



HIGH MOOR VIEW

WINKLEIGH

A COLLECTION OF 3 & 4 BEDROOM HOMES



ALLISON  
HOMES

# ALL ABOUT COMMUNITY, COMFORT, AND COUNTRYSIDE CHARM



Welcome to your new  
home at **High Moor View**



# ALL ABOUT THE TOWNS, COAST AND COUNTRY

A village of endless exploration and charm

**Life in Winkleigh is enriched by a variety of local shops and businesses, such as the long-established butcher, bespoke cake maker and family business Sam's Cider Shop. Together with a post-office and GP in and around the Square on Fore Street.**

Just a few minutes' walk from home is The Kings Arms, part of Winkleigh life from the time of turnpike road travellers and still a welcoming hostelry, dining venue and meeting place, with four-legged friends welcome at the bar. Families will appreciate being conveniently



close to Winkleigh Primary School including nursery, and rated Good by Ofsted, with Chulmleigh College for 11-16s, part of the Chulmleigh Academy Trust and also rated Good, just a 17 minute drive away.

Winkleigh Sports Centre offers activities from football to table-tennis, snooker and bowls, and is home to the tennis club for match play and junior coaching. The village hall, parish hall and community centre host a range of village groups, while the new well-equipped play space, pocket greens, and community orchard at High Moor View will further enrich amenities for the whole community.



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From a Cathedral city and characterful towns to countryside walks on the doorstep and adventurous day trips amongst iconic moorland, this is the starting point to exceptional living.

”

Okehampton's twice-monthly Farmers' Market offers a selection of fresh produce such as organic cheeses, chocolate, seasonal fruit, free-range eggs, and honey made from Devon nectar. Exeter provides regional shopping, dining, and culture, from the award-winning Princesshay Centre and Gothic Cathedral Quarter to the Corn Exchange and Northcott Theatre.

At High Moor View, you're surrounded by farmland, orchards, footpaths, and lanes—plus the famous Devon banks, rich in wildlife and birdlife. Winkleigh sits on a highpoint between Exmoor and Dartmoor, renowned for wild ponies and heather moorlands, with activities ranging from cuckoo walks to family rock climbing sessions.



# ALL ABOUT THE QUALITY

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Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at High Moor View benefit from a high standard specification.

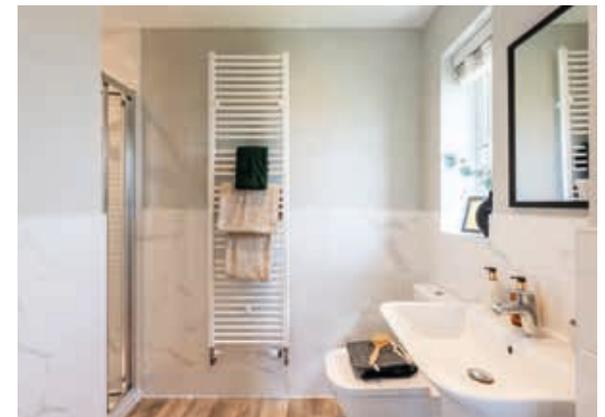
This includes contemporary kitchens with stainless steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors

In all homes, the bathrooms and en suites feature white Hansgrohe\* sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

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Each home at High Moor View has been designed to maximise light and space. Selected homes come equipped with a 7Kw EV charger.

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\*Baths are Twyford.



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We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

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## ALL ABOUT HOMES BUILT ON SOLID VALUES

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**We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.**

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.



# ALL ABOUT THE SPECIFICATION

3 BEDROOM SEMI-DETACHED HOMES  
3 BEDROOM DETACHED HOMES  
4 BEDROOM HOMES

3 BEDROOM SEMI-DETACHED HOMES  
3 BEDROOM DETACHED HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

<b>GENERAL</b>			
LABC 10 year warranty	•	•	•
Single colour (white) matt emulsion walls and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
Smooth white 5 vertical panel internal doors	•	•	•
Mineral wool insulation to roof space	•	•	•
<b>KITCHEN</b>			
Choice of kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Choice of stainless steel splashback behind hob	•	•	•
Single bowl sink with mixer tap	•		
1.5 bowl sink with mixer tap		•	•
Integrated stainless steel finish single oven	•		
Integrated stainless steel finish eye level double oven		•	•
Integrated ceramic hob	•		
Integrated induction hob		•	•
Stainless steel chimney hood	•		
Curved glass chimney hood		•	•
Integrated dishwasher		•	•
Plumbing and removable unit for future installation of dishwasher	•		
Space and plumbing for washing machine	•	•	•
Tumbledryer space where applicable			•
Space and socket for future installation of fridge/freezer	•	•	•
<b>CLOAKROOM</b>			
White sanitaryware		•	•
Tiled splashback to basin - choice from standard range		•	•
Basin mixer tap		•	•
<b>BATHROOM</b>			
White sanitaryware		•	•
Contemporary mixer taps		•	•
Bath filler mixer		•	•
Shaver point		•	•
White heated towel rail		•	•
Half height tiling behind bath - choice from standard range		•	•
Tiled splashback behind basin - choice from standard range		•	•
<b>EN SUITE</b>			
White sanitaryware		•	•
Contemporary mixer taps		•	•
Shaver point		•	•
White heated towel rail		•	•
Shower enclosure and screen		•	•
Tiled splashback behind basin – choice from standard range		•	•
Full height tiling to shower area		•	•
<b>HEATING AND HOT WATER</b>			
Air Source Heat Pump system		•	•
Prefinished radiators		•	•
Thermostatic radiator valves to most radiators		•	•
Smart meters as standard		•	•
1no thermostatic shower, with all additional showers to be electric		•	•

3 BEDROOM SEMI-DETACHED HOMES  
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3 BEDROOM SEMI-DETACHED HOMES  
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**INTERNAL FIXTURES AND FITTINGS**

<b>ELECTRICAL</b>			
White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room (media plate), Family room and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•
<b>FLOOR FINISHES</b>			
Range of carpets and flooring available as upgrade option*	•	•	•

3 BEDROOM SEMI-DETACHED HOMES  
 The Knowle

3 BEDROOM DETACHED HOMES  
 The Liscombe, The Luccombe and The Brendon

4 BEDROOM HOMES  
 The Lynton and The Winsford

**EXTERNAL FIXTURES AND FITTINGS**

<b>GENERAL</b>			
Traditional construction	•	•	•
House type bricks and roof tiles as per external materials plan	•	•	•
Mineral wool insulation to roof space	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per external finishes plan	•	•	•
<b>EXTERNAL DOORS</b>			
GRP external doors with chrome lever furniture	•	•	•
<b>GARDENS</b>			
Front garden turfing and planting to approved landscape plan	•	•	•
Paths, patios and fencing to approved landscape plan	•	•	•
External tap to rear garden	•	•	•
Turfing to rear garden upgrade option available	•	•	•
<b>EXTERNAL LIGHTING AND ELECTRICS</b>			
Front exterior PIR light fitting provided	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•
EV charger to select homes as per car charging location plan	•	•	•

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

# DEVELOPMENT PLAN

- THE LISCOMBE**  
3 bedroom bungalow  
Homes 67, 68 & 69
- THE LUCCOMBE**  
3 bedroom home  
Homes 66, 79, 90, 91, 105 & 106
- THE BRENDON**  
3 bedroom home  
Homes 59, 70, 75 & 99
- THE KNOWLE**  
3 bedroom home  
Homes 80 & 81
- THE LYNTON**  
4 bedroom home  
Homes 56, 76, 87 & 92
- THE WINSFORD**  
4 bedroom home  
Homes 57, 58, 77, 78, 88,  
89, 96, 97 & 98
- SHARED**
- RENTED**



- SH Show Home
- Shared
- Rented
- S/S Substation
- LAP Local area of play

## HIGH MOOR VIEW

WINKLEIGH

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

# OUR HOMES

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## THE LISCOMBE

3 bedroom bungalow  
Homes 67, 68 & 69



## THE KNOWLE

3 bedroom home  
Homes 80 & 81



## THE LUCCOMBE

3 bedroom home  
Homes 66, 79, 90, 91, 105 & 106



## THE LYNTON

4 bedroom home  
Homes 56, 76, 87 & 92



## THE BRENDON

3 bedroom home  
Homes 59, 70, 75 & 99



## THE WINSFORD

4 bedroom home  
Homes 57, 58, 77, 78, 88,  
89, 96, 97 & 98



# THE LISCOMBE

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3 bedroom bungalow  
Homes 67, 68 & 69



HIGH MOOR VIEW  
WINKLEIGH

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# THE LISCOMBE

3 bedroom bungalow  
Homes 67, 68 & 69



## GROUND FLOOR

Kitchen/Dining	5.50m x 3.60m	18'1" x 11'8"
Living Room	3.70m x 4.20m	12'2" x 13'6"
Utility	1.70m x 1.20m	5'6" x 4'1"
Bedroom 1	3.70m x 3.60m	12'1" x 11'8"
En Suite	2.40m x 1.50m	7'9" x 4'9"
Bedroom 2	3.50m x 2.90m	11'4" x 9'4"
Bedroom 3	2.40m x 2.90m	8'0" x 9'4"
Bathroom	1.90m x 2.10m	6'2" x 6'7"



## HIGH MOOR VIEW

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# THE LUCCOMBE

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3 bedroom home

Homes 66, 79, 90, 91, 105 & 106



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HIGH MOOR VIEW

WINKLEIGH

# THE LUCCOMBE

## 3 bedroom home

Homes 66, 79, 90, 91, 105 & 106

### GROUND FLOOR

Kitchen/Dining	3.70m x 5.80m	12'1" x 19'1"
Living Room	3.00m x 5.80m	9'8" x 19'1"
WC	1.00m x 1.60m	3'4" x 5'2"

### FIRST FLOOR

Bedroom 1	3.00m x 4.00m	10'0" x 13'2"
En Suite	2.40m x 1.60m	7'9" x 5'2"
Bedroom 2	3.70m x 3.50m	12'1" x 11'6"
Bedroom 3	2.50m x 2.70m	8'1" x 8'8"
Bathroom	2.00m x 2.20m	6'5" x 7'2"

## HIGH MOOR VIEW

WINKLEIGH



GROUND FLOOR



FIRST FLOOR

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# THE BRENDON

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3 bedroom home  
Homes 59, 70, 75 & 99



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HOMES



HIGH MOOR VIEW

WINKLEIGH

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# THE BRENDON

3 bedroom home  
Homes 59, 70, 75 & 99

## GROUND FLOOR

Kitchen/Dining	3.70m x 5.60m	12'2" x 18'3"
Living Room	3.30m x 5.60m	10'7" x 18'3"
WC	1.00m x 1.60m	3'4" x 5'2"

## FIRST FLOOR

Bedroom 1	3.30m x 3.50m	10'9" x 11'6"
En Suite	2.40m x 1.40m	7'9" x 4'7"
Bedroom 2	3.70m x 3.50m	12'2" x 11'6"
Bedroom 3	2.60m x 2.40m	8'4" x 7'9"
Bathroom	1.90m x 2.20m	6'2" x 7'2"

## HIGH MOOR VIEW

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GROUND FLOOR



FIRST FLOOR

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# THE KNOWLE

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3 bedroom home  
Homes 80 & 81



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HOMES



HIGH MOOR VIEW

WINKLEIGH

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# THE KNOWLE

3 bedroom home  
Homes 80 & 81

## GROUND FLOOR

Kitchen	2.50m x 4.20m	8'1" x 13'8"
Living/Dining	4.80m x 5.10m	15'7" x 16'8"
WC	0.90m x 1.70m	3'0" x 5'7"

## FIRST FLOOR

Bedroom 1	3.80m x 3.60m	12'4" x 11'7"
En Suite	1.60m x 2.50m	5'1" x 8'3"
Bedroom 2	2.60m x 4.00m	8'5" x 13'1"
Bedroom 3	2.10m x 2.50m	6'9" x 8'3"
Bathroom	2.60m x 1.70m	8'5" x 5'5"

## HIGH MOOR VIEW

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GROUND FLOOR



FIRST FLOOR

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# THE LYNTON

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4 bedroom home  
Homes 56, 76, 87 & 92



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HOMES



HIGH MOOR VIEW  
WINKLEIGH

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# THE LYNTON

4 bedroom home  
Homes 56, 76, 87 & 92

## GROUND FLOOR

Kitchen/Dining/ Family	9.86m x 3.22m	32'4" x 10'6"
Living Room	3.49m x 6.03m	11'4" x 19'8"
Utility	3.30m x 2.24m	10'8" x 7'3"
WC	1.09m x 1.60m	3'6" x 5'2"

## FIRST FLOOR

Bedroom 1	3.44m x 4.93m	11'3" x 16'2"
En Suite	1.70m x 2.32m	5'6" x 7'6"
Bedroom 2	3.54m x 3.71m	11'6" x 12'2"
Bedroom 3	3.74m x 3.44m	12'3" x 11'3"
Bedroom 4	3.54m x 2.23m	11'6" x 7'3"
Bathroom	3.14m x 2.50m	10'3" x 8'2"

## HIGH MOOR VIEW

WINKLEIGH



GROUND FLOOR



FIRST FLOOR

\*Windows to be as per plot specific drawings. All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

# THE WINSFORD

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**4 bedroom home**

Homes 57, 58, 77, 78, 88, 89,  
96, 97 & 98



ALLISON  
HOMES



HIGH MOOR VIEW

WINKLEIGH

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# THE WINSFORD

## 4 bedroom home

Homes 57, 58, 77, 78, 88, 89,  
96, 97 & 98

### GROUND FLOOR

Kitchen/Dining	3.04m x 6.93m	9'10" x 22'8"
Living Room	3.20m x 6.93m	10'5" x 22'8"
Utility	2.08m x 1.88m	6'8" x 6'2"
WC	1.05m x 1.70m	3'4" x 5'6"

### FIRST FLOOR

Bedroom 1	3.41m x 4.04m	11'2" x 13'3"
En Suite	1.93m x 2.24m	6'3" x 7'3"
Bedroom 2	3.09m x 4.04m	10'1" x 13'3"
Bedroom 3	3.41m x 2.79m	11'2" x 9'2"
Bedroom 4	2.65m x 2.79m	8'7" x 9'2"
Bathroom	2.38m x 1.81m	7'8" x 5'10"

## HIGH MOOR VIEW

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GROUND FLOOR



FIRST FLOOR

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Townsend Road, Winkleigh, Devon, EX19 8JQ  
01837 303127  
highmoorview@allison-homes.com

ALLISON-HOMES.CO.UK



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