



# Ogwell Brook

East Ogwell, Devon



# Welcome

**Ogwell Brook** is a development of contemporary one and two bedroom apartments & three and four bedroom homes; a superb range of property choices for families, retirement or first time buyers.

It can be described as an ideal suburban setting, bordered by beautiful unspoilt Devon countryside, but with easy and direct access into the bustling town centre and amenities of nearby Newton Abbot. The development enjoys a valley setting that adds to its spacious and open feeling. A varied and contrasting layout features reserved off street parking or garages and private gardens with patios or balconies for many of the properties.

Situated in a scenic wooded valley, Ogwell Brook incorporates a private nature reserve and the feature of a stream, called Ogwell Waters, that runs through the site. There are a number of public open spaces with trees and shrubbery, all residents will contribute towards the management and upkeep of these areas. The green spaces will harmonise with the nearby fields and woodlands.

There will be a new bus service from Ogwell Brook into town, and each household will benefit from a £50 voucher which can be put towards the cost of a bicycle.





# The Location

Ogwell Brook is situated in a sloping vale midway between the South Devon coastline and Dartmoor National Park. It is close to the traditional country village of East Ogwell, a small community with a parish church, primary school, village green, ancient thatched pub 'The Jolly Sailor' and a welcoming social life. The village was first recorded in 956 and is mentioned in the Domesday Book.

Even though Ogwell Brook has a strong countryside feel, it is close to the busy centre of nearby Newton Abbot. These days the town is mostly famous for its racecourse and its centre has been undergoing regeneration and revival. You will find a mixture of famous high street name shops, specialist stores, a busy market, cinema and plenty of cafes and pubs. Main supermarkets include ASDA, Sainsbury's and Tesco at Kingsteignton, opposite the racecourse. Austin's department store has provided the area's shoppers with everything from fashion to furniture for over 85 years.

A mainline train station offers local and countrywide rail access to Bristol, London etc. A little further afield will take you to Exeter, Devon's capital city with superb dining, fine fashion and an airport for both domestic and European flights.

Not far from Ogwell Brook is the Green Flag Award winning Decoy Country Park with acres and acres of playing fields, wild woodlands and a large boating lake. Walking, canoeing, bird watching and picnics are among the popular activities and there is a children's play area. The old-fashioned seaside town of Teignmouth or the brighter lights and nightlife of Torquay are both only 8 miles away.

Newton Abbot Leisure Centre has two swimming pools with a fabulous range of sports and leisure facilities.







# Finishing Touches

## Kitchen

- Choice of contemporary styled kitchens and co-ordinating worktops\* with matching upstand
- Choice of Vinyl flooring to kitchen and dining area\*
- Stainless steel splashback behind hob
- Inset stainless steel 1.5 bowl sink and drainer
- Chrome mixer taps
- Plumbing for washing machine
- Plumbing for dishwasher behind unit
- Washer dryers are available for the apartments only
- Soft close function to all doors and drawers

## Integrated Appliances

- Stainless steel double oven
- Stainless steel hob
- Stainless steel chimney extractor canopy

## Electrical

- Brushed stainless steel electrical fittings to kitchen
- TV points to lounge, kitchen and bedrooms
- Provision for high level wall mounted flat screen TV to lounge
- BT points to hall, lounge and smallest bedroom or study

## Heating

- Gas central heating
- Thermostatically controlled radiators (except heat leak radiator)
- Spur for an electric fire

## Security

- Mains smoke detector with battery back-up
- Consumer unit with circuit breaker / RCD protection
- Window locks to all windows (except fire escape)
- Wiring for an alarm system
- Alarm system fitted to Ground Floor Apartments only

## Bathroom

- Contemporary white sanitaryware
- Choice of designer style chrome taps\*
- Choice of ceramic wall tiles\*
- Large feature mirror with pelmet and downlights in either bathroom or en-suite
- Steel bath
- Basin
- WC
- Shaver point
- Electric shower over bath with Glazed shower screen
- Choice of vinyl flooring\*

## En-suite

- Contemporary white sanitaryware
- Choice of designer style chrome taps\*
- Choice of ceramic wall tiles\*
- Basin
- WC
- Shaver point
- Shower tray with glazed shower door
- Mains shower
- Choice of vinyl flooring\*

## Interior Finishes

- White oak style, flush, internal doors
- Brushed chrome style ironmongery
- Smooth ceilings
- Woodwork finished in white gloss paint
- Choice of 3 neutral shades of wall paint (Only one shade per house)\*
- Feature wall, painted from a choice of 6 colours, in lounge and bedroom 1\*
- White oak handrail to staircase with contemporary chrome baulsters

\*Choice where stage of construction permits.

10 year NHBC Warranty (valid from date of completion of construction. This is not the same date as that of purchase. Please ask for specific information).

Photos taken in previous Linden Homes developments and may show items available to purchase from our Options brochure.



# Linden Homes

The Galliford Try Group has united its housebuilding companies under one banner - Linden Homes.

Stamford Homes, Midas Homes, Rosemullion Homes and Gerald Wood Homes will all now operate under the Linden Homes brand name. Our aim is to further improve upon our customer service and the quality of our homes to achieve a better understanding of what you want, drawing on our regional expertise and applying it on a national level.

Linden Homes builds over 300 homes for sale every year throughout the South West peninsula and is acclaimed for its high quality fixtures, fittings and internal finishes. From refurbished properties to new build, one bedroom apartments to five bedroom detached homes,

Linden Homes' portfolio is broad and encompasses a range of styles, including large, urban developments such as TR1 in Truro, smaller rural developments such as Mill Fields in Shebbear and beachside developments like Two Coves in Duporth.

Linden Homes has always worked hard to create developments with a strong sense of community and great care is taken to ensure the product sits comfortably within the local environment. Linden Homes uses a wide range of building techniques and materials from brick, block, and timber frame through to lightweight steel frame, to deliver the most appropriate product. A variety of bricks, tiles, slates, renders and architectural details are used to ensure the external finishes reflect the local setting. Linden Homes is an

established housebuilder and has a track record of delivering high quality and innovative developments. This has been acknowledged nationally by the presentation of high profile housing awards, such as the "Overall Winner" in the Housing Design Awards 2009.

## Some of our developments which have received awards:

### Gunwharf in Plymouth, Devon

#### Designed by Lacey Hickie Caley

- Westcountry Publications' New Living New Homes Awards for Best Four Bedroom Home
- Awarded a CABE Building for Life Gold Standard
- Mail on Sunday's National Homebuilder Design Awards - Best Large Housing Development and Best Social Housing Development
- Daily Telegraph What House? Bronze Award for Best Development
- Best Housing-Led Regeneration Project in the Regeneration Awards



### South Gate in Totnes, Devon

South Hams District Council selected Linden Homes as its development partner for the redevelopment of Totnes Southern Area (South Gate) - a scheme that has created high quality new homes for the Totnes community.

South Gate won a National Housebuilder Design Award for its design before construction even began and was selected as the 'Overall Winner' in the Housing Design Awards 2009.



# The Big Print

Continuous product development is a policy to which everyone at Linden Homes works. We constantly seek fresh ideas and new products which will improve the design and specification of our homes.

We would particularly like to draw your attention to the room dimensions quoted on the floor plans as these can vary. Please do not use them for carpet sizes, appliance spaces or placing items of furniture. We strongly advise you to confirm for yourself all measurements of your chosen home as it nears completion. With all this in mind the information supplied in this brochure can and will change.

We will inform you of any changes on the amendment list which is printed on the reverse of the price list. If the list is not included in your brochure pack please ask the Sales Executive to supply one and if in doubt please ask.



# A Commitment to our Customers

**This Customer Charter describes our commitment to providing you with a first class service in every respect, which includes the procedures and information relevant to you at each stage of your purchase.**

- Procedures and systems are in place to meet all commitments we have made in this Charter.
  - Our team is trained to understand their responsibilities to you, the customer and to know exactly what the charter means to you and us.
  - You'll be provided with information to enable you to make an informed decision about buying the property.
  - Our Sales Team will be on hand to answer your questions.
  - There may be choices and options available to you when you buy and we will make sure you are aware of them.
  - Health & Safety advice will be provided to minimise the risk of danger when visiting the development during construction and when living in your new home.
  - We aim to provide accurate and truthful information in all our marketing and advertising material.
  - Our contract-of-sale terms and conditions are fair and clearly set out. You will also have our cancellation policy made clear to you.
  - Your purchase is covered by the NHBC Buildmark Warranty and we will provide you with reliable information concerning this and any other guarantees and warranties from which you may benefit.
  - Your exchange deposit is protected and we'll explain how. We also recommend that you appoint a professional legal advisor to carry out legal formalities of buying the property and to represent your interests.
  - Information about the timing, our estimate of construction, legal completion and handover of the property will be provided. Once a completion date is confirmed we will offer you a demonstration of your new home.
  - Our after-sales and customer service procedures will be explained to you in detail.
  - There are procedures in place for dealing with customer complaints, including those concerning warranties, and we will cooperate fully with appropriately qualified professional advisors.
- Our Customer Charter commitments do not affect your statutory rights. For further information please visit [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or [www.nhbc.co.uk](http://www.nhbc.co.uk)
- We have a policy of continuous improvement in the quality of the product and service we offer to our customers. You will be provided with the opportunity to measure our performance through an external research company.
- A printed copy of this Customer Charter will be provided upon request. You will automatically receive a copy when you reserve a property.

## Things you should know about reserving a new Linden home

### Visit our website for up-to-date information on Linden Homes

- Find out more about the Linden Homes experience
- Take virtual tours of some of our award winning developments
- Search all Linden Homes developments by price and/or region
- See examples of other Linden homes already completed
- Check availability on all of Linden Homes' developments

Linden Homes requires prime building land. Call the land team on 01626 356666

[lindenhomes.co.uk](http://lindenhomes.co.uk)



### new homes MORTGAGEHELPLINE

Professional, independent mortgage advice from the UK's leading new homes mortgage specialist. Contact our helpline 7 days a week, daytime and evenings.

**01206 715415**

[thenewhomesgroup.co.uk/nhmf](http://thenewhomesgroup.co.uk/nhmf)

Part of the new homes group



- In order to reserve the property solely to you for four weeks, we will require a deposit of £1000 (which incorporates £500 reservation fee and £500 administration fee). You will be asked to pay this when you make the reservation, should you decide not to proceed from reservation to exchange of contracts, Linden Homes will refund your deposit less the administration fee.
- You will be expected to exchange contracts on the purchase of your new Linden home within four weeks of receipt of contract by your solicitor. In order to reserve you will need to be in a position to do this. This means you must either have a sale proceeding on your own property, which will also exchange within this time scale, or for this purchase to be financed by some other means.
- On exchange of contracts you will be expected to pay a deposit of 10% of the purchase price.
- We will give you an idea of when the property will be finished, but as building can be subject to delays and postponements, we will not normally be able to confirm a fixed completion date until approximately six weeks prior to event.
- Our site Sales Executive will be your point of contact for any questions you may wish to raise as your purchase goes along and will be able to help you through the process.
- Our Sales Executive will also be happy to point you in the right direction for solicitors and mortgage advice. It is a requirement of the company that all reservations be qualified by our nominated mortgage broker.

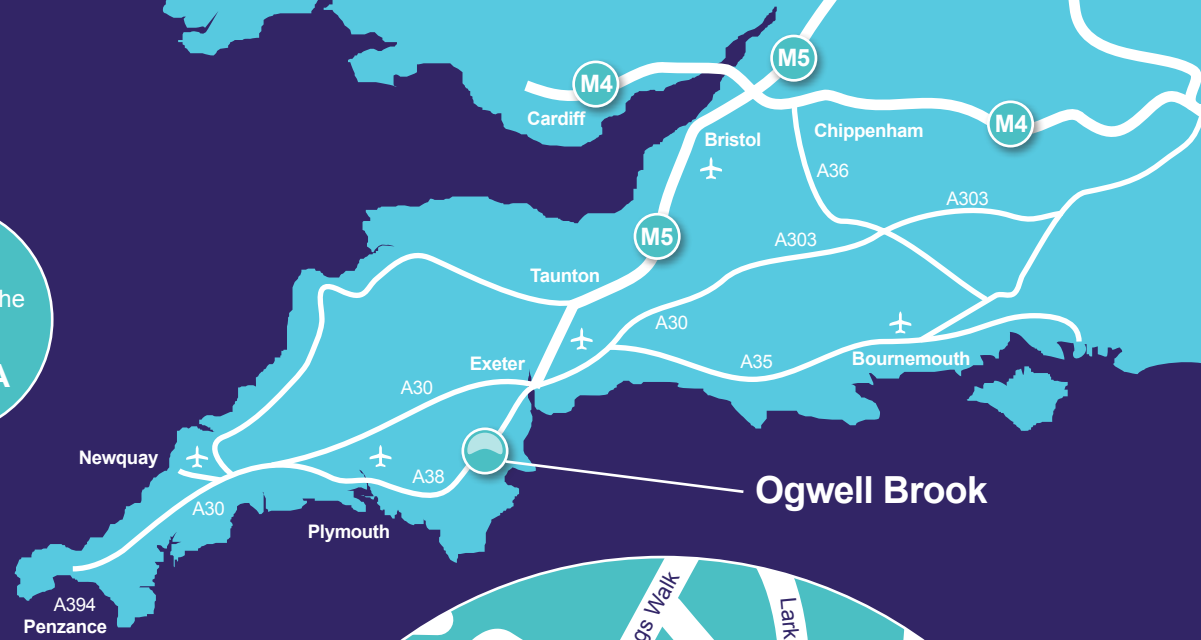


# Access & Location

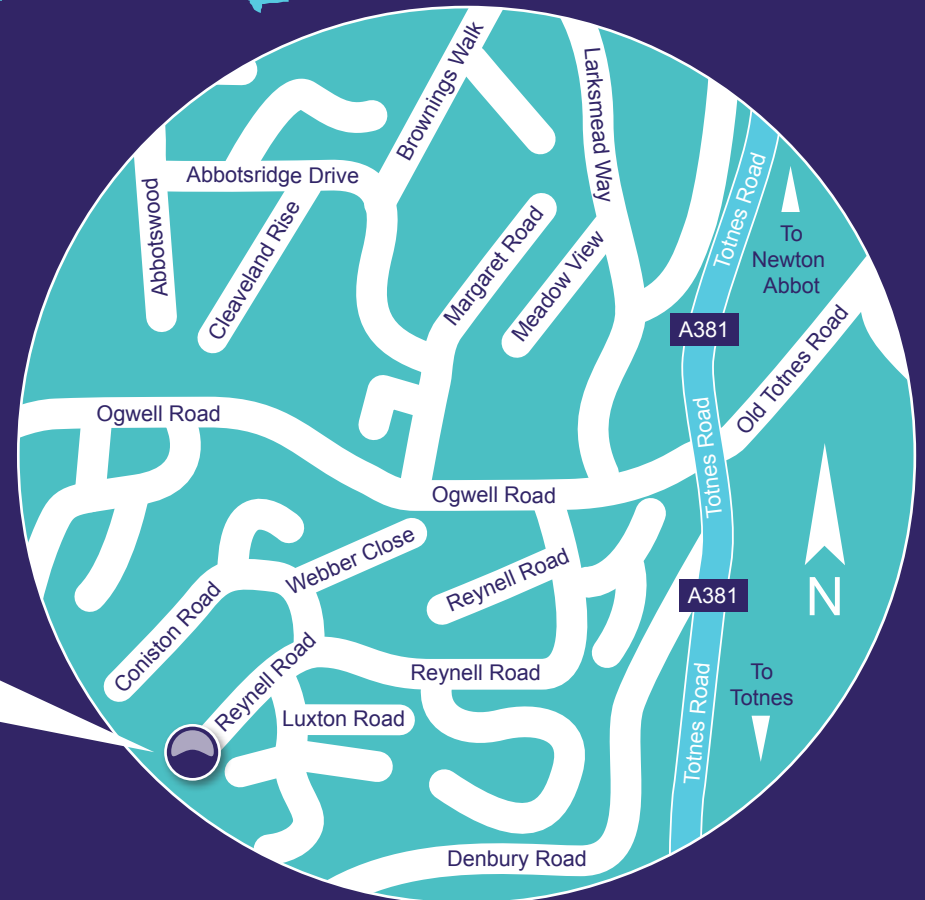
**From Plymouth, Cornwall and the west:** take the A38 towards Exeter. At Goodstone Junction branch left onto the A383 (signposted Newton Abbot, Widdecombe, Bickington). Continue approximately 6 miles into Newton Abbot and take the second exit at the roundabout onto the A382, Highweek Street. Turn right at the lights (just before ASDA supermarket) and follow the road around to the left to the Wolborough Junction. Bear right onto the A381 (signposted Totnes). At the next roundabout take the third exit onto Ogwell Road (signposted Ogwell, Denbury). Take the next left into Reynell Road and Ogwell Brook can be found at the end of the road.

**From Exeter and the east:** from the M5 take the A38 towards Plymouth and Cornwall. Branch left for the A382 and at Drumbridges roundabout take the first exit for the A382 (signposted Newton Abbot, Torquay). At next roundabout take the first exit onto the A382 (signposted Newton Abbot). At Churchills roundabout take the second exit onto the A382 (signposted Ashburton A383). At Dyrons roundabout take the first exit onto the A382 (signposted Totnes). At the next roundabout take the second exit onto the A382. At Wolborough Junction bear right onto the A381 (signposted Totnes). At the next roundabout take the third exit onto Ogwell Road (signposted Ogwell, Denbury). Take the next left into Reynell Road and Ogwell Brook can be found at the end of the road.

For people using satnav, the postcode is **TQ12 6YA**



Ogwell Brook



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Linden Homes is a member of the Galliford Try Group

Linden Homes reserves the right to alter and amend the information given in this brochure, if necessary, and nothing contained herein shall be, or shall be deemed to be, part of any contract. Some photographs in this brochure are taken from manufacturers' handbooks, some from previous developments.

[lindenhomes.co.uk](http://lindenhomes.co.uk)