

BUNFORD HEIGHTS

YEOVIL SOMERSET

A STUNNING COLLECTION OF
3, 4 & 5 BEDROOM HOMES



Welcome to Bunford Heights

With its three, four and five bedroom homes, Bunford Heights is perfectly placed for access to the thriving market town of Yeovil. With shops, amenities and good transport links to the area, Yeovil is ideal for first-time buyers to growing families. It's a great place to live, work and enjoy life.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

Location

Bunford Heights is ideally positioned for Yeovil town centre and the beautiful surrounding countryside.

With its numerous shops, a country park, theatre and entertainment centre, Yeovil caters for everyone's needs, while the surrounding area with its charming villages and attractions provides everything you could need for enjoying life.



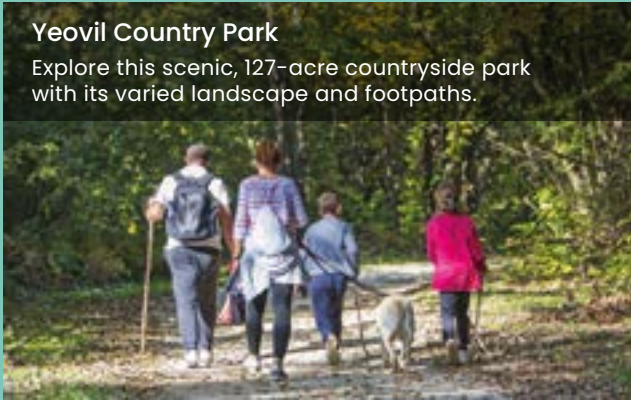
Yeovil Town Centre

From major brands to independents, enjoy a day's shopping in the bustling town centre.



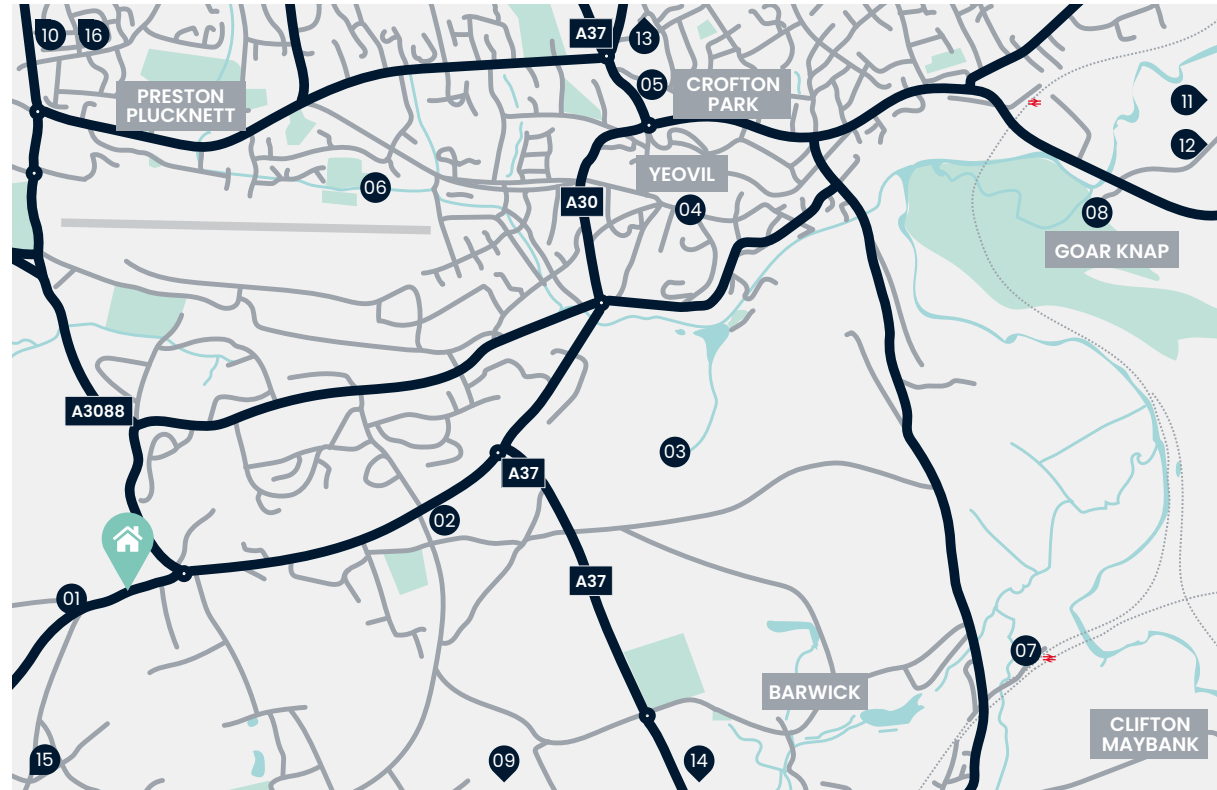
Yeovil Country Park

Explore this scenic, 127-acre countryside park with its varied landscape and footpaths.



Westlands Entertainment Venue

Movies, theatre, performances and comedians, Westlands is the venue for them all.



Your nearest transport links



Yeovil Junction Station



A37



Exeter Airport

Up to 2 Miles

- 01. M&S Simply Food
- 02. Sandhurst Post Office
- 03. Yeovil Country Park
- 04. Yeovil Town Centre

Up to 5 Miles

- 05. Yeovil Hospital
- 06. Westlands Entertainment Venue
- 07. Yeovil Junction Rail Station
- 08. Yeovil Golf Club

Up to 10 Miles

- 09. Hibbitt Woods Nature Reserve
- 10. Bearley Lakes
- 11. Sherborne
- 12. Sherborne Old Castle

Up to 25 Miles

- 13. Fleet Air Arm Museum
- 14. Dorchester
- 15. Lyme Regis
- 16. Taunton

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

Connections

Bunford Heights location makes sure you can make the most of its excellent road and rail links.

Yeovil is the meeting place for main routes such as the A37, A30 and A359 with their connections to surrounding towns and villages such as Sherborne, as well as the coast. Rail links from Yeovil Junction can take you to Waterloo or Exeter and beyond, while Exeter and Bristol airports are perfect for travel abroad.



Destinations by car

16
min

Sherborne

7.5 miles

41
min

Taunton

26 miles

1 07
hr min

Exeter

47 miles



Destinations by train
Yeovil Junction Station

64
min

Exeter St David's

1 38
hr min

Taunton

2 20
hr min

London Waterloo

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).



Education

From preschool and day nurseries to secondary and further education Yeovil is ideal for growing families.

Catchment schools West Coker CofE Primary, Preston School Academy and Stanchester Academy provide an outstanding learning experience for each pupil's needs.

West Coker CofE VC Primary School

A welcoming and friendly school taking pride in meeting children's needs to support their development as well-rounded young people. West Coker CofE Primary works hard delivering a creative and engaging curriculum aimed at developing independent citizens of the future.

Preston School Academy

A highly successful school for 11- to 16-year-olds specialising in business and enterprise. Preston Academy believes in an on-going relationship between home and school to provide a foundation for the future through academic learning, sport and cultural achievement.

Stanchester Academy

A school that strives to strongly promote personal development in a productive and welcoming atmosphere. The challenge for students is to aim high and give their best as they prepare for later life, learning self-respect and consideration for others.

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

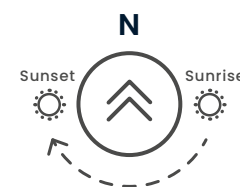
BUNFORD HEIGHTS

YEOVIL, SOMERSET

Consisting of two, three, four and five bedroom homes, Bunford Heights offers an enviable element of modern living in a rural location on the outskirts of Yeovil. Each home has been crafted with the quality and care that Tilia Homes is known for, offering generous proportions and a high specification.



2 Bedroom Homes		3 Bedroom Homes	
● The Burton		● The Hopwood	
		● The Westwood	
4 Bedroom Homes		5 Bedroom Homes	
● The Norford		● The Ravensworth	
● The Wexford		● The Wordsworth	
● The Hareford		● The Wentworth	
● The Oakford			
● The Rutherford			
● The Walford V1			
● The Walford V2			



- - Affordable Homes
- - Shared Ownership
- V - Visitor Parking

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 2021.

The Westwood

3 Bedroom Home



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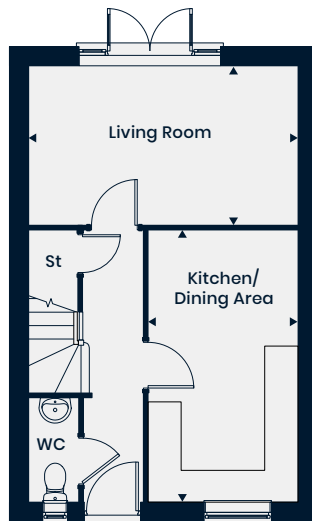


The Westwood

3 Bedroom Home

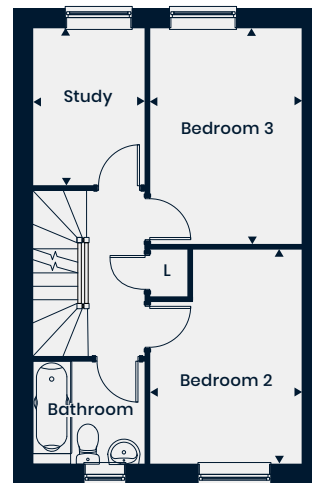
Total Area 1,223 sq. ft.

An attractive three storey, three bedroom home with an open-plan kitchen/dining area and a separate living room with double doors to the garden. The first floor hosts a study, two bedrooms and a family bathroom, whilst the second floor is entirely dedicated to the master bedroom with an en suite.



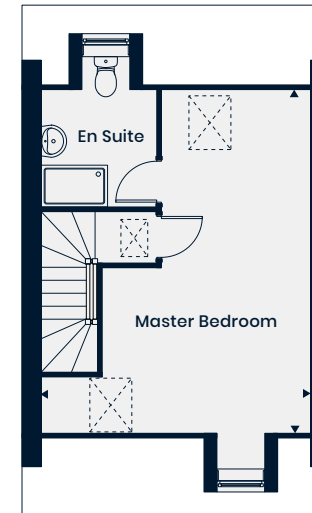
Ground Floor

Kitchen/Dining Area
5.0m x 2.8m | 16'4" x 9'2"
Living Room
5.0m x 2.9m | 16'4" x 9'5"



First Floor

Bedroom 2
3.3m x 2.8m | 10'8" x 9'2"
Bedroom 3
4.0m x 2.8m | 13'1" x 9'2"
Study
3.0m x 2.1m | 9'8" x 6'9"



Second Floor

Master Bedroom
6.4m x 4.9m | 20'1" x 16'0"

L – Linen Cupboard ☒ – Rooflight 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. August 2021.

The Norford

4 Bedroom Home



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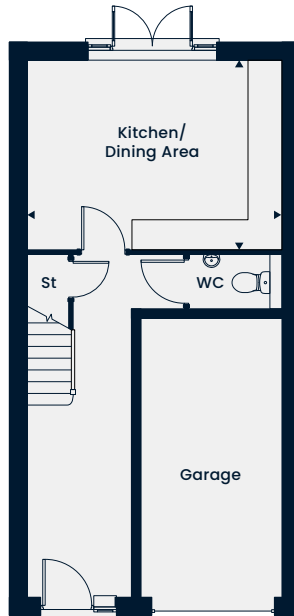


The Norford

4 Bedroom Home

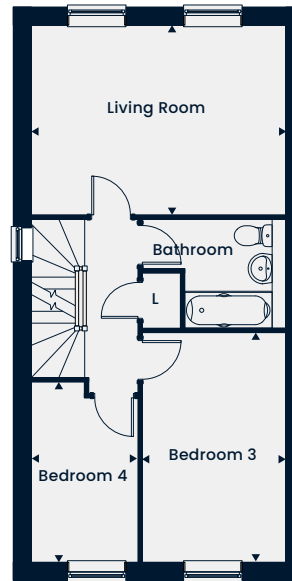
Total Area 1,430 sq. ft.

A spacious four bedroom family home spread across three floors, the ground floor comprising an integral garage, large welcoming entrance hall, and kitchen/dining area to the rear with double doors leading to the garden. The living room is on the first floor with two more bedrooms and a family bathroom. The master bedroom and a further bedroom are on the top floor with a 'Jack and Jill' en suite.



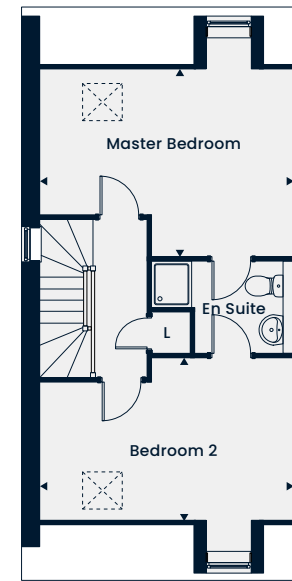
Ground Floor

Kitchen/Dining Area
5.0m x 3.7m | 16'4" x 12'1"



First Floor

Living Room
5.0m x 3.7m | 16'4" x 12'1"
Bedroom 3
4.5m x 2.9m | 14'8" x 9'5"
Bedroom 4
3.5m x 2.1m | 11'4" x 6'9"



Second Floor

Master Bedroom
5.0m x 3.6m | 16'4" x 11'8"
Bedroom 2
5.0m x 3.2m | 16'4" x 10'5"

L – Linen Cupboard ☒ – Rooflight St – Store WC – Cloakroom

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The Wexford

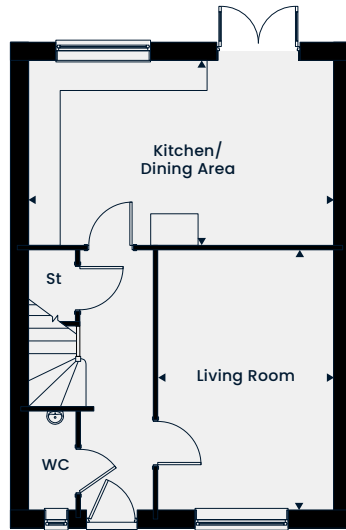
4 Bedroom Home



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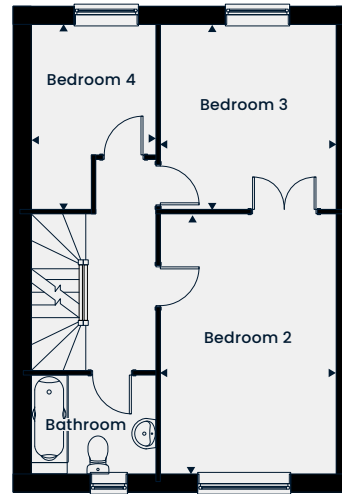


A four bedroom, three storey home with an open-plan kitchen/dining area with double doors to the garden and separate living room. The first floor provides three bedrooms and a family bathroom, and the second floor is entirely dedicated to the master bedroom, en suite and study.



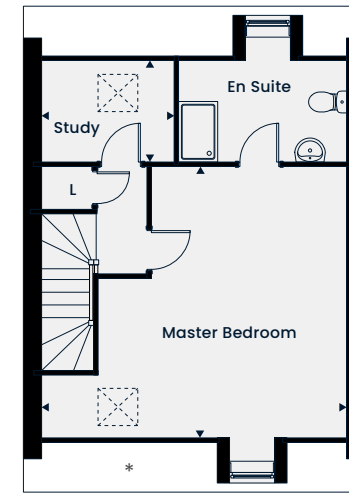
Ground Floor

Kitchen/Dining Area
5.9m x 3.6m | 19'4" x 11'8"
Living Room
5.0m x 3.4m | 16'4" x 11'2"



First Floor

Bedroom 2
4.3m x 3.4m | 14'1" x 11'2"
Bedroom 3
3.6m x 3.4m | 11'8" x 11'2"
Bedroom 4
2.9m x 2.3m | 9'5" x 7'5"



Second Floor

Master Bedroom
5.9m x 5.2m | 19'3" x 17'0"
Study
2.6m x 2.0m | 8'5" x 6'6"

L – Linen Cupboard ☒ – Rooflight St – Store WC – Cloakroom

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The Hareford

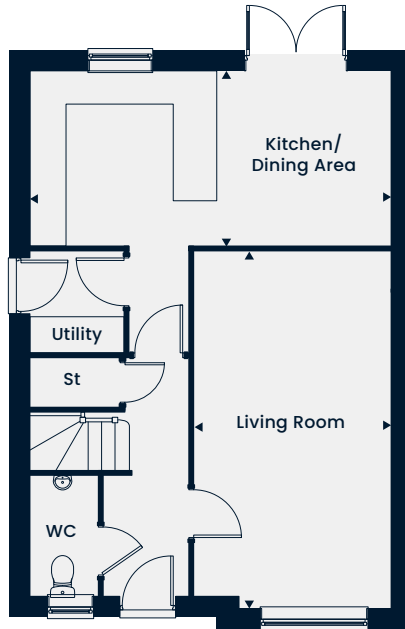
4 Bedroom Home



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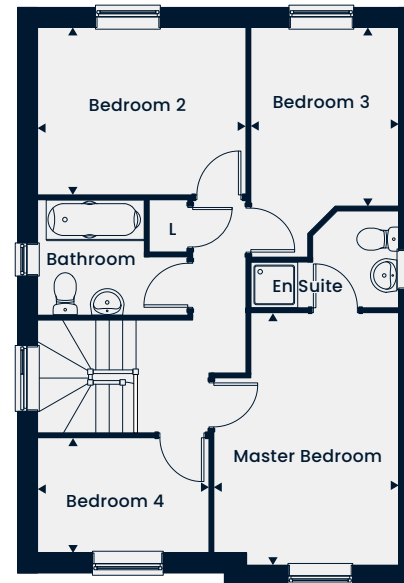


A wonderful four bedroom home offering an open-plan kitchen/dining area with double doors opening out to the garden and utility room complete the ground floor. The first floor offers a master bedroom with an en suite, three additional bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.3m x 3.1m 20'1" x 10'2"
Living Room	6.3m x 3.4m 20'1" x 11'1"



First Floor

Master Bedroom	4.5m x 3.3m 14'8" x 10'8"
Bedroom 2	3.7m x 2.9m 12'1" x 9'5"
Bedroom 3	3.1m x 2.6m 10'2" x 8'5"
Bedroom 4	3.0m x 2.1m 9'8" x 6'9"

L – Linen Cupboard St – Store WC – Cloakroom

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The Rutherford

4 Bedroom Home



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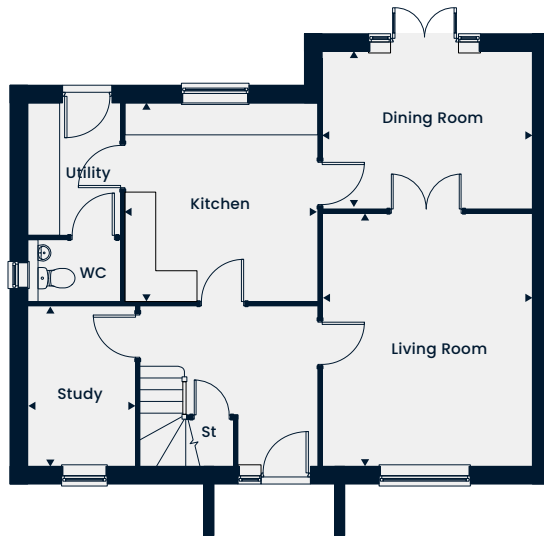


The Rutherford

4 Bedroom Home

Total Area 1,628 sq. ft.

This superb four bedroom family home offers a spacious kitchen with adjoining utility room, a separate dining room and study complete the ground floor. The first floor boasts the master bedroom with an en suite, three further bedrooms and a family bathroom with a bath and separate shower.



Ground Floor

Kitchen	3.9m x 3.8m 12'8" x 12'4"
Dining Room	4.1m x 3.1m 13'5" x 10'2"
Living Room	5.0m x 4.1m 16'4" x 13'5"
Study	3.2m x 2.1m 10'5" x 6'9"



First Floor

Master Bedroom	4.1m x 3.5m 13'5" x 11'5"
Bedroom 2	3.9m x 3.4m 12'7" x 11'2"
Bedroom 3	3.9m x 3.4m 12'7" x 11'2"
Bedroom 4	3.1m x 2.1m 10'2" x 6'9"

L – Linen Cupboard St – Store WC – Cloakroom

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The Walford V1

4 Bedroom Home



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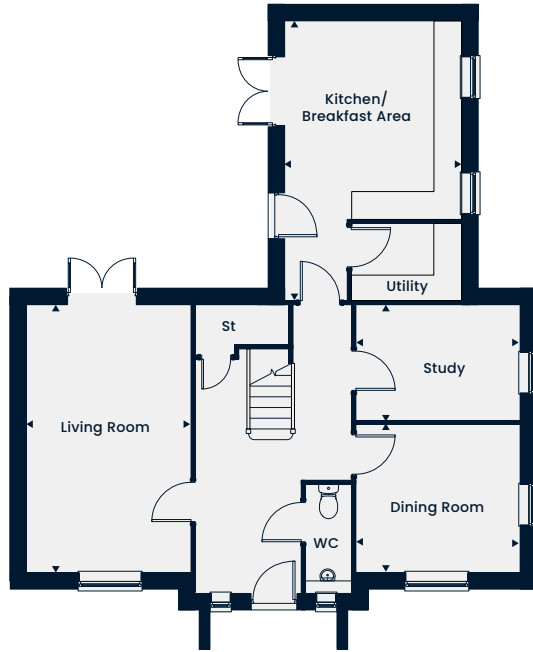


The Walford VI

4 Bedroom Home

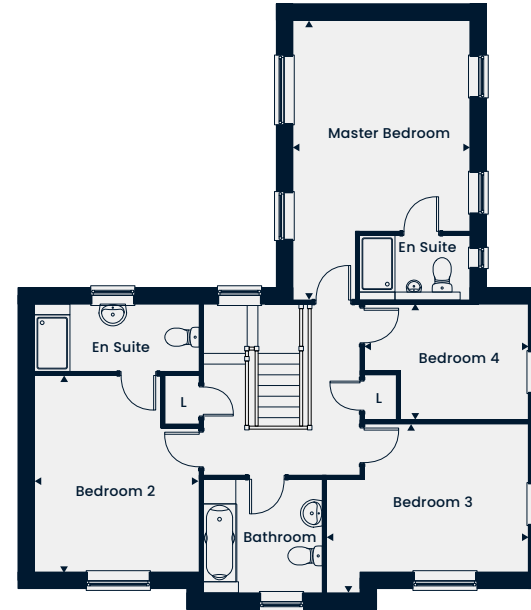
Total Area 1,821 sq. ft.

A stunning four bedroom home, made for family comfort which features a bright kitchen/breakfast area and adjoining utility room with double doors leading to the garden. The living room also has doors leading to the garden. The ground floor is completed with a separate study and dining room. Upstairs, the master bedroom benefits from double aspect windows and an en suite. Bedroom 2 also has an en suite, there are two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Breakfast Area	4.3m x 3.8m 14'1" x 12'5"
Dining Room	3.5m x 3.2m 11'5" x 10'5"
Living Room	5.7m x 3.5m 18'7" x 11'5"
Study	3.5m x 2.5m 11'5" x 8'2"



First Floor

Master Bedroom	3.9m x 3.8m 12'8" x 12'5"
Bedroom 2	4.1m x 3.5m 13'5" x 11'5"
Bedroom 3	4.3m x 3.2m 14'1" x 10'5"
Bedroom 4	3.5m x 2.4m 11'5" x 7'9"

L – Linen Cupboard St – Store WC – Cloakroom

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The Ravensworth

5 Bedroom Home



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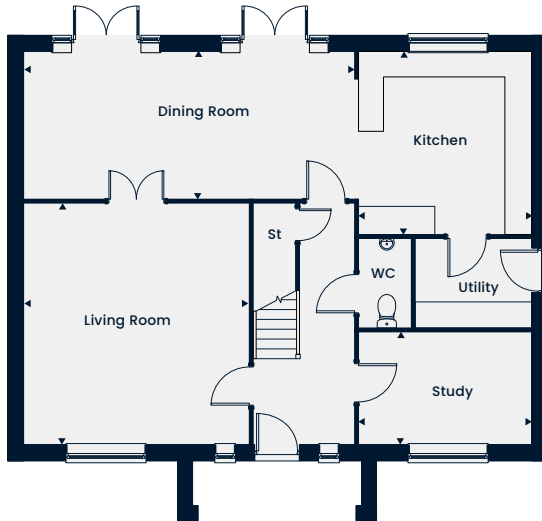


The Ravensworth

5 Bedroom Home

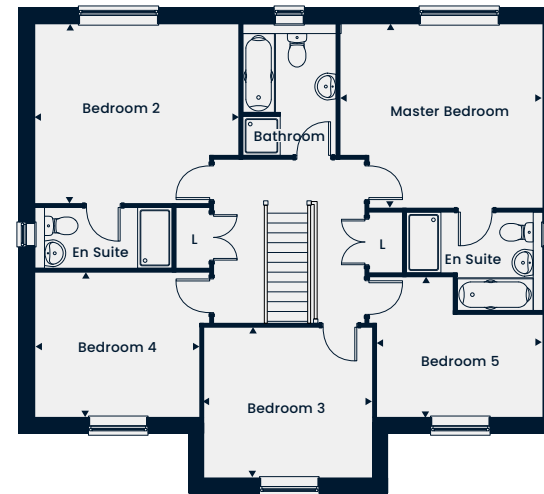
Total Area 2,284 sq. ft.

A stylish five bedroom detached home with expansive family living spaces throughout. The impressive open-plan kitchen/dining/family area has two sets of double doors out to the garden, along with a living room and utility to complete the ground floor. The master bedroom and the second bedroom both have en suites. There are a further three bedrooms and a family bathroom with a bath and separate shower.



Ground Floor

Kitchen	4.2m x 4.0m 13'8" x 13'1"
Dining Room	7.6m x 3.3m 25'0" x 10'8"
Living Room	5.5m x 5.1m 18'0" x 16'7"
Study	4.0m x 2.6m 13'1" x 8'5"



First Floor

Master Bedroom	4.2m x 4.0m 13'8" x 13'1"
Bedroom 2	4.1m x 4.0m 13'5" x 13'1"
Bedroom 3	3.8m x 3.4m 12'5" x 11'2"
Bedroom 4	3.8m x 3.3m 12'5" x 10'8"
Bedroom 5	3.8m x 3.3m 12'5" x 10'8"

L – Linen Cupboard St – Store WC – Cloakroom

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The Wordsworth

5 Bedroom Home



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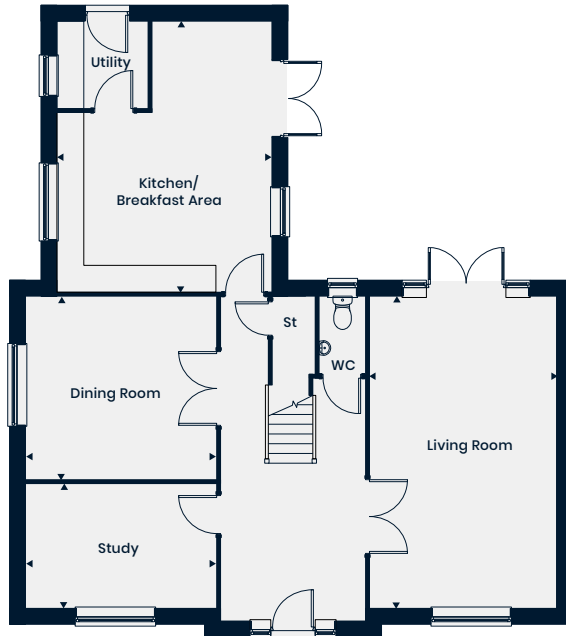


The Wordsworth

5 Bedroom Home

Total Area 2,549 sq. ft.

A stylish five bedroom detached home with expansive family living spaces throughout. The impressive open-plan kitchen/dining/family area has two sets of double doors out to the garden, along with a living room and utility to complete the ground floor. The master bedroom and the second bedroom both have en suites. There are a further three bedrooms and a family bathroom with a bath and separate shower.



Ground Floor

Kitchen/Breakfast Area	6.2m x 4.9m 20'3" x 16'1"
Dining Room	4.3m x 4.2m 14'1" x 13'7"
Living Room	7.1m x 4.3m 23'3" x 14'1"
Study	4.3m x 2.9m 14'1" x 9'5"



First Floor

Master Bedroom	4.9m x 3.2m 16'1" x 10'5"
Bedroom 2	4.3m x 4.1m 14'1" x 13'5"
Bedroom 3	4.3m x 3.5m 14'1" x 11'5"
Bedroom 4	4.3m x 3.5m 14'1" x 11'5"
Bedroom 5	4.3m x 2.9m 14'1" x 9'5"

L – Linen Cupboard St – Store WC – Cloakroom

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The Wentworth

5 Bedroom Home



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The Wentworth

5 Bedroom Home

Total Area 2,648 sq. ft.

An extremely spacious five bedroom home in an L-shaped design, featuring an integral double garage. This home offers a light open-plan kitchen/breakfast area with double doors to the garden, a separate dining room, a study/family area. A large living room with double doors to the garden offers bright and airy accommodation throughout. The master bedroom suite is set apart from the other bedrooms and is complete with a dressing room and large en suite bathroom, A further 4 bedrooms one with ensuite and family bathroom complete the first floor.



Ground Floor

Kitchen/Breakfast Area	5.8m x 4.3m		19'02" x 14'1"
Dining Room	4.3m x 3.0m		14'1" x 9'8"
Living Room	7.5m x 3.7m		24'6" x 12'1"
Study	5.5m x 3.9m		18'0" x 12'7"



First Floor

Master Bedroom	7.9m x 4.1m		25'9" x 13'5"
Bedroom 2	4.8m x 3.3m		15'7" x 10'8"
Bedroom 3	4.6m x 3.3m		15'0" x 10'8"
Bedroom 4	4.1m x 3.2m		13'5" x 10'5"
Bedroom 5	3.3m x 3.1m		10'8" x 10'2"

L – Linen Cupboard ☒ – Rooflight St – Store WC – Cloakroom

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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.



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.



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.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



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. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

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.helptobuy.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. August 2021.

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