

SNOWDON GRANGE

CHARD

A STUNNING COLLECTION OF
3 & 4 BEDROOM HOMES



TILIA
HOMES

Welcome to Snowdon Grange

Consisting of three and four bedroom homes, Snowdon Grange offers enviable elements of modern day living in the rural area bordering Devon and Somerset. Surrounded by amenities and ideal for first-time buyers, downsizers or growing families, it's a great place to live, work and enjoy life.



Education

Families will benefit greatly due to Snowdon Grange's close proximity to local schools, all within 2 miles of the development.

Manor Court Community Primary School and Pre-School

Manor Court Community Primary School and Pre-School is a 2-minute walk from the development and caters for pupils aged 2-11 years. This Ofsted-rated 'Good' school has many facilities including a school field, Foundation Stage outdoor educational area, school hall and a wildlife area.

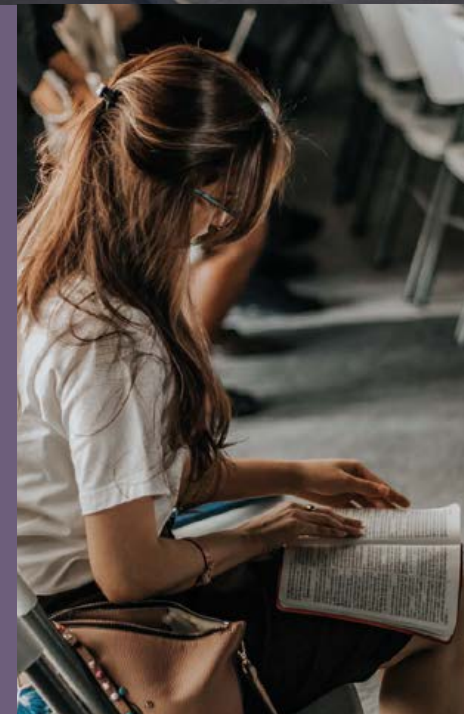
Chard School

This independent day school and nursery is located in Chard town centre and strives to offer pupils a supportive environment based on traditional values and an inspiring education. Every child can flourish with access to facilities such as the ICT suite, a purpose-built science laboratory, art studio and an AstroTurf.

Holyrood Academy

Holyrood Academy has an 'Outstanding' Ofsted rating, evident of their commitment to support and nurture every pupil throughout their learning journey. The academy's vision is based on four pillars of respect, aspiration, honesty and hard work.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

Snowdon Grange's location ensures you can make the most of its excellent road and rail links.



Destinations by car

34
min

Taunton
16 miles

35
min

Yeovil
17.2 miles

51
min

Exeter
32 miles



Destinations by train
Axminster Station

40
min

Exeter Central

1 14
hr min

Salisbury

2 45
hr min

London Waterloo



Your nearest transport links



Axminster
Station



A358



Exeter
Airport

Up to 2 Miles

Chard Town Centre
Kingfisher
Veterinary Practice
Tesco Superstore
Chard Hospital
Chard Town
Football Club

Up to 5 Miles

Sharandys Birds
of Prey
Chard Reservoir
Forde Abbey House
and Gardens
Ferne Animal
Sanctuary

Up to 10 Miles

Blackdown Hills
AONB
Castle Neroche
Axminster Station
Axe Valley
Wildlife Park

Up to 25 Miles

Lyme Regis
Golf Club
Seaton Beach
Taunton
Yeovil



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 Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



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!

*Available only at specified stages of build.

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.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



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

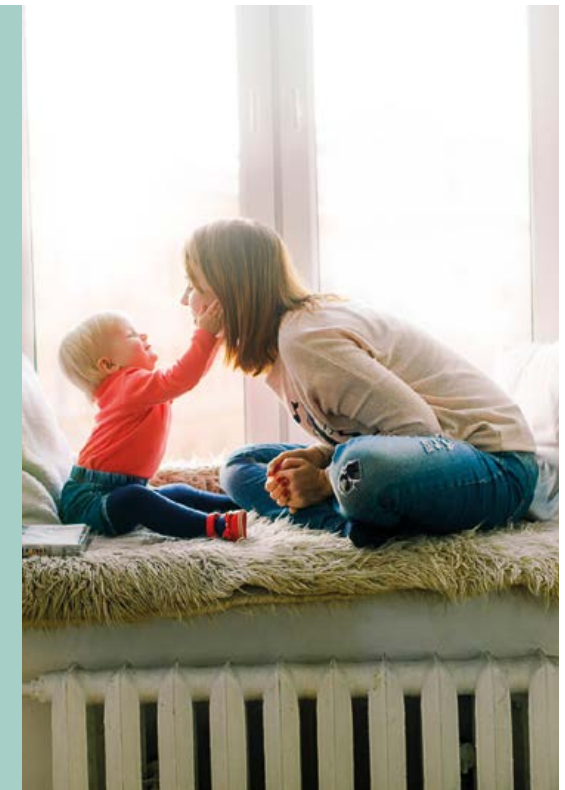
We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Backed by
HM Government

Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



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. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.help2obuy.gov.uk. 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 2022.

SNOWDON GRANGE

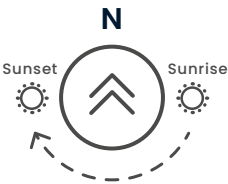
CHARD, SOMERSET

Consisting of three and four bedroom homes, Snowdon Grange offers envious elements of modern day living in the rural area bordering Devon and Somerset.



3 Bedroom Homes	4 Bedroom Homes
<ul style="list-style-type: none">The Pinewood V1The Pinewood V2The PentireThe Provence	<ul style="list-style-type: none">The OakfordThe Rutherford

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. Site plan is not to scale. Please speak to our Sales Executives for more details. July 2022.



- Social Rented
- Shared Ownership

The Pinewood V1

3 Bedroom Home



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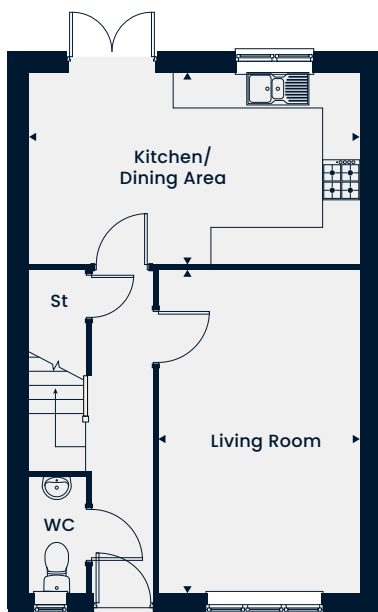


The Pinewood V1

3 Bedroom Home

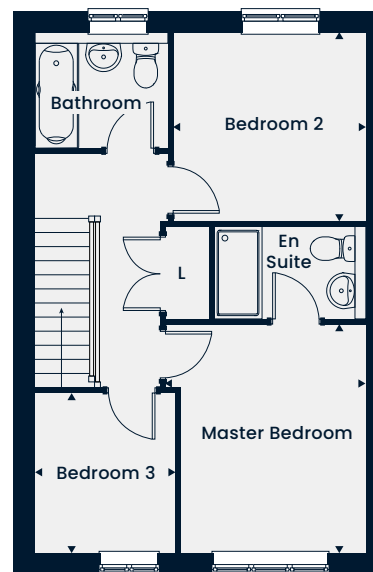
Total Area 995 sq. ft.

This spacious Pinewood is a three-bedroom home offering an open-plan kitchen/dining area with double doors opening into the rear garden and a separate living room. Upstairs there is a master bedroom with an en suite bathroom, two further bedrooms and a family bathroom. This semi-detached home comes with a garage and parking for two cars.



Ground Floor

Kitchen/Dining Area	5.4m x 3.1m 17'8" x 10'2"
Living Room	5.3m x 3.2m 17'4" x 10'6"



First Floor

Master Bedroom	3.7m x 3.0m 12'1" x 9'8"
Bedroom 2	3.2m x 3.0m 10'6" x 10'2"
Bedroom 3	2.3m x 2.6m 7'6" x 8'6"

L – Linen Cupboard St – Store 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. June 2022.

The Pinewood V2

3 Bedroom Home



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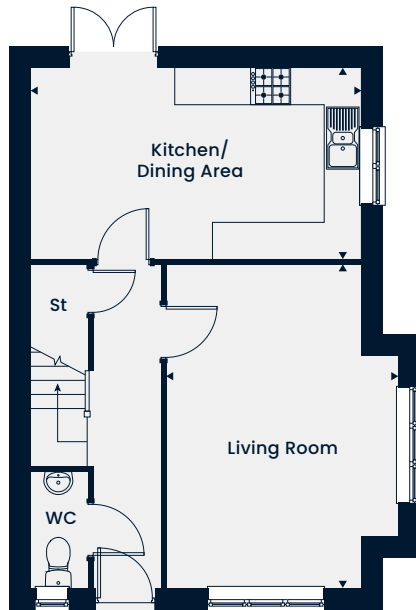


The Pinewood V2

3 Bedroom Home

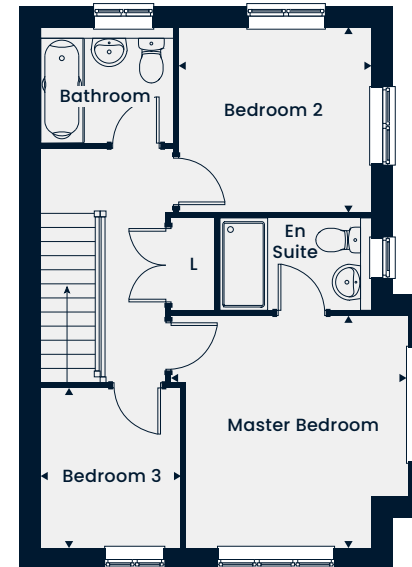
Total Area 995 sq. ft.

This spacious three-bedroom home boasts an open-plan kitchen/dining area with double doors opening into the rear garden and the separate living room has a beautiful large bay window. Upstairs, the master bedroom is also complemented by a large bay window as well as an en suite bathroom. There are two further bedrooms and a family bathroom. This detached home comes with a garage and driveway.



Ground Floor

Kitchen/Dining Area	5.4m x 3.1m 17'8" x 10'2"
Living Room	5.3m x 3.8m* 17'4" x 12'5"*



First Floor

Master Bedroom	3.7m x 3.6m* 12'1" x 11'9"*
Bedroom 2	3.2m x 3.1m 10'5" x 10'2"
Bedroom 3	2.3m x 2.6m 7'6" x 8'6"

L – Linen Cupboard St – Store WC – Cloakroom

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The Pentire

3 Bedroom Home



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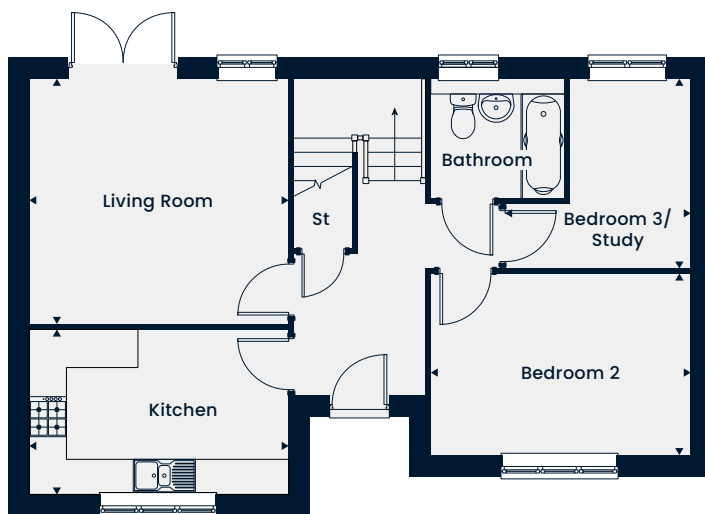


The Pentire

3 Bedroom Home

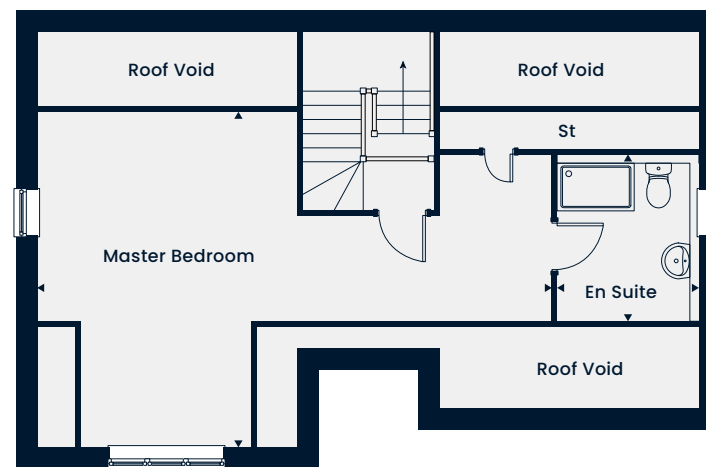
Total Area 1,227 sq. ft.

This spectacular three-bedroom home has a kitchen and separate living room with double doors leading out into the enclosed rear garden. There's also a second bedroom, bedroom/study and a family bathroom on the ground floor. On the first floor the master suite has an adjoining en suite and large feature window. The homes comes with a garage and driveway.



Ground Floor

Kitchen	4.2m x 2.7m 13'9" x 8'10"
Living Room	4.2m x 4.0m 13'9" x 13'1"
Bedroom 2	4.2m x 3.0m 13'9" x 9'10"
Bedroom 3/Study	3.1m x 2.0m 10'2" x 6'6"



First Floor

Master Bedroom	8.4m x 6.8m 27'6" x 22'3"
En Suite	2.5m x 2.3m 8'2" x 7'6"

St – Store

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The Provence

3 Bedroom Home



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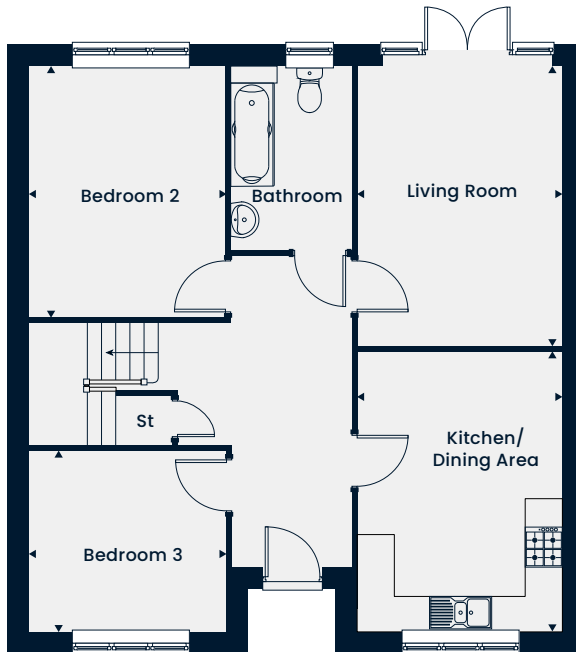


The Provence

3 Bedroom Home

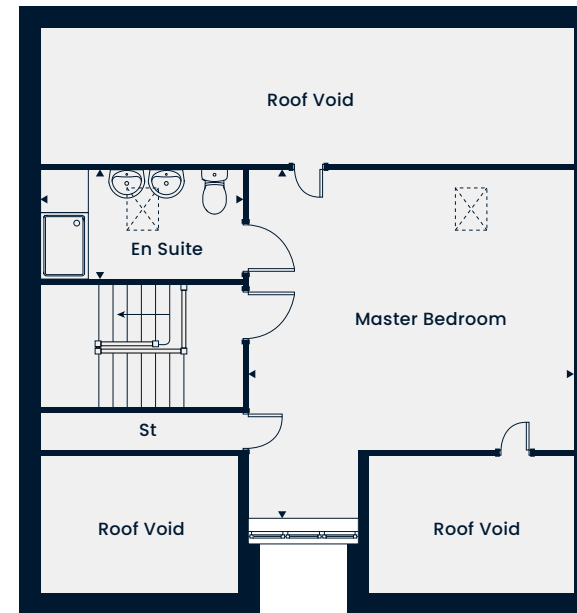
Total Area 1,305 sq. ft.

The elegant three-bedroom home has a kitchen/dining area and a separate living room with double doors which lead into the rear garden along with two bedrooms and a family bathroom. On the first floor there is a spacious master bedroom with feature alcove window and an en suite with 'his and hers' sink. The homes comes with a garage and driveway.



Ground Floor

Kitchen/Dining Area	4.6m x 3.3m 15'1" x 10'9"
Living Room	4.5m x 3.3m 14'9" x 10'9"
Bedroom 2	4.1m x 3.2m 13'5" x 10'5"
Bedroom 3	3.2m x 3.0m 10'5" x 9'10"



First Floor

Master Bedroom	5.3m x 6.2m* 17'4" x 20'4"*
En Suite	3.3m x 1.8m 10'9" x 5'10"

St – Store ☒ – Rooflight

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The Oakford

4 Bedroom Home



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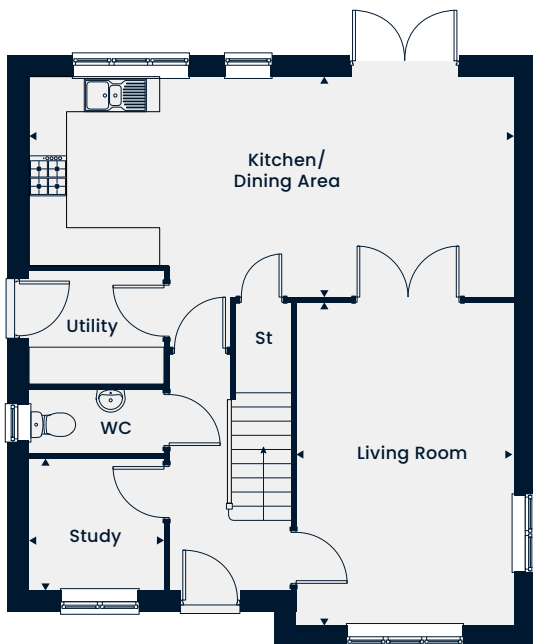


The Oakford

4 Bedroom Home

Total Area 1,498 sq. ft.

The Oakford is a marvellous four-bedroom home ideal for family living consisting of spacious accommodation throughout. The living room has double doors leading into the open-plan kitchen/dining area which has an adjoining utility room. A study and downstairs cloakroom complete the ground floor. The first floor has a master bedroom and an en suite. The home also comes complete with a garage and driveway.



Ground Floor

Kitchen/Dining Area	8.0m x 3.6m 26'2" x 11'9"
Living Room	5.3m x 3.6m 17'4" x 11'9"
Study	2.2m x 2.2m 7'2" x 7'2"



First Floor

Master Bedroom	4.3m x 3.6m 14'1" x 11'9"
Bedroom 2	4.2m x 3.0m 13'9" x 9'10"
Bedroom 3	3.6m x 3.0m 11'9" x 9'10"
Bedroom 4	4.2m x 3.0m 13'9" x 9'10"

L – Linen Cupboard St – Store WC – Cloakroom

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The Rutherford

4 Bedroom Home



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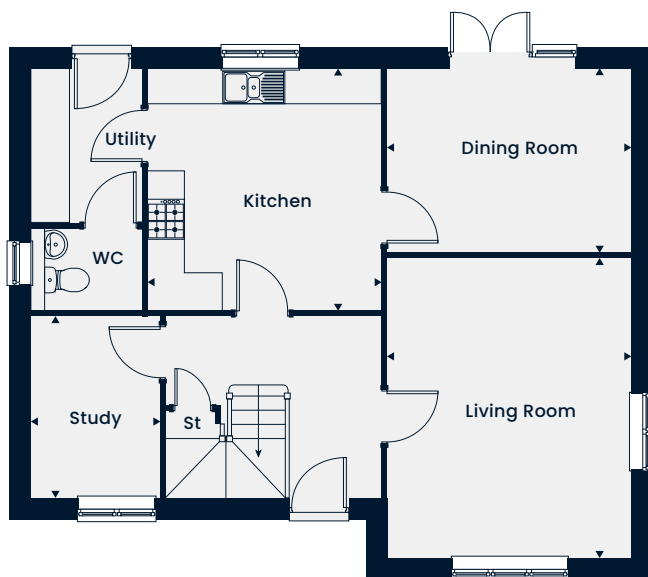


The Rutherford

4 Bedroom Home

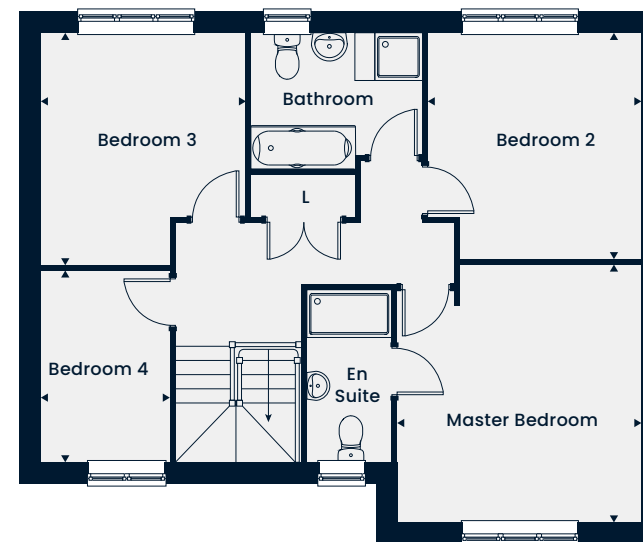
Total Area 1,603 sq. ft.

This superb four-bedroom family home features a spacious kitchen with an adjoining utility room that has a door out to the garden. Situated off the kitchen is a separate dining room that has double doors leading into the garden. A living room and a study complete the ground floor. On the first floor the master bedroom has an en suite, three further bedrooms and a family bathroom with bath and separate shower. The home is complete with a garage and driveway.



Ground Floor

Kitchen	4.0m x 3.8m 13'1" x 12'5"
Dining Room	4.0m x 3.0m 13'1" x 9'10"
Living Room	4.9m x 4.0m 16'0" x 13'1"
Study	2.9m x 2.0m 9'6" x 6'6"



First Floor

Master Bedroom	4.0m x 4.2m 13'1" x 13'9"
Bedroom 2	3.5m x 3.8m 11'5" x 12'5"
Bedroom 3	3.9m x 3.4m 12'9" x 11'1"
Bedroom 4	3.1m x 2.0m 10'2" x 6'6"

L – Linen Cupboard St – Store WC – Cloakroom

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TILIA HOMES

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 worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical			
TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite			
Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features			
All ceilings and walls finished in white 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, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
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	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓	✓

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. May 2022.

Snowdon Grange
Forton Road
Chard
Somerset
TA20 2HS

Find us using what3words
///beanbag.pulse.either

01460 493021
Snowdon.Grange@tiliahomes.co.uk
tiliahomes.co.uk

