



**HERITAGE**  
FUTURE COLLECTION



THE  
**GREEN**  
@HOLLAND PARK



## PROPERTIES AT THE GREEN

## WELCOME TO THE GREEN @ HOLLAND PARK

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**A beautiful balance of prestige, seclusion and tranquility, with verdant open spaces and convenient connection to the vibrant centre of Exeter and beyond.**

Just off the desirable thoroughfare of Old Rydon Lane, with Exeter Golf and Country Club and the charming listed Newcourt House literally on the doorstep, homes at The Green enjoy a fantastic and highly sought-after location. These are arguably Exeter's finest outlying postcodes.

Combining fresh air and wide-open spaces with convenient local amenities and easy access to the city centre, the exquisite modern homes of The Green have it all. There are excellent road links, with direct routes into the city, along the Exe Estuary to the South Devon coast and the M5 motorway is just a five-minute drive away. Meanwhile, services from the recently added Newcourt Station provide easy access to the beautiful cathedral city and beyond.

Accordingly, The Green is a destination of prestige – whether you're a golf lover, a fan of the great outdoors, or simply an appreciator of beautifully designed homes in serene surroundings.



**A-Rated New Homes**

FUTURE-PROOFING YOUR HOME

Only 1% of homes built annually in the United Kingdom are A-rated. Come and join this select club.

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**Inspirational Interiors**

STUNNING AND INVITING

Contemporary, light, open spaces where every detail has been considered to create your dream home.

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Location, Location, Location. Excellent road links, direct routes into the city and to the M5 motorway makes this one of Exeter's finest locations.



# A BEAUTIFULLY BALANCED CITY

**Exeter rates consistently as among the very best places to live in the United Kingdom.**

That's no surprise to anyone that lives here, or has visited this beautiful cathedral city and thriving university town. Exeter enjoys a unique and reassuring balance of heritage and modernity in its culture, architecture and everyday living. It is creative and cosmopolitan, yet peaceful and pastoral in equal measure, and has an inimitable community feel.

Exeter's mostly pedestrianised High Street and Princesshay feature the big-name fashion retailers and exquisite cafés and renowned restaurants just a short walk from the beautiful Exeter Cathedral and its popular Green. Across the main street you'll find the West Quarter, a pocket of old streets blessed with independent

traders and eateries, with the ancient cobbles of Gandy Street a firm favourite.

Exeter also boasts a lovely historic quayside with excellent alfresco eateries and historic riverside pubs, plus a wealth of popular theatres, music venues, cinemas, galleries and interesting museums. Meanwhile, the nearby old port of Topsham offers stunning estuary walks among diverse flora and fauna, quaint old shops as well as popular art galleries, and ample opportunity to sit outside the local inns and watch the world go by. There's also the unique shopping experience that is Dart's Farm.

The city's verdant environs invite a popular pastime in these parts – a round of golf, perhaps at the famous golf club you'll find right next to Holland Park. For spectator sports, enjoy Exeter Chiefs'

Premiership Rugby at Sandy Park Stadium or the ever popular Exeter City Football Club at St. James Park.

Exeter's unwavering appeal also lies in its excellent infrastructure and transport links. You've easy access to a thriving international airport serving an increasing diversity of destinations, mainline rail services linking Exeter directly with London and other major cities, and the M5 motorway just a short drive from Holland Park's calm and quiet setting.

Exeter is a forward-thinking cosmopolitan city that takes great pride in its heritage and ambience. It seems to have secured the perfect balance for those who want one finger on the pulse while enjoying provincial and coastal charm just on their doorstep.



# ON THE GREEN

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A beautiful balance of prestige, seclusion and tranquillity, with verdant open spaces and convenient connection to the vibrant centre of Exeter and beyond.

# INSPIRATIONAL INTERIORS AND EXTERIORS

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Such quality and finesse is only possible with a dedication to using the highest specification materials and using only the best craftsman and installers

**Stunning and inviting from the outside, a Heritage Home at The Green is also reassuring in its finery and attention to detail from the moment you cross the threshold.**

Spacious and carefully proportioned living areas, fitted kitchens of the highest standard and opulent bathrooms enjoy a fluid layout for comfortable and convenient living. Meanwhile, the workmanship and loving care that has gone into every angle, fitting and function is evident throughout. No wonder The Green is Exeter's showpiece development and most sought-after destination.

Such quality and finesse is only possible with a dedication to using the highest-specification materials, furnishings and appliances, and using only the best craftsmen and installers.

The energy-efficiency of these homes is A-rated, and confirms Heritage Homes' dedication to a low-carbon future that doesn't compromise on comfort, luxury or homeliness.

In addition, the latest security technology is applied to every home, and we've designed the exterior spaces to complement and enhance the interior - and to provide yet more reassurance that an investment in The Green is a wise one.



## Energy

FUTURE-PROOF EFFICIENCY

Concerned about future energy prices? Don't be! Find out why our homes have style and substance.

13



## Kitchens

ERGONOMIC MASTERPIECES

Every detail is considered in our beautifully designed German kitchens. BOSCH appliances fitted as standard.

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## Bathrooms

BEAUTIFULLY DESIGNED AND FITTED

A luxurious contemporary space, designed to exceed your expectations

19



## Interiors and Exteriors

HARMONIOUS LUXURY LIVING

Inside and out our homes are finished to our award winning standards.

21



ONLY 1%  
OF NEW HOMES BUILT ARE

# A-RATED

AT THE GREEN, ALL OF OUR HOMES ARE.

A Heritage Home is never style over substance as these homes are packed full of the latest eco-credentials making savings on your energy bills.

Solar Photovoltaic (PV) panels	Underfloor heating to the ground floor and thermostatic radiators to the first floor	Full cavity fill dense wall insulation
270mm dense floor insulation	Energy efficient BOSCH appliances	Class-A Condensing boiler

This means lower heating bills, lower energy costs and warmer homes for the future.







## SPECIFICATION

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All homes at The Green are built to the acclaimed Heritage Diamond Specification. The level of workmanship and thoughtful approach to each and every home is the fundamental reason why The Green should be your next move.

# KITCHENS

Every detail is considered in our beautifully designed German kitchens, with BOSCH appliances fitted as standard.

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Magazine dreamy kitchens to breathe heart and soul into your home

- Stunning contemporary Pronorm German designer kitchens with 'handleless' units and pan drawers with soft close runners
- Caesarstone worktops and upstands as standard in all detached homes
- Laser edge colour matched laminate worktops and upstands to all utility areas
- Glass splashbacks to cooking areas in all houses as standard
- Bespoke kitchen design features and choice of colours for worktops & kitchen units available from our selected range depending on stage of construction and point of plot reservation
- Flush ceiling spot lighting with low energy LED bulbs
- Stainless steel one-and-a-half bowl FRANKE sink unit with Perrin and Rowe contemporary mixer tap
- The latest contemporary BOSCH integrated kitchen appliances are included within the Heritage Specification
- **Eye level double oven**
- **Flush electric induction hob with touch controls**
- **Concealed re-circulating cooker and separate extractor fan**
- **Fridge/Freezer**
- **Dishwasher**
- Space and plumbing for washing machine



**Pronorm Kitchens**  
STUNNING GERMAN DESIGN

Stunning contemporary Pronorm German designer kitchens with 'handleless' units and pan drawers with soft close runners.



**Kitchens**  
TO EXCEED EXPECTATIONS

Bespoke kitchen design features and choice of colours for work surfaces and kitchen units depending on stage of construction.



**Italian Floor Tiles**  
THE NATURAL CHOICE

For practicality and the perfect aesthetic for your home, a sleek contemporary look awaits.



**BOSCH Appliances**  
FITTED AS STANDARD

The best in modern style, functionality and design with the latest integrated appliances included as standard.

Please note that photos of appliances are not the specific appliances fitted at The Green.

# BATHROOMS

A luxurious contemporary space designed to exceed your expectations.

“

A space for quiet reflection, relaxation and pure unadulterated luxury

- Luxurious contemporary VITRA bathroom suites with wall hung WC and wall mounted designer basins with chrome bottletraps
- Sleek Grohe monoblock basin mixer tap
- Stunning Watersedge free standing deep luxury bath
- Wall mounted thermostatic Grohe mixer tap with independent “hair wash” shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in en-suites
- Contemporary low rise walk-in shower trays
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles from our contemporary range
- Fully tiled bathroom floors with matching contemporary tiles from our selected range
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites operated from the gas boiler (not electrical)
- Flush ceiling spot lighting with low energy LED bulbs
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to both basin and WC. Matching fully tiled floors from our selected range.



**Freestanding Luxury Bath**  
BEAUTIFULLY DESIGNED

The freestanding bath is the centrepiece of many a beautiful, modern bathroom with its clean lines and minimal style.



**Stunning Italian Tiles**  
PERFECTLY SCULPTED

Fully tiled contemporary bathroom floors with tiles from our selected range.



**Simply Stunning**  
TAKE TIME TO RELAX

Only the very best brands, Vitra, Grohe and Waves have been hand selected to ensure luxury fuses effortlessly with day to day modern living.

# THE FINER DETAILS

Fantastically fitted for a finish  
beyond compare

“

Nothing is left to chance as great care is taken to create a supreme standard of living accommodation

- Full gas central heating with underfloor heating to Ground Floor and thermostatic radiators to first floor
- Optional extra of fully tiled ground floors subject to plot and stage of construction
- Exceptional quality contemporary oak veneer flush finished internal doors
- Modern high quality door furniture with contemporary handles on round rose
- Sleek contemporary “Pencil Round” skirtings and architraves – egg shell finish
- Extensive TV and telephone points (TV aerial not included)
- Mains smoke detectors and burglar alarm with infrared sensors
- Stunning contemporary staircases with hardwood handrails, spindles and balusters to both staircase and first floor balustrades
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
- Low maintenance high quality UPVC double glazed windows, French doors and sliding bi-fold doors (where appropriate) finished in grey RAL colour to match fascias and soffits
- Elevations finished in high quality smooth render and rebated shiplap Timber and/or York Brick
- Roof coverings vary from plot to plot but will be a combination of natural slate and the latest single ply roof membrane with 20 year guarantee
- Paving and Patios where shown finished with matching contemporary paving slabs
- Driveways finished with low maintenance block paviments
- Rear garden gates as per Site Plan. Side gates where not shown are available as a cost upgrade



## Outside is just as important

BRINGING THE OUTSIDE IN

Landscaped gardens with turf and/or shrubs to the front. Rear gardens turfed with bark mulch beds where applicable.



## Security

PEACE OF MIND AT ALL TIMES

All homes at The Green have been carefully designed with security in mind. Locks are high security and the front entrance door has in addition a fully insulated aluminium shell and high performance hinges as well as a high specification security lock. Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.



## First impressions last

STYLISH AND SECURE

Highly thermally insulated contemporary front entrance door with high security locking mechanism and large contemporary stainless steel pull handle and ironmongery



## It's cold outside

IT'S ALL IN THE DETAIL

On those extra-cold days, stay in your car with electric remote controlled fully insulated garage doors with draught seals and two radio remote controls.



## Minimising Energy

MINIMISING FUTURE COSTS

PV solar panels generating free electricity are fitted to every house, reducing your energy bills and making it efficient and modern for years to come.



# KINNERSLEY

4 BEDROOM DETACHED HOME

**With fabulous gardens, detached garage, private driveway for at least two cars and four double bedrooms, The Kinnersley has got all the basics covered. But you don't win national awards in property development by doing basic!**

Heritage creates homes to give you every lifestyle luxury with everything from the German individually designed kitchen to the oak veneer flush interior doors. Even the pencil round skirtings are sleek and contemporary! Of course a city centre home of this magnitude deserves the big name touch so you'll find the coveted likes of Grohe, Franke, Vitra, BOSCH and Perrin & Rowe subtly and discerningly placed everywhere from bathroom to utility.

What else could be on your wish list?

Bi-fold doors that open onto your private patio almost doubling your dining space? Yes, The Kinnersley has that. A cocooning en-suite for the master bedroom with decadent walk in drench shower? Of course! A galleried feature hardwood trimmed staircase that transforms your walk to bed from a necessity to a delight! Oh, you hadn't thought you wanted that - well when you see it, you will do! Because this home is full of surprises and that's why you really need to make it your own.

## PLOT NUMBERS

1 56 64 70 80





# KINNERSLEY

GROUND FLOOR			FIRST FLOOR		
Hall	4.57m x 3.32m	15'0" x 10'11"	Landing with Gallery		
Cloaks/WC	1.84m x 1.39m	6'0" x 4'7"	Bedroom 1	4.18m x 4.15m	13'9" x 13'7"
Sitting Room	5.25m x 4.15m	17'3" x 13'7"	Walk in W/R	2.56m x 1.39m	8'5" x 4'7"
Kitchen/Living			En-Suite	2.55m x 1.61m	8'5" x 5'3"
/Dining (Overall)	9.80m x 5.44m	32'2" x 17'10"	Bedroom 2	4.74m x 3.06m + W/R	15'7" x 10'0" + W/R
Kitchen	5.44m x 3.90m	17'10" x 12'10"	Bedroom 3	4.15m x 2.82m	13'7" x 9'3"
Living/Dining	5.90m x 4.55m	19'4" x 14'11"	Bedroom 4	3.19m x 3.16m	10'6" x 10'4"
Utility	3.13m x 1.59m	10'3" x 5'2"	Bathroom	3.16m x 2.13m	10'4" x 7'0"
Garage	5.80m x 5.70m	19' x 18'8"			

First Floor



Ground Floor

Please Note: Plots 1 and 80 are handed to the plans shown



# BEAUMONT

4 BEDROOM DETACHED HOME

**This is what we call open plan living with a difference! Clever interior design gives you that must have spacious and stylish kitchen/diner for sociable entertaining while your living 'zones' offer a cosier, more private feel with total relaxation in mind.**

There's ample square footage to create an elegant lounge in one area and either a study or family space in another. A handy utility that opens onto your garden is the diamond in the crown offering plenty of extra storage so there's a place for absolutely everything.

Moving upstairs, the hallway, stunning hardwood trimmed staircase and airy landing are design features in themselves as light pours in through the fabulous picture window. This leads you to the four bedrooms served by a delightful family bathroom with freestanding bath. It goes without saying that the master has a luxurious walk in shower room with large drench showerhead. All this house situated on a wrap around landscaped garden plot makes for very desirable living indeed.

## PLOT NUMBERS

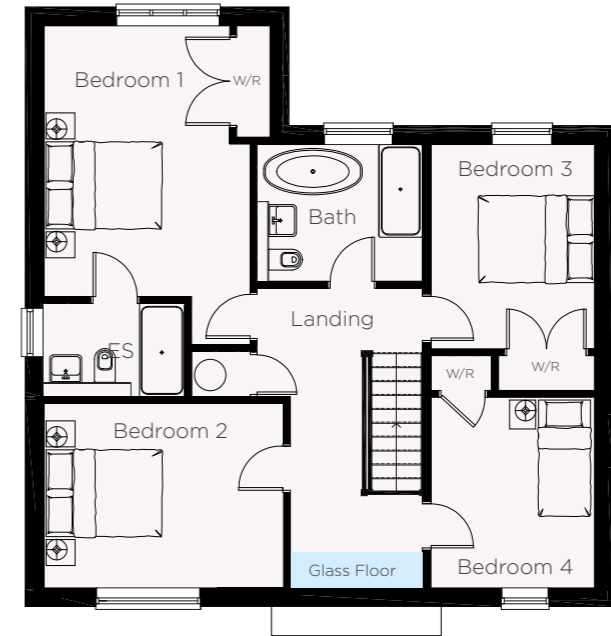
27 28 31 33 69 82



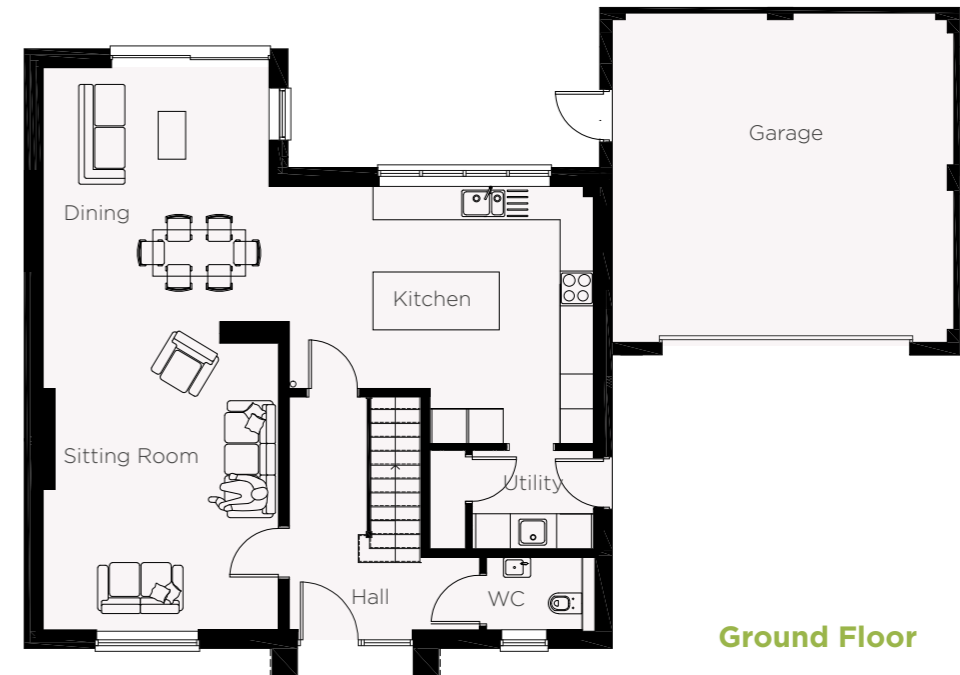


# BEAUMONT

GROUND FLOOR			FIRST FLOOR		
Hall	4.07m x 3.29m max	13'4" x 10'9" max	Landing with Airing Cupboard		
Cloaks/WC	1.85m x 1.25m	6'1" x 4'1"	Bedroom 1	4.67m x 3.56m	15'4" x 11'8"
Sitting Room	5.57m x 4.10m	18'3" x 13'5"		+ W/R	+ W/R
Dining Room	4.28m x 3.90m	14'0" x 12'10"	En-Suite	2.45m x 1.61m	8'0" x 5'3"
Kitchen/Breakfast	5.25m x 4.44m max	17'3" x 14'7" max	Bedroom 2	4.13m x 3.15m	13'7" x 10'4"
Utility	2.09m x 1.72m + Cupd	6'10" x 5'8" + Cupd	Bedroom 3	3.53m x 2.79m	11'7" x 9'2"
				+ W/R	+ W/R
			Bed 4	3.26m x 2.79m	10'8" x 9'2"
				+ W/R	+ W/R
			Bathroom	2.85m x 2.36m	9'4" x 7'9"
			Garage	5.90m x 5.69m	19'4" x 18'8"



First Floor



Ground Floor

Please Note: Plots 27, 28, 31, 33, 82 are handed to the plans shown





# BROMLEY

## 4 BEDROOM DETACHED HOME

**Wrap around gardens and stunning feature windows dominate this contemporary modern home designed to transform the practicalities of every day life into luxury living. Flow, light and space are the Bromley's bywords making day to day family life a breeze.**

While the heart of this home is the dream kitchen diner created by the outstanding German experts at Pronorm, it's the epic sliding doors that extend your living space to the generous outside patio area and garden beyond, that makes this home so clever. Every room is designed to work. Yes the kitchen and living spaces are elegant hangouts but you want a spacious utility room, so tick. A large garage - tick. Generous en-suite and luxury family bathroom with feature freestanding bathtub - tick. Put simply the Bromley ticks all the boxes and more besides.

### PLOT NUMBERS

65 68





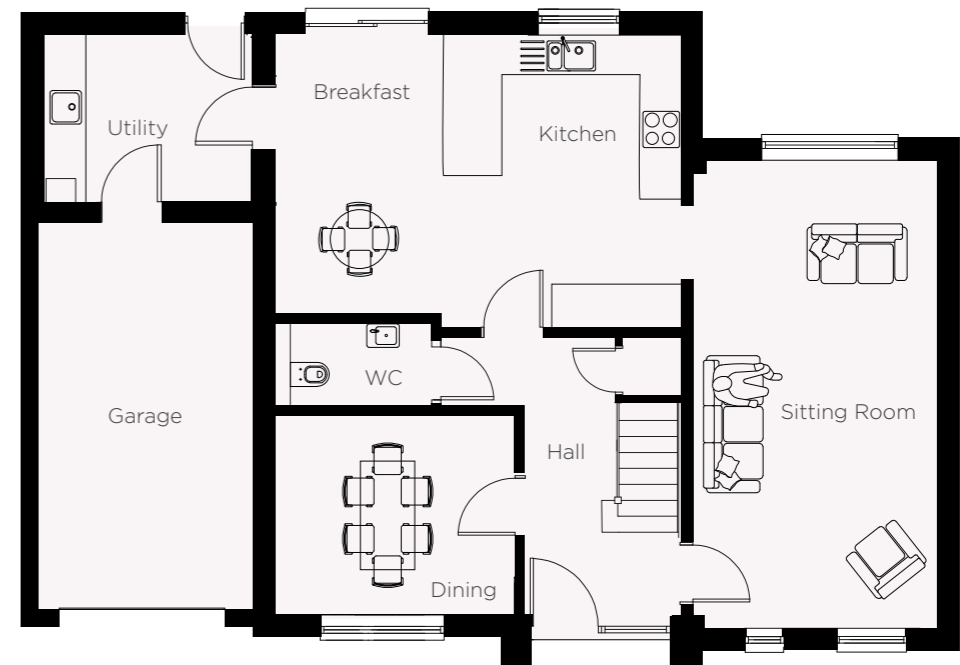
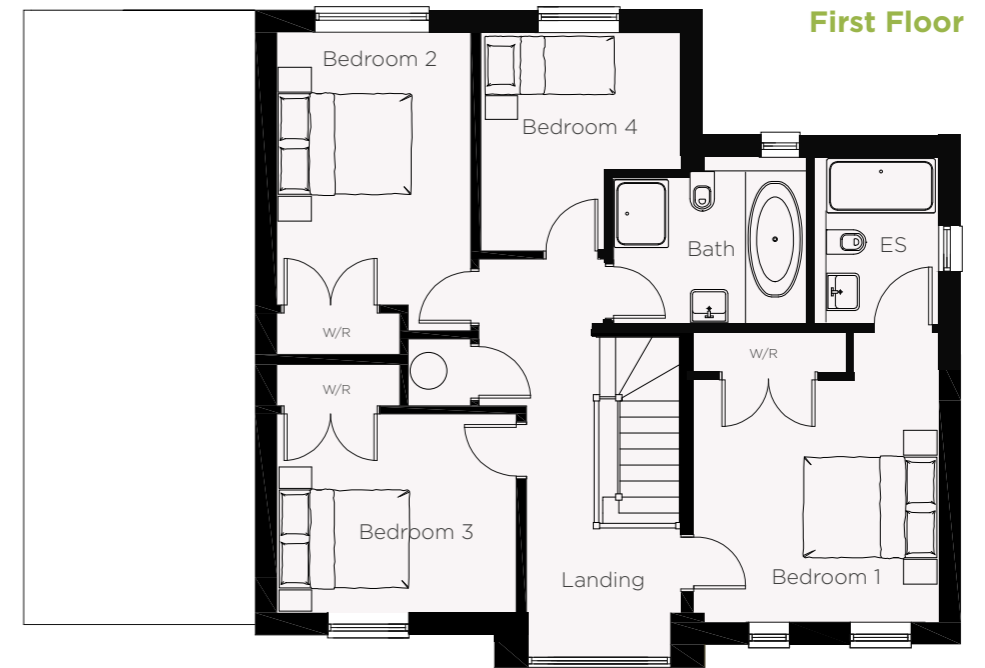
# BROMLEY

## GROUND FLOOR

Hall	4.21m x 2.35m	13'10" x 7'9"
Cloaks/WC	2.30m x 1.21m	7'7" x 3'11"
Sitting Room	6.90m x 3.59m	22'7" x 11'9"
Dining Room	3.52m x 2.93m	11'7" x 9'7"
Kitchen/Breakfast	5.98m x 4.32m	19'7" x 14'2"
Utility	3.58m x 2.45m	10'0" x 8'0"

## FIRST FLOOR

Landing with Airing Cupboard		
Bedroom 1	4.32m x 3.59m	14'3" x 11'9"
	inc W/R	inc W/R
En-Suite	2.46m x 1.81m	8'1" x 5'11"
Bedroom 2	4.02m x 2.85m	13'2" x 9'4"
	+ W/R	+ W/R
Bedroom 3	3.55m x 2.93m	11'8" x 9'7"
	+ W/R	+ W/R
Bedroom 4	3.22m x 2.97m	10'7" x 9'9"
Bathroom	2.86m x 2.46m	9'5" x 8'1"
Attached Garage	5.70m x 3.16m	18'8" x 10'4"





# HARLEYFORD

4 BEDROOM DETACHED HOME

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Like you The Harleyford is one of a kind. Its unique, contemporary design - there is only one like it - has been created to maximize the fabulous garden, generous garage, open plan living space and give you easy flow from the four top floor bedrooms to the light and airy ground floor.

Outside the kerb appeal is instant, packed with design accents from the modern cantilevered entrance porch to the wrap around timber cladding and elegant grey-framed windows.

Inside lovely design touches like the Italian porcelain floor tiles, feature staircase, oak veneer flush doors and freestanding bath are bound to get your pulse racing. But the practical elements will delight your sensible side too. Like the utility room that opens straight out onto the garden, ideal for anyone with green fingers, kids in welly boots or even four legged friends! That should keep your showstopper kitchen diner by German specialists Pronorm in pristine condition! Top that with solar panels, remote control garage doors and security details including PIR detectors coupled with an operational burglar alarm system and you'll see that this home delivers on every aspect to satisfy your head and your heart.

PLOT NUMBERS

49





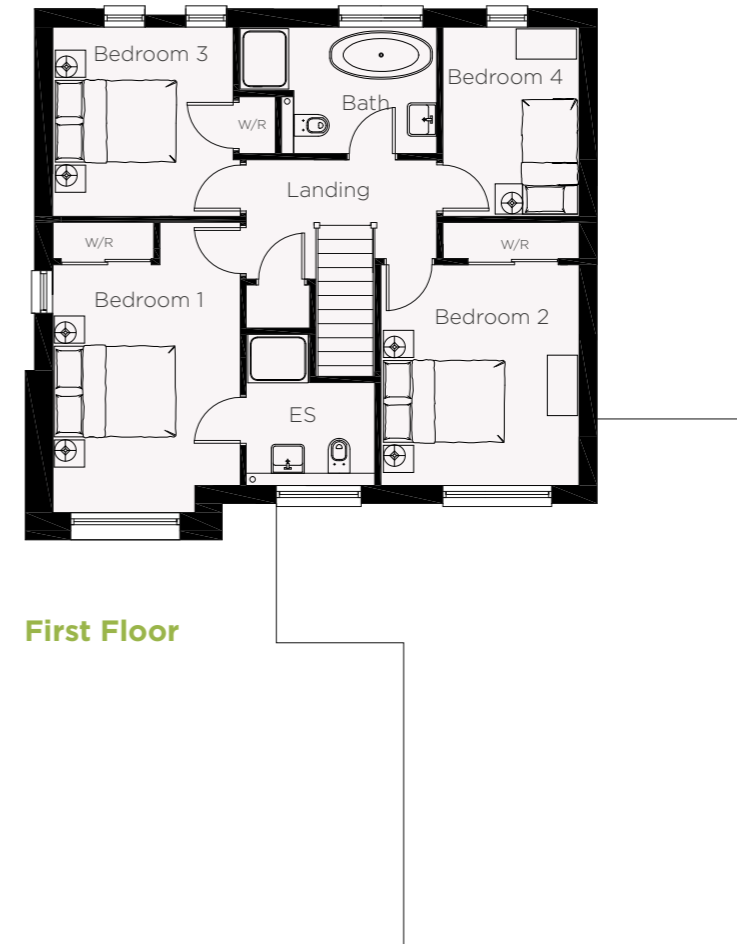
# HARLEYFORD

## GROUND FLOOR

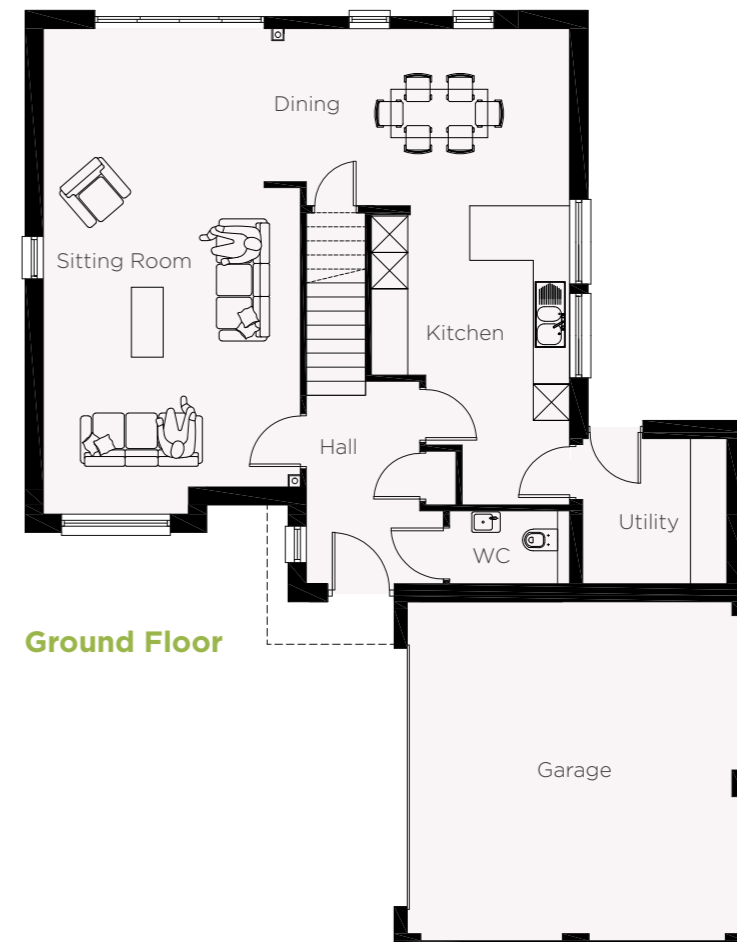
Hall		
Cloaks/WC	1.96m x 1.15m	6'4" x 3'9"
Sitting Room	8.00m x 4.23m	25'11" x 13'8"
Dining Room	4.40m x 2.88m	14'4" x 9'4"
Kitchen	4.89m x 3.23m max	15'11" x 10'6" max
Utility	2.35m x 2.32m	7'8" x 7'7"

## FIRST FLOOR

Landing		
Bedroom 1	4.75m x 3.05m inc W/R	15'5" x 9'11" inc W/R
En-Suite	2.08m x 1.65m	6'9" x 5'4"
Bedroom 2	3.60m x 3.23m + W/R	11'8" x 10'6" + W/R
Bedroom 3	3.08m x 2.93m	10'0" x 9'6"
Bedroom 4	3.08m x 2.20m max	10'0" x 7'2" max
Bathroom	3.22m x 2.05m max	10'5" x 6'8" max
Garage	5.60m x 5.49m	18'2" x 17'10"



First Floor



Ground Floor



# PETWORTH

## 3 BEDROOM DETACHED HOME

**Tradition meets contemporary modern living with this fabulous three bedroomed beauty of a home.**

Warmth exudes from the Petworth even from the outside with the elegant use of timber, sophisticated soft coloured render and fabulous windows that seem to stretch as high as the pitched roof filling the interior with sunlight. You just can't wait to get inside!

A pretty hallway lets you shed your coats, shoes and the stress of the outside world and keep your huge living area as a wonderful relaxation sanctuary. Add to that your German engineered Pronorm kitchen/diner filled with luscious luxuries like Perrin and Rowe designer taps to BOSCH integrated appliances and your ground floor living space is sorted.

The treats don't finish there as upstairs design accents abound from the feature freestanding bath, master bedroom en-suite with walk-in drench shower and stylish contemporary wall hung tiles and matching floors. Impressive and practical for the way you like to live today.

### PLOT NUMBERS

22	23	24	29	30	34	35	50
51	52	53	61	62	66	67	

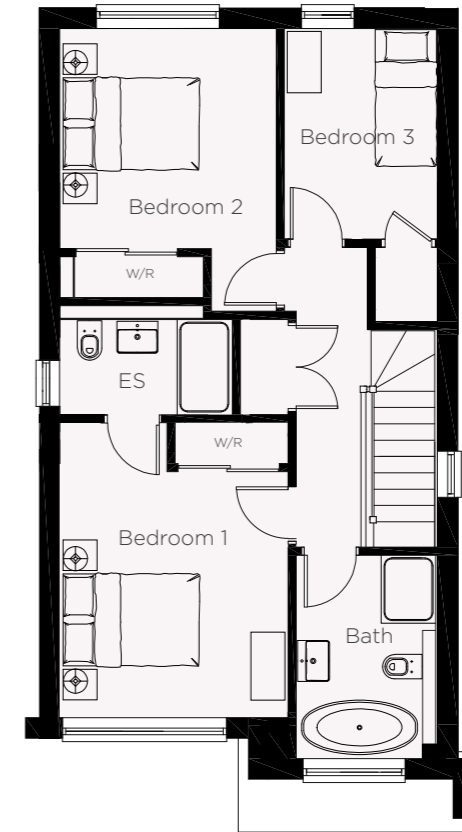




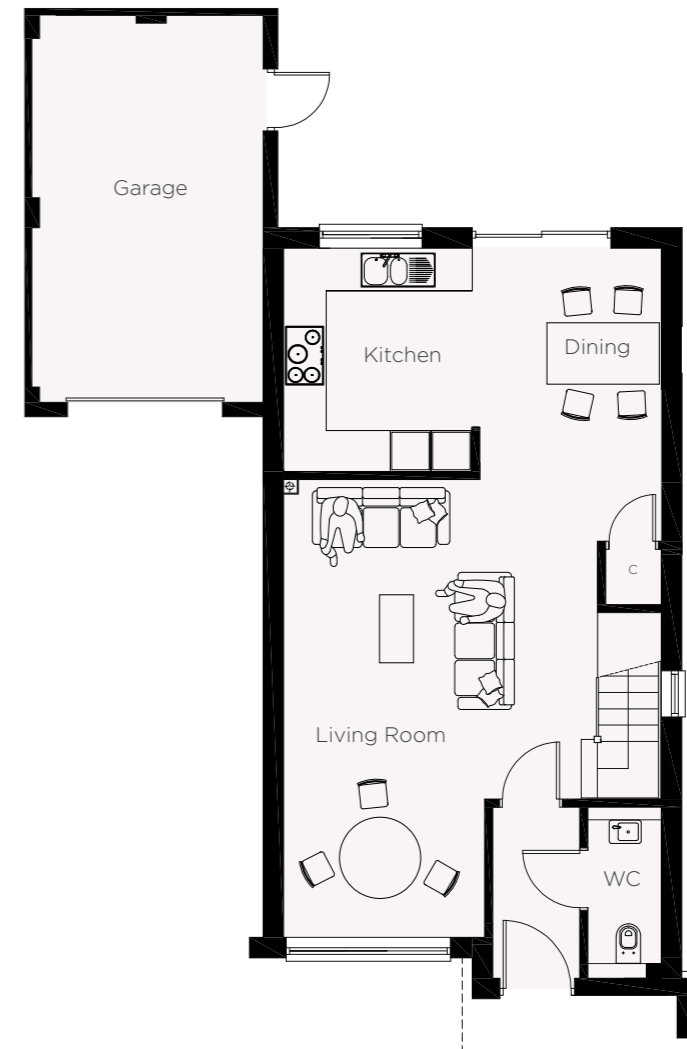
# PETWORTH

GROUND FLOOR			FIRST FLOOR		
Hall	2.51m x 1.28m	8'3" x 4'2"	Landing		
Cloaks/WC	2.49m x 1.05m	8'2" x 3'5"	Bedroom 1	4.31m x 3.33m	14'2" x 10'11"
Living Room	6.63m x 5.50m max	21'9" x 18'3" max		inc W/R	inc W/R
Dining Area	3.45m x 2.64m	11'4" x 8'8"	En-Suite	2.66m x 1.60m	8'9" x 5'3"
Kitchen	3.30m x 2.78m	10'10" x 9'5"	Bedroom 2	4.13m x 3.16m	13'7" x 10'4"
				inc W/R	inc W/R
			Bedroom 3	3.07m x 2.20m	10'1" x 7'2"
				+ W/R	+ W/R
			Bathroom	2.96m x 2.05m	6'10" x 6'9"
			Attached Garage	5.69m x 3.40m	18'8" x 11'2"

Please Note: Plots 29, 34, 51 and 53 are handed to the plans shown



First Floor



Ground Floor



# ELSTOW

## 3 BEDROOM DETACHED HOME

**Here at Heritage Homes we understand that fewer bedrooms shouldn't mean short changing you on living space. So enter the Elstow.**

Sure it's got a glorious master en-suite and two further bedrooms served by a luxury bathroom with freestanding bath guaranteed to wow family and friends. But saunter down the beautiful feature staircase admiring the fabulous galleried landing and it's breathtaking picture window and you'll see it's the ground floor that truly exceeds expectations.

It's all about flow. A large designer kitchen aimed to please even the most masterful of chefs with its state of the art BOSCH tech and uber cool handle less drawers runs beautifully into the dining space with views over the garden. In turn you're gently led into the tranquil living area and full circle back to your airy entrance lobby. It goes without saying there's a garage accessed by that all-important utility room. It's everything your head, heart and belongings desire without a compromise on style or space in sight.

### PLOT NUMBERS

54 55 81





# ELSTOW

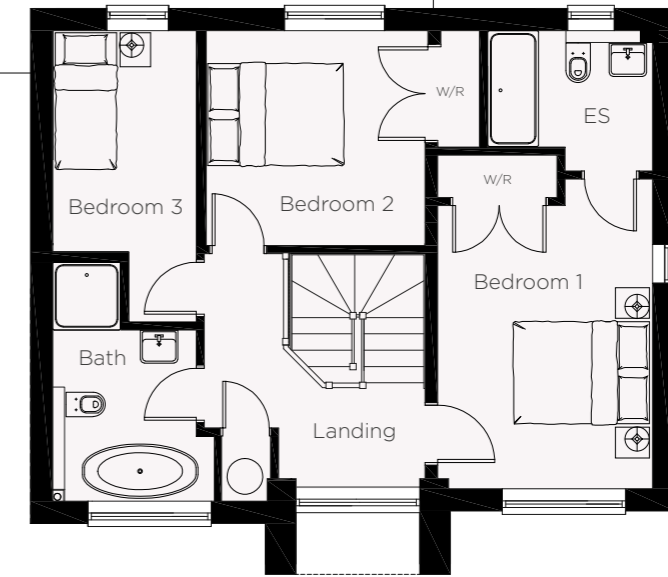
## GROUND FLOOR

Hall		
Sitting Room	6.71m x 3.11m	22'2" x 10'3"
Dining/Family	5.54m x 3.29m	18'2" x 10'10"
Kitchen/Breakfast	4.90m x 3.35m	16'1" x 11'0"
Utility	4.14m max x 2.24m	13'7" max x 7'4"
Cloaks/WC	1.92m x 1.04m	6'3" x 3'5"

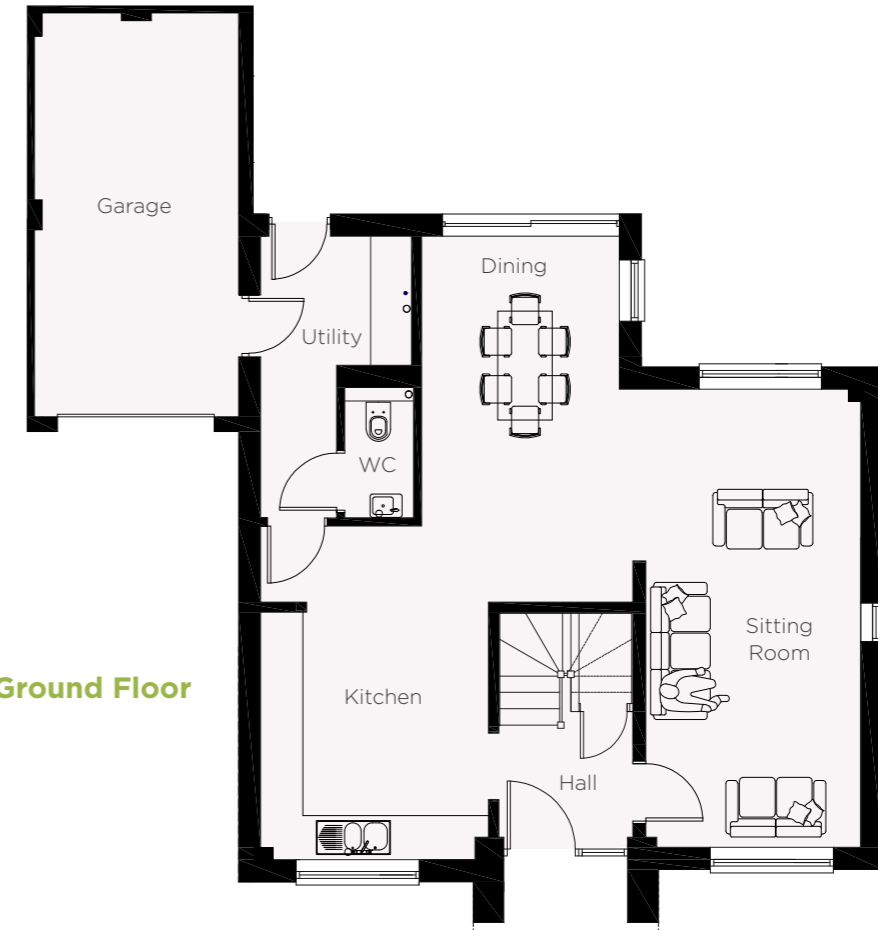
## FIRST FLOOR

Landing with Airing Cupboard		
Bedroom 1	4.14m x 3.11m	13'7" x 10'3"
+ W/R		+ W/R
En-Suite	2.39m x 2.05m	7'10" x 6'9"
Bedroom 2	3.21m x 3.16m	10'6" x 10'4"
+ W/R		+ W/R
Bedroom 3	3.24m x 2.13m	10'7" x 7'10"
Bathroom	2.56m x 2.36m	8'5" x 7'9"
+ Shower		+ Shower
Garage	5.75m x 3.05m	18'10" x 10'0"

## First Floor



## Ground Floor



Please Note: Plot 81 is handed to the plans shown

To arrange a viewing please call +44 (0)1392 822066





# HARCOURT

3 BEDROOM DETACHED HOME

**It's style and substance that elevate the three bedroomed Harcourt from a practical working home to a sanctuary that makes your heart swell and shoulders relax the second you sweep into your own drive.**

A clever mix of building materials from timber cladding, sophisticated dove grey UPVC windows and York brick give a warmth and curbside glow before you even step in the double width door. This feel continues with stunning interior details. Handle less units and drawers with soft close runners in the designer Pronorm kitchen. Glinting designer accents from BOSCH, Franke, Grohe and Vitra. A wonderful staircase enjoying streaming sunlight from the ground and top floor feature windows.

Along with all these luxuries you'll be pleased to note there's plenty of storage, a handy garage and that must have utility room. All this comes complete with a manageable front and generous back garden that belies belief you're only a ten-minute drive from Exeter Cathedral and everything the city has to offer.

## PLOT NUMBERS

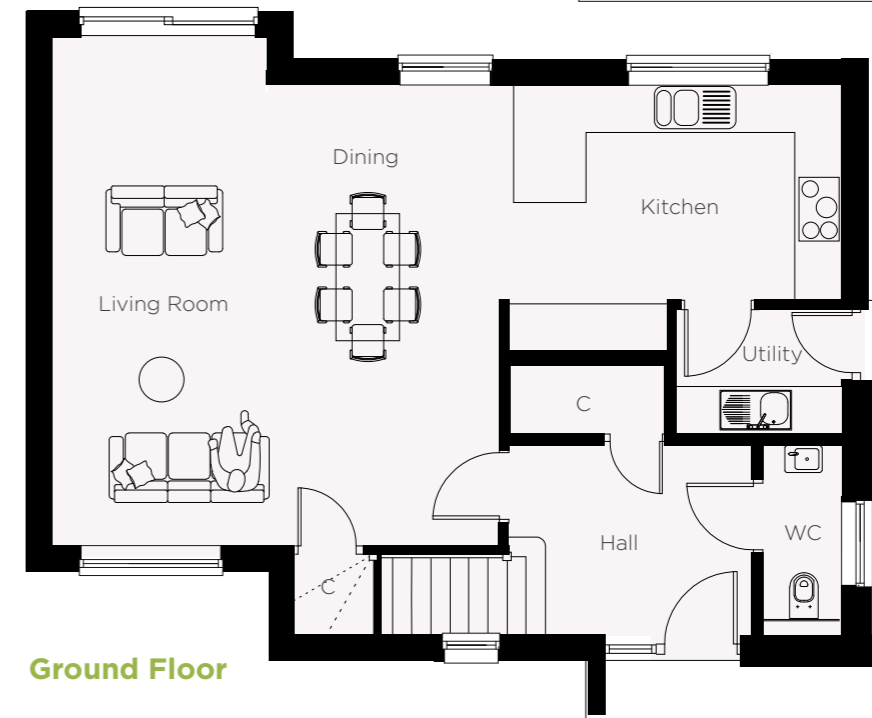
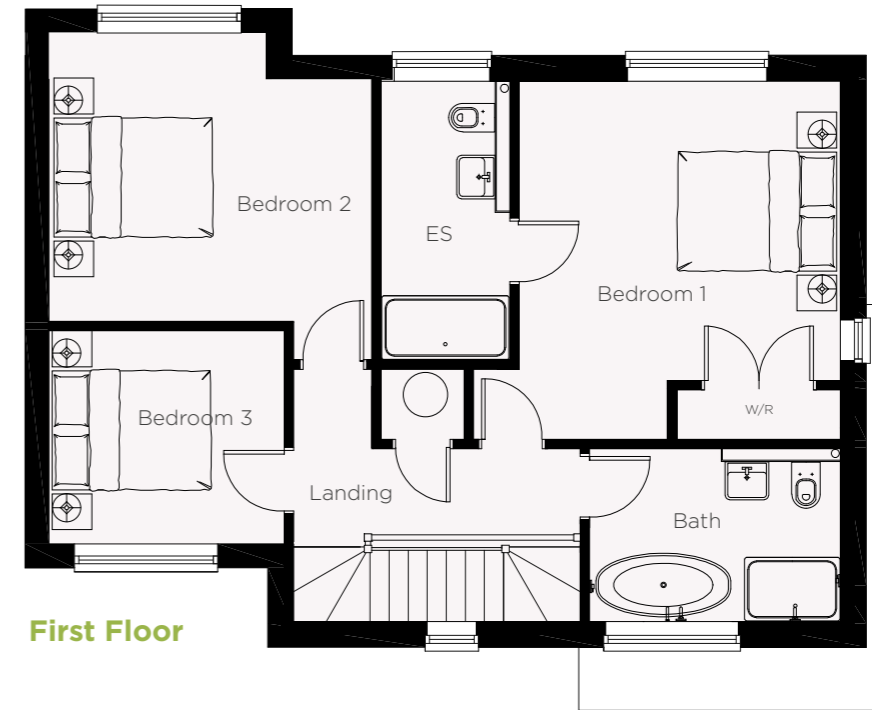
25 26 32 36 37 63





# HARCOURT

GROUND FLOOR			FIRST FLOOR		
Hall	3.06m x 2.44m	10'1" x 4'3"	Landing with Airing Cupboard		
	+ Store	+ Store	Bedroom 1	4.48m x 4.04m	14'8" x 13'3"
Cloaks/WC	2.39m x 1.00m	8'0" x 3'3"	En-Suite	3.47m x 1.62m	11'5" x 5'4"
Living/Dining	6.40m x 5.63m	21'0" x 18'6"	Bedroom 2	4.01m x 3.52m	13'2" x 11'7"
	(reducing to 5.80m)	(reducing to 19'0")	Bedroom 3	2.95m x 2.76m	9'8" x 9'1"
Kitchen	4.31m x 2.71m	14'2" x 8'11"	Bathroom	3.12m x 2.30m	10'3" x 7'7"
	+ Alcove	+ Alcove	Garage	5.60m x 3.25m	10'8" x 18'4"
Utility	2.08m x 1.57m	6'10" x 5'2"			



Please Note: Plots 26, 32, 37 are handed to the plans shown

# HERITAGE

Many housebuilders use the word, but heritage really is integral to the design and creation of our exceptional British homes. For us, heritage is as much about the here and now, and the future, as it is the past.

Your prestigious home is a timeless statement of quality and craftsmanship – providing an outward expression of exquisite taste and enduring style, and a personal sense of place and belonging.

With these themes central to our design brief, each and every Heritage Home is conceived and constructed with proven dedication and expertise, and meticulous attention to the finer details we know matter so much.

All this, of course, must come hand in hand with the very highest

environmental standards we've become synonymous with. With Heritage Homes, we've proven that energy efficiency and low-carbon technology can – and should – come hand in hand with superior quality and timeless appeal. And that applies across our portfolio, from contemporary detached family homes to character cottages and stylish apartments.

Perhaps it's because we put the people who will live in a Heritage Home at the very heart of our creation, from the very start of the design process.



**To see why we are award winning watch our latest video.**

Get a closer look at our stunning developments in Exeter by watching a video of a guided tour of Holland Park.

Visit our website today [www.heritagehomes.co.uk/video](http://www.heritagehomes.co.uk/video)



All photographs taken at Holland Park Phase I, Exeter

# LOCATION AND DIRECTIONS

SatNav Postcode: EX2 7JE

**From M5 southbound, exit the motorway at junction 30.**

At the roundabout under the motorway take the third exit onto the A379 dual carriageway following signs for Exeter.

Proceed on the dual carriageway for approximately 1 mile through two sets of traffic lights then

exit left following signs for the City Centre.

On joining the next dual carriageway stay in the left hand lane and exit immediately left into Old Rydon Lane.

Continue for approximately 500 metres and The Green @ Holland Park will be found on your right hand side.



## Local Information

BRISTOL	76 miles
PLYMOUTH	46 miles
TAUNTON	32 miles
EXETER CITY CENTRE	2.8 miles
TOPSHAM CENTRE	2.3 miles

## Trains

TO LONDON PADDINGTON	2hr 15mins approx
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## Airports

EXETER	5 miles
BRISTOL	66 miles
BOURNEMOUTH	85 miles
HEATHROW	181 miles

# HERITAGE

FUTURE COLLECTION

Heritage Homes  
1A Newton Centre  
Thorverton Road  
Matford Business Park  
Exeter, Devon  
EX2 8GN  
**T: 01392 822066**

Selling Agent:



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