

Bluebell Lawns

Sherford, Plymouth



Linden
HOMES



Bluebell Lawns Sherford, Plymouth

A collection of 2, 3, 4 and 5 bedroom homes - a new future in an exciting new town.

Sherford is a brand new country town, set to become a thriving and sustainable community, right in the heart of Devon.

Located on the eastern outskirts of Plymouth, the town will occupy over 1,200 acres of farmland in between the A38 and A379.

Offering 5,500 new homes, over 80,000m² of employment and retail space, three primary schools and a secondary school, Sherford will enjoy a comprehensive range of civic amenities. A carefully designed town plan will ensure easy access to the main streets, shops, businesses, schools and parks, while for every acre of built environment, there will be an acre of open space.

Set in one of the county's most picturesque locations, Sherford will respect and enhance the surrounding landscape - making it one of the region's most desirable places to live and work.

Plymouth, a vibrant waterfront city, is just a short drive away and offers a vast array of leisure opportunities and maritime heritage. The surrounding area of the South Hams offers a beautiful natural landscape, including nearby Dartmoor, plus a wonderful range of popular visitor attractions. Tranquil villages such as Newton Ferrers are close to Sherford, while the nearby beach at Wembury, popular for families and surfers, is about a 10 minute drive away.

Bluebell Lawns

Sherford, Plymouth, Devon PL9 8FA | 01752 520431

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Bluebell Lawns

Sherford
Plymouth



5 bedroom home

- The Colcutt
- The Fletcher
- The Lutyens
- The Ripley

4 bedroom home

- The Avon
- The Burnet
- The Leverton
- The Mylne
- The Pembroke

3 bedroom home

- The Becket
- The Elliot
- The Elmslie

2 bedroom home

- The Cartwright

 Affordable housing

bcp bin collection point **lap** local area of play
cs cycle store **leap** local equipped area of play
v visitor space

Residential development by others

Residential development by others

Residential development by others

Residential development by others

Sherford Phases D, H and I.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.

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Linden Homes, South West Partnerships region

Unit 4, Park Five, Harrier Way, Exeter EX2 7HU. T: 01483 705100

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The Pembroke

4 bedroom home

Bluebell Lawns

Sherford, Plymouth, Devon

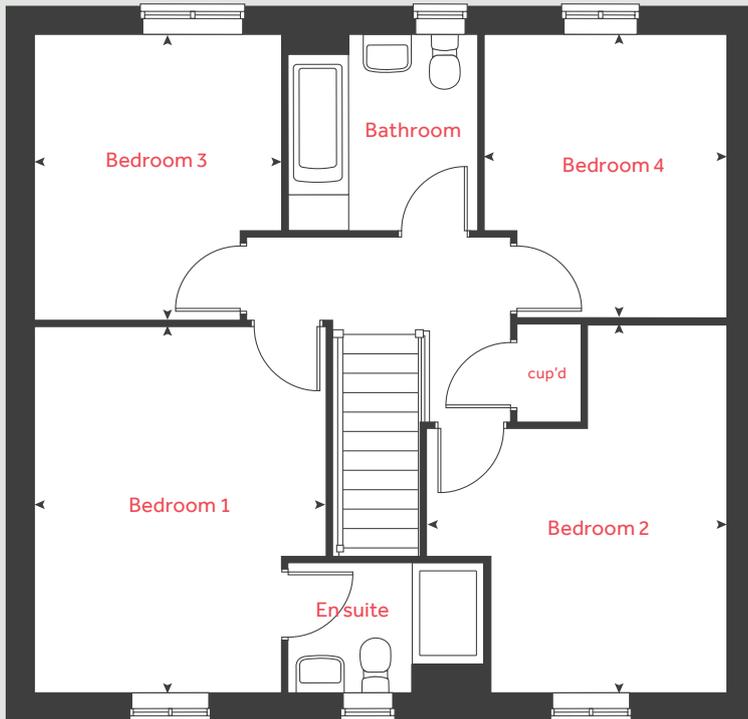
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The Pembroke

4 bedroom home

First floor



Ground floor

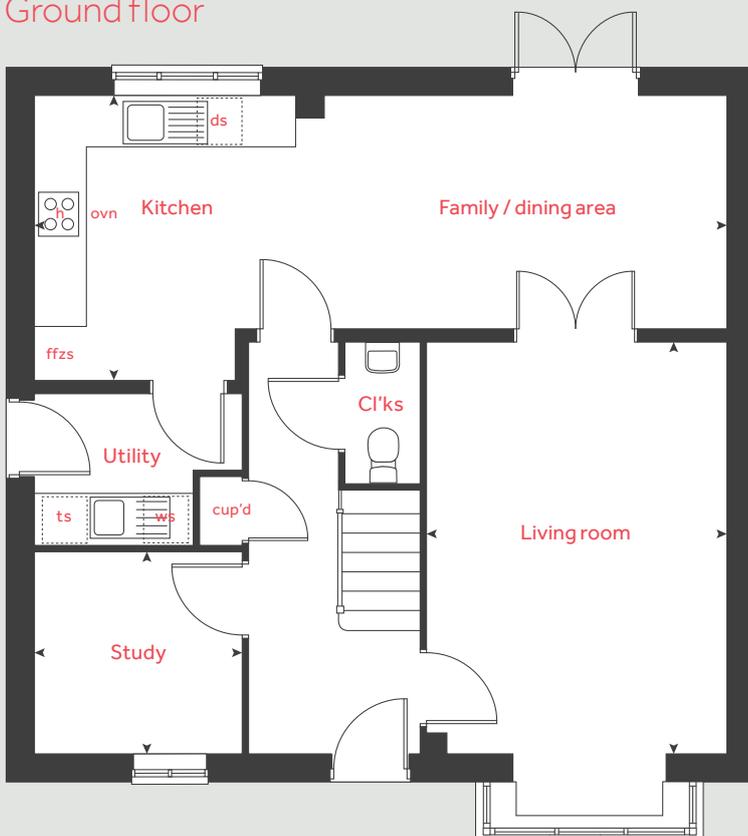
Kitchen / family / dining area	8.12m x 2.80m	26' 7" x 9' 2"
Living room	4.88m x 3.53m	16' 0" x 11' 6"
Study	3.12m x 2.40m	10' 2" x 7' 10"

First floor

Bedroom 1	4.35m x 2.90m	14' 2" x 9' 6"
Bedroom 2	3.75m x 2.77m	12' 3" x 9' 1"
Bedroom 3	3.38m x 2.90m	11' 1" x 9' 6"
Bedroom 4	3.32m x 2.81m	10' 11" x 9' 3"

h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Pembroke | L1355 Bluebell Lawns |

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The Mylne

4 bedroom home

Bluebell Lawns

Sherford, Plymouth, Devon

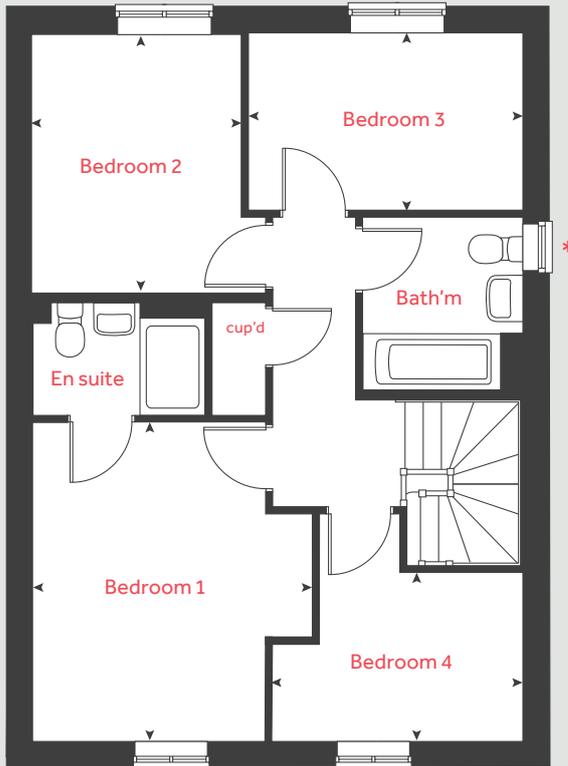
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining / family area
6.04m x 3.80m 19' 11" x 12' 6"

Living room
4.89m x 3.44m 16' 0" x 11' 3"

First floor

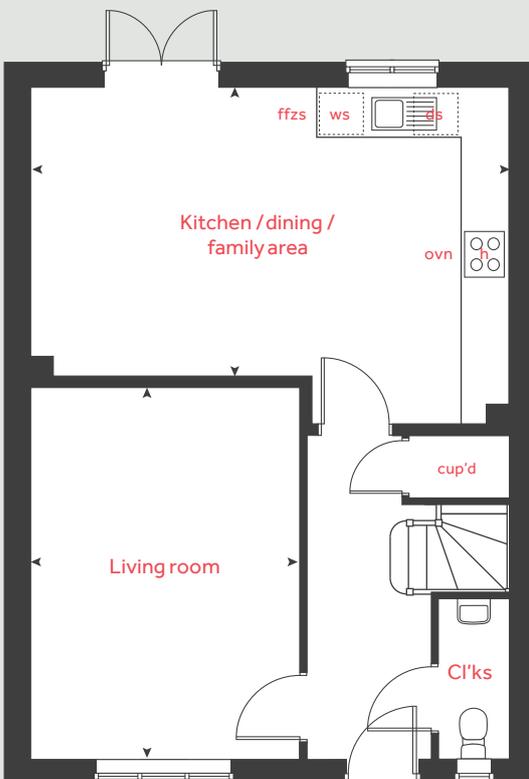
Bedroom 1
3.93m x 3.45m 12' 11" x 11' 3"

Bedroom 2
3.25m x 2.61m 10' 7" x 8' 6"

Bedroom 3
3.42m x 2.26m 11' 2" x 7' 4"

Bedroom 4
3.14m x 2.12m 10' 3" x 6' 11"

Ground floor



h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

* Window applies to selected plots only. Please see sales consultant for further details.

The Mylne | L1136 Bluebell Lawns |

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The Leverton

4 bedroom home

Bluebell Lawns

Sherford, Plymouth, Devon

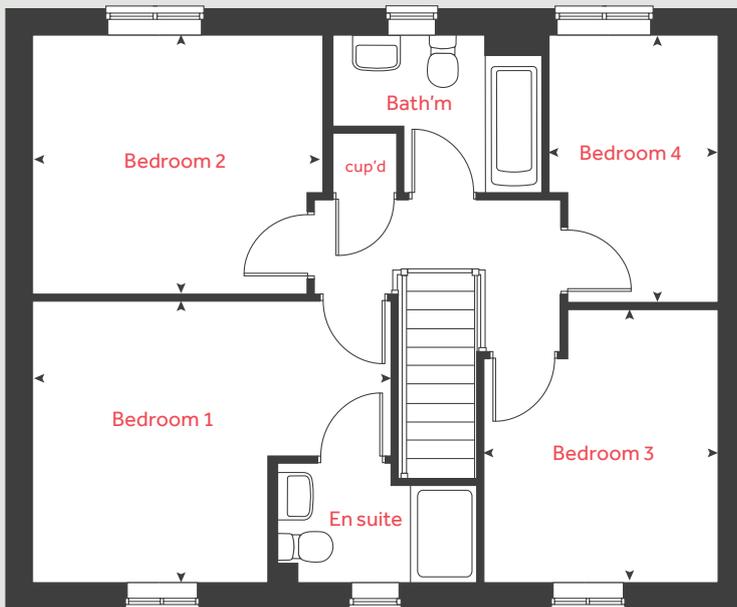
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The Leverton

4 bedroom home

First floor



Ground floor

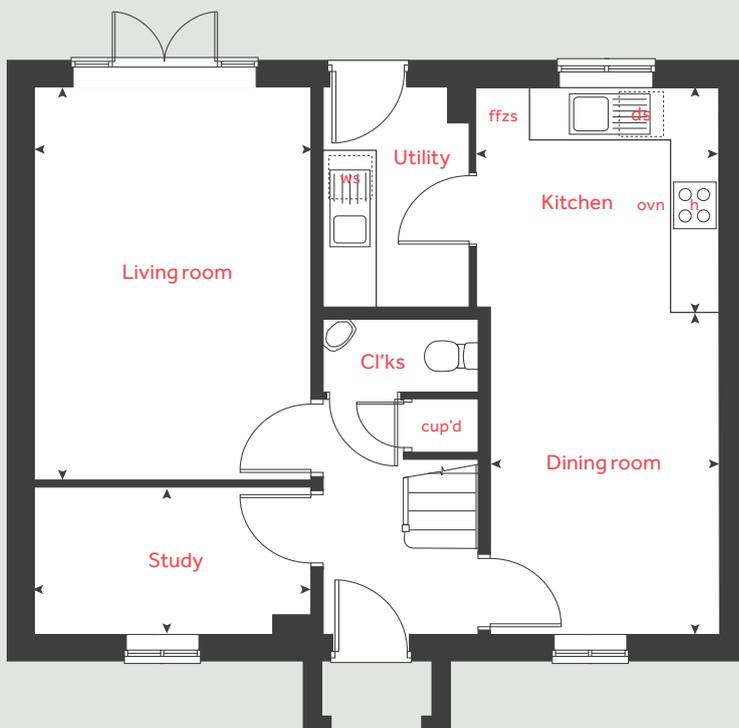
Kitchen / dining room	6.70m x 2.86m	21' 11" x 9' 4"
Living room	4.84m x 3.45m	15' 10" x 11' 3"
Study	3.63m x 1.86m	11' 10" x 6' 1"

First floor

Bedroom 1	3.51m x 2.94m	11' 6" x 9' 7"
Bedroom 2	3.61m x 3.19m	11' 10" x 10' 5"
Bedroom 3	3.40m x 2.91m	11' 1" x 9' 6"
Bedroom 4	3.30m x 2.11m	10' 9" x 6' 11"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



The Leverton | L1214 Bluebell Lawns |

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The Colcutt

5 bedroom home

Bluebell Lawns

Sherford, Plymouth, Devon

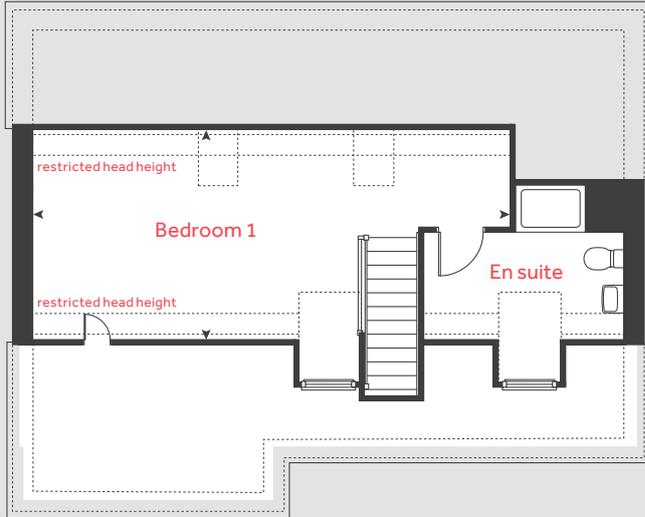
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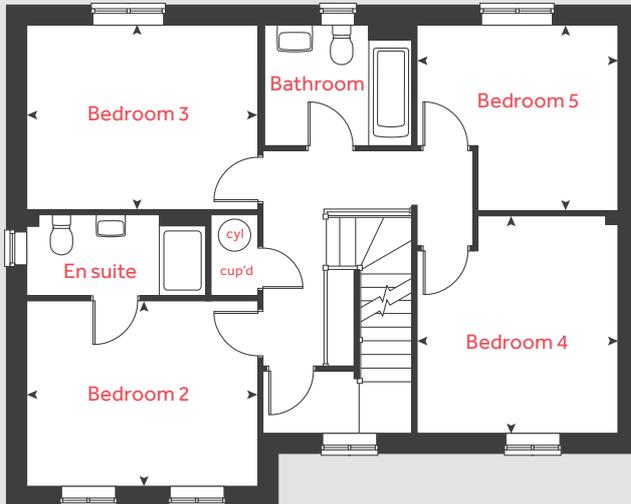
The Colcutt

5 bedroom home

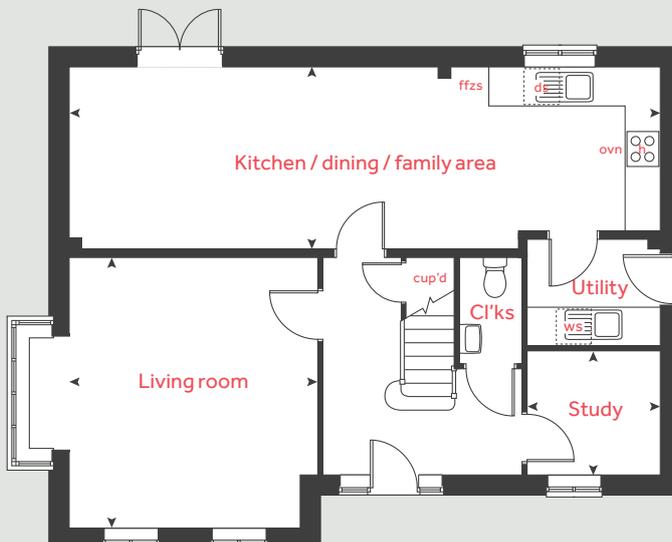
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining / family area
10.03m x 3.14m 32' 10" x 10' 3"

Living room
4.65m x 3.95m 15' 3" x 12' 11"

Study
2.28m x 2.14m 7' 5" x 7' 0"

First floor

Bedroom 2
3.95m x 3.18m 12' 11" x 10' 5"

Bedroom 3
3.94m x 3.18m 12' 11" x 10' 5"

Bedroom 4
3.75m x 3.42m 12' 3" x 11' 2"

Bedroom 5
3.42m x 3.18m 11' 2" x 10' 5"

Second floor

Bedroom 1
6.45m x 3.58m 21' 11" x 11' 8"

h	hob	cyl	hot water cylinder
ovn	oven	ds	dishwasher space
ffzs	fridge freezer space	ws	washing machine space
cup'd	cupboard	◀ ▶	measuring points

The Colcutt | L1967 Bluebell Lawns |

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The Fletcher

5 bedroom home

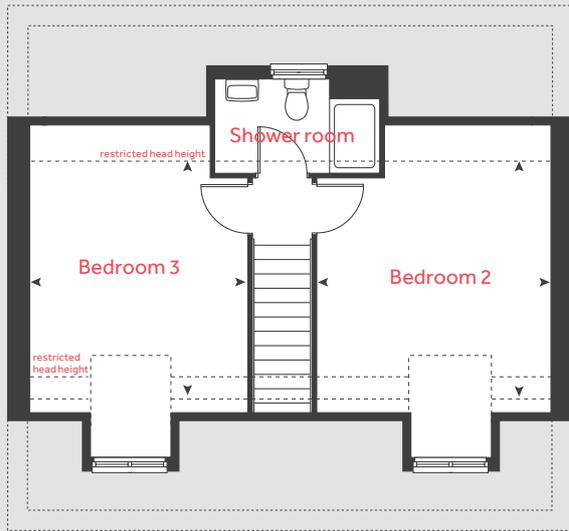
Bluebell Lawns

Sherford, Plymouth, Devon

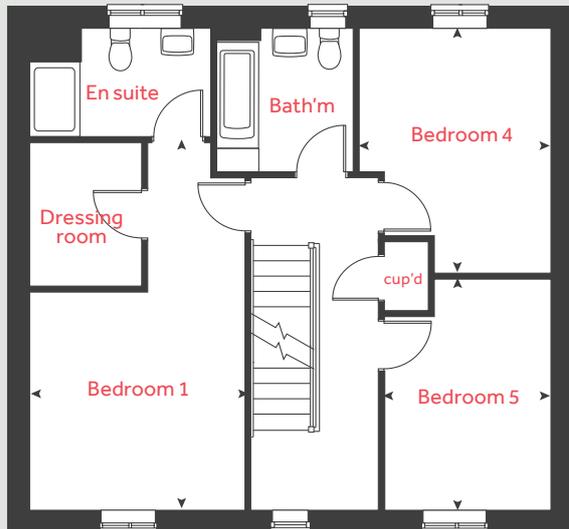
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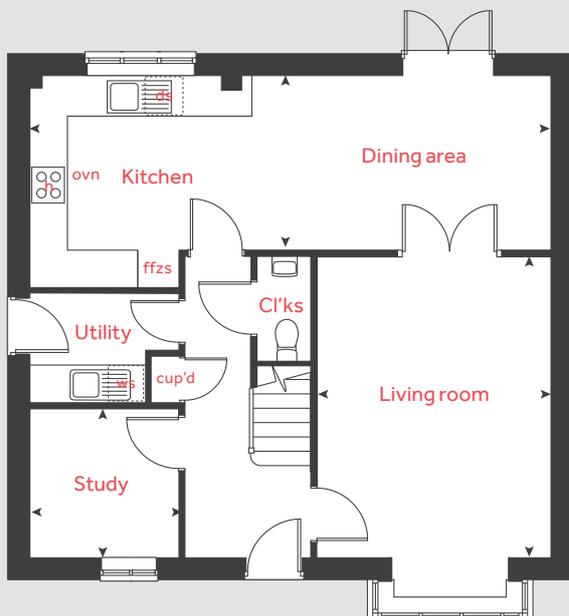
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Ground floor

Kitchen / dining room
8.34m x 2.80m 27' 4" x 9' 2"

Living room
4.88m x 3.75m 16' 0" x 12' 3"

Study
2.44m x 2.40m 8' 0" x 7' 10"

First floor

Bedroom 1
3.56m x 3.50m 11' 8" x 11' 5"

Bedroom 4
3.96m x 3.07m 12' 11" x 10' 0"

Bedroom 5
3.72m x 2.70m 12' 4" x 8' 10"

Second floor

Bedroom 2
4.63m x 2.67m 15' 2" x 8' 9"

Bedroom 3
4.63m x 2.90m 15' 2" x 9' 6"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Fletcher | L1816 Bluebell Lawns |

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Linden HOMES



Specification

Bluebell Lawns

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Specification

2 and 3 bedroom homes
Cornwall South West region

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



Kitchen

2 bedroom
The Harcourt
The Hardwick
The Ashbee
The Cartwright

3 bedroom
The Emmett
The Eveleigh
The Wyatt
The Turner
The Elmslie
The Mountford
The Becket
The Bloomfield

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility									■	■		
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■	■	■	■	■		■
Space for washing machine with plumbing and electrics in utility									■	■		

Bathrooms and en suite(s)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■		■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■		■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■		■	■	■	■	■	■	■	■
Shower over the bath	■			■								
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■

Doors and Windows

2 bedroom
The Harcourt
The Hardwick
The Ashbee
The Cartwright

3 bedroom
The Emmett
The Eveleigh
The Wyatt
The Turner
The Elmslie
The Mountford
The Becket
The Bloomfield

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■		■	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■
Mains powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Linden Homes, South West region

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Buttercup Mews

Sherford



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Development plan

Buttercup Mews

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Buttercup Mews

Sherford



5 bedroom home

- The Colcutt
- The Lutyens

4 bedroom home

- The Burnet
- The Pembroke
- The Aldridge

3 bedroom home

- The Becket
- The Elmslie
- The Tyne

2 bedroom home

- The Cartwright

Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes
- 5 bedroom homes

ss substation

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The Cartwright

2 bedroom home

Buttercup Mews

Sherford, Plymouth, Devon PL9 8FA | **01752 520431**

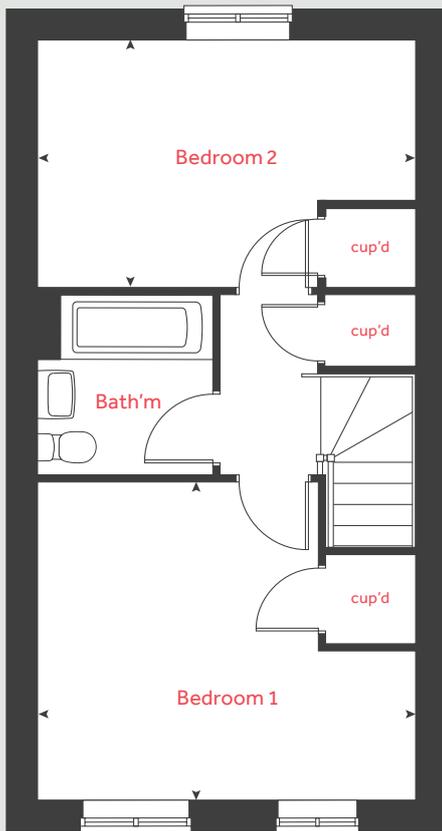
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The Cartwright

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.83m x 1.93m 15' 10" x 6' 4"

Living room

4.04m x 3.59m 13' 3" x 11' 9"

First floor

Bedroom 1

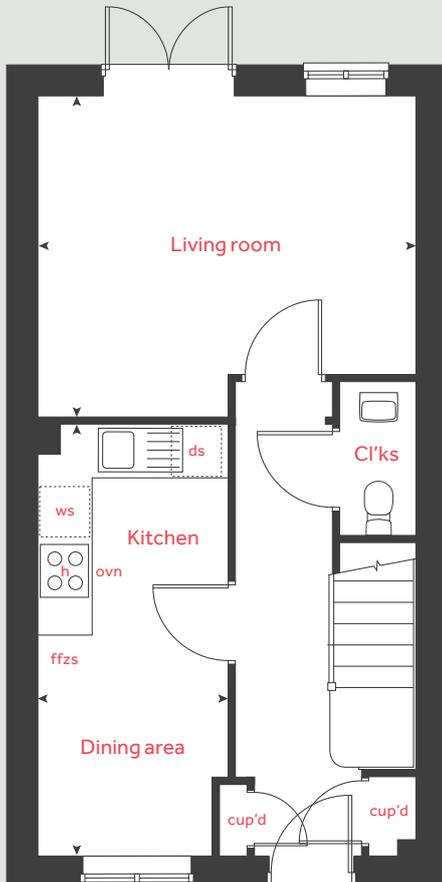
4.19m x 3.57m 13' 9" x 11' 9"

Bedroom 2

4.19m x 2.76m 13' 9" x 9' 1"

h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



The Cartwright | L768 Buttercup Mews |

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The Elmslie

3 bedroom home

Buttercup Mews

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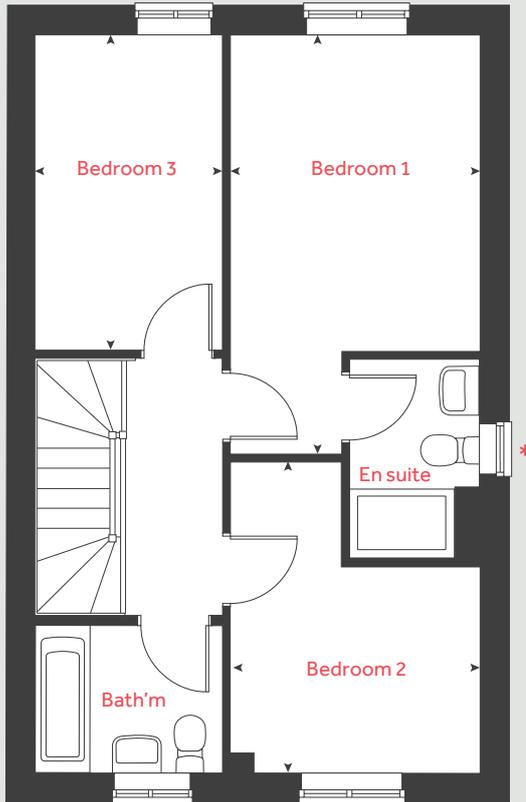
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.75m x 2.89m 15' 7" x 9' 5"

Living room

5.09m x 3.63m 16' 8" x 11' 10"

First floor

Bedroom 1

3.63m x 2.86m 11' 10" x 9' 4"

Bedroom 2

2.86m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.63m x 2.15m 11' 10" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

* Windows apply to selected plots only.
Please see sales consultant for further details.

The Elmslie | L933 Buttercup Mews |

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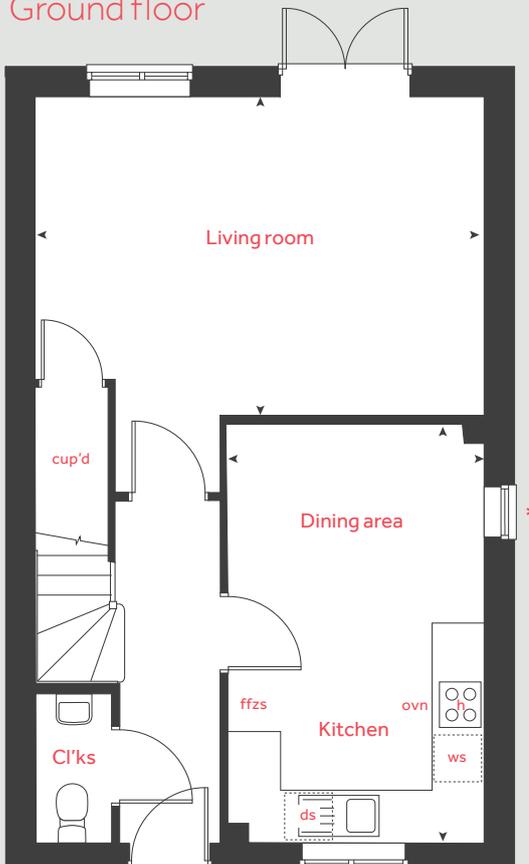
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Ground floor



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The Becket

3 bedroom home

Buttercup Mews

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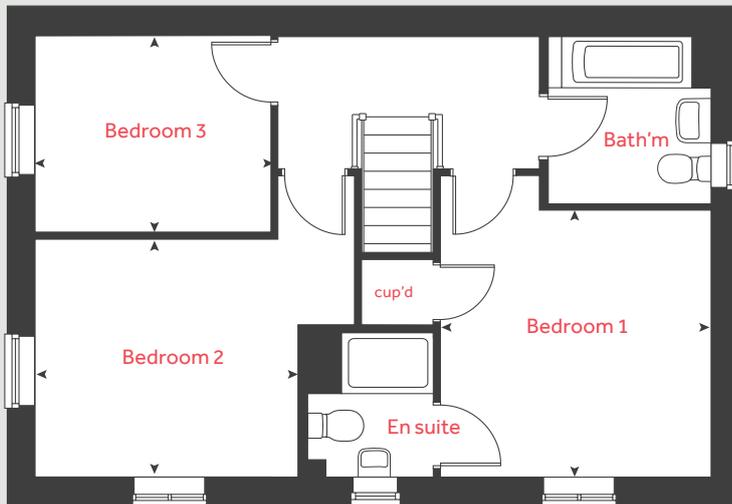
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Linden
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.58m x 2.92m 18' 3" x 9' 7"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1
3.44m x 3.39m 11' 3" x 11' 1"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

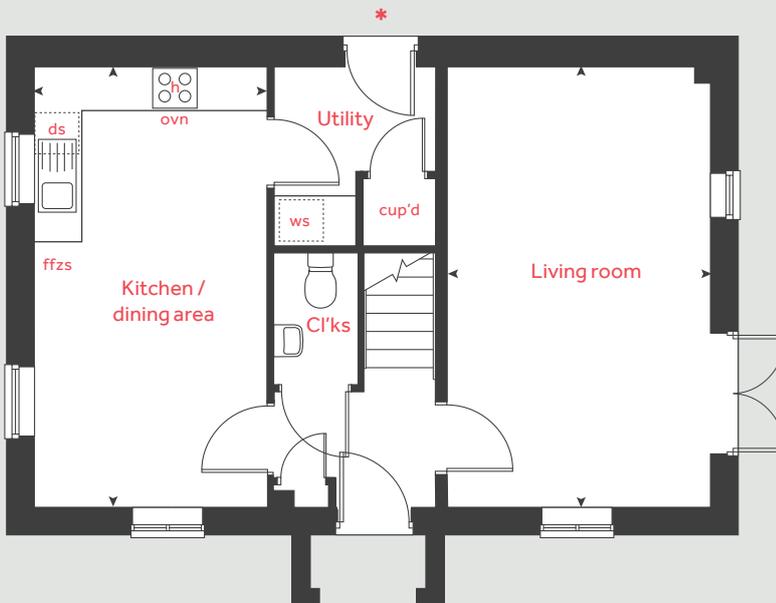
* Rear door applies to plots 17 and 48 only.
Please see sales consultant for further details.

The Becket | L1024 Buttercup Mews |

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Ground floor



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The Becket II

3 bedroom home

Buttercup Mews

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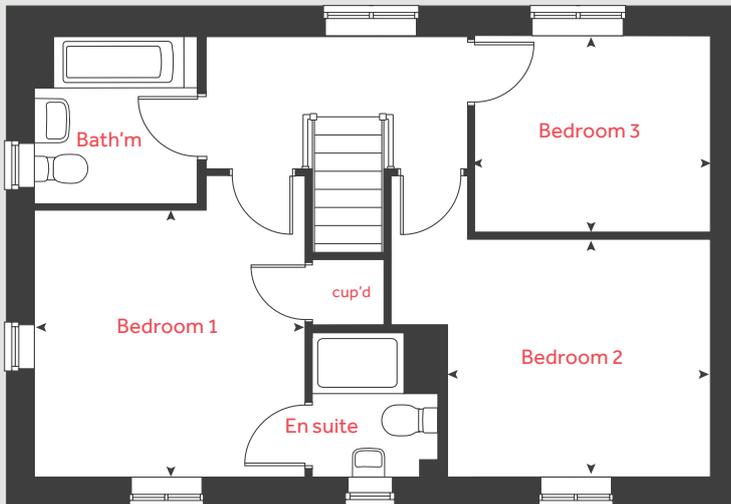
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The Becket II

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.93m 18' 4" x 9' 7"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1
3.44m x 3.39m 11' 3" x 11' 1"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

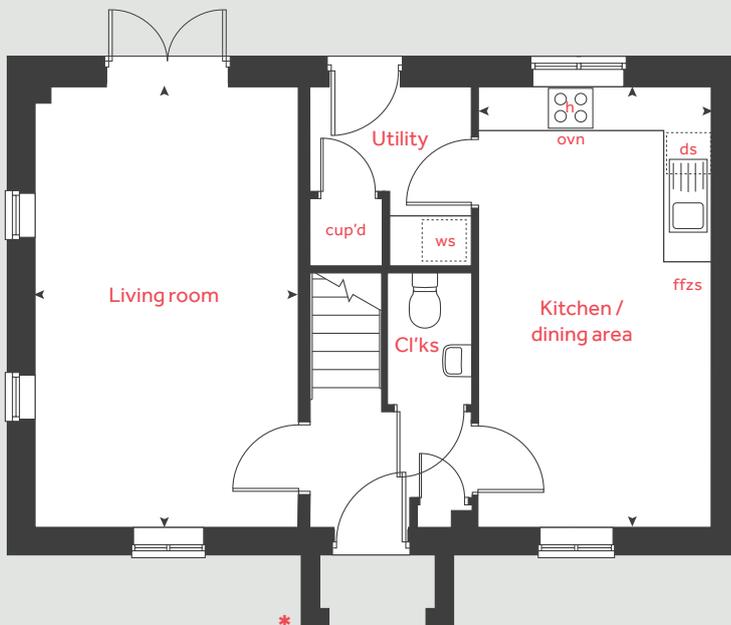
* Porch applies to plot 83 only.
Please see sales consultant for further details.

The Becket II | L1024 Buttercup Mews |

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Ground floor



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The Aldridge

4 bedroom home

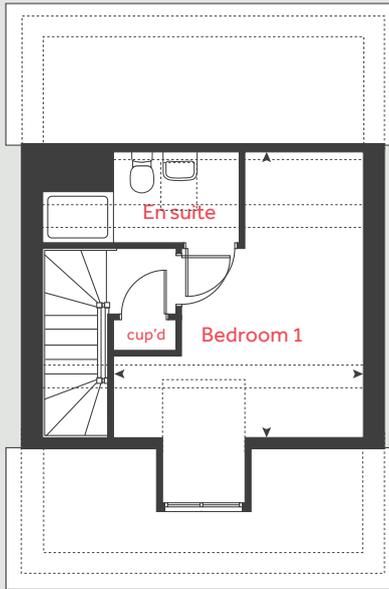
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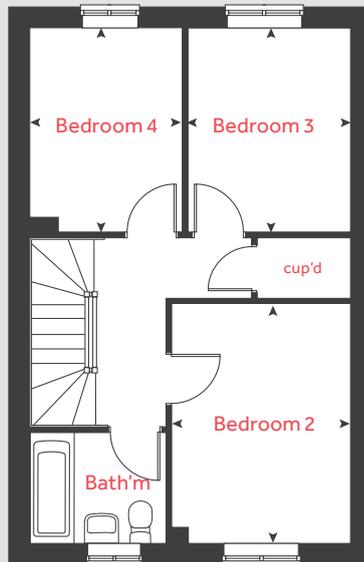
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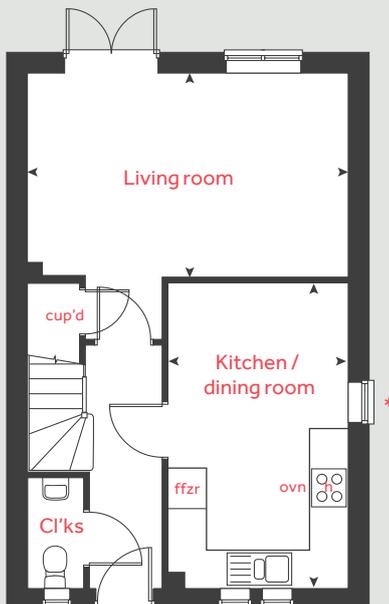
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor

Kitchen / dining area
4.76m x 2.79m 15' 7" x 9' 1"

Living room
4.98m x 3.21m 16' 4" x 10' 6"

First floor

Bedroom 2
3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3
3.19m x 2.53m 10' 5" x 8' 3"

Bedroom 4
3.19m x 2.37m 10' 5" x 7' 9"

Second floor

Bedroom 1
4.12m x 3.88 13' 6" x 12' 8"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzr	fridge freezer		

* Window applies to selected plots only.
Please see sales consultant for further details.

The Aldridge | L1111 Buttercup Mews |

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The Pembroke

4 bedroom home

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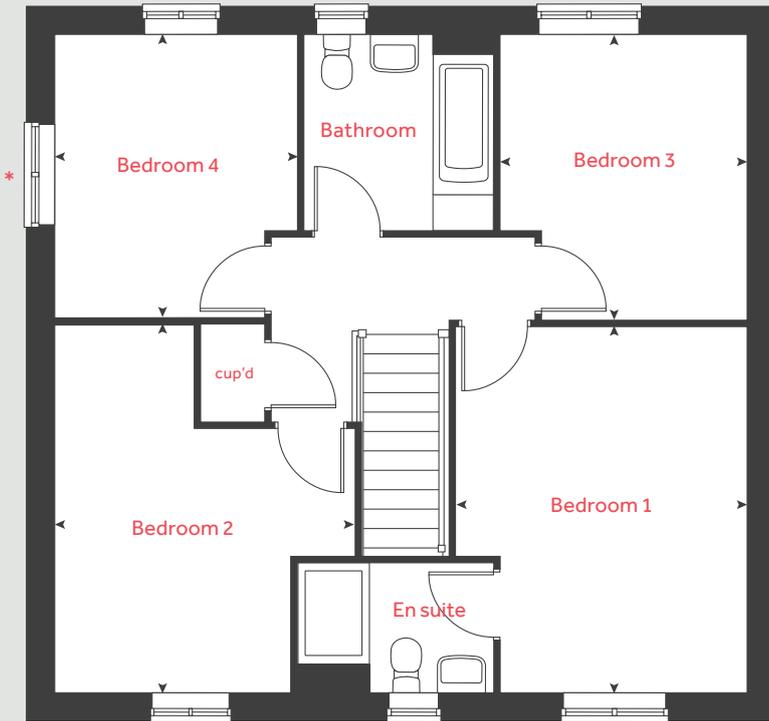
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The Pembroke

4 bedroom home

First floor



Ground floor

Kitchen / family / dining area

8.11m x 3.33m 26' 7" x 10' 11"

Living room

4.83m x 3.48m 15' 10" x 11' 5"

Study

2.40m x 2.36m 7' 10" x 7' 9"

First floor

Bedroom 1

4.28m x 2.86m 14' 0" x 9' 4"

Bedroom 2

4.31m x 2.74m 14' 1" x 8' 11"

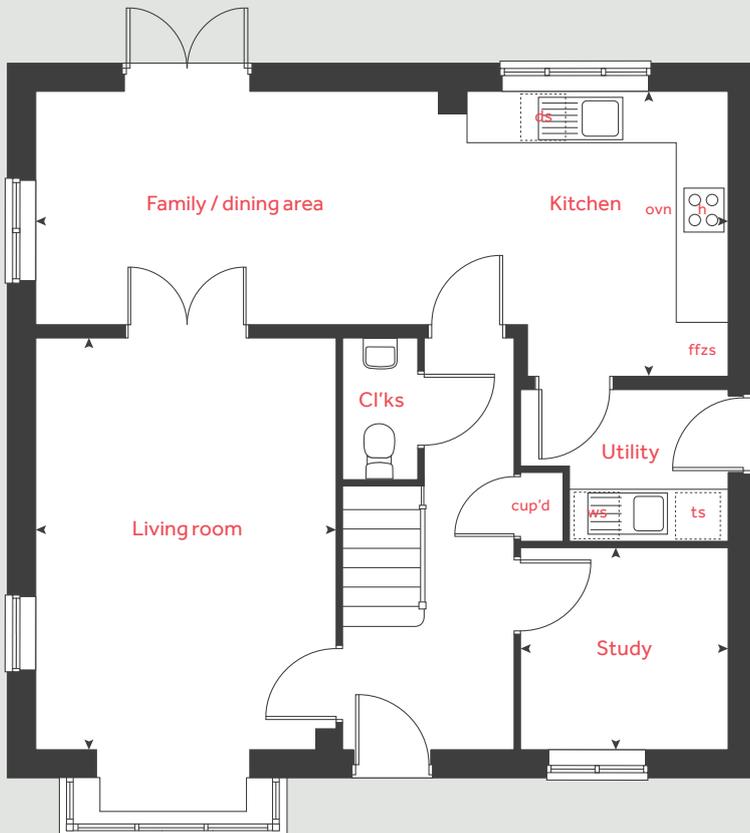
Bedroom 3

3.36m x 2.86m 11' 0" x 9' 4"

Bedroom 4

3.33m x 2.81m 10' 11" x 9' 2"

Ground floor



h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

* Window applies to selected plots only.
Please see sales consultant for further details.

The Pembroke | L1355 Buttercup Mews |

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The Burnet

4 bedroom home

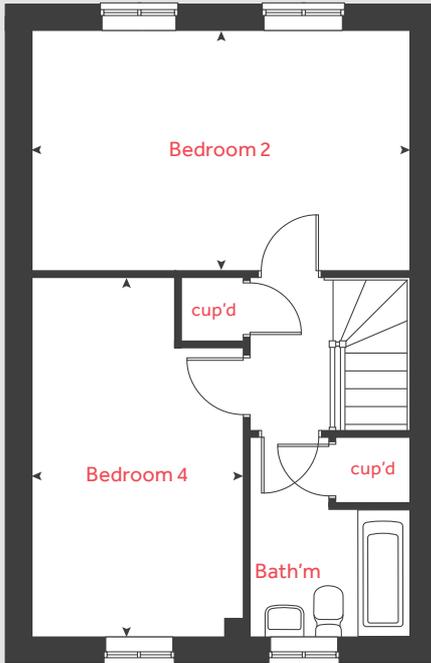
Buttercup Mews

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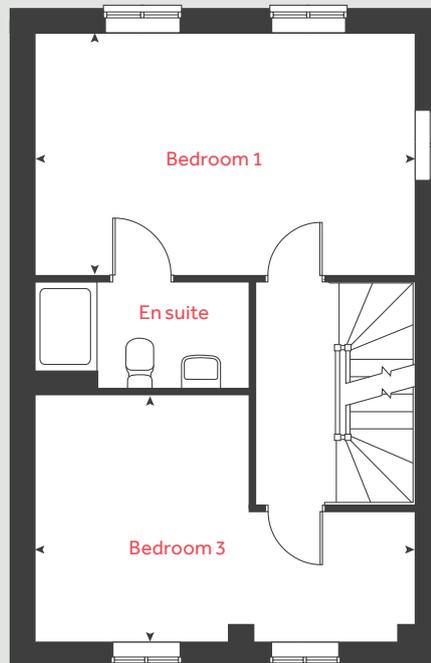
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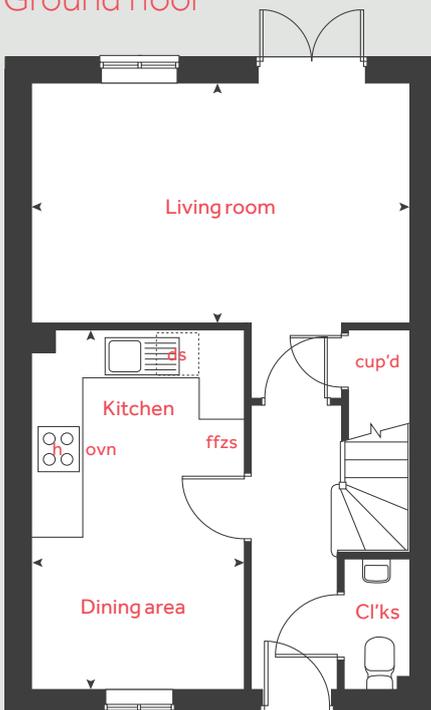
Second floor



First floor



Ground floor



The Burnet

4 bedroom home

Ground floor

Kitchen / dining area
4.81m x 2.77m 15' 9" x 9' 1"

Living room
4.98m x 3.16m 16' 4" x 10' 4"

First floor

Bedroom 1
4.98m x 3.19m 16' 4" x 10' 5"

Bedroom 3
4.98m x 3.27m 16' 4" x 10' 9"

Second floor

Bedroom 2
4.98m x 3.19m 16' 4" x 10' 5"

Bedroom 4
4.78m x 2.79m 15' 9" x 9' 2"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points

The Burnet | L1297 Buttercup Mews |

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The Lutyens

5 bedroom home

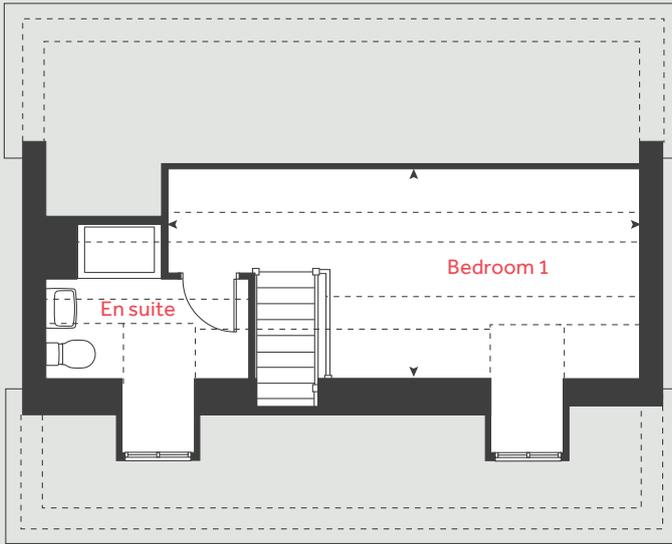
Buttercup Mews

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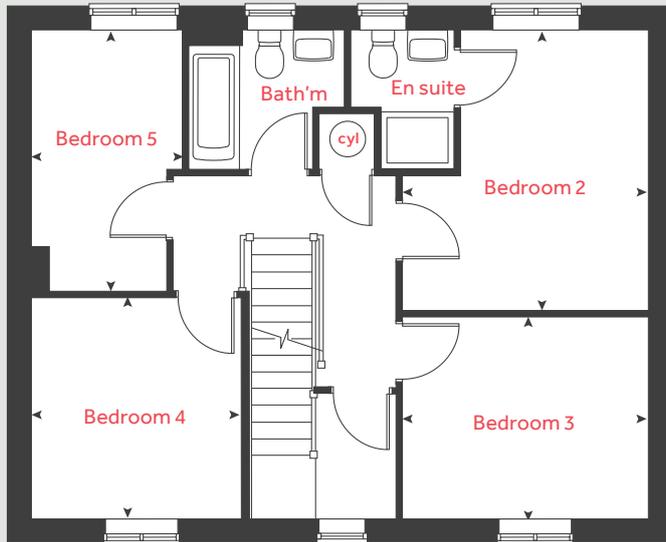
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Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Ground floor

Kitchen / dining area
6.76m x 2.98m 22' 2" x 9' 9"

Living room
4.82m x 3.39m 15' 9" x 11' 1"

Study
3.39m x 1.80m 11' 1" x 5' 10"

First floor

Bedroom 2
3.85m x 2.56m 12' 7" x 8' 4"

Bedroom 3
3.34m x 2.77m 10' 11" x 9' 1"

Bedroom 4
3.04m x 2.87m 9' 11" x 9' 4"

Bedroom 5
3.59m x 2.06m 11' 9" x 6' 9"

Second floor

Bedroom 1
6.67m x 3.03m 21' 10" x 9' 11"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

The Lutyens | L1492 Buttercup Mews |

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The Colcutt

5 bedroom home

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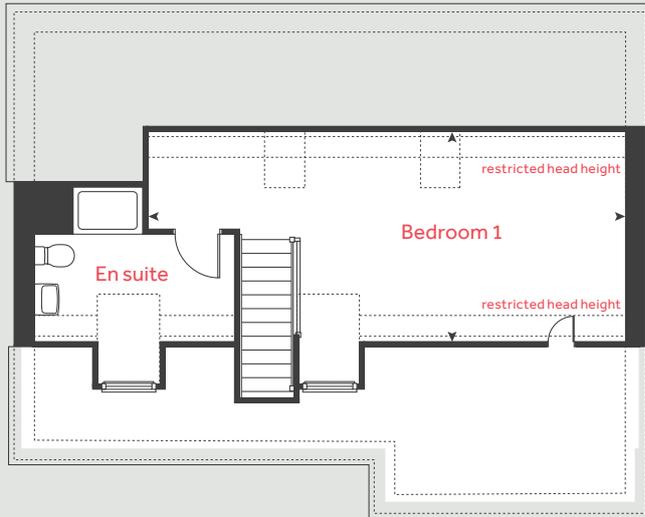
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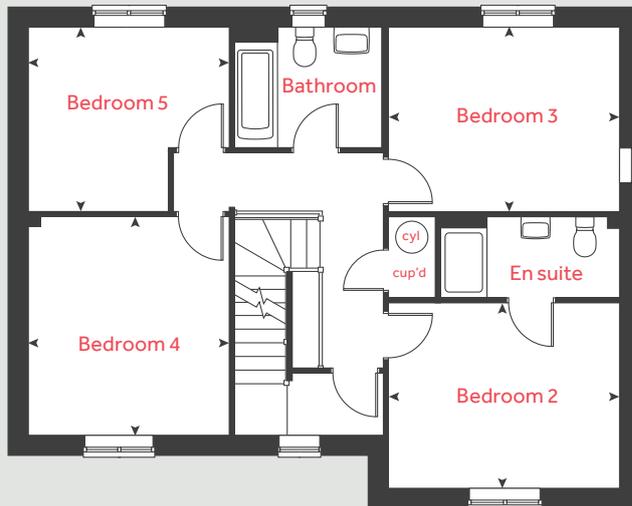
The Colcutt

5 bedroom home

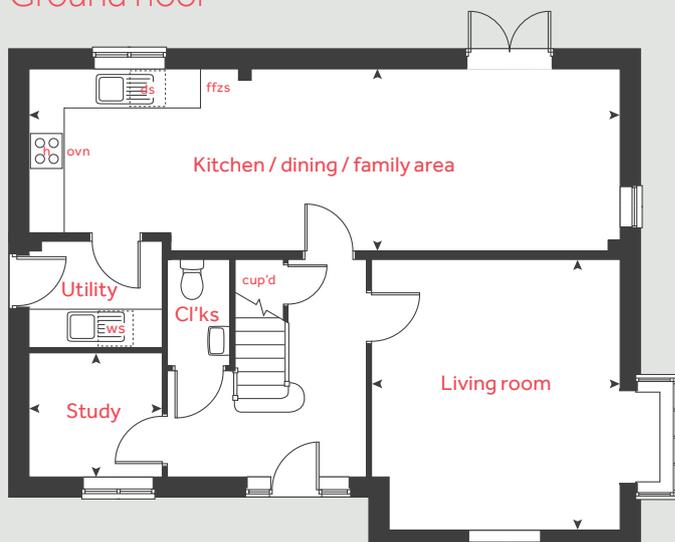
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining / family area
10.02m x 3.09m 32' 10" x 10' 1"

Living room
4.60m x 3.90m 15' 1" x 12' 9"

Study
2.21m x 2.11m 7' 3" x 6' 11"

First floor

Bedroom 2
3.90m x 3.14m 15' 1" x 10' 3"

Bedroom 3
3.90m x 3.13m 15' 1" x 10' 3"

Bedroom 4
3.71m x 3.38m 12' 2" x 11' 1"

Bedroom 5
3.38m x 3.14m 11' 1" x 10' 3"

Second floor

Bedroom 1
8.04m x 3.53m 26' 4" x 11' 7"

h	hob	cyl	hot water cylinder
ovn	oven	ds	dishwasher space
ffzs	fridge freezer space	ws	washing machine space
cup'd	cupboard	◀ ▶	measuring points

The Colcutt | L1967 Buttercup Mews |

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Specification

Buttercup Mews

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Buttercup Mews

Sherford

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



	2 bedroom The Cartwright	3 bedroom The Elmslie The Becket	4 bedroom The Aldridge The Burnet The Pembroke	5 bedroom The Lutyens The Colcutt
Kitchen				
Symphony Konzept range kitchen with laminate worktop	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■		■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■		
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■	■
White pendant light holder	■	■	■	■
Fridge / freezer space	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■	
Space for washing machine with plumbing and electrics in utility		■		■
Bathrooms and en suite(s)				
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■
Handheld hair wash attachment in bathroom		■	■	■
Shower over the bath	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■
White batten light holder	■	■	■	■
Bedrooms				
Dressing area to bedroom 1				■

	2 bedroom The Cartwright	3 bedroom The Elmslie The Becket	4 bedroom The Aldridge The Burnet The Pembroke	5 bedroom The Lutyens The Colcutt
Doors and Windows				
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder style (pre-primed)	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■
General				
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter, Devon EX1 3QF. T: 01392 880380

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