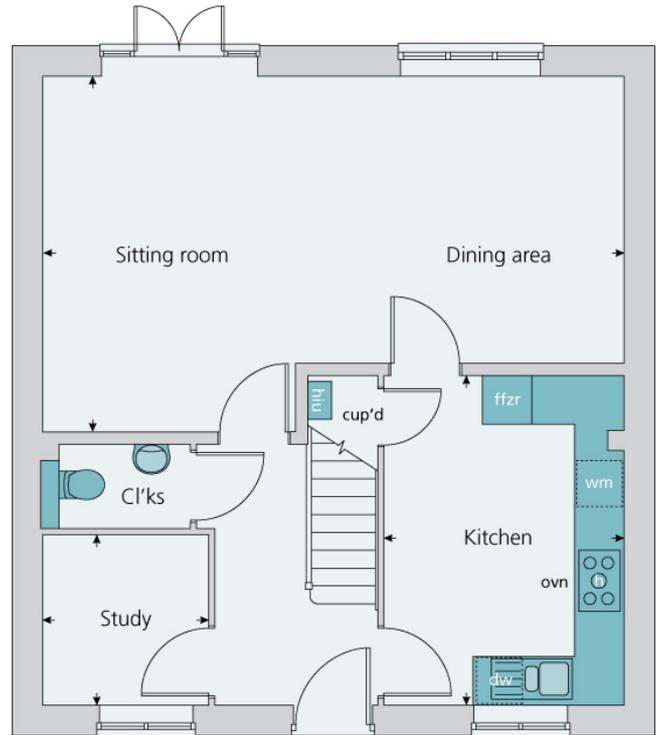
Note: This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. House type P201, Site DCRA3 PDF created 2.12.2017

Key	
ovn	oven
h	hob
wm	washing machine
wms	washing machine space
dw	dishwasher
dws	dishwasher space
ffrz	fridge freezer
frz	freezer
f	fridge
cyl	hot water cylinder
w	wardrobe
↔	measuring points

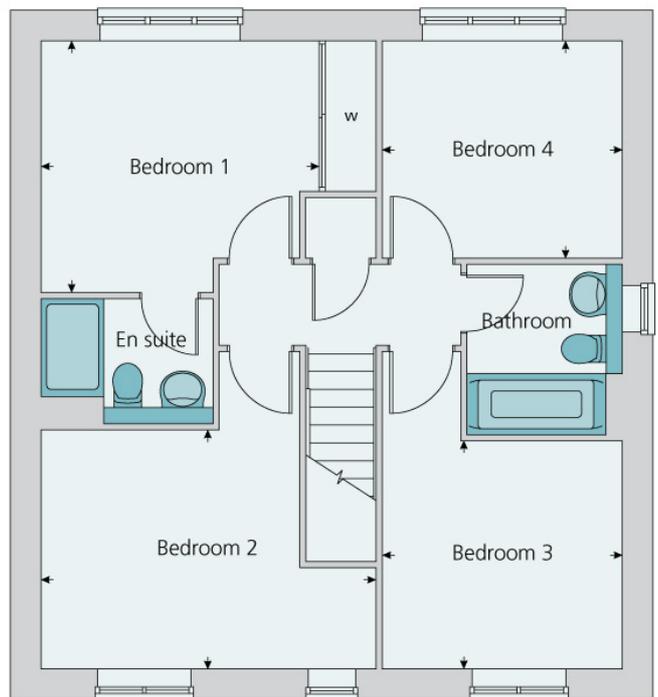


- Open plan sitting room with dining area and French doors to garden
- Separate kitchen
- En suite and built-in wardrobe with sliding mirrored doors to bedroom 1
- Ceramic tiled flooring to bathroom and en suite
- Integrated appliances including:
 - hob with built-in double under oven and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

Ground floor



First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Sitting room/dining area	7.10 x 4.38	23' 3" x 14' 4"
Kitchen	4.06 x 2.93	13' 4" x 9' 7"
Study	2.10 x 2.02	6' 11" x 6' 7"

First floor

Bedroom 1	3.41 x 3.10	11' 2" x 10' 2"
Bedroom 2	4.09 x 2.95	13' 5" x 9' 8"
Bedroom 3	2.93 x 2.81	9' 7" x 9' 3"
Bedroom 4	2.93 x 2.68	9' 7" x 8' 9"

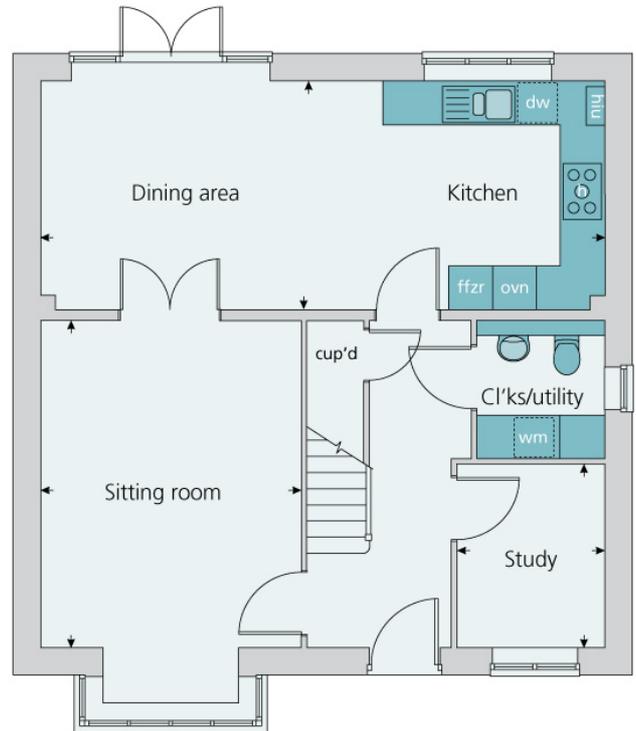
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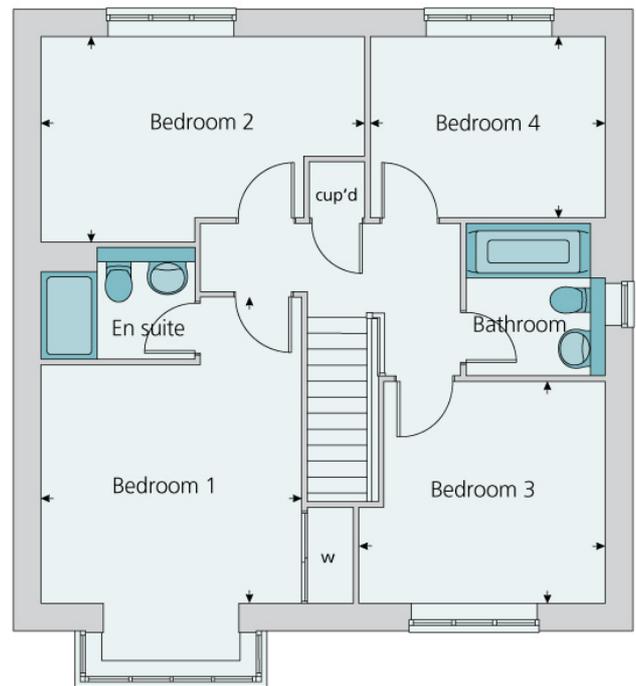


- Open plan kitchen with dining area and French doors to rear garden
- Separate sitting room with bay window
- En suite and built-in wardrobe to bedroom 1
- Ceramic tiled flooring to bathroom and en suite
- Integrated appliances including:
 - high level double oven
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

Ground floor



First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Kitchen/dining area	7.70 x 3.15	25' 3" x 10' 4"
Sitting room	4.50 x 3.55	14' 9" x 11' 8"
Study	2.52 x 2.02	8' 3" x 6' 7"

First floor

Bedroom 1	4.22 x 3.55	13' 10" x 11' 8"
Bedroom 2	4.41 x 2.82	14' 6" x 9' 3"
Bedroom 3	3.36 x 3.05	11' 0" x 10' 0"
Bedroom 4	3.21 x 2.49	10' 6" x 8' 2"

Note: This 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 advisor. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. House type P404, Site DCRA3 PDF created 2.12.2017

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	2 bedroom The Arnold The Turner The Sherston The Amberley	3 bedroom The Cobden The Southwold The Sheringham The Epsom The Winchcombe	4 bedroom The Salisbury The Buxton The Canterbury The Meriden	
Kitchen				
*choice of fitted kitchen	■	■	■	■
stainless steel sink and drainer with chrome plated mixer tap	■	■	■	■
hob with built-in under oven	■	■	■	■
hob with separate oven at high level				
stainless steel chimney hood	■	■	■	■
integrated fridge freezer	■	■	■	■
integrated dishwasher				
integrated washing machine			■	■
recessed downlighting	■	■	■	■
Bathroom and en suite(s)				
*choice of ceramic tiled flooring	■	■	■	■
white sanitary ware	■	■	■	■
en suite to bedroom 1				
shower over bath with glazed screen	■	■	■	■
half height tiling to bathroom with *choice of co-ordinating tiles	■	■	■	■
half height tiling to en suite with *choice of co-ordinating tiles				
shaver socket to bathroom	■	■	■	■
shaver socket to en suite 1				
recessed downlighting to en suite 1				
Bedrooms				
built-in wardrobe(s) to bedroom 1	■	■		
built- in wardrobe(s) with sliding mirrored wardrobe door(s) to bedroom 1				
TV and telephone point to bedroom 1	■	■	■	■
Doors and windows				
painted front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
white painted four panel doors with chrome lever handles	■	■	■	■
PVCu double glazed and vented french doors			■	■
General				
magnolia painted walls and smooth white ceilings	■	■	■	■
TV point to sitting room	■	■	■	■
telephone point to hall or sitting room	■	■	■	■
district heating system with heat interface unit and ModuSat controller	■	■	■	■
thermostatic valves to many radiators	■	■	■	■
mains wired smoke detectors, with battery back-up	■	■	■	■
NHBC Buildmark cover	■	■	■	■
first two years' customer service support from Bovis Homes	■	■	■	■

■ fitted as standard - included in the property
 * subject to stage of construction

The specification and features shown in this brochure were correct at time of PDF creation. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales advisor. Site DCRA3 PDF created 2.12.2017

Development plan | Turnstone Rise



Note: This plan has been produced for plot identification purposes only. Layout, individual plots, housetypes and amenities may be subject to change. For latest information, including selected plots, please contact sales advisor. Overall development layout plan correct at time of PDF creation. Site DCRA3 PDF created 2.12.2017



Turnstone Rise

Mayfield Way, Cranbrook, Devon, EX5 7BD



Getting around

Turnstone Rise is just a few miles from junction 29 of the M5, giving easy access to Exeter, Bristol and the North. Cranbrook now has its own train station, which is on the London Waterloo line with regular trains into Exeter Central & St David's stations, perfect for commuting into the City. Exeter St David's is the main railway station where regular services take you to London Paddington in under two-and-a-half hours. Honiton is a market town in the valley of the River Otter which retains its 18th century character, just ten miles from Cranbrook. Ottery St Mary, one of the most historic towns in Devon, is only five miles to the east. Also close by is Exeter International Airport, making it an ideal place to travel nationally or internationally whether for work or pleasure.

A trip to the shops

Exeter and its superb architecture is the area's main shopping destination. The award-winning Princesshay Quarter has over 60 shops, cafes and restaurants. There's also the Cathedral Quarter, perfect for when you have the time for a stroll on the green and a browse around the independent shops. Cranbrook now has its town centre which includes a Chinese takeaway, a café and a local supermarket. They also have the brand new Complete Estate Agents which opened recently. The town centre will continue to grow (with planning permission for a local pub granted recently!) and will become more established in the next few years.

Taking time out

Both Dartmoor and Exmoor National Parks are near by, and you're also not far from the dramatic Jurassic coast between East Devon and West Dorset. Honiton's miles of footpaths mean there's an endless variety of walks and rambles to get stuck into. The town also has a swimming pool and sports centre, and is full of pubs and places to eat for when it's time to relax and re-fuel. There are all sorts of days out ready and waiting for you. Nearby Killerton House is owned by the National Trust. If it's a case of keeping the children entertained, then Escot Historic Gardens, Maze & Fantasy Woodland does the job perfectly as does Heavitree Pleasure Ground and Crealy Great Adventure Park.

Education

Cranbrook has its own primary school and has just opened the Cranbrook Education Campus. There are also other choices at Honiton Primary, Littleton Primary and Broadclyst Community Primary School. When it comes to secondary education, the Cranbrook Secondary School opened in September 2015 and there is Honiton Community College, Clyst Vale Community College and The King's School in Ottery St. Mary nearby.

Directions



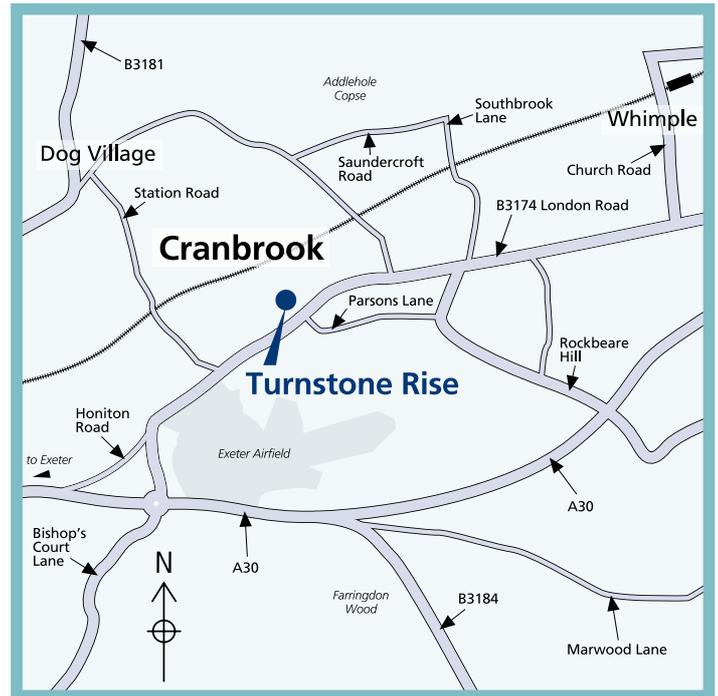
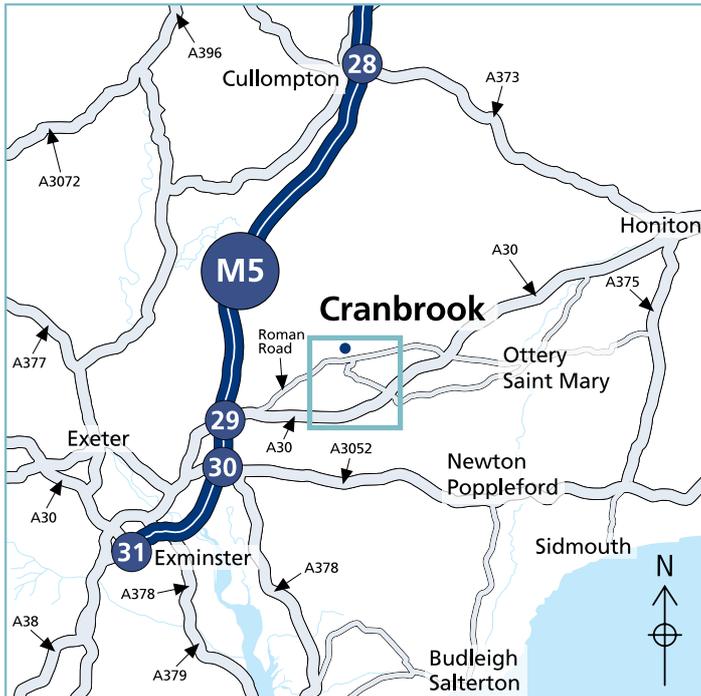
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Open Thursday to Monday 10am to 5pm



From the M5

- Leave M5 at junction 29 then take a left onto the A30
- Branch left following signs for the Science Village, Rockbeare and Sowton Village
- Stay on Honiton road until you reach Avocet Meadow
- Turn left onto Mayfield Way

Why buy new?



Built to suit a modern lifestyle, you get more for your money with a newly built, energy-efficient home. Here are just ten top reasons why brand new is best.



Purchase assistance

Helping you buy your dream home



All included

Get more for your money with our all inclusive specification



Blank canvas

A bright, fresh new home untouched by previous owners



Modern design

Comforts and layouts to suit a modern lifestyle



Energy-efficient

Saving you money on your bills as well as the environment



Home of quality

Built to the highest standards complying with the latest building regulations



Peace of mind

No unexpected costs with a 10 year NHBC warranty



Spoilt for choice

A variety of housetypes and living spaces to suit you and your family



Chain-free

No need to wait for the existing owners to move out



Maintenance free

All the work is done for you, so you can relax at the weekends

To give you peace of mind in your brand new Bovis Home, for the first two years after completion your new home is covered by your Bovis Homes warranty. In addition, the NHBC 10-year warranty also runs from your completion day.

Bovis Homes is a participant in the Consumer Code for Home Builders. The Consumer Code sets mandatory requirements that all Home Builders must meet in their marketing and selling of homes and their after-sales customer service.

The purpose of the Code is to ensure that Home Buyers:

- are treated fairly;
- know what service levels to expect;
- are given reliable information upon which to make their decisions; and
- know how to access speedy, low-cost dispute-resolution arrangements if they are dissatisfied.

Further information can be found at www.consumercode.co.uk

Please note that nothing in this Code affects Home Buyers' existing legal rights.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk