



THE GROVE

FOLLY GATE

SPECIFICATIONS & FLOOR PLANS

The Grove

Perfectly tucked away in the peaceful West Devon hamlet of Folly Gate, The Grove is a select development of 23 high specification homes with stunning far-reaching views over natural countryside.

The Juniper, The Elm, The Larch, The Cypress

The Specification



INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White painted newel strings and spindles
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring in entrance hallway, kitchen/dining and cloakroom*
- Choice of quality vinyl flooring in utility (excluding The Larch)*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated Hotpoint single oven
- 4-zoned Hotpoint induction hob with cooker hood
- Integrated Hotpoint 50/50 fridge freezer
- Plumbing and electrics for a dishwasher
- Choice of coloured glass splashback*

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

ENSUITE (excluding The Larch)

- White sanitaryware with contemporary chrome fittings
- Chrome two-function thermostatic shower with slide rail in en-suite
- White low-level shower tray with shower enclosure
- Full height tiling to shower with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

*Choices and upgrades are subject to stage of construction. Specifications may change depending on house type and are subject to availability and product supply. Speak to a Sales Executive for more information.

LIGHTING AND ELECTRICAL

- LED downlights in hallway, kitchen, bathroom and cloakroom
- LED downlights in ensuite (excluding The Larch)
- LED downlights to utility (excluding The Larch)
- Pendant lights in living room, dining room and bedrooms
- Multigrid appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- In curtilage parking
- Garage with power and lighting (excluding The Larch)

PEACE OF MIND

- 10-Year NHBC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Quartz worktop with under mounted sink
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Freestanding Hotpoint condenser dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring in place of carpeting in living room
- Karndean flooring in utility (excluding The Larch), entrance hall, kitchen/dining and cloakroom
- Karndean flooring in the bathroom
- Karndean flooring in the ensuite (excluding The Larch)
- Modern oak-style interior doors

The Hawthorn and The Hazel



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- Modern oak-style interior doors
- White painted newel strings and spindles with oak handrails
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of Karndean flooring to entrance hall, cloakroom, kitchen/dining room and utility*

KITCHEN

- Choice of premium fully fitted quality kitchen with laminate worktops, upstands and under wall unit lighting*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- 5-zoned Bosch induction hob with cooker hood
- Integrated Bosch eye-level double oven
- Integrated 50/50 Bosch fridge freezer
- Integrated Bosch dishwasher
- Freestanding Bosch washing machine in the utility
- Choice of coloured glass splashback*

BATHROOM AND EN-SUITE

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath in main bathroom
- Chrome two-function thermostatic shower with slide rail in en-suite
- White low-level shower tray with shower enclosure
- Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail in bathroom and en-suite
- Choice of Karndean flooring*

LIGHTING AND ELECTRICAL

- LED downlights in hallway, kitchen/dining room, utility, bathroom, ensuite and cloakroom
- LED downlights in the study - The Hazel only
- Pendant lights in bedrooms and living room
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, bedrooms and dining room
- White shaver socket in bathroom and ensuite

EXTERNAL FEATURES

- Patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Garage with power and lighting
- In curtilage parking

PEACE OF MIND

- 10-Year NHBC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Quartz worktop with under mounted sink
- Freestanding Bosch condenser tumble dryer
- Choice of quality carpets in study (The Hazel only), bedrooms, landing, stairs and living room*
- Karndean flooring in place of carpeting in living room
- Karndean flooring in place of carpeting in study (The Hazel only)

*Choices and upgrades are subject to stage of construction. Specifications may change depending on house type and are subject to availability and product supply. Speak to a Sales Executive for more information.

The Laurel and The Willow



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- Modern oak-style interior doors
- White painted newel strings and spindles with oak handrails
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of Karndean flooring to entrance hall, cloakroom, kitchen/dining room and utility*
- Choice of quality carpets in bedrooms, landing, stairs and living room*
- Choice of quality carpet in the family room - The Willow only*

KITCHEN

- Choice of Premium fully fitted quality kitchen with quartz worktops, upstands and under wall unit lighting*
- Undermounted 1.5 bowl stainless steel sink with chrome mono mixer tap
- 5-zoned Neff electric induction hob with Neff cooker hood
- Integrated Neff eye-level double oven
- Neff wine cooler
- Integrated 50/50 Neff fridge freezer
- Integrated Neff dishwasher
- Freestanding Neff washing machine in the utility
- Freestanding Neff condenser tumble dryer in the utility
- Choice of coloured glass splashback*

BATHROOM AND EN-SUITE

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath in main bathroom
- Chrome two-function thermostatic shower with slide rail in en-suite
- White low-level shower tray with shower enclosure in en-suite
- Half height tiling to bathroom and ensuite with full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail in bathroom and en-suite
- Choice of Karndean flooring*

*Choices and upgrades are subject to stage of construction. Specifications may change depending on house type and are subject to availability and product supply. Speak to a Sales Executive for more information.

LIGHTING AND ELECTRICAL

- LED downlights in hallway, kitchen/dining room, utility, bathroom, ensuite and cloakroom
- Pendant lights in bedrooms and living room
- Pendant light to family room - The Willow only
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, bedrooms and dining room
- White shaver socket in bathroom and ensuite

EXTERNAL FEATURES

- Patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Double garage with power and lighting
- In curtilage parking

PEACE OF MIND

- 10-Year NHBC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

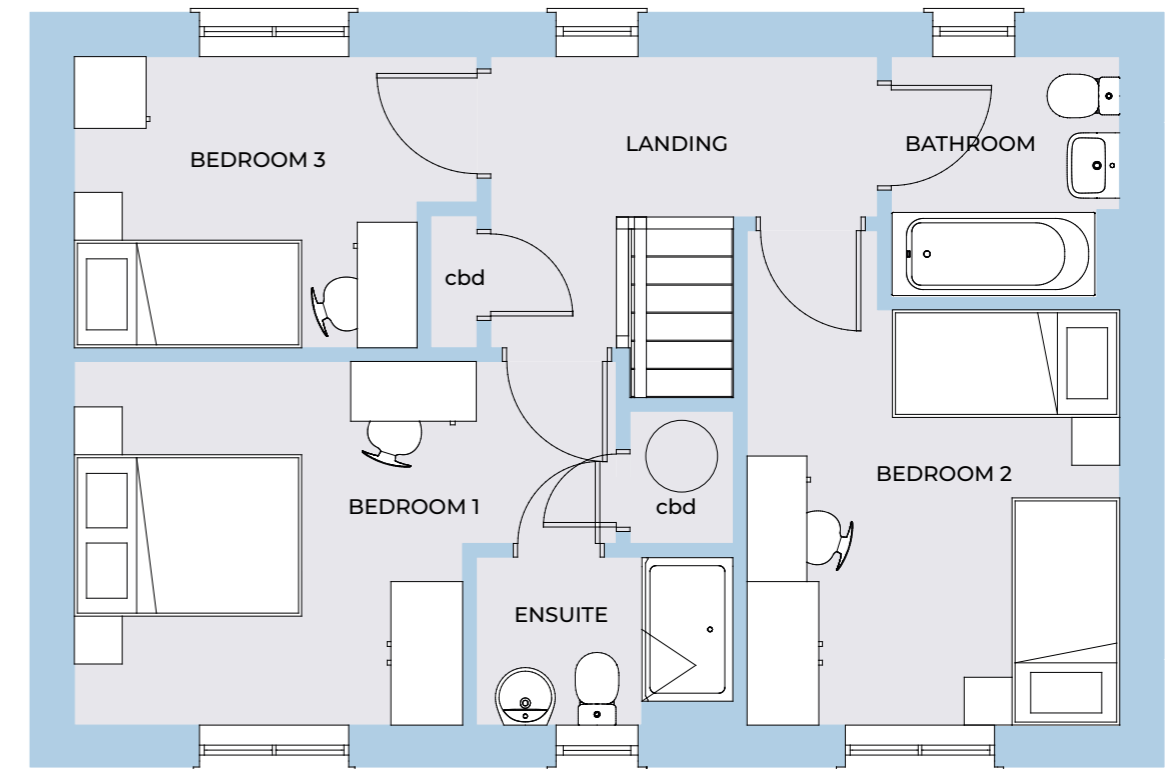
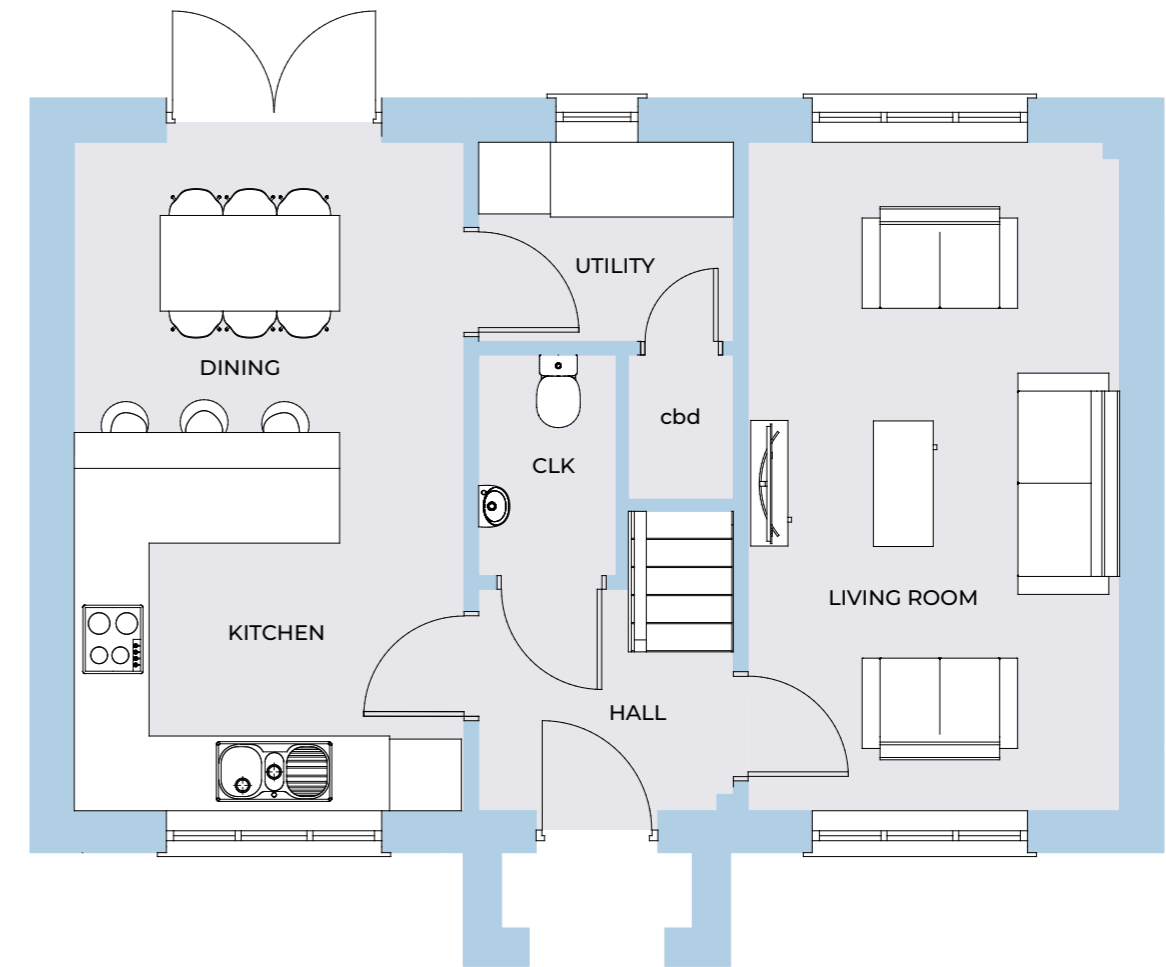
- Karndean flooring in place of carpeting in living room
- Karndean flooring in place of carpeting in study / bedroom 5

The Elm

A CHARMING DOUBLE-FRONTED COTTAGE STYLE THREE BEDROOM HOME.

This double-fronted home features a spacious kitchen/dining room with separate lounge, a handy utility room, and patio doors leading onto the rear garden.

Upstairs is the main bathroom and three bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	5.59m x 3.10m	18' 4" x 10' 2"
Kitchen/Dining	5.59m x 3.26m	18' 4" x 10' 8"
Utility	2.13m x 1.66m	7' 0" x 5' 5"
Cloakroom	1.84m x 1.15m	6' 0" x 3' 9"

First Floor

Bedroom 1	4.53m(max) x 3.04m	14' 10" x 9' 11"
Ensuite	2.15m x 1.40m	7' 0" x 4' 7"
Bedroom 2	3.47m x 3.11m	11' 4" x 10' 2"
Bedroom 3	3.36m(max) x 2.43m	11' 0"(max) x 8' 0"
Bathroom	2.00m x 1.91m	6' 7" x 6' 3"

The Juniper

A STYLISH AND SPACIOUS THREE BEDROOM LINK-DETACHED HOME.

The Juniper offers a spacious and bright living experience with its full-length living room and kitchen/dining room, both leading onto the rear garden through double patio doors.

Upstairs has three bedrooms and main bathroom, with the master bedroom benefitting from an ensuite.



Ground Floor

Living Room	5.59m x 3.39m(max)	18' 4" x 11' 1"(max)
Kitchen/Dining	5.59m x 2.72m	18' 4" x 8' 11"
Utility	1.64m x 1.60m	5' 4" x 5' 3"
Cloakroom	1.76m x 1.00m	5' 9" x 3' 3"

First Floor

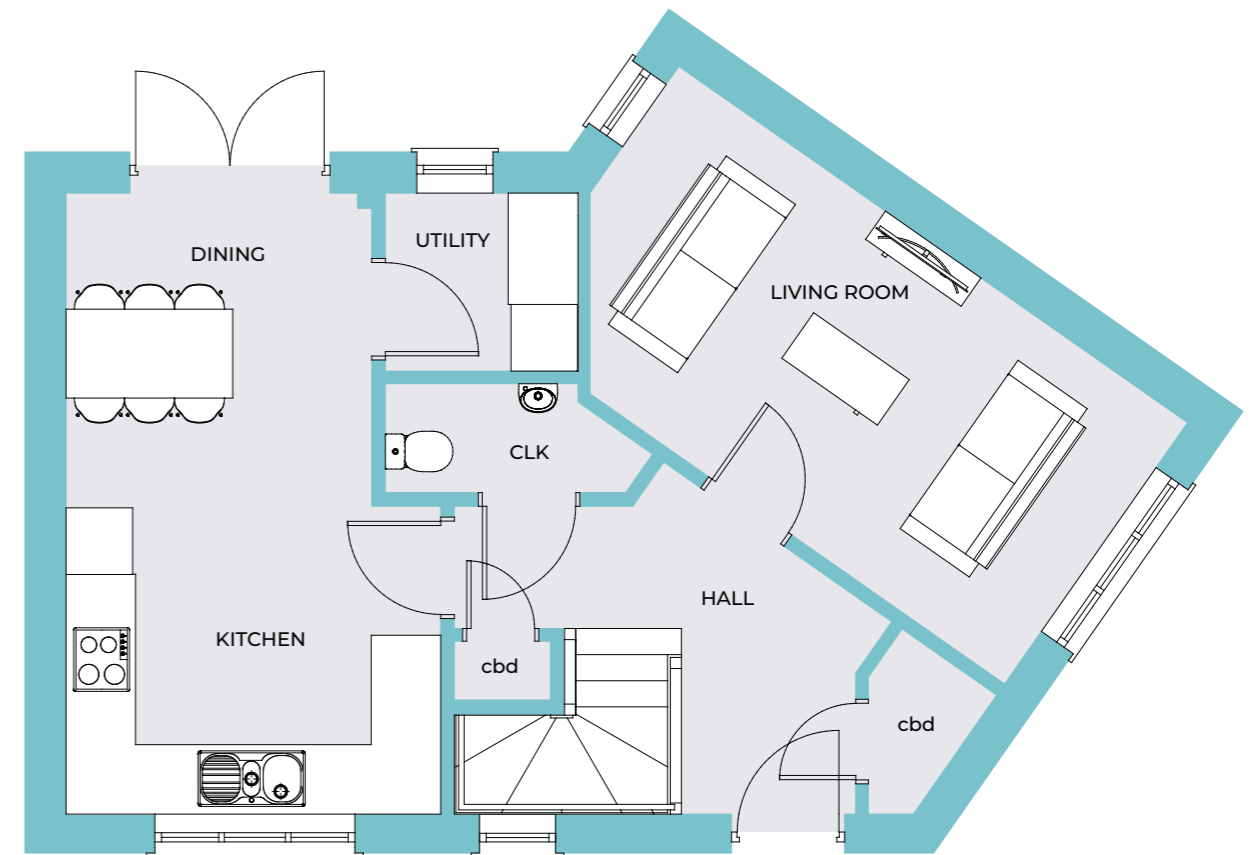
Bedroom 1	3.56m x 3.40m	11' 8" x 11' 2"
Ensuite	2.13m x 1.91m	7' 0" x 6' 3"
Bedroom 2	4.87m(max) x 2.85m	16' 0"(max) x 9' 4"
Bedroom 3	3.19m(max) x 2.62m	10' 6"(max) x 8' 7"
Bathroom	2.35m x 1.91m	7' 8" x 6' 3"

The Cypress

A CREATIVELY DESIGNED THREE BEDROOM SEMI-DETACHED HOME.

With a light and airy full length kitchen/dining room with patio doors leading onto the garden and a generous living room, the Cypress is a deceptively spacious home for all the family.

Upstairs is the main bathroom and three bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	5.59m x 2.87m(max)	18' 4" x 9' 5"(max)
Kitchen/Dining	5.59m x 3.37m(max)	18' 4" x 11' 0"(max)
Utility	1.72m x 1.60m	5' 7" x 5' 3"
Cloakroom	2.40m(max) x 0.98m	7' 10"(max) x 3' 2"

First Floor

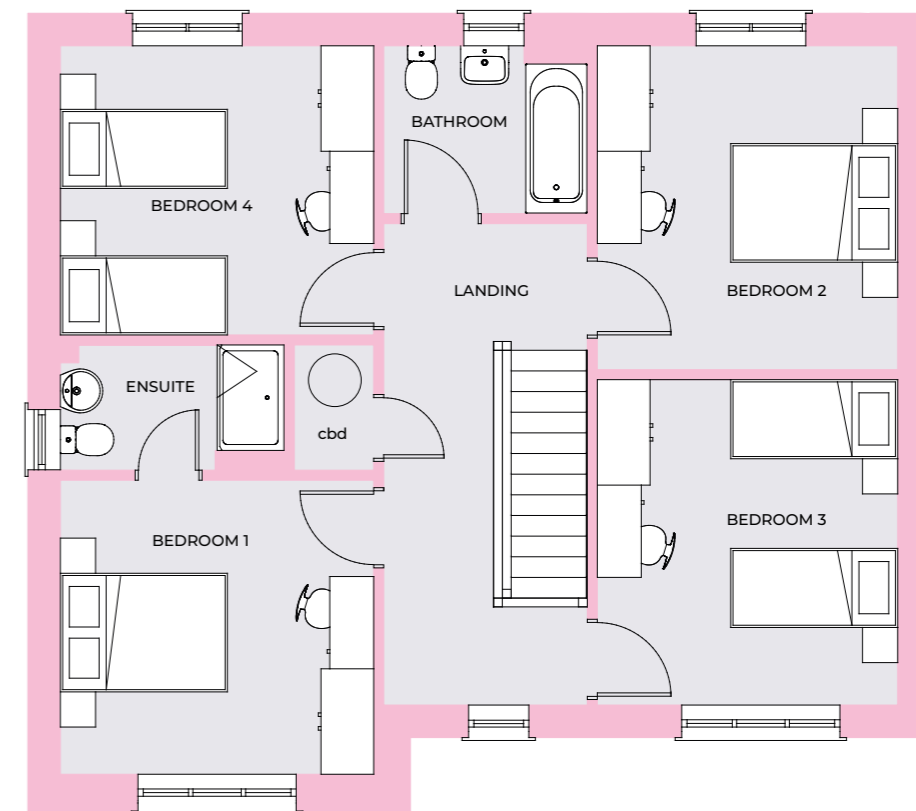
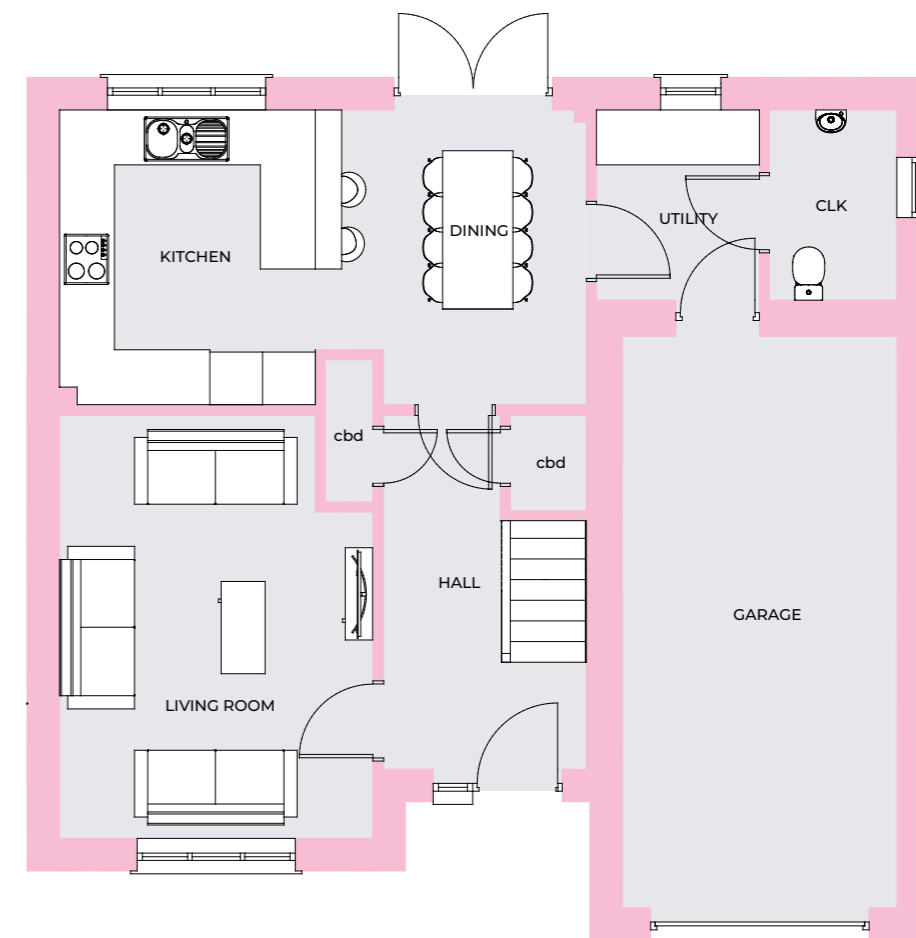
Bedroom 1	3.56m x 3.37m	11' 8" x 11' 0"
Ensuite	2.34m x 1.91m	7' 8" x 6' 3"
Bedroom 2	5.50m(max) x 2.62m	18' 0"(max) x 8' 7"
Bedroom 3	2.99m(max) x 2.85m	9' 9"(max) x 9' 4"
Bathroom	2.35m x 1.91m	7' 8" x 6' 3"

The Hawthorn

A BEAUTIFULLY ELEGANT FOUR-BEDROOM DETACHED HOME.

A stylish and generously sized home featuring a spacious open-plan kitchen/dining room, separate living room and integrated garage that offers direct access through to the useful utility & cloakroom.

Upstairs, an airy landing leads through to the main bathroom and four well-proportioned bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	4.81m x 3.56m(max)	15' 9" x 11' 8"(max)
Kitchen/Dining	6.00m x 3.35m	19' 8" x 11' 0"
Utility	2.16m x 1.85m	7' 1" x 6' 1"
Cloakroom	2.16m x 1.45m	7' 1" x 4' 9"
Garage	6.50m x 3.12m	21' 4" x 10' 3"

First Floor

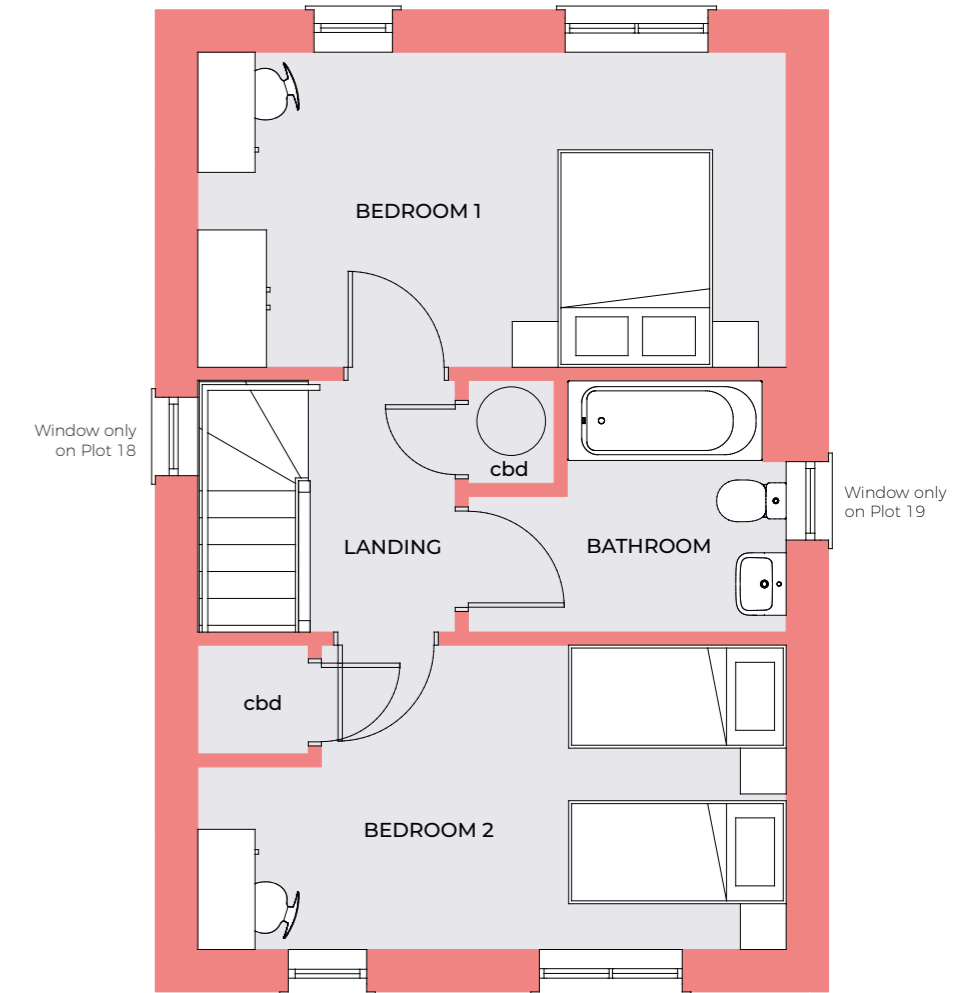
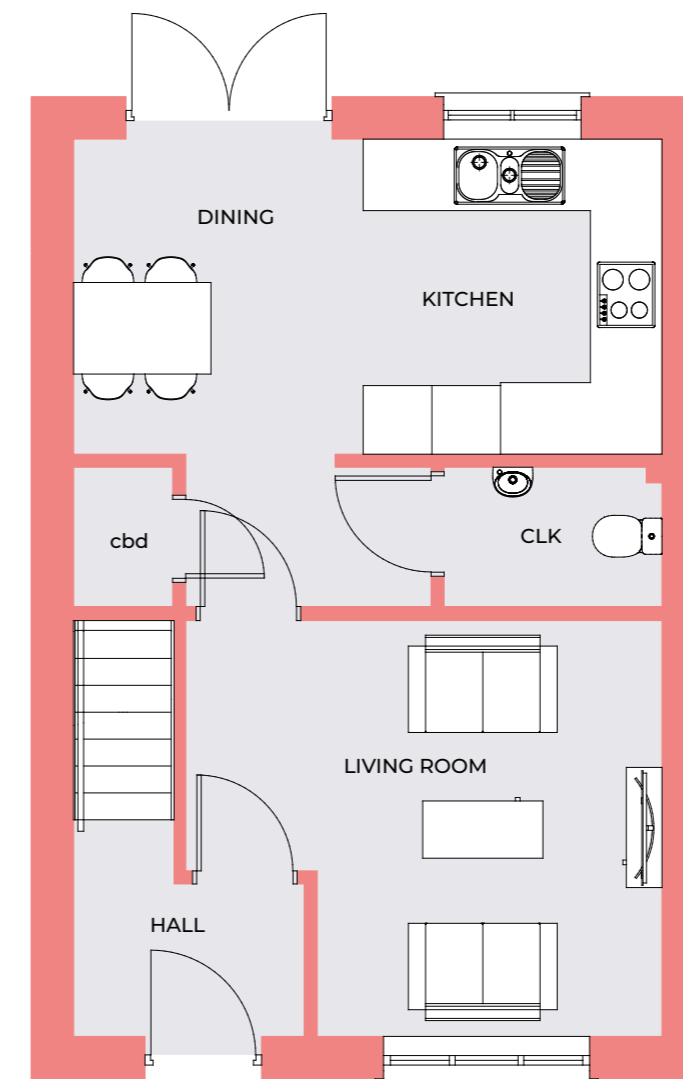
Bedroom 1	3.56m x 3.34m	11' 8" x 10' 11"
Ensuite	2.54m x 1.42m	8' 4" x 4' 8"
Bedroom 2	3.68m x 3.41m	12' 1" x 11' 2"
Bedroom 3	3.70m x 3.41m	12' 1" x 11' 2"
Bedroom 4	3.56m x 3.29m	11' 8" x 10' 9"
Bathroom	2.31m x 1.91m	7' 7" x 6' 3"

The Larch

A THOUGHTFULLY DESIGNED TWO BEDROOM SEMI-DETACHED HOME.

With an open-plan kitchen/dining room and separate lounge, The Larch delivers a modern yet cosy home. Patio doors open from the dining space onto the home's rear garden.

Added convenience comes from its entrance hall, storage spaces, and downstairs cloakroom. Upstairs offers two good sized bedrooms and main bathroom.



Ground Floor

Living Room	4.16m(max) x 3.63m	13' 7"(max) x 11' 11"
Kitchen/Dining	5.14m x 2.75m	16' 10" x 9' 0"
Cloakroom	1.90m x 1.21m	6' 2" x 3' 11"

First Floor

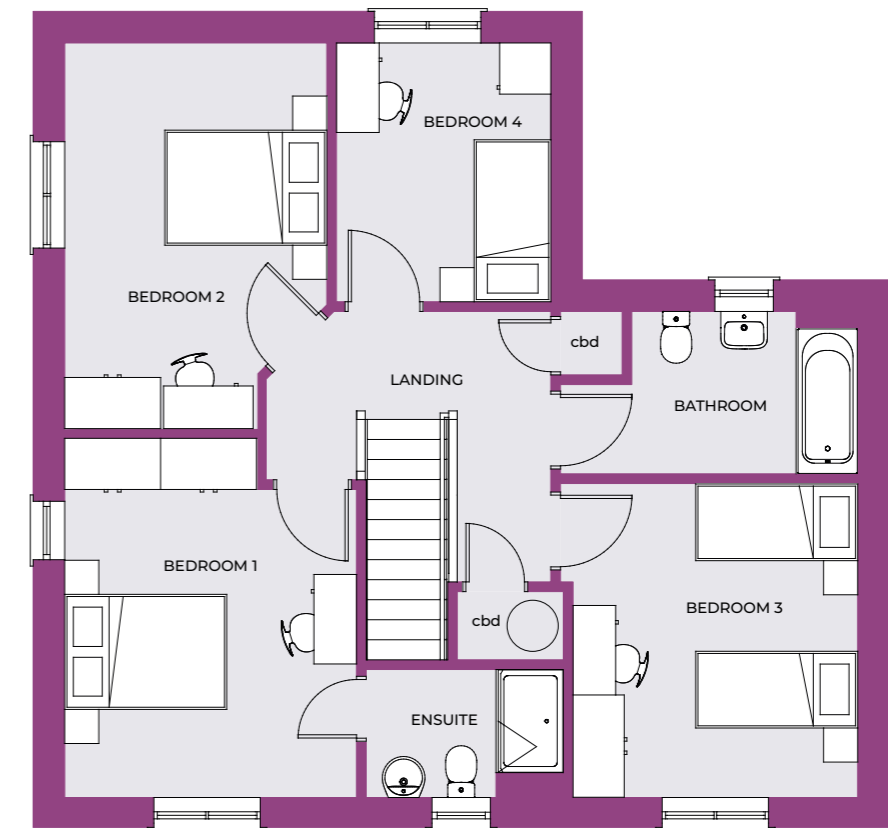
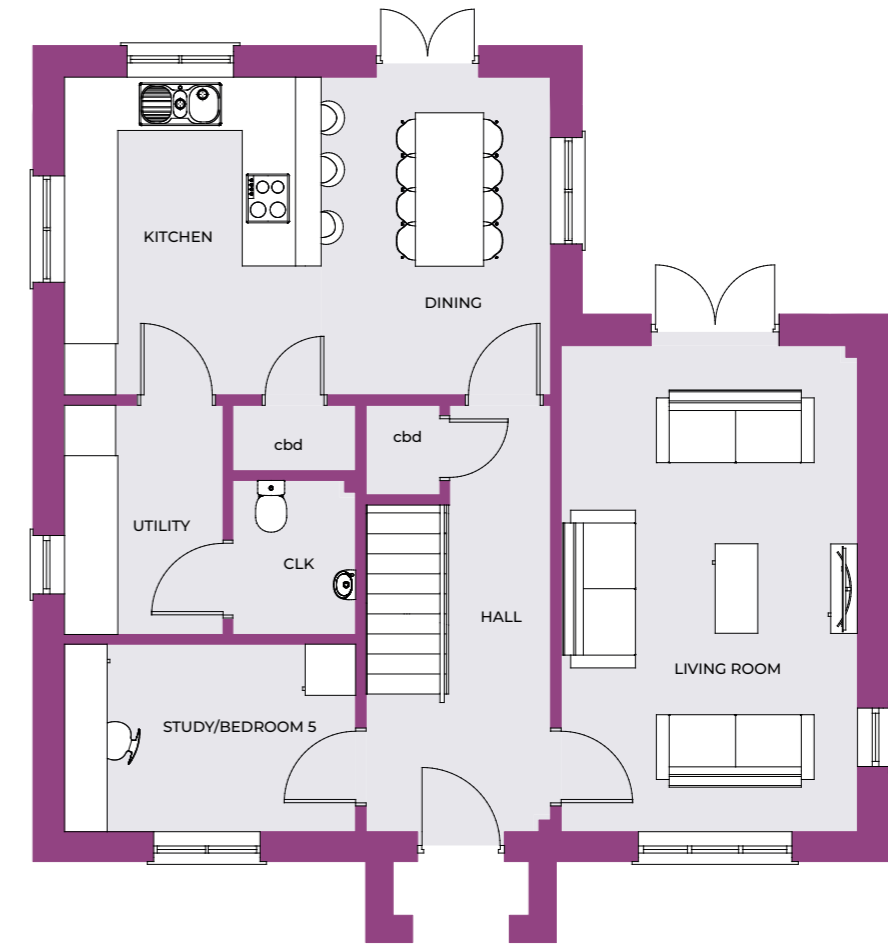
Bedroom 1	5.14m x 2.75m	16' 10" x 9' 0"
Bedroom 2	5.14m(max) x 2.65m	16' 10"(max) x 8' 8"
Bathroom	2.77m(max) x 2.20m	9' 1"(max) x 7' 2"

The Laurel

AN IMPRESSIVELY SPACIOUS FOUR / FIVE BEDROOM HOME.

A perfectly proportioned four / five bedroom detached home featuring a separate study / fifth bedroom, ample storage space, and patio doors leading onto the garden from the spacious living room and open-plan kitchen/dining room.

Upstairs, a central landing leads to the main bathroom and four well proportioned bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	5.70m x 3.47m	18' 8" x 11' 4"
Kitchen/Dining	5.70m x 3.72m	18' 8" x 12' 2"
Utility	2.68m x 1.86m	8' 9" x 6' 1"
Cloakroom	1.80m x 1.44m	5' 10" x 4' 8"
Study/Bedroom 5	3.41m x 2.20m	11' 2" x 7' 2"

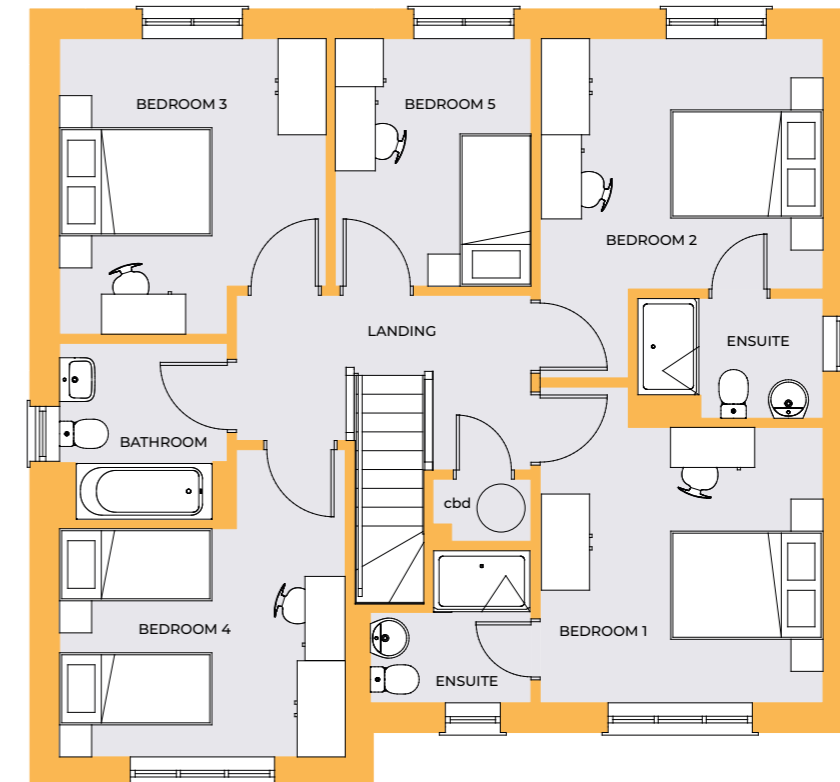
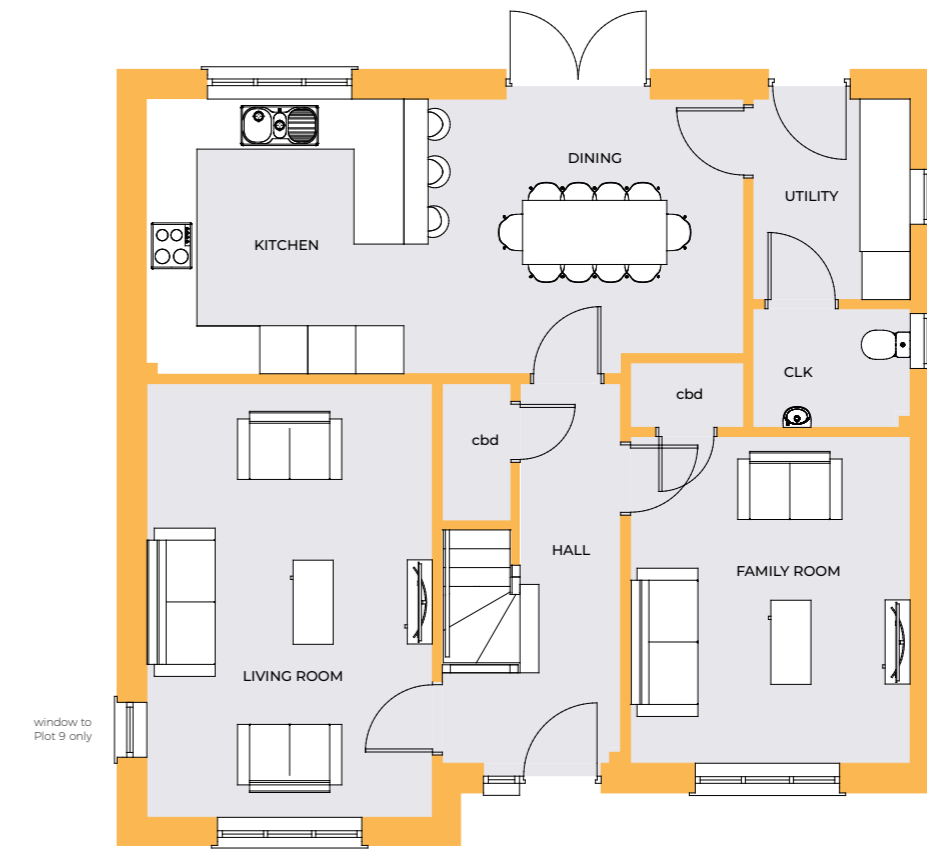
First Floor

Bedroom 1	4.21m(max) x 3.42m	13' 10"(max) x 11' 2"
Ensuite	2.31m x 1.50m	7' 7" x 4' 11"
Bedroom 2	4.52m(max) x 3.07m	14' 10"(max) x 10' 1"
Bedroom 3	3.68m x 3.33m	12' 1" x 10' 11"
Bedroom 4	3.03m x 2.51m	9' 11" x 8' 3"
Bathroom	3.48m x 1.90m	11' 5" x 6' 3"

The Willow

A PRESTIGIOUS AND STYLISH FIVE BEDROOM DETACHED COUNTRY HOME.

With its separate family room, a spacious living room, a spectacular open-plan kitchen/dining room, and five generous bedrooms - two with ensembles - the Willow is the perfect home for those who want space to just relax or to welcome and entertain family and friends.



Ground Floor

Living Room	5.41m x 3.56m	17' 9" x 11' 8"
Family Room	4.07m x 3.49m	13' 4" x 11' 5"
Kitchen/Dining	7.45m x 3.42m	24' 5" x 11' 2"
Utility	2.50m x 1.96m	8' 2" x 6' 5"
Cloakroom	1.96m x 1.48m	6' 5" x 4' 10"

First Floor

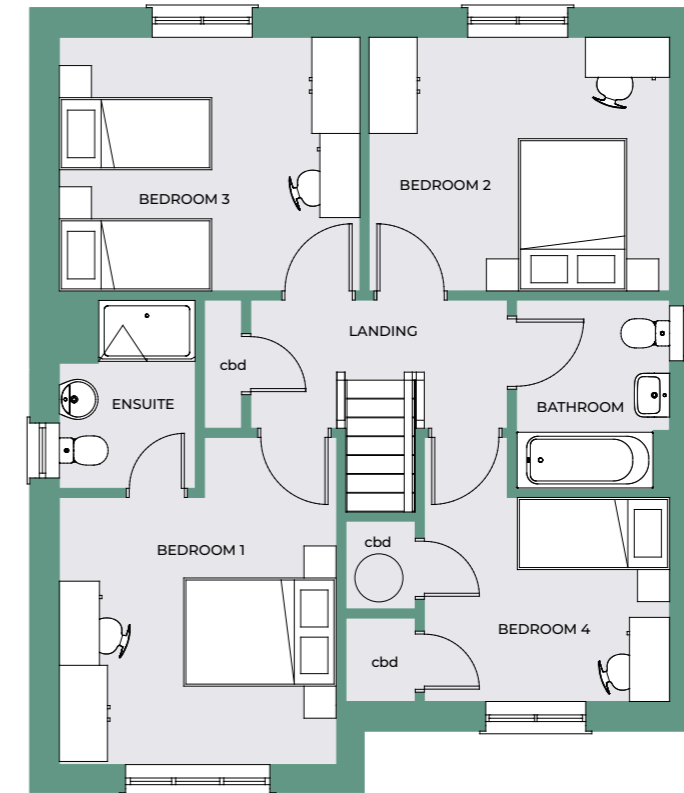
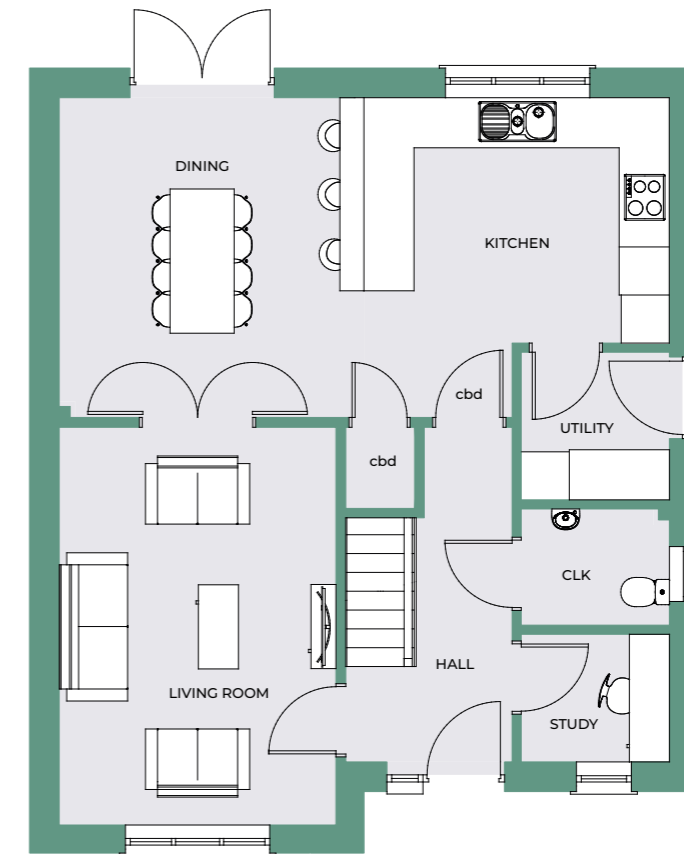
Bedroom 1	3.53m x 3.43m	11' 7" x 11' 3"
Ensuite	2.00m x 1.90m	6' 7" x 6' 2"
Bedroom 2	3.53m x 3.12m	11' 7" x 10' 3"
Ensuite	2.31m x 1.50m	7' 7" x 4' 11"
Bedroom 3	3.56m x 2.85m	11' 8" x 9' 4"
Bedroom 4	3.69m(max) x 3.32m	12' 1"(max) x 10' 10"
Bedroom 5	3.09m x 2.44m	10' 1" x 8' 0"
Bathroom	2.20m x 2.09m	7' 2" x 6' 10"

The Hazel

A DELIGHTFUL FOUR BEDROOM DETACHED FAMILY HOME.

Beautifully designed to let natural light flood in, the Hazel features double doors from the warm and welcoming living room through to the spacious open-plan kitchen/dining room, complete with handy utility room and patio doors onto the rear garden.

Upstairs, off the central landing, is the main bathroom and four well-proportioned bedrooms, with the master benefitting from an ensuite

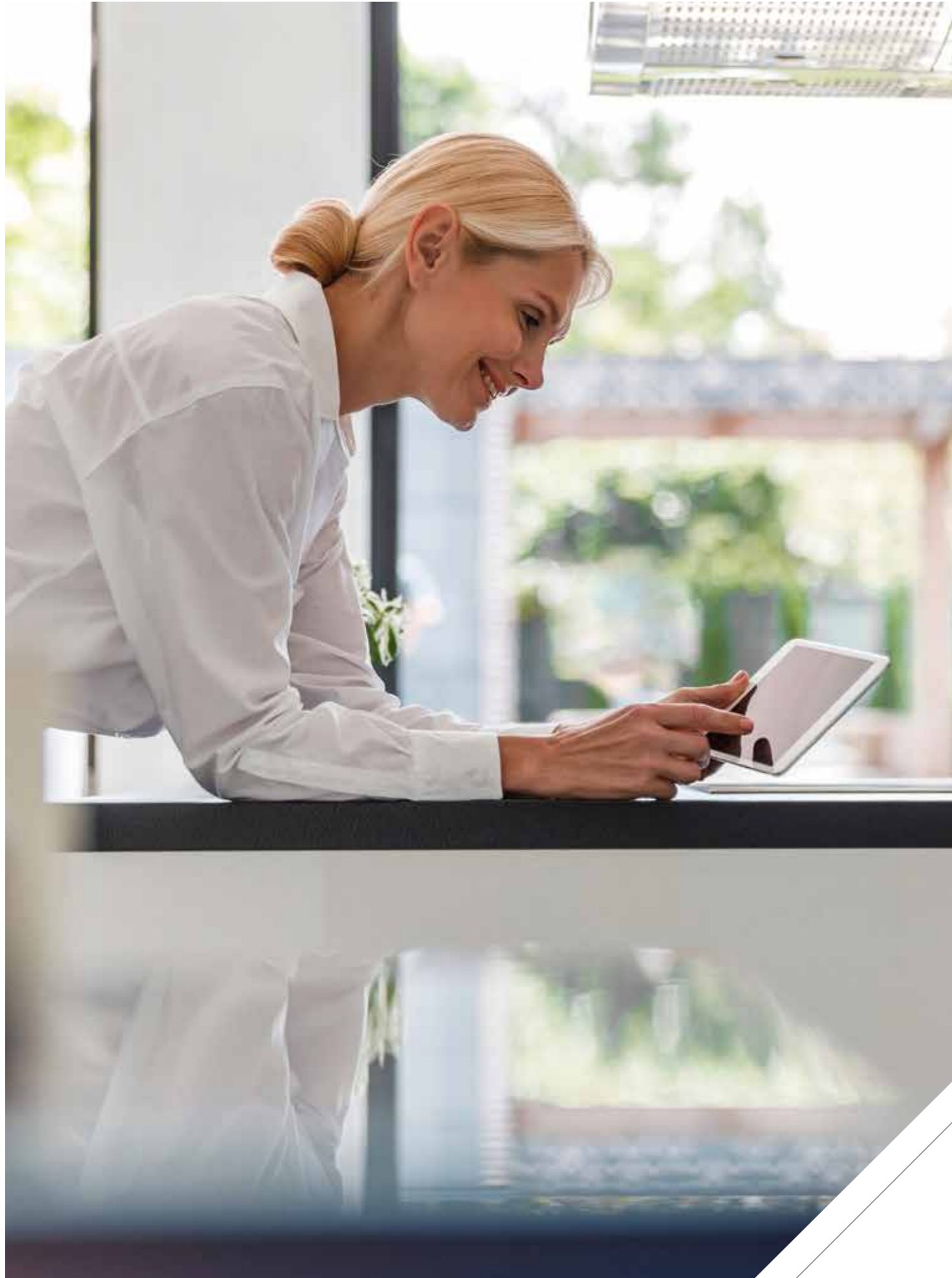


Ground Floor

Living Room	4.96m x 3.45m	16' 3" x 11' 4"
Kitchen/Dining	7.61m x 3.99m(max)	25' 0" x 13' 1"(max)
Utility	1.85m x 1.84m	6' 1" x 6' 0"
Cloakroom	1.85m x 1.45m	6' 1" x 4' 9"
Study	1.85m x 1.59m	6' 1" x 5' 2"

First Floor

Bedroom 1	3.45m x 3.33m	11' 3" x 10' 11"
Ensuite	2.35m x 1.69m	7' 8" x 5' 6"
Bedroom 2	3.75m x 3.16m	12' 3" x 10' 4"
Bedroom 3	3.75m x 3.16m	12' 3" x 10' 4"
Bedroom 4	3.04m x 2.52m	9' 11" x 8' 3"
Bathroom	2.35m x 1.91m	7' 8" x 6' 3"



Warranties and Accreditations

NEW BUILDMARK WARRANTY

The National House Building Council (NHBC) Buildmark warranty is your assurance that your new home has been built to the highest technical standards. It is the leading new build warranty in the UK covering 1.5 million homes, providing protection from the moment contracts are exchanged through to 10 years after the build has been completed.

In addition, in the first two years after your purchase, Gilbert & Goode will carefully review any concerns you may have with your new home so that you have complete peace of mind.

CONSUMER CODE FOR HOME BUILDERS

Gilbert & Goode is also a supporter of the Consumer Code for Home Builders that provides protection for buyers and ensures they are treated fairly and are kept fully informed about their purchase before and after they sign the contract.

ACCREDITATIONS

With a reputation for creating inspiring homes across Devon and Cornwall, Gilbert & Goode is an award-winning developer that has been praised for its green credentials, high standards of construction, and contribution to the built environment.

Amongst its many awards is the 2023 Gold Award in Customer Satisfaction from independent survey company In-house Research. The award is based on customer feedback and recognises housebuilders who achieved a recommendation score of 90% or more.





Gilbert & Goode

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All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) version of the illustrations.
See individual plot details for more information. Gilbert & Goode reserve the right to make alterations to the specification and elevational treatments without prior notice.