



WILLOW GRANGE

2, 3 & 4 bedroom homes on the edge of Exeter



A PLACE TO GROW



Close to the City & the Country

Discover Willow Grange - an exceptional new development under 2 miles from Exeter's vibrant city centre. Surrounded by mature woodland, leafy hedgerows and open green space, it offers the perfect balance of countryside calm and urban convenience.

This exclusive collection of 93 two, three and four-bedroom homes is thoughtfully designed for modern living in a sought-after semi-rural setting, with easy access to local amenities, schools and excellent transport links.

With sweeping views across Exeter and the surrounding countryside, access to a new country park, walking routes and outdoor spaces that connect you with nature, Willow Grange is the perfect place to grow, relax and feel at home. And with a village green, children's play areas, and shared orchard to enjoy, at Willow Grange, a place where sustainability and community come first.

Discover your new beginning - where Exeter meets the best of Devon living.





Exeter Life

Set in the heart of Devon, Exeter offers the perfect balance between vibrant city living and the tranquillity of the surrounding countryside and coast. With direct trains to London in just over two hours, excellent road connections, and a thriving local economy, it's a good choice for commuters, families, and professionals alike.

Steeped in history, the city is home to iconic landmarks like Exeter Cathedral, cobbled streets, and Roman ruins - all adding charm and character to everyday life. Beyond

the city, the nearby Devon coast and Dartmoor National Park provide endless opportunities for walking, cycling, and outdoor adventure.

Exeter is also known for its strong sense of community, top-performing schools, and a lively cultural scene, from theatres and galleries to independent shops and restaurants. With the University of Exeter at its core, the city is forward-looking, well-connected, and a truly inspiring place to call home.



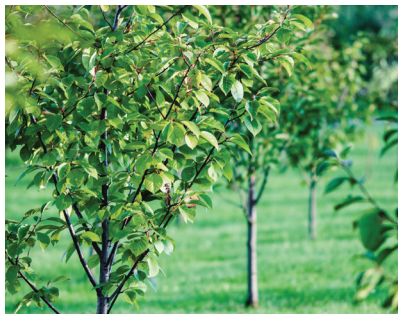
New Valley Park and Community Plan



Benched Seating Area



Freedom to roam



Community Orchard



-  Community Orchard
-  Children's Play Areas
-  New Valley Country Park
-  Park Access
-  Benched Seating Area
-  Village Green





A Green Vision for the Future

Life at Willow Grange extends far beyond your front door, with a bold and sustainable community vision shaped by green space, improved connections, and enhanced local services.

At the heart of this plan is the New Valley Park - a beautiful expanse of 22 acres of green space, seamlessly integrated into the landscape. Designed to promote wellbeing and biodiversity, the park will feature a one-mile walking trail, open natural spaces, and dedicated areas for relaxation and recreation.

The wider community plan ensures Willow Grange is not just a place to live, but a place to thrive. Significant funding has been secured for education, healthcare, and sustainable travel, with a total of £1.5m allocated to: secondary education; enhancing walking and cycling routes, as well as extending the Exeter F1 bus route through the development and supporting the nearby GP surgery and local healthcare centre.

With new facilities, safe pathways, and accessible public transport, Willow Grange offers a truly connected lifestyle - all set within a vibrant, growing community and surrounded by nature.

Our Homes



■ THE MONMOUTH



■ THE SAMPFORD



■ THE MATHERN



■ THE DARTFORD



■ THE STANTON



■ THE TETFORD



■ THE ASHFORD



■ THE ASHMORE

Customers should note that these illustrations are representative only and should be treated as general guidance. They should not be relied on to show levels, ownership of boundaries, easements or wayleaves. Please check with sales consultant on site for details of garden levels, the extent of pathways and patio areas. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does this constitute a contract or a warranty. Detailed plans and specifications are available upon request. Housetype CGI images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. Bedroom dimensions exclude ensuite and dressing areas. This information has been provided in good faith, however all layouts and measurements are approximate only. Some housetypes include areas of reduced headroom. Bathroom and kitchen layouts are indicative only. Designs and specifications may change due to our process of continuous product development. Design and specifications may change due to our process of continuous product development. Changes may be necessary due to site/technical conditions, materials or product availability, local Planning Authority or planning decisions. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only.

Site Plan



■ Affordable Housing

● Shared Ownership



Community Orchard



Children's Play Areas



Park Access



Village Green

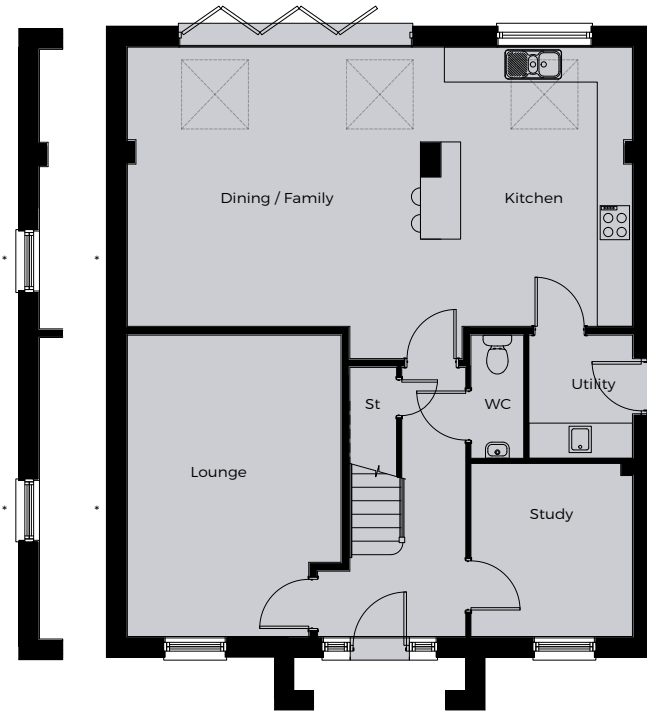
■ New Valley Country Park



Computer generated image shows Monmouth home

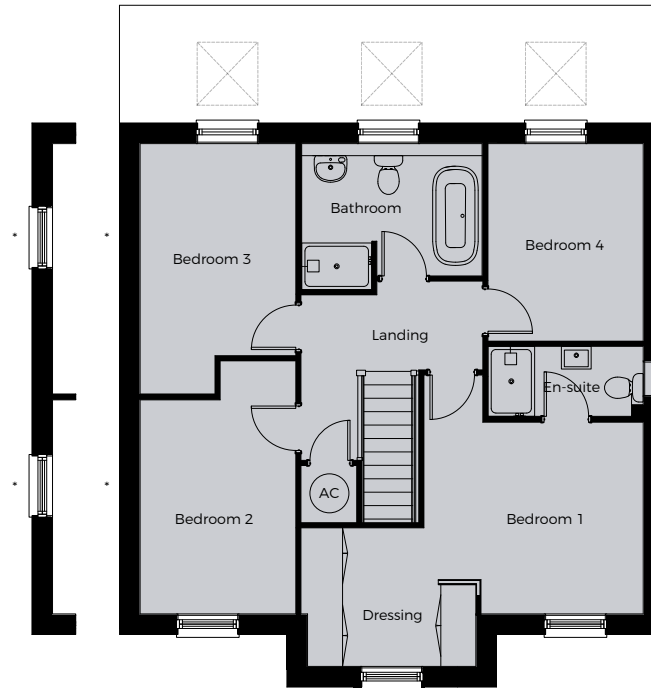
The Monmouth

A FOUR BEDROOM DETACHED HOME (1,709 SQ FT) WITH GARAGE



GROUND FLOOR

Kitchen	4.77m x 3.21m	15'8" x 10'6"
Dining / Family	5.41m x 4.77m	17'9" x 15'8"
Lounge	5.14m x 3.65m	16'11" x 12'0"
Study	2.95m x 2.76m	9'8" x 9'1"



FIRST FLOOR

Bedroom 1	3.76m x 3.29m	12'4" x 10'9"
Dressing	2.88m x 2.38m	9'6" x 7'10"
Bedroom 2	4.34m x 2.67m	14'3" x 8'9"
Bedroom 3	4.29m x 2.67m	14'1" x 8'9"
Bedroom 4	3.39m x 2.66m	11'1" x 8'9"

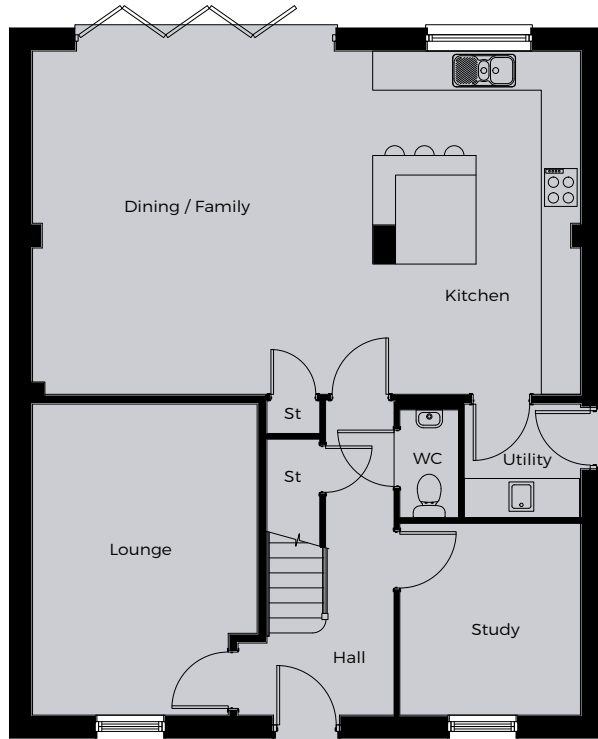
Elevational treatments may vary by plot. Monmouth Corner plots will have extra windows as indicated by * Monmouth Corner plots will have area of 1,716 sq ft



Computer generated image shows Sampford home

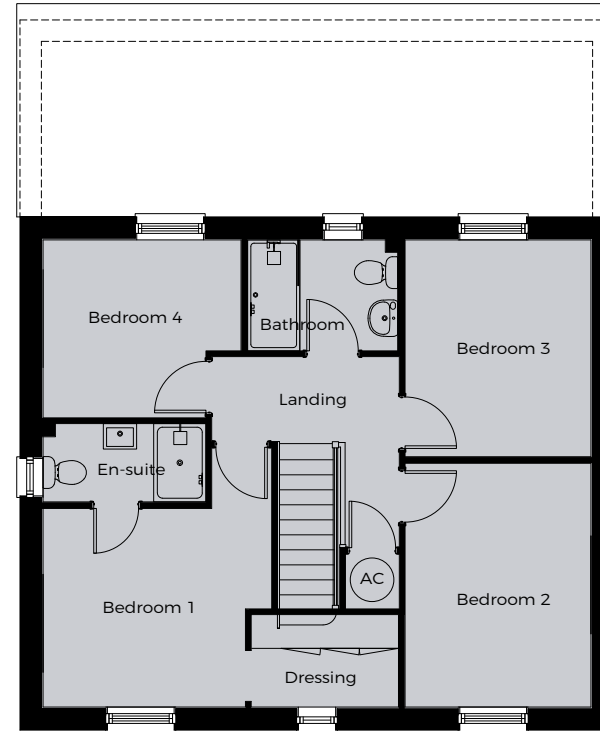
The Sampford

A FOUR BEDROOM DETACHED HOME (1,565 SQ FT) WITH GARAGE



GROUND FLOOR

Kitchen	5.26m x 3.18m	17'3" x 10'5"
Dining / Family	5.26m x 5.21m	17'3" x 17'1"
Lounge	4.77m x 3.44m	15'8" x 11'4"
Study	2.94m x 2.78m	9'8" x 9'1"



FIRST FLOOR

Bedroom 1	3.10m x 3.04m	10'2" x 10'0"
Dressing	2.26m x 1.42m	7'5" x 4'8"
Bedroom 2	3.74m x 2.85m	12'3" x 9'4"
Bedroom 3	3.32m x 2.85m	10'11" x 9'4"
Bedroom 4	3.05m x 2.73m	10'0" x 8'11"

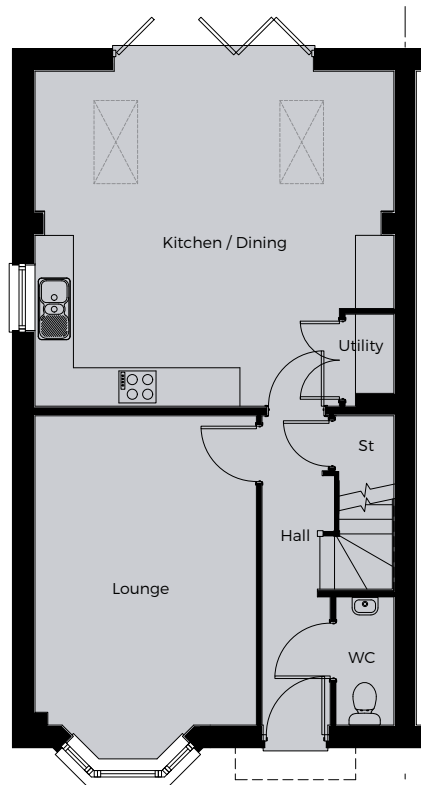
Elevational treatments may vary by plot.



Computer generated image shows two Mathern homes

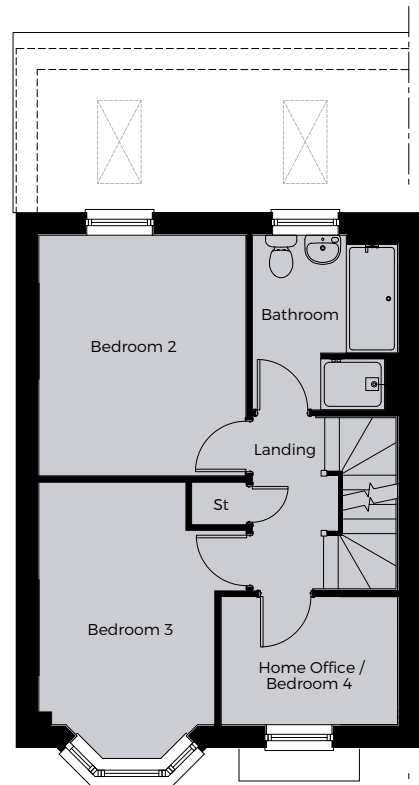
The Mathern

A THREE / FOUR BEDROOM SEMI-DETACHED HOME (1,392 SQ FT) WITH GARAGE AND POTENTIAL FOR HOME WORKING



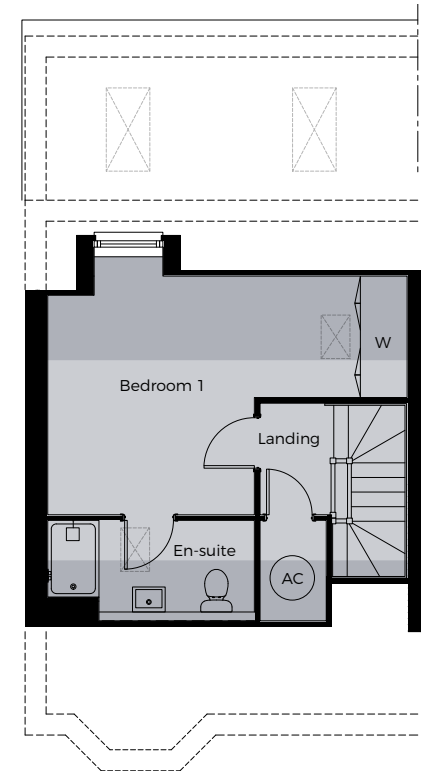
GROUND FLOOR

Kitchen / Dining	5.60m x 5.23m	18'5" x 17'2"
Lounge	5.39m x 3.41m	17'8" x 11'2"



FIRST FLOOR

Bedroom 2	3.76m x 3.24m	12'4" x 10'7"
Bedroom 3	4.35m x 2.75m	14'3" x 9'0"
Home Office / Bedroom 4	2.76m x 2.00m	9'1" x 6'7"



Reduced ceiling height

SECOND FLOOR

Bedroom 1	5.60m x 3.13m	18'5" x 10'7"
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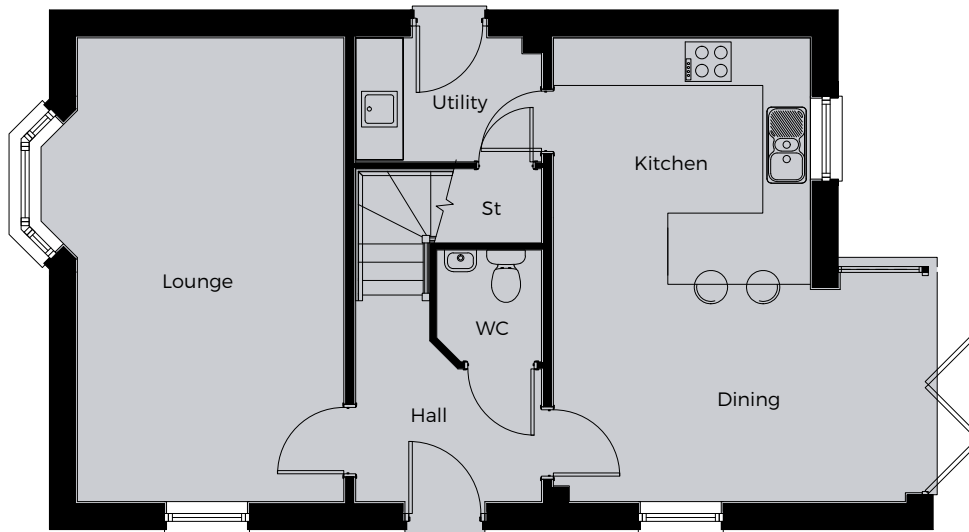
Elevational treatments may vary by plot.



Computer generated image shows Dartford home

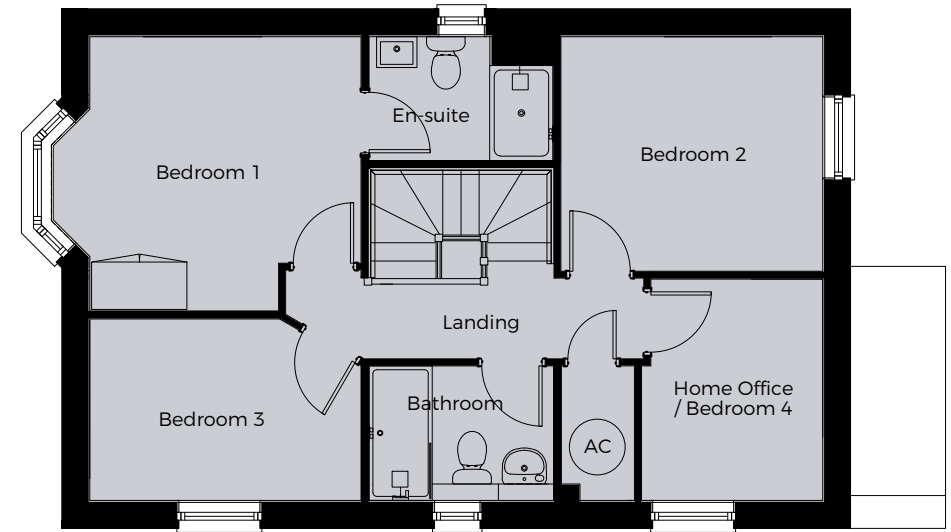
The Danford

A THREE/FOUR BEDROOM DETACHED HOME (1,221 SQ FT) WITH GARAGE AND POTENTIAL FOR HOME WORKING



GROUND FLOOR

Kitchen	3.25m x 2.81m	10'8" x 9'3"
Dining	4.45m x 3.05m	14'7" x 10'0"
Lounge	5.86m x 3.37m	19'3" x 11'1"



FIRST FLOOR

Bedroom 1	3.47m x 3.43m	11'5" x 11'3"
Bedroom 2	3.31m x 2.96m	10'10" x 9'9"
Bedroom 3	3.43m x 2.29m	11'3" x 7'6"
Home Office / Bedroom 4	2.80m x 2.29m	9'2" x 7'6"

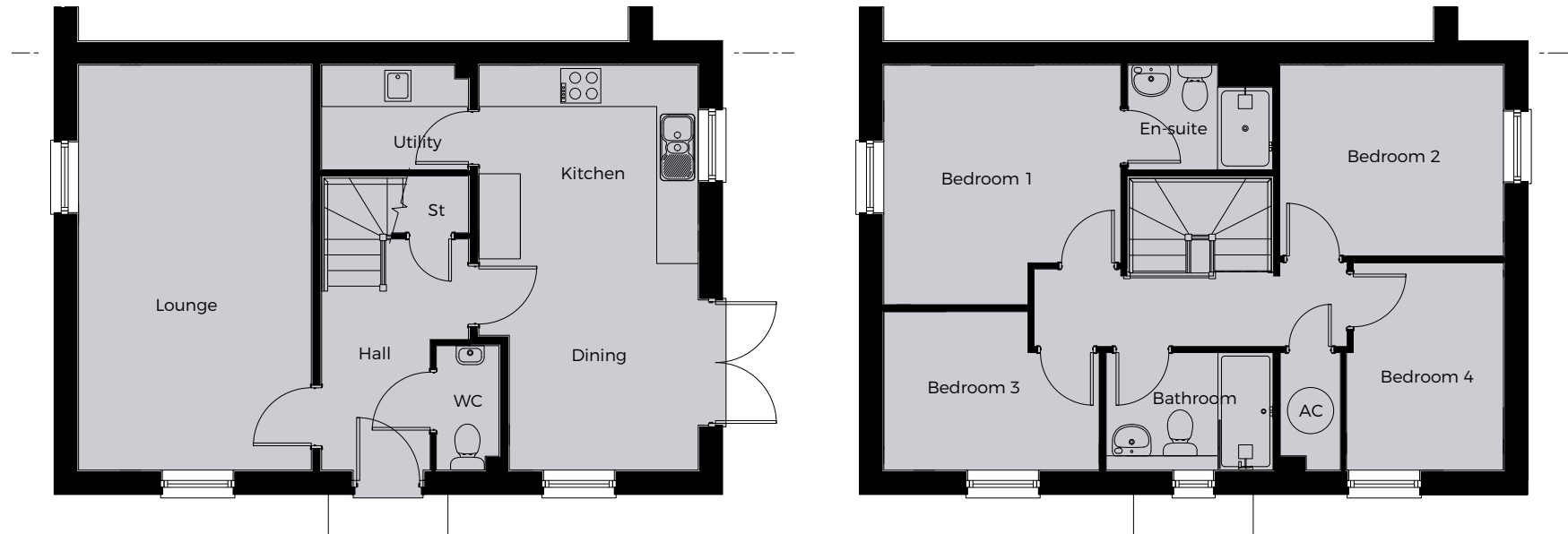
Elevational treatments may vary by plot.



Computer generated image shows Stanton home

The Stanton

A FOUR BEDROOM DETACHED / SEMI-DETACHED HOME (1,130 SQ FT)



GROUND FLOOR

Kitchen	3.17m x 2.87m	10'5" x 9'5"
Dining	2.99m x 2.73m	9'10" x 9'0"
Lounge	5.86m x 3.39m	19'3" x 11'2"

FIRST FLOOR

Bedroom 1	3.47m x 3.43m	11'5" x 11'3"
Bedroom 2	3.23m x 2.95m	10'7" x 9'8"
Bedroom 3	3.11m x 2.31m	10'3" x 7'8"
Bedroom 4	2.80m x 2.27m	9'2" x 7'5"

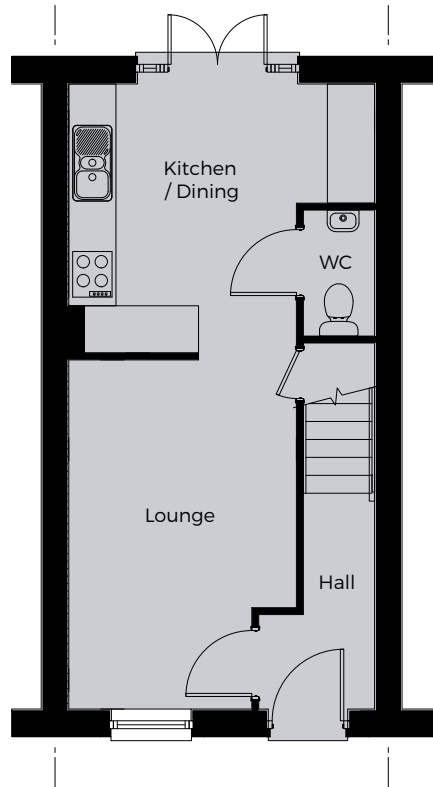
Elevational treatments may vary by plot.



Computer generated image shows two Tetford homes

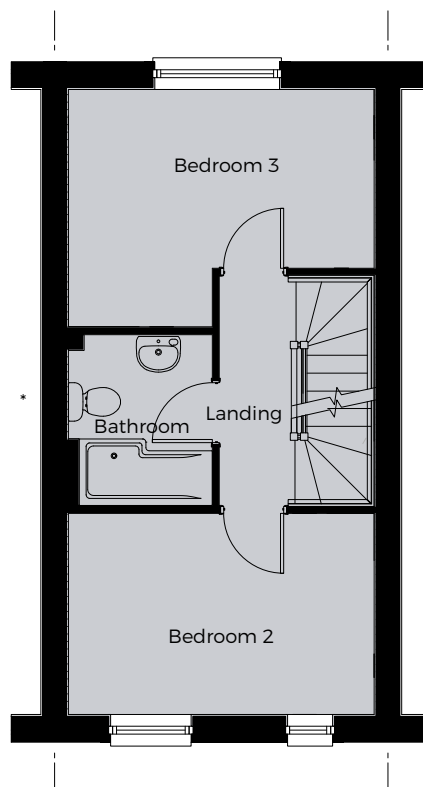
The Tetford

A THREE BEDROOM SEMI-DETACHED / MID-TERRACE HOME (916 SQ FT)



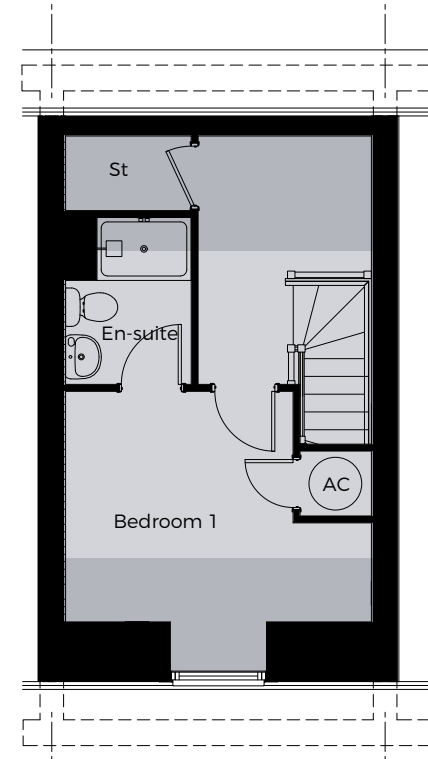
GROUND FLOOR

Kitchen / Dining	3.89m x 3.42m	12'9" x 11'3"
Lounge	4.44m x 2.90m	14'7" x 9'6"



FIRST FLOOR

Bedroom 2	3.89m x 2.56m	12'9" x 8'5"
Bedroom 3	3.89m x 3.02m	12'9" x 9'11"



SECOND FLOOR

Bedroom 1	3.89m x 2.93m	12'9" x 9'7"
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Reduced ceiling height



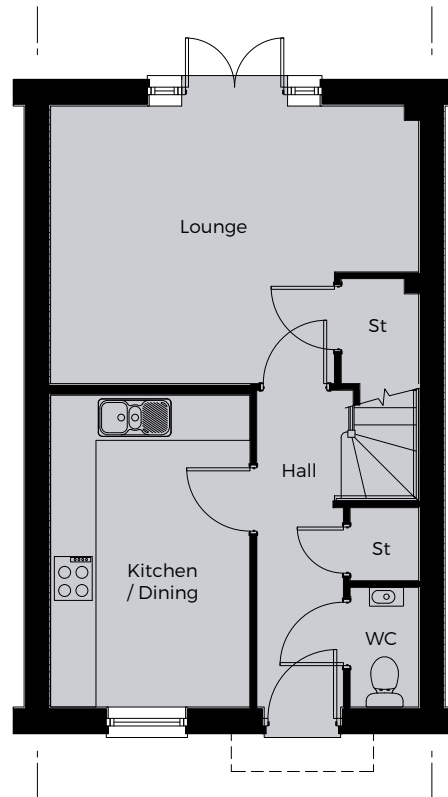
Elevation treatments may vary by plot. Semi-detached Tetford plots will have an extra window as indicated by *



Computer generated image shows two Ashford homes

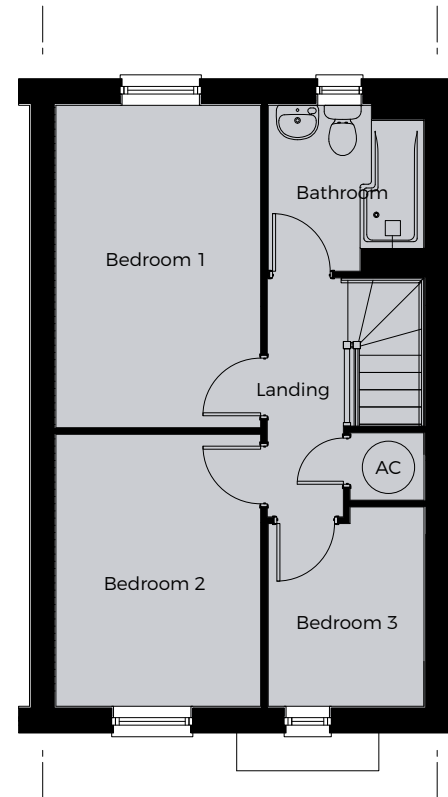
The Ashford

A THREE BEDROOM SEMI-DETACHED HOME (833 SQ FT)



GROUND FLOOR

Kitchen / Dining	4.13m x 2.64m	13'7" x 8'8"
Lounge	4.87m x 3.67m	16'0" x 12'1"



FIRST FLOOR

Bedroom 1	4.26m x 2.71m	14'0" x 8'11"
Bedroom 2	3.60m x 2.71m	11'10" x 8'11"
Bedroom 3	2.64m x 2.06m	8'8" x 6'9"

Elevational treatments may vary by plot.



Computer generated image shows two Ashmore homes

The Ashmore

A TWO BEDROOM MID-TERRACE / END TERRACE HOME (665 SQ FT)



GROUND FLOOR

Kitchen / Dining	3.89m x 3.18m	12'9" x 10'5"
Lounge	4.77m x 2.90m	15'8" x 9'6"

FIRST FLOOR

Bedroom 1	3.89m x 3.41m	12'9" x 11'2"
Bedroom 2	3.89m x 2.72m	12'9" x 8'11"

Elevational treatments may vary by plot. End terrace Ashmore plots will have extra windows as indicated by *.

Our Specification

KITCHENS

- Premium range of Sigma 3 traditional & contemporary style kitchens
- Choice of worktops & glass hob splashback (depending on build stage)
- Stainless steel oven, hood and induction hob to Ashmore, Ashford, Stanton & Tetford
- Stainless steel oven, induction hob and angled glass cooker hood, as well as integrated fridge freezer & dishwasher to Mathern, Dartford, Monmouth & Sampford

BATHROOMS

- Contemporary white sanitaryware
- Porcelanosa premium ceramic wall tiling
- Chrome lever action taps
- In addition, our Monmouth home will feature a freestanding bath to the main bathroom

Our friendly sales team will take you through all you need to know about the process of buying an Edenstone Home and will be delighted to provide a full specification for the home you have chosen. We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.

HEATING & ELECTRICS

- Heating & hot water provided by energy efficient, air source heat pump with cylinder & contemporary radiators
- Smart heating controls
- Underfloor heating to Mathern, Dartford, Monmouth & Sampford
- Phone point to hallway
- USB/media points to kitchen
- 7Kw EV car charger

GENERAL

- Landscaped front garden
- NHBC 10 year Buildmark warranty

Our Mathern, Dartford, Monmouth & Sampford homes also feature:

- Oak finish internal doors to ground floor
- Fitted wardrobe to bedroom one / dressing area
- Choice of timber effect luxury plank vinyl flooring to kitchen, utility & cloakroom area, as well as bathroom & ensembles

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Protection for new-build
home buyers



Kitchen from similar Edenstone Homes Monmouth show home



A Life Built Better

For us, living well means a beautiful home, designed for your lifestyle and built to last – whatever the budget. It means being in the right location for you, where the natural environment and carefully designed layout combine to foster a healthy, vibrant and sustainable community on your doorstep.

We work hard to understand our customers so we can continue to create homes you love to come back to in communities you love to be part of.

We call it a life built better.

With decades of award-winning experience, our homes combine timeless design with contemporary living and we aim to bring exceptional finish to every home we build.

We are proud to be working in partnership with LiveWest to deliver this exceptional development.

in partnership with
LiveWest
A home for everyone



Sustainable Homes

We are passionate about creating attractive, high quality homes that reflect today's lifestyles whilst remaining true to our commitment to the environment and upcoming generations.

At Willow Grange all our homes achieve a minimum EPC rating of B for energy efficiency, helping to reduce heating bills for homeowners and being kinder to the planet.

Sustainability is at the heart of our approach as a responsible homebuilder. Our goal is to create developments and communities that benefit our residents and promote a flourishing home for the natural world. By prioritising sustainability, we are contributing to a brighter world for generations to come.



WILLOW GRANGE



Everything you need and all in easy reach

Willow Grange is under ten minutes from junction 29 of the M5 and under 2 miles from Exeter city centre. Local bus and train services are easily accessible.

SPRUCE CLOSE, EXETER EX4 9JU
what3words [///luxury.hurray.hype](https://www.what3words.com/#!/luxury.hurray.hype)

BY TRAIN

PINHOE
TO EXETER ST DAVID'S
(8 MINS)

EXETER ST DAVID'S
TO BRISTOL
(1HR)

EXETER ST DAVID'S
TO LONDON PADDINGTON
(2HRS 9 MINS)

BY CAR

JUNCTION 29, M5
2.5 MILES (9 MINS)

EXETER AIRPORT
5 MILES (13 MINS)

BY BUS

REGULAR SERVICES
TO CITY CENTRE

NEW SERVICE PLANNED
FROM WILLOW GRANGE



We believe in a shared sense of community. Edenstone donates a proportion of sales from each home we sell to charity. This is managed through the Edenstone Foundation.



EDENSTONE

edenstonehomes.com

in partnership with

LiveWest

A home for everyone