

# 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

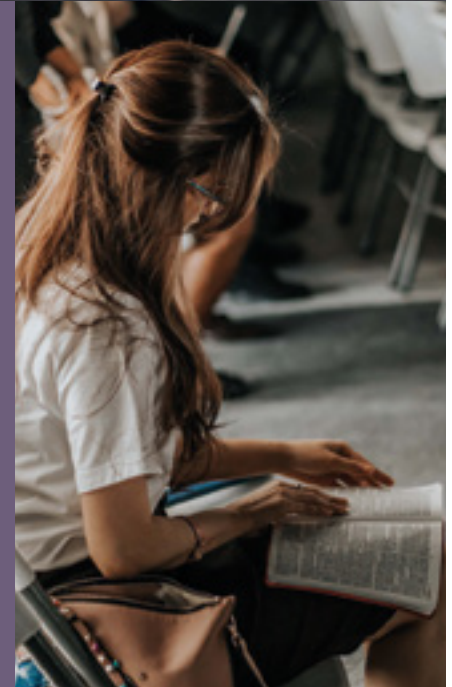
Manor Court Community Primary School and Pre-School is a 2-minute walk from the development and caters for pupils aged 2-11 years. This Ofsted-rated 'Good' school has many facilities including a school field, Foundation Stage outdoor educational area, school hall and a wildlife area.

### 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

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. June 2022.



## 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](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. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.

# SNOWDON GRANGE

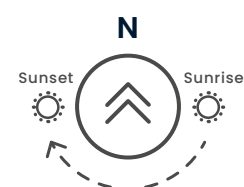
CHARD, SOMERSET

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"> <li><span style="color: yellow;">●</span> The Pinewood V1</li> <li><span style="color: purple;">●</span> The Pinewood V2</li> <li><span style="color: green;">●</span> The Pentire</li> <li><span style="color: red;">●</span> The Provence</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">●</span> The Oakford</li> <li><span style="color: orange;">●</span> The Rutherford</li> </ul>

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. March 2023.



- - Social Rented
- - Shared Ownership



# The Pinewood V1

3 Bedroom Home



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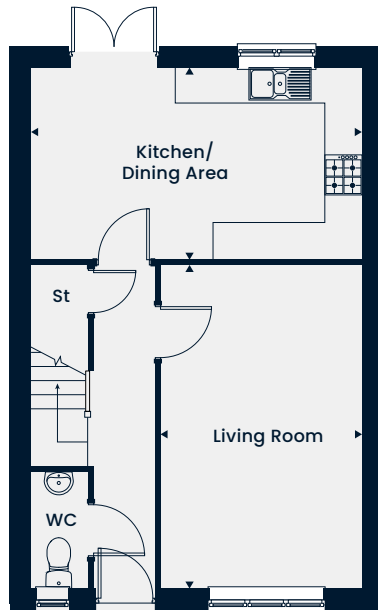


# The Pinewood V1

## 3 Bedroom Home

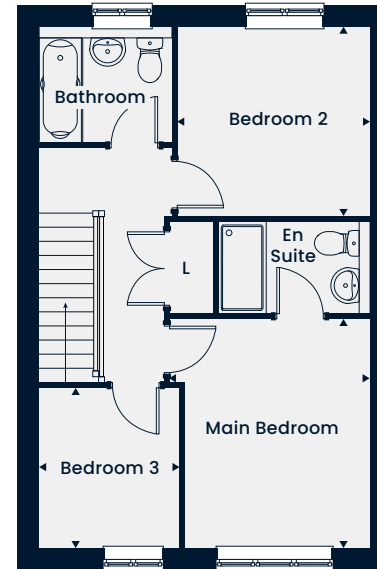
Total Area 995 sq. ft.

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 main bedroom with an en suite bathroom, two further bedrooms and a family bathroom. This detached home has a garage and driveway whilst the semi-detached home comes with 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

Main 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. May 2023.



# The Pinewood V2

3 Bedroom Home



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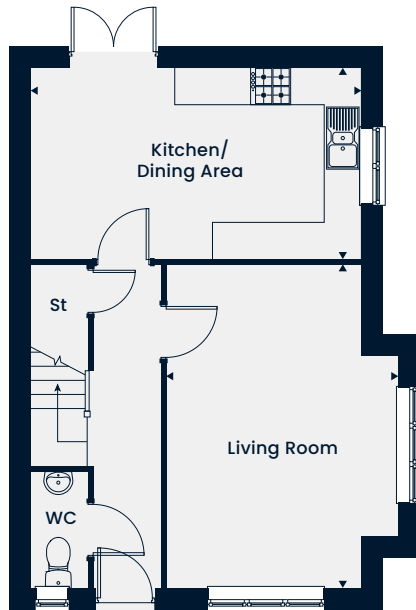


# The Pinewood V2

## 3 Bedroom Home

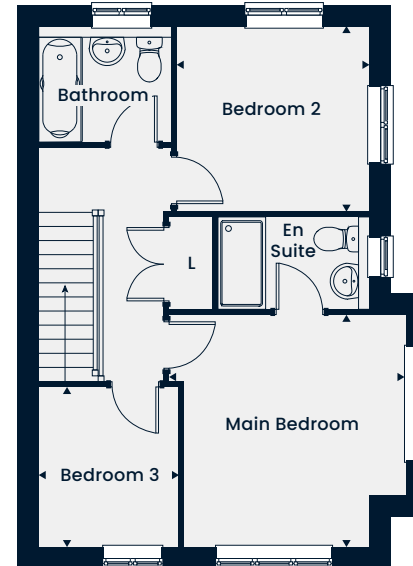
Total Area 995 sq. ft.

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 main 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

Main 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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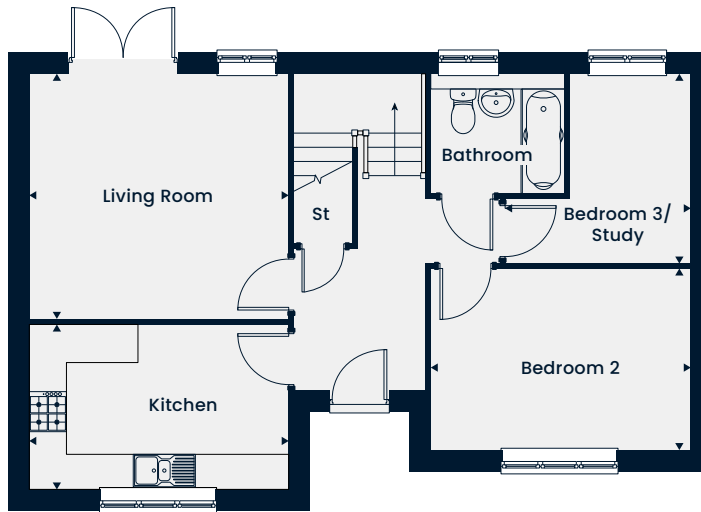


# The Pentire

## 3 Bedroom Home

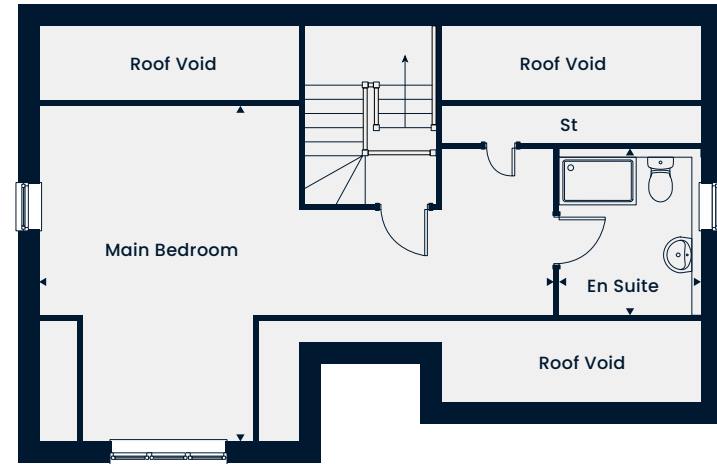
Total Area 1,227 sq. ft.

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 main 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

Main 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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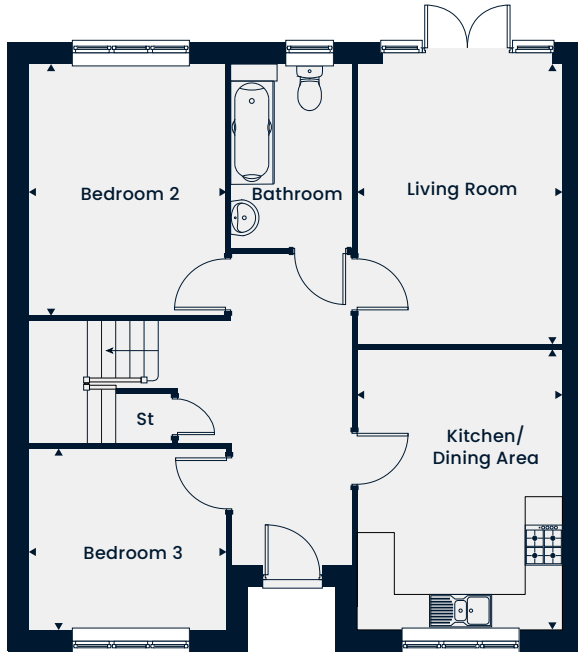


# The Provence

## 3 Bedroom Home

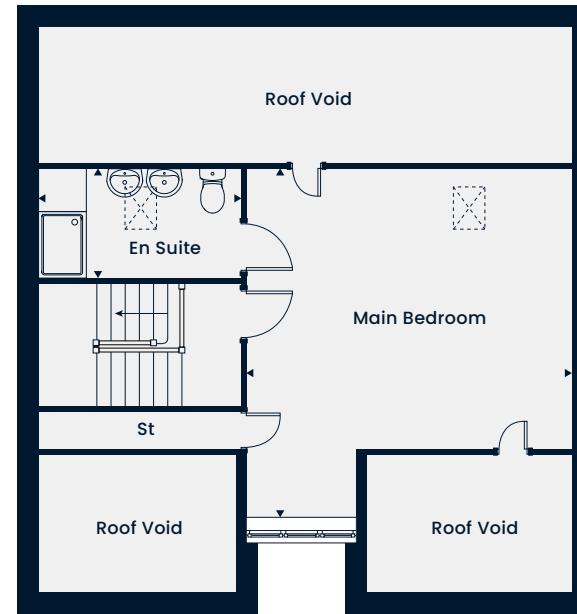
Total Area 1,305 sq. ft.

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 main 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

Main 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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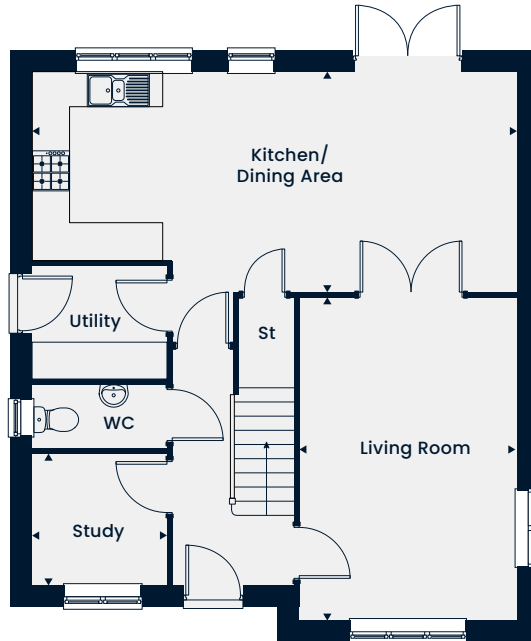


# The Oakford

## 4 Bedroom Home

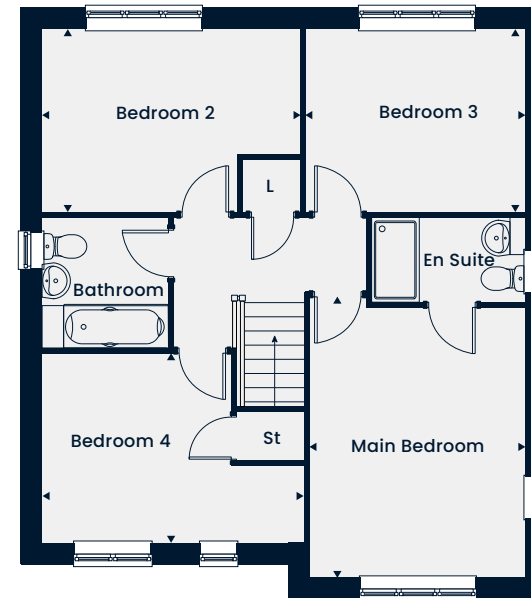
Total Area 1,498 sq. ft.

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 main 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

Main 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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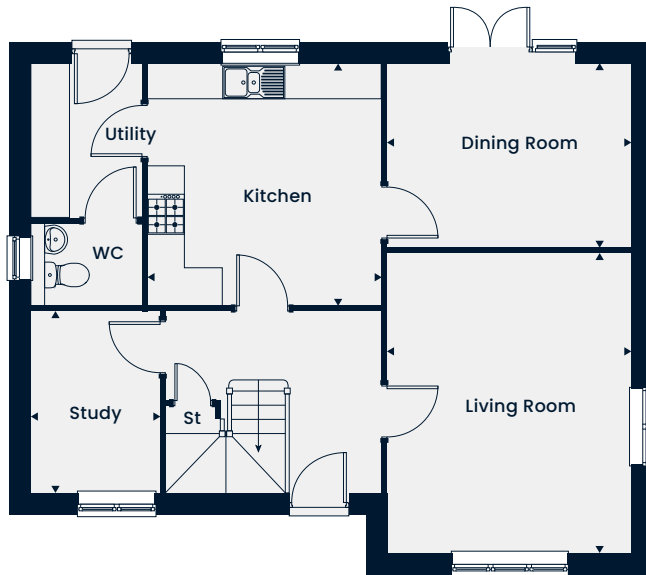


# The Rutherford

## 4 Bedroom Home

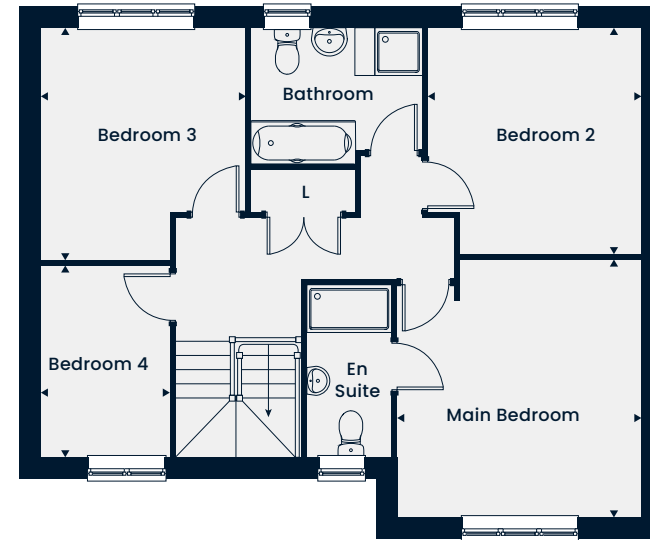
Total Area 1,603 sq. ft.

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 main 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

Main 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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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

