



# *HAYES*

WEST HILL *END* EAST DEVON

*PHASE I & II*



Luxurious living in a woodland village setting



**STRONGVOX**  
HOMES







*"I am very excited about our development at Hayes End.  
The location and setting is second to none and we have  
worked very hard on the design of these unique houses."*

**Toby Ballard** Managing Director, Strongvox Homes



St Michael The Archangel Church, West Hill



Devon coastal countryside



Sidmouth

## Welcome to Hayes End

Hayes End in the picturesque village of West Hill is our latest beautifully thought out Strongvox development.

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built over 1,000 homes across 23 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.





Budleigh Salterton

## Devon at its finest

The uniquely pretty ‘woodland village’ of West Hill nestles just to the east of Exeter and west of Ottery St Mary and just 20 minutes north of the coast treats of Budleigh Salterton and Sidmouth, Devon.

The East Devon Area of Outstanding Natural Beauty (AONB) landscape is characterised by intimate wooded combes, vast areas of heathland, fertile river valleys and breathtaking cliffs or hilltops. It includes the East Devon section of the Jurassic Coast - England’s first natural World Heritage Site - and is a living, working landscape shaped by many centuries of farming activity.

Exeter to London (by train)	2 hour 21 mins
Exeter to Bath (by train)	1 hour 30 mins
Exeter to Bristol (by train)	1 hour 2 mins
West Hill to Bristol Airport (by car)	1 hour 19 mins
West Hill to Exeter County Cricket (by car)	25 mins
West Hill to Exeter Airport (by car)	10 mins



*HAYES  
END*

OTTERY ST MARY

5

1

2 3

WEST HILL

EXETER

8

SIDMOUTH

5

7

BUDLEIGH SALTERTON



1. Computer generated street scene, Hayes End



2. West Hill Primary School



3. West Hill Post Office



4. The King's School,  
Ottery St Mary



5. Ottery St Mary



6. Sidmouth beachfront



7. Otterton, Devon



8. Exeter Cathedral

## Hayes End, West Hill

With around 2,000 residents West Hill is a fairly large village, located 8 miles east of Exeter and 10 miles west of Honiton. Ottery St Mary is the closest town, just two miles away and offering all the usual town amenities including the Town Council, banks, a library, police station, many varied shops as well as several pubs and places to eat.

The village of West Hill itself is well served with a church, village store, post office, garage and Royal British Legion as well as a good range of clubs and societies plus the excellent West Hill Primary School which has been featured in the Best Schools Guide and has had an excellent Ofsted report.

Ottery St Mary	6 mins (car)
Whimble Railway Station	9 mins (car)
Honiton	14 mins (car)
Sidmouth	21 mins (car)
Exeter	25 mins (car)
Colyton Grammar School	27 mins (car)

*HAYES  
END  
PHASE II*

Thornfield House

Woodlands

The Laurels

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Computer generated image of Hayes End Phase II site plan

This site plan is indicative only of the development.  
It is for general guidance and may be subject to change.





Computer generated street scene of Hayes End



# Thornfield House

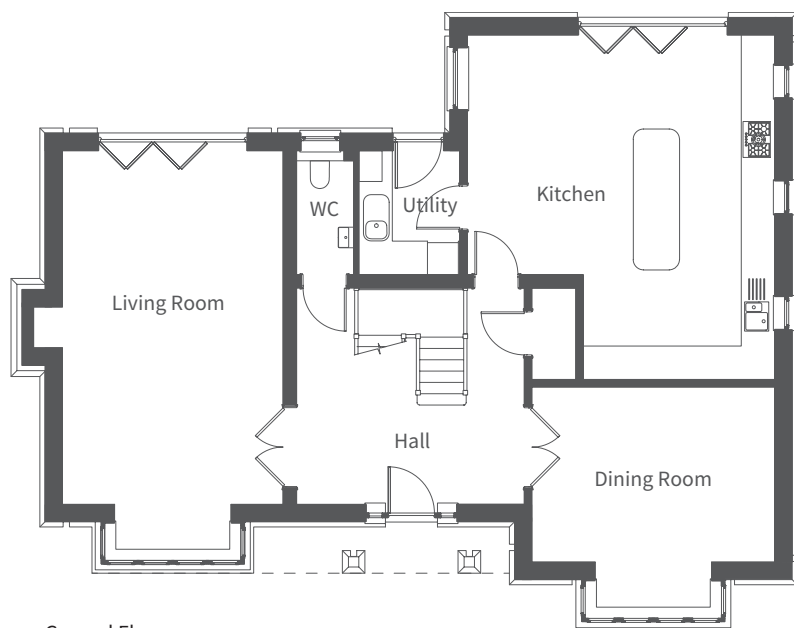
## Five bedroom home

Thornfield House is a beautiful five bedroom home comprising of a spacious entrance hall that leads to all of the downstairs accommodation. There is a large living room with bi-fold doors leading onto the garden, a separate dining room, WC and a luxurious kitchen also with doors onto the garden

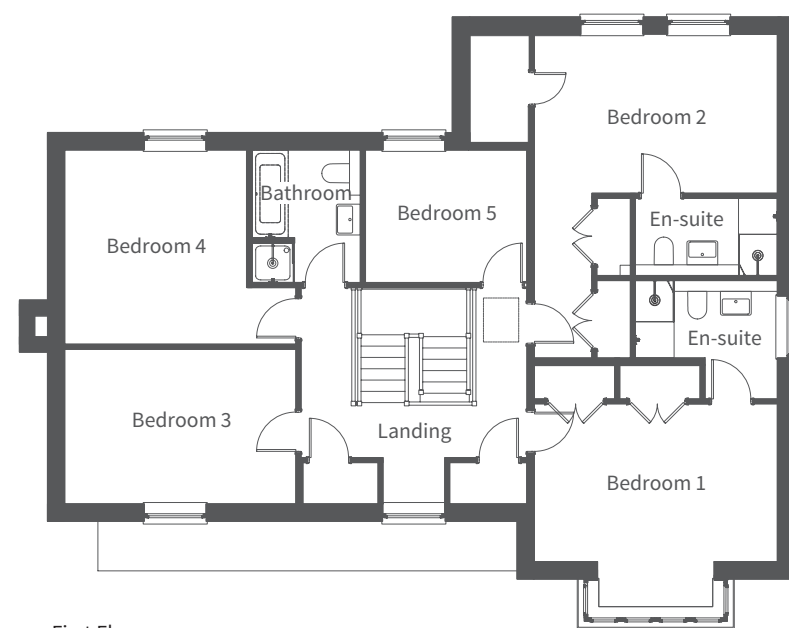
and a utility room. Stairs in the entrance hall take you up to the first floor where you will find five bedrooms and a family bathroom with bath and shower facilities. The master and second bedroom benefit from en-suites and built in wardrobes.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Family Room	6750 x 6028	22' 1" x 19' 9"	Bedroom 1	3105 x 4770	10' 2" x 15' 7"
Living Room	6928 x 4340	22' 8" x 14' 2"	Bedroom 2	3128 x 4760	10' 3" x 15' 7"
Dining Room	3453 x 4770	11' 3" x 15' 7"	Bedroom 3	3044 x 4547	9' 11" x 14' 11"
* Maximum			Bedroom 4	3813 x 3584	12' 6" x 11' 9"
			Bedroom 5	2683 x 3249	8' 9" x 10' 7"

**Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.** External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Ground Floor



First Floor



# Woodlands

## Four bedroom home

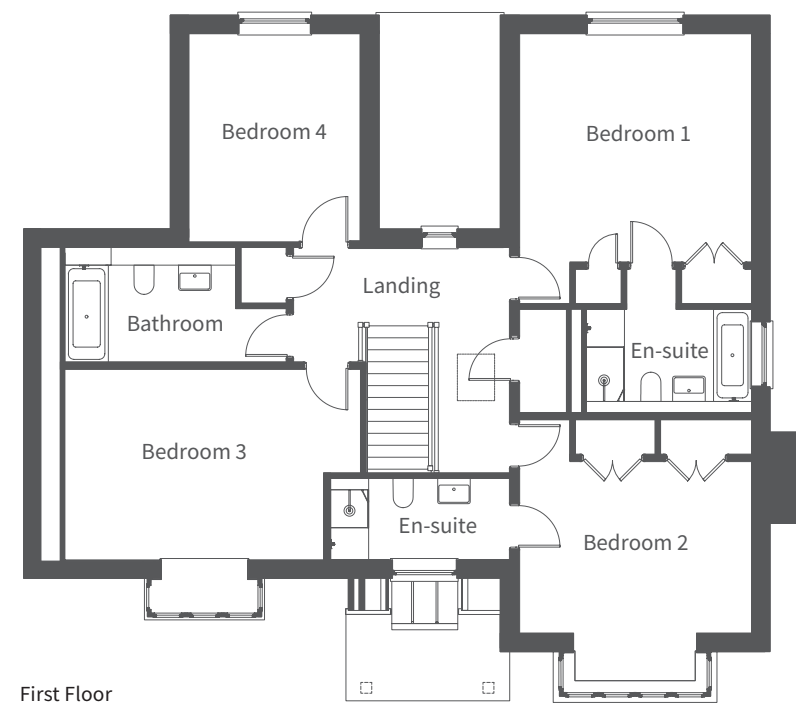
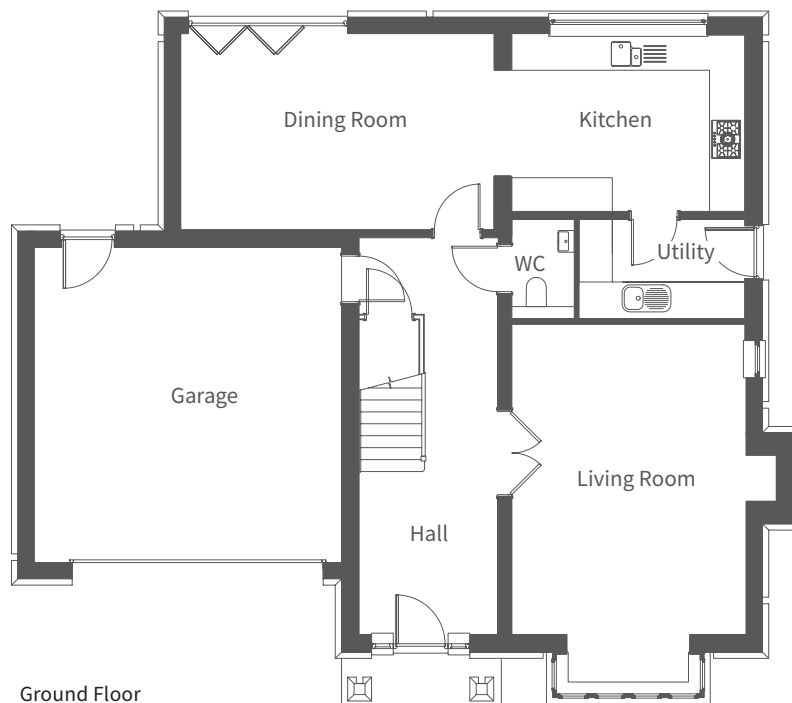
Woodlands is an impressive four bedroom family home. From the entrance hall double doors lead into the large living room. Also from the entrance hall you can access the spacious, well equipped kitchen/dining room, a WC and a door leading to the integral double garage. The kitchen/dining room has bi-fold doors onto the garden and access

to a separate utility room. The stairs lead from the hall to the first floor where you will find four bedrooms and a family bathroom. The master bedroom enjoys en-suite facilities with bath and shower and built in wardrobes. The second bedroom has an en-suite shower room and also has built in wardrobes.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Family Room	3300 x 4340	10' 9" x 14' 2"	Bedroom 1	4263 x 4340	13' 11" x 14' 2"
Living Room	5740 x 4340	18' 10" x 14' 2"	Bedroom 2	3234 x 4340	10' 7" x 14' 2"
Dining Room	3638 x 5775	11' 11" x 18' 11"	Bedroom 3	3568 x 5903	11' 8" x 19' 4"
			Bedroom 4	3638 x 3215	11' 11" x 10' 6"

\* Maximum

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# The Laurels

## Four bedroom home

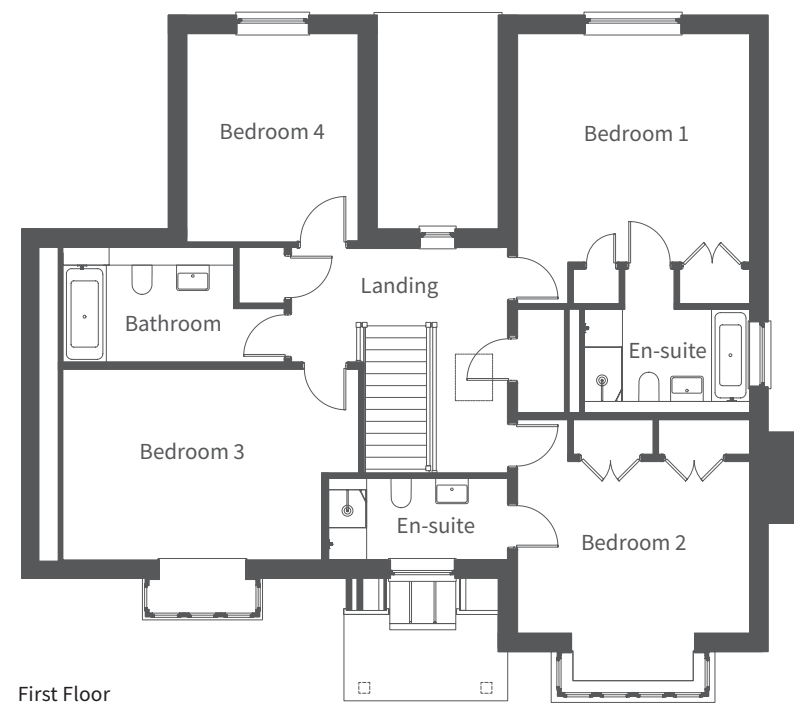
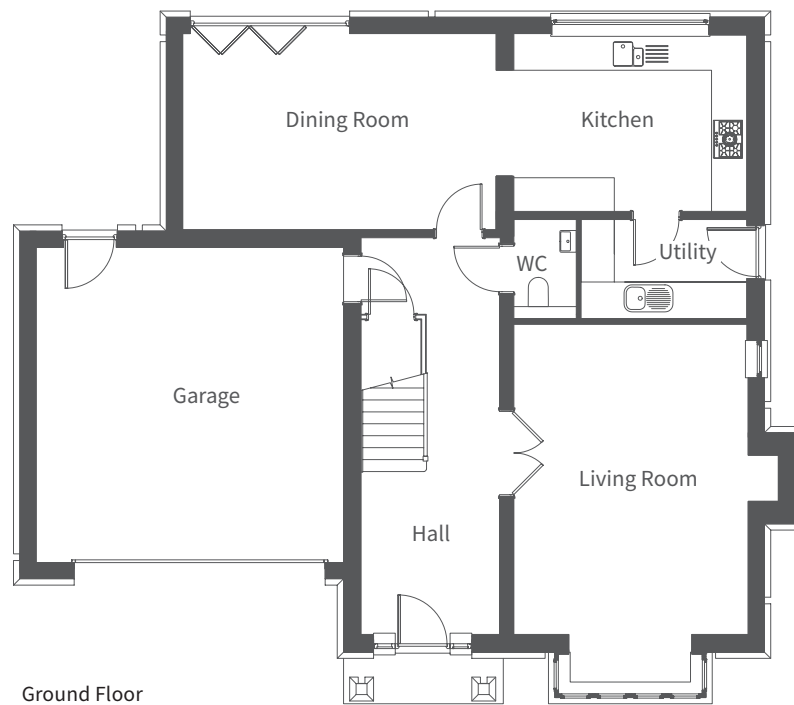
The Laurels is a delightful four bedroom family home. From the entrance hall double doors lead into the large living room. Also from the entrance hall there is access to the well equipped, spacious kitchen/dining room, a WC and a door leading to the integral double garage. The kitchen/dining room has bi-fold doors onto the garden and access

to a separate utility room. The stairs lead from the hall to the first floor where you will find four bedrooms and a family bathroom. The master bedroom enjoys en-suite facilities with bath and shower and built in wardrobes. The second bedroom has an en-suite shower room and also has built in wardrobes.

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\* Maximum

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*HAYES*  
*END*

5, 7, 9, 11 Hayes End

Hamilton House

Oakwood

Mariners



# PHASE I

Westleaze

Orchard House

Mulberry House



Computer generated image of Hayes End site plan.  
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'Oakwood' is shown on the left

# Oakwood

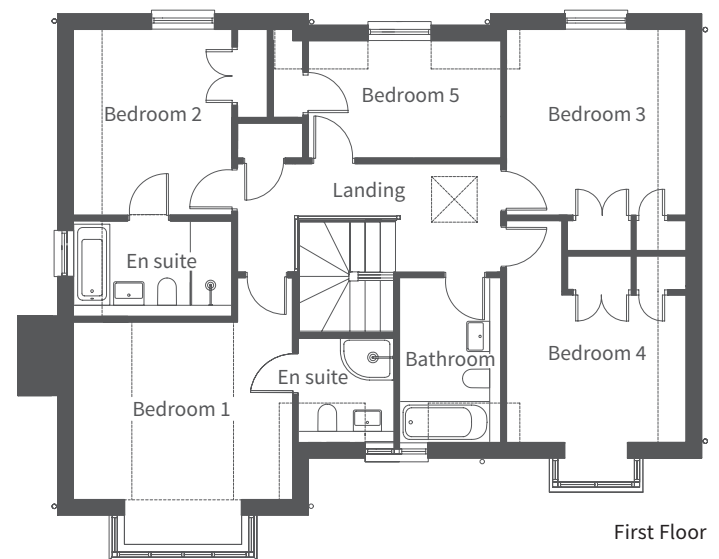
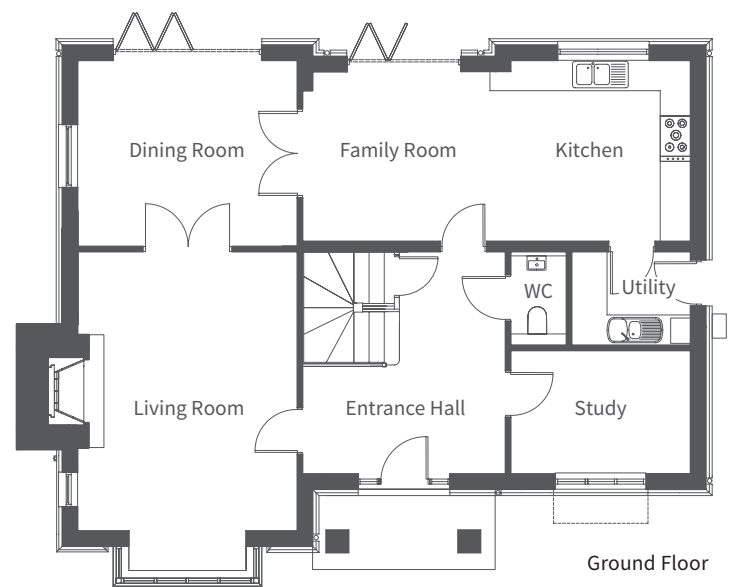
## Five bedroom home

This impressive home has a spacious entrance hall connecting the study, living room (plus an opening for a wood burner or similar) and the kitchen / family room. The hall benefits from a downstairs WC and understair cupboard. The kitchen / family room leads, via bi-folding doors,

into the garden, the dining room and the utility room with back door. The garden can also be accessed via the dining room bi-folding doors. Stairs lead to a galleried landing and five bedrooms, two with en-suites and wardrobes and a main bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Family Room	7663 x 3560	25' 1" x 11' 8"	Bedroom 1	4340 x 3515	14' 2" x 11' 6"
Living Room	4340 x 5515	14' 2" x 18' 1"	Bedroom 2	3140 x 3675	10' 4" x 12' 0"
Dining Room	4340 x 3675	14' 2" x 12' 0"	Bedroom 3	3553 x 3675	11' 7" x 12' 0"
Snug/Study	3553 x 2439	11' 7" x 8' 0"	Bedroom 4	3553 x 2918	11' 7" x 9' 6"
* Maximum			Bedroom 5	3800 x 2325	12' 3" x 7' 7"

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# Hamilton House

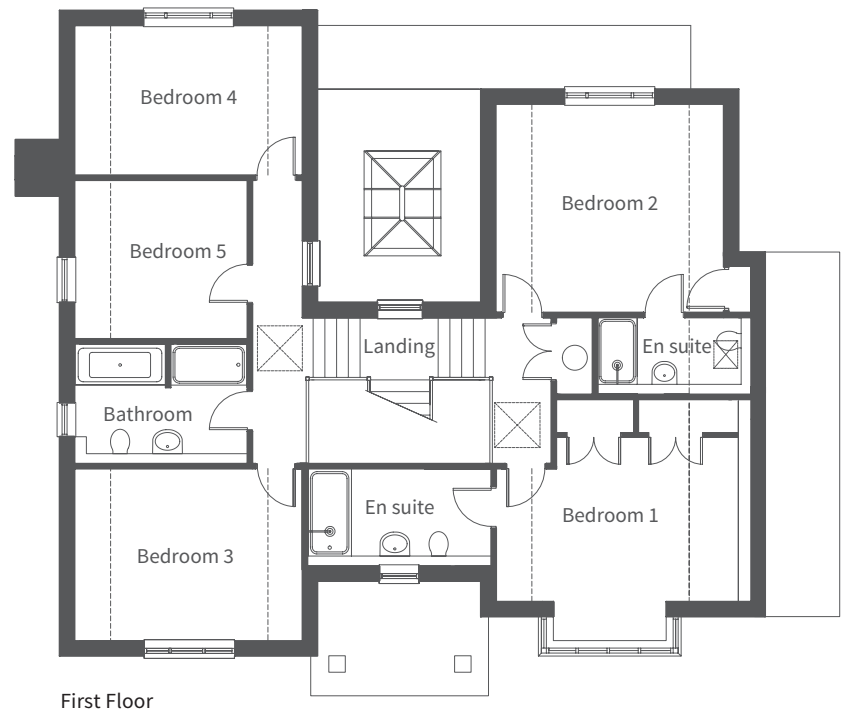
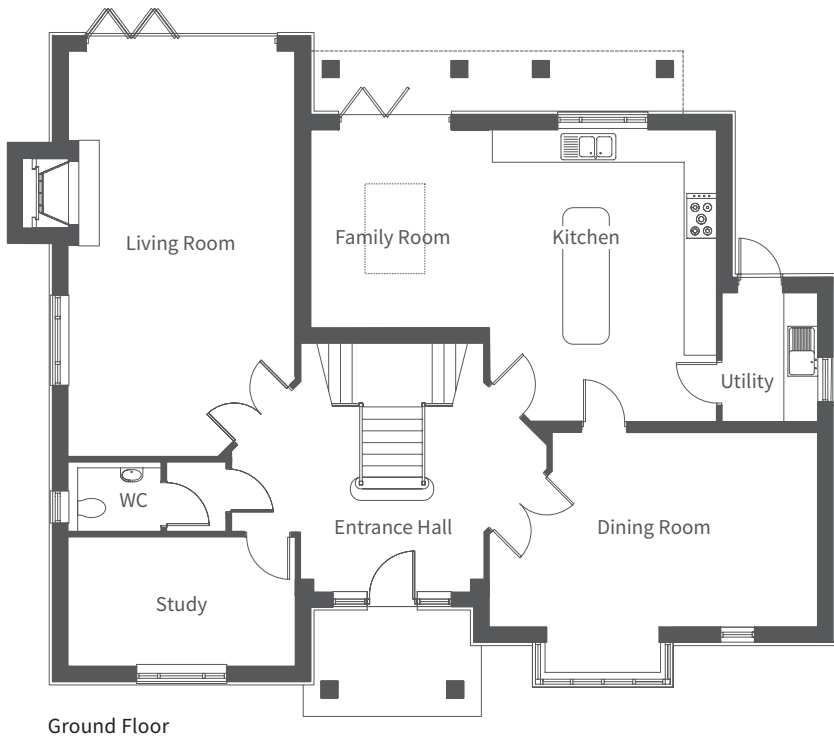
## Five bedroom home

This stunning property has the enjoyment of the most impressive staircase in the entrance hall. Each of the downstairs rooms leads off this amazing hall. These being the dining room (which also leads to the kitchen independently) the study, WC, living room and kitchen / family room. The utility leads off the kitchen and then has access to the rear gardens.

There is also access to the gardens through bi-folding doors from the family room and the living room. The elegant staircase then leads upstairs to five bedrooms. The master bedroom and bedroom two enjoy the facility of an en-suite and built in wardrobes. Both the bathroom and the main en-suite comprise of a shower as well as a bath.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Family Room	8138 x 5844	26' 8" x 19' 2"	Bedroom 1	4565 x 4021	14' 11" x 13' 2"
Living Room	4566 x 8127	14' 11" x 26' 7"	Bedroom 2	4565 x 4174	14' 11" x 13' 8"
Dining Room	6589 x 3906	21' 7" x 12' 9"	Bedroom 3	4565 x 3450	14' 11" x 11' 3"
Snug/Study	4565 x 2600	14' 11" x 8' 6"	Bedroom 4	4565 x 3000	14' 11" x 9' 10"
* Maximum			Bedroom 5	3438 x 3178	11' 3" x 10' 5"

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# Mariners

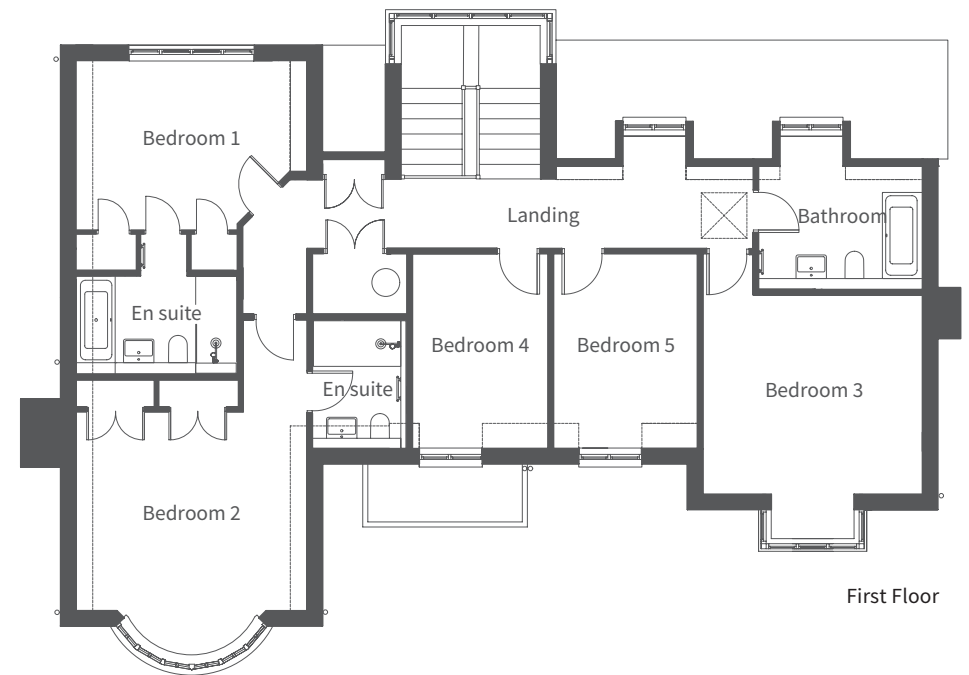
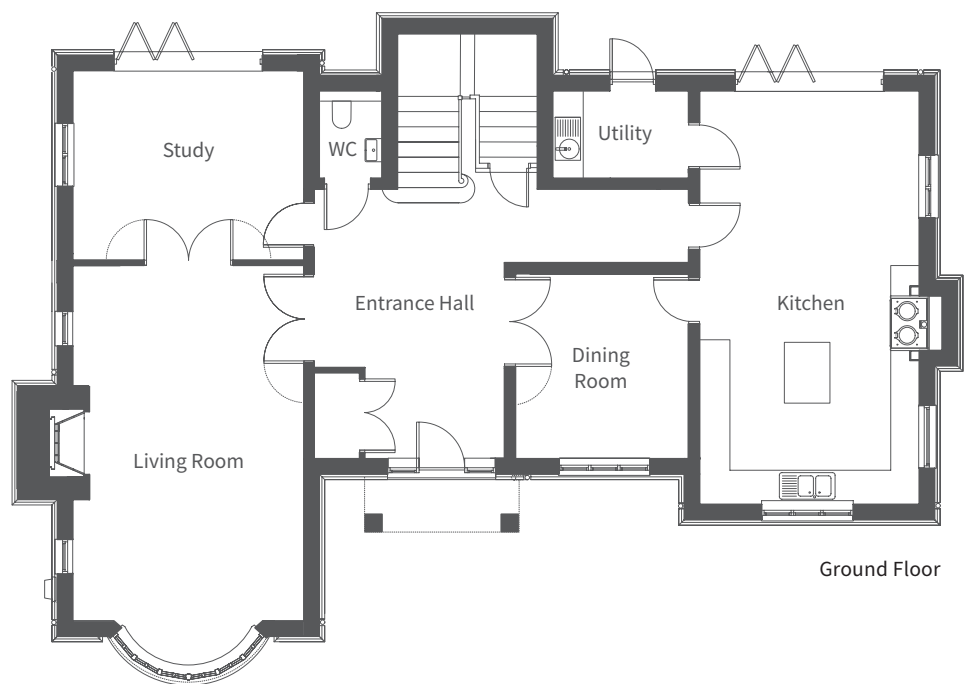
## Five bedroom home

A beautifully thought out family home. This stately property comprises of a grand entrance hall and all the downstairs rooms lead off this hall. They are the WC, study, the dining room which also lead into the kitchen/breakfast room from another door plus the living room and snug. Both the study and the breakfast room have bi-folding doors leading to the garden. The utility also leads off the breakfast

room and has a back door to the garden. The focal point of this hall is the stunning stair case leading to the upstairs where you will find five bedrooms and family bathroom. The master and the second bedroom enjoy an en-suite each plus built in wardrobes. Both the bathroom and the main en-suite comprise of a shower as well as a bath.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Family Room	4340 x 8165	14' 2" x 26' 9"	Bedroom 1	3375 x 4565	11' 1" x 14' 11"
Living Room	4565 x 7021	14' 11" x 23' 0"	Bedroom 2	4565 x 3890	14' 11" x 12' 9"
Dining Room	3420 x 3655	11' 2" x 11' 11"	Bedroom 3	4340 x 3940	14' 2" x 12' 11"
Snug/Study	4562 x 3744	14' 11" x 12' 3"	Bedroom 4	2685 x 3900	8' 9" x 12' 9"
* Maximum			Bedroom 5	2850 x 3900	9' 4" x 12' 9"

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# Westleaze

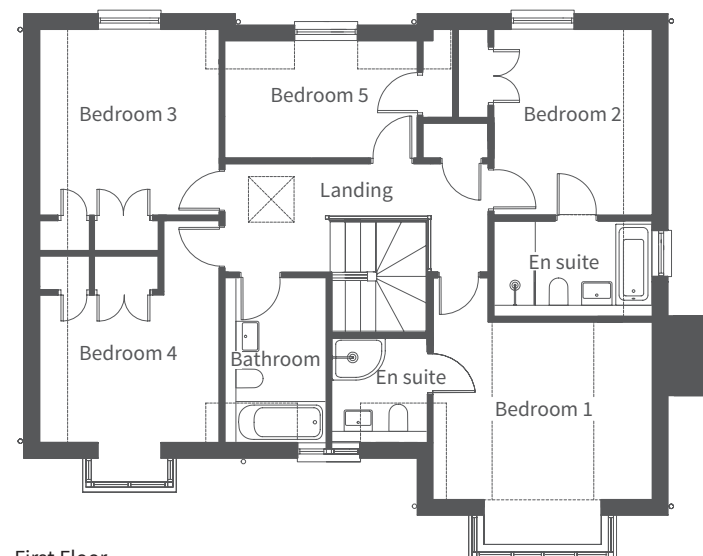
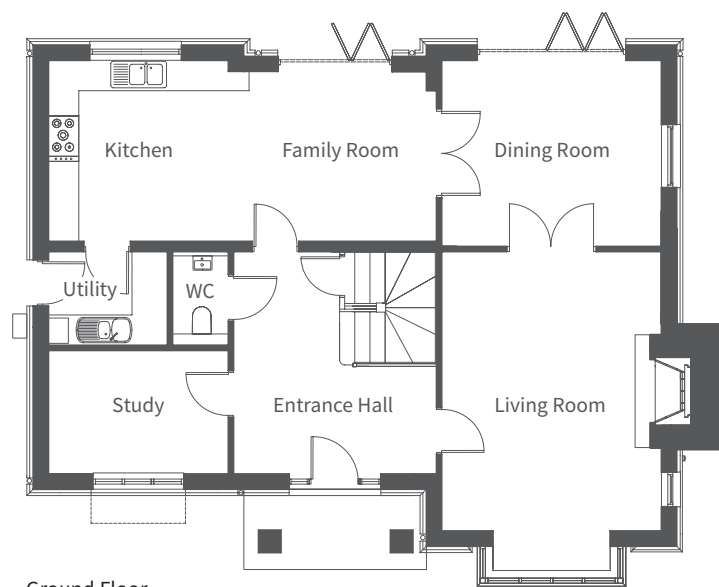
## Five bedroom home

This impressive home comprises of a spacious entrance hall that leads to most of the downstairs accommodation. A WC, study, living room and family room / kitchen. The family room subsequently leads in to the dining room. You are able to access the living room and the garden from the dining room. Access to the garden is also obtained from the family

room and the utility (which leads off the kitchen). The stairs lead from the hall to the upstairs where you will find five bedrooms and a family bathroom. The master and second bedrooms enjoy the facilities of an en-suite with four of the bedrooms having built in wardrobes. Both the bathroom and the main en-suite comprise of a shower as well as a bath.

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* Maximum			Bedroom 5	3800 x 2325	12' 5" x 7' 7"

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# Orchard House

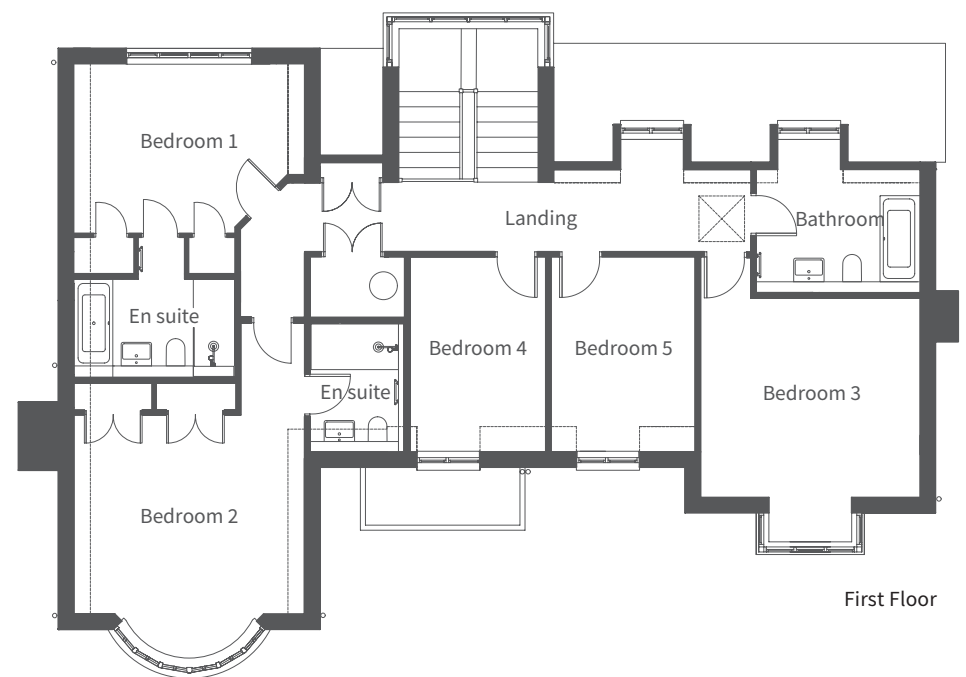
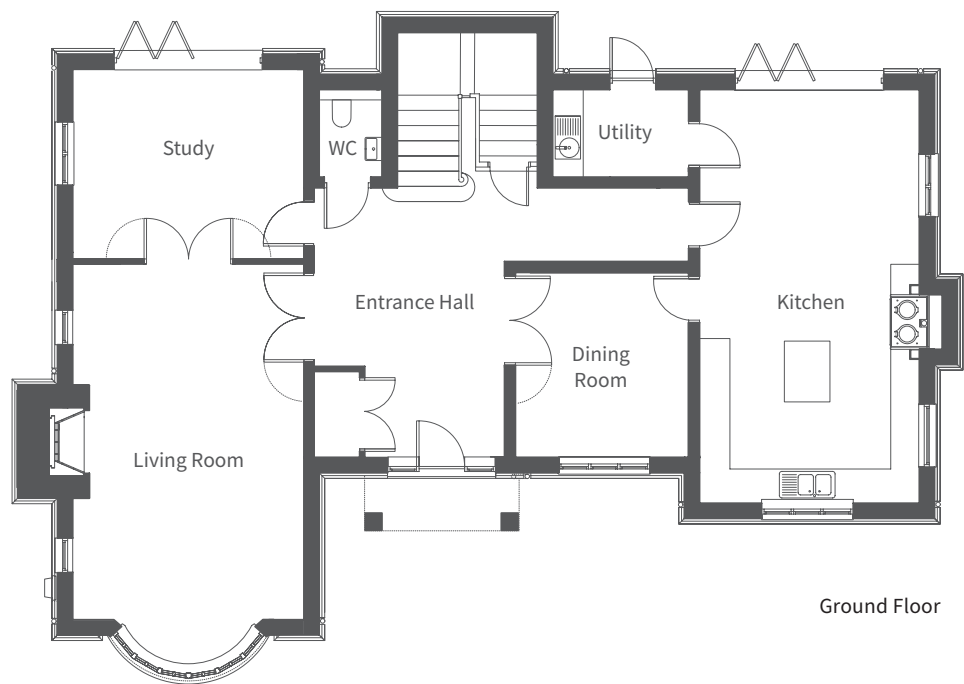
## Five bedroom home

A beautifully thought out family home. This stately property comprises of a grand entrance hall and all the downstairs rooms lead off this hall. They are the WC, study, the dining room which also lead into the kitchen/breakfast room from another door plus the living room and snug. Both the snug and the breakfast room have bi-folding doors leading to the garden. The utility also leads off the breakfast

room and has a back door to the garden. The focal point of this hall is the stunning stair case leading to the upstairs where you will find five bedrooms and family bathroom. The master and the second bedroom enjoy an en-suite each plus built in wardrobes. Both the bathroom and the main en-suite comprise of a shower as well as a bath.

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# Mulberry House

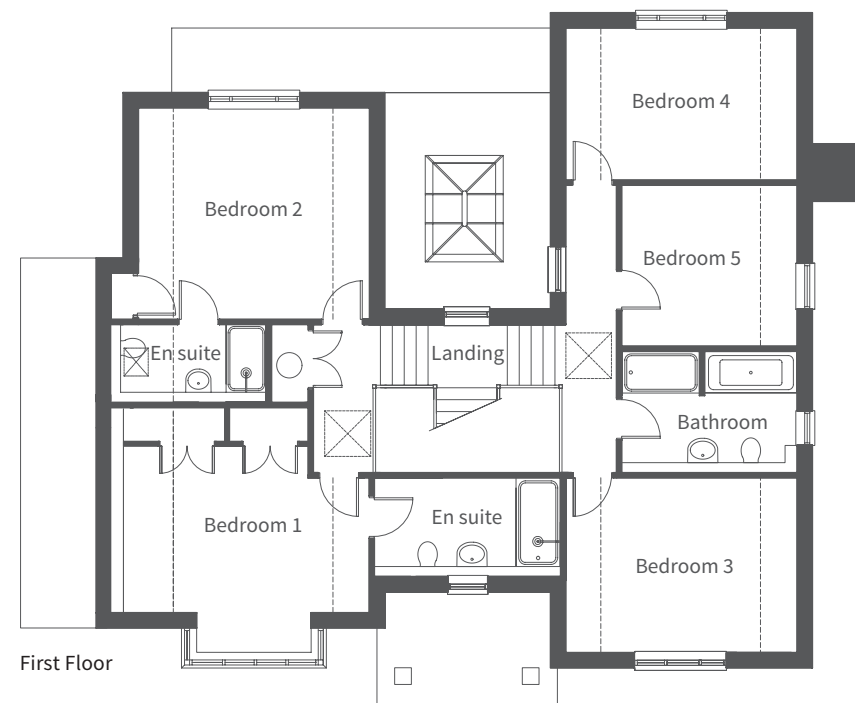
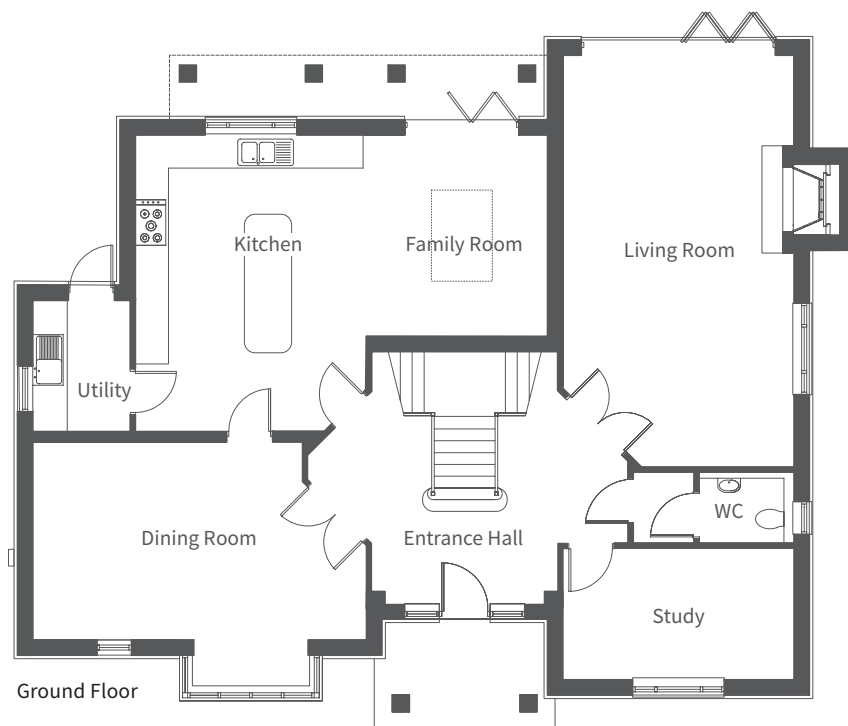
## Five bedroom home

A uniquely impressive five bedroom family home. The downstairs comprises of a separate dining room, study, living room with an open fire place (for wood burner or similar) and double doors to the enclosed garden. The kitchen has an impressive sky light ceiling and double doors leading to the garden and utility room. WC / cloakroom joins

an elegant spacious hall with sweeping stairs leading up to the master bedroom comprising of two double wardrobes, a shower and bath en-suite. Four further bedrooms, one of which has a walk in shower en-suite and the family bathroom completes the upstairs.

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Computer generated street scene of Hayes End - 'Mariners' and 'Westleaze'



## Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



N/IBC

hansgrohe

VADO

PORCELANOSA

NEFF

Villeroy & Boch  
1748





## High specification

Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to Hansgrohe taps with Vado valves that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

### Kitchen

- A choice\* of fully fitted kitchen with ample wall and floor cupboards
- A choice\* of composite Quartz Form worktops with matching up-stands
- Stainless steel double oven, 4 burner gas hob, additional wok burner and hood extractor fan
- A composite Quartz Form splash back is provided to the area behind the hob
- Stainless steel under pinned 1½ bowl sink with a Blanco Eclipse chrome single mixer tap with flexible spray rinse feature
- Integrated full height fridge, integrated full height freezer and dishwasher

### Utility

- Complementing fitted kitchen units with profile worktops (subject to build stage)
- Stainless steel 1 bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine

### Bathroom, En-suite and Cloakroom

- Bathroom, en-suite and cloakroom are equipped with contemporary Villeroy & Boch sanitary ware in white with stylish Hansgrohe taps. Basins encompassed with Avento vanity unit
- Spanish Ceramics to walls in bathrooms, en-suite and downstairs cloakroom
- The trayless shower within the en-suite includes a concealed Crosswater thermostatic shower valve with full height tiling and a glass screen
- Rainfall shower, with separate handheld attachment
- Shaver socket fitted in bathroom and en-suites
- Ceramic flooring with electric underfloor heating to bathroom and en-suite

### External Finishes

- An outside tap to rear of house and front of garage (side elevation)
- Double RCD socket to rear of house
- Front lawns either laid to turf or planted dependent on planning. Rear lawns fenced and laid to turf
- Patios and paths laid in Rustic Pearl paving slab, as per planning layout

\*Subject to build stage

### Decoration and Internal Finish

- Smooth emulsion finish to the walls - 'white with a hint of grey' (or similar) and ceilings - white
- Oak 'cottage style' timber doors
- Oak staircase and balustrades
- A choice\* of Spanish and Italian finely crafted ceramic tiles for the kitchen, dining and bathroom areas
- All homes feature smooth finish timber front doors with multi point locking system
- Built in wardrobes to bedrooms 1 and 2
- Villena fireplace surround
- Bi-folding patio doors

### Electrical Installation

- CAT 6 wired network and BT points to every room. Chrome faceplates with TV/SAT/network/DAB points to lounge, bedroom and study
- A mains operated smoke alarm with battery backup is fitted to the hallway
- Chrome switches and sockets downstairs
- Brushed satin down lighters to kitchen, hall and bathroom areas
- External front and rear coach lights fitted
- Chandelier fixing points over stairs and vaulted ceilings with blank plates (in 'Oakwood' & 'Westleaze')
- Intruder alarm
- Power and light to garages with electric garage doors

### Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard with thermostatically controlled radiators upstairs with chrome heated towel rails in en-suite and bathroom. Underfloor heating to downstairs and bathroom areas
- Double glazed timber style windows
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

### NHBC

- Each of our homes are independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

\*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable



Kitchen / family room from Manor Lawns

# Individual homes for independent lives

At Strongvox Homes we work hard to offer you something special and our quality and attention to detail fulfil our vision to provide individual homes in which people will enjoy living for many years to come.

Our company is built on firm foundations with all directors experienced in providing homes around the country and their combined expertise means you are assured of a carefully and beautifully designed home.

We are a locally-based, private company and delighted to be creating a stunning development of five bedroom homes at Hayes End where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.



# Our Customer Charter

At Strongvox we are committed to delivering a quality service and our customer charter sets out to demonstrate how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

•

We are available to answer any questions and are on hand to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

•

You will be kept fully informed about the progress of your purchase

•

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

•

All aspects of your new home will be fully demonstrated to you before you move in

•

Your new home is covered by a 10 year NHBC warranty and we will provide you with information about the cover

•

You will be provided with information about our after-sales service.

Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

•

You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.





## Location



### Directions from M5 – leave the M5 at junction 29

Merge onto Honiton Road / A30. Continue straight to stay on Honiton Road / A30. Continue to follow A30. Take the B3174 exit towards Ottery St Mary / Whimple. At the roundabout, take the third exit onto Exeter Road / B3174. At the roundabout, take the second exit onto the B3180. Turn left onto West Hill Road. At the roundabout, take the first exit onto Eastfield. Take this road to its conclusion and Hayes End is at the top on the right hand side.

**For Sat Nav:** use EX11 1XN

ENQUIRIES: 0800 472 5478

  
**STRONGVOX**  
HOMES

[hayesend@strongvox.co.uk](mailto:hayesend@strongvox.co.uk)

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

[ENQUIRIES@STRONGVOX.CO.UK](mailto:ENQUIRIES@STRONGVOX.CO.UK) [WWW.STRONGVOX.CO.UK](http://WWW.STRONGVOX.CO.UK)

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