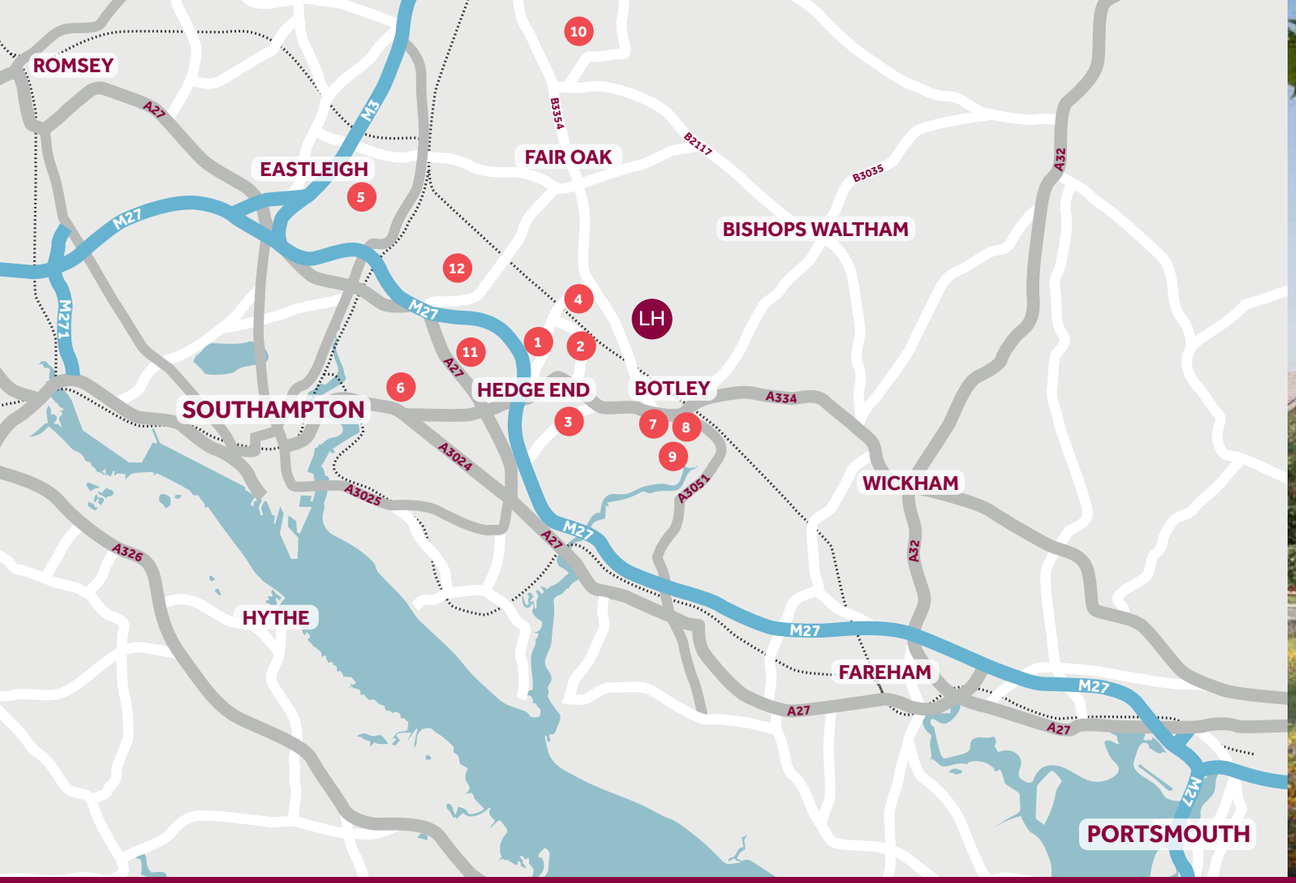

Around the local neighbourhood

1. Sainsbury's SO30 2UH
2. Hedge End Retail Park SO30 4RT
3. Wildern School SO30 4EJ
4. Hedge End Station SO30 2RZ
5. Southampton Airport SO18 2NL
6. Bitterne Leisure Centre SO18 6AQ
7. Regginas Italian SO30 2EA
8. Elsie's Tea Rooms SO30 2EA
9. Purbani SO30 2EA
10. Marwell Zoo SO21 1JY
11. Ageas Bowl SO30 3XH
12. Itchen Valley Country Park SO30 3HQ

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). May 2021.

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Linden HOMES

Boorley Park Botley

A new community of 2, 3, 4 & 5 bedroom homes just outside the attractive village of Botley.

Boorley Park is already a thriving community where people are proud to call home. With a primary school now open and plans for allotments, local centre including a community centre, sports facilities and lots of open space for you to enjoy it is easy to see why.

Surrounded by Hampshire countryside and just over a mile from the quaint village of Botley, these beautiful energy efficient 2, 3, 4 and 5 bedroom homes are perfect for anyone looking for country living, yet want to stay well connected.

Excellent shopping at Hedge End (1.7 miles) and the attractions and city connections of Southampton (7.4 miles) deliver all you need for modern day living.

Boorley Park
Boorley Green, Botley SO32 2UA | 02380 083 924
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Linden HOMES

Development layout

BCP Bin Collection Point
v Visitor Parking Space
Garage Entrance
Shed

5 bedroom home

- The Kitchener
  Homes 275, 281, 282, 319, 325 & 326

4 bedroom home

- The Rutherford
  Homes 248, 310 & 314
- The Fairford
  Homes 261, 262, 276, 284 & 292
- The Fulford
  Homes 239, 240, 241, 274, 286, 287, 290, 296, 297, 306, 307, 318, 321, 322 & 323
- The Thornford
  Homes 308, 312 & 313
- The Heathfield
  Homes 277, 283, 291, 311 & 316
- The Oxford
  Homes 238, 280, 285, 288, 289, 293, 298, 317, 320 & 324

3 bedroom home

- The Elmwood
  Homes 247 & 299
- The Fincham
  Homes 226, 227, 242, 273, 274, 279, 294, 309 & 315
- The Langham
  Home 278
- The Appleby
  Homes 295 & 305
- The Haywood
  Homes 213, 214, 215, 216, 217, 218, 236, 237, 327, 328, 329, 330, 331, 332 & 333

2 bedroom home

- The Walton
  Homes 228, 229, 249, 250, 259, 260, 263 & 353
- The Harper
  Homes 243, 244, 245 & 246

Affordable Housing *

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

The Kitchener 5 bedroom home

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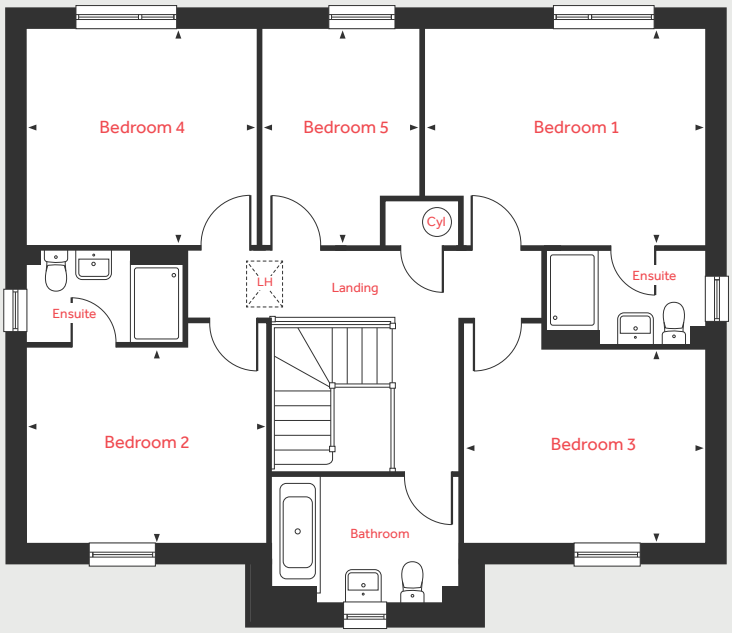
Linden HOMES

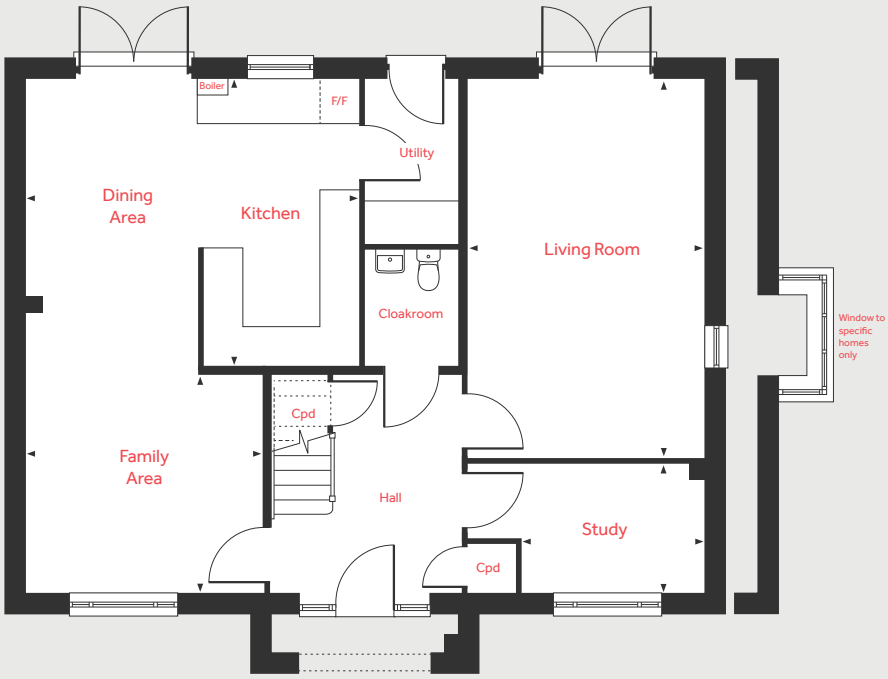
The Kitchener

5 bedroom home

First Floor



Ground Floor



Ground Floor

Kitchen/Dining Area	
5.17m x 4.42m	17'0" x 14'6"
Living Room	
5.87m x 3.67m	19'3" x 12'0"
Family Area	
3.67m x 3.43m	12'0" x 11'3"
Study	
3.67m x 1.98m	12'0" x 6'7"

First Floor

Bedroom 1	
4.32m x 3.30m	14'2" x 10'10"
Bedroom 2	
3.73m x 3.00m	12'3" x 10'3"
Bedroom 3	
3.75m x 3.02m	12'3" x 9'11"
Bedroom 4	
3.57m x 3.30m	11'9" x10'2"
Bedroom 5	
3.30m x 2.44m	10'11" x 8'0"

F/F	Space for fridge freezer	Cyl	Hot water cylinder
LH	Loft hatch	◄ ►	Measuring points
Cpd	Cupboard		

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Linden HOMES

The Rutherford 4 bedroom home

Boorley Park

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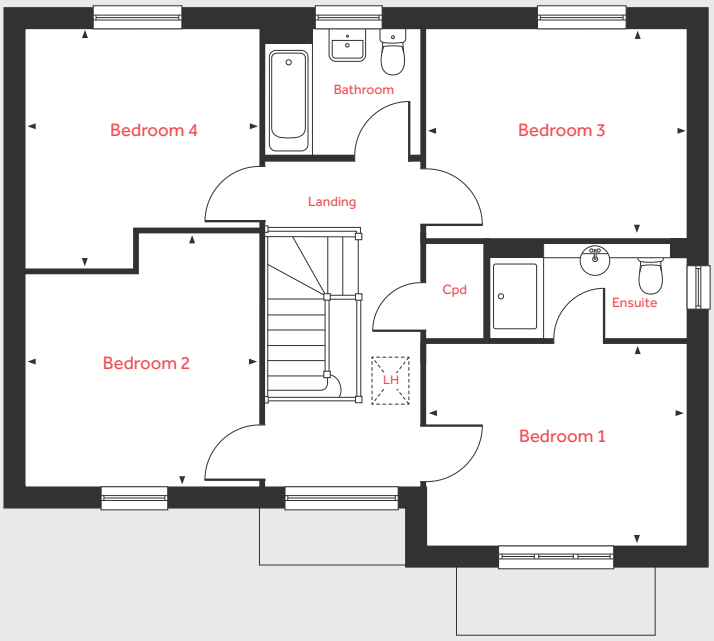
Linden HOMES

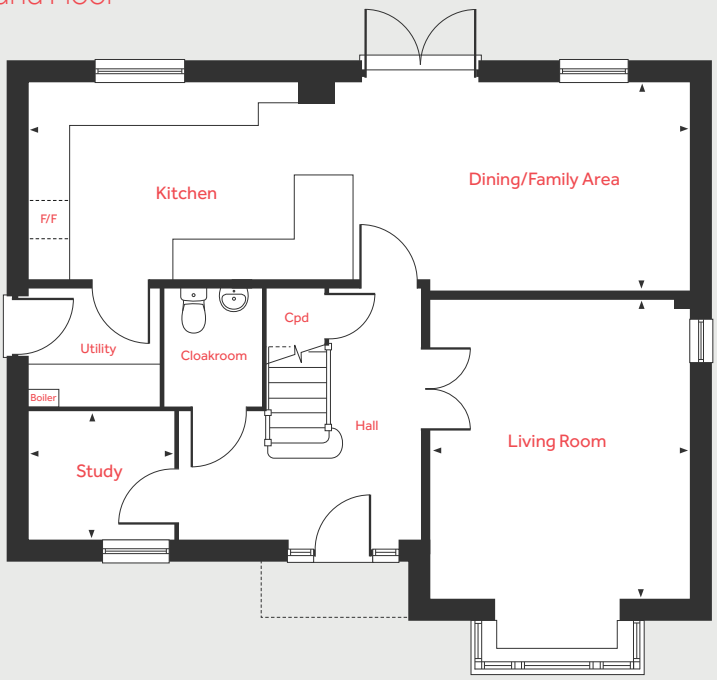
The Rutherford

4 bedroom home

First Floor



Ground Floor



Ground Floor

Kitchen/Dining/Family Area
10.28m x 3.21m — 33'9" x 10'6"

Living Room
4.58m x 3.95m — 15'0" x 12'11"

Study
2.23m x 1.97m — 7'4" x 6'6"

First Floor

Bedroom 1
3.95m x 3.09m — 12'11" x 10'2"

Bedroom 2
3.86m x 3.55m — 12'8" x 11'8"

Bedroom 3
3.95m x 3.20m — 12'11" x 10'6"

Bedroom 4
3.65m x 3.55m — 12'0" x 11'8"

F/F	space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	◄ ►	Measuring points

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The Fairford 4 bedroom home

Boorley Park

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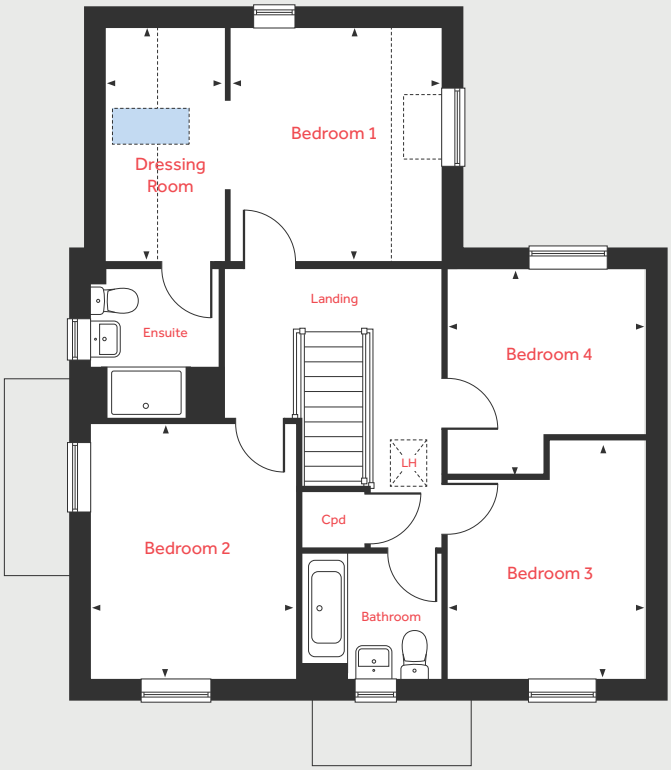
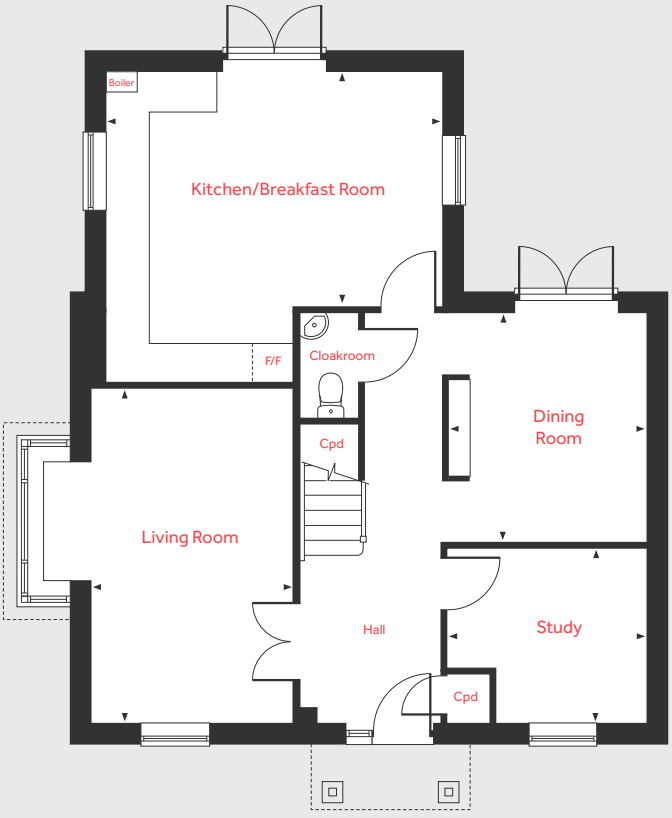
The Fairford

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room
5.12m x 3.08m 16'10" x 10'1"

Kitchen/Family Room
4.76m x 5.14m 15'7" x 16'10"

Dining Room
3.52m x 3.00m 11'7" x 9'10"

Study
3.00m x 2.65m 9'10" x 8'9"

First Floor

Bedroom 1
3.56m x 3.26m 11'8" x 10'8"

Dressing Room
3.56m x 1.80m 11'8" x 5'11"

Bedroom 2
3.90m x 3.15m 12'10" x 10'4"

Bedroom 3
3.68m x 3.06m 12'1" x 10'0"

Bedroom 4
3.12m x 3.06m 10'3" x 10'0"

F/F	Space for fridge freezer	- - -	Reduced ceiling height
LH	Loft hatch	◄ ►	Measuring points
Cpd	Cupboard		

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Linden HOMES

The Fulford 4 bedroom home

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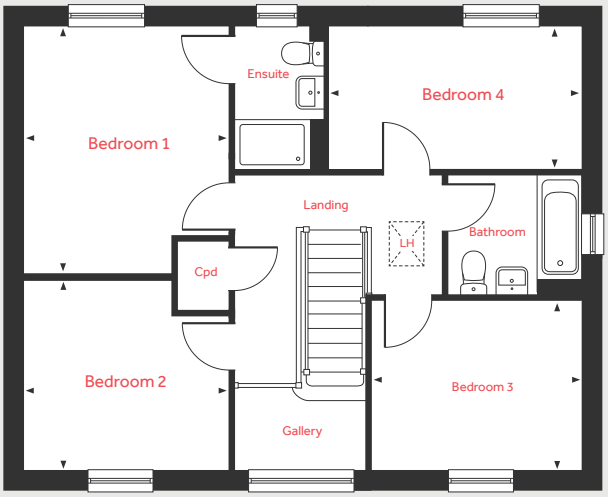
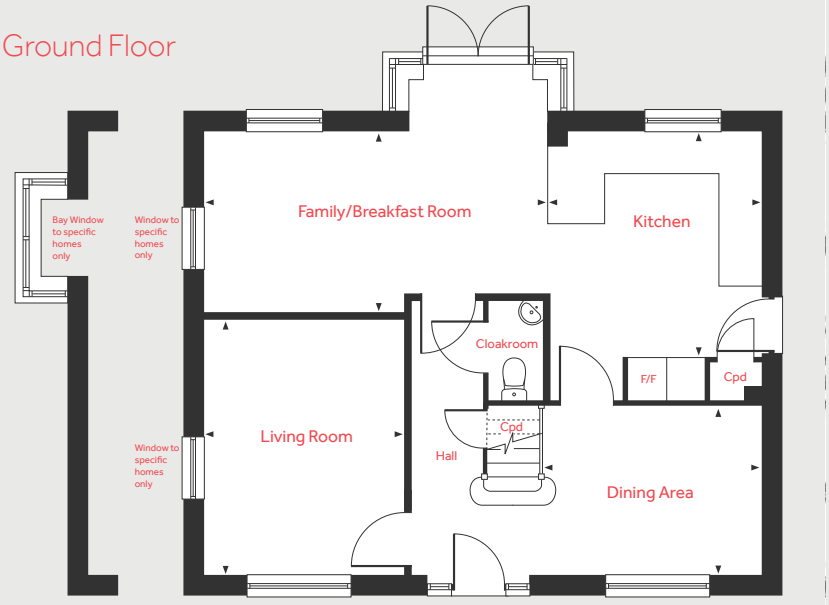
The Fulford

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room
4.10m x 3.22m 13'5" x 10'7"

Kitchen
4.34m x 3.36m 14'3" x 11'0"

Family/Breakfast Room
5.60m x 2.91m 18'5" x 9'7"

Dining Area
3.49m x 2.74m 11'5" x 9'0"

First Floor

Bedroom 1
3.97m x 3.27m 13'0" x 10'9"

Bedroom 2
3.27m x 3.09m 10'9" x 10'2"

Bedroom 3
3.38m x 2.74m 11'1" x 9'0"

Bedroom 4
4.06m x 2.30m 13'4" x 7'7"

F/F	space for fridge freezer	- - -	Reduced ceiling height
LH	Loft hatch	◄ ►	Measuring points
Cpd	Cupboard		

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Linden HOMES

The Thornford 4 bedroom home

Boorley Park

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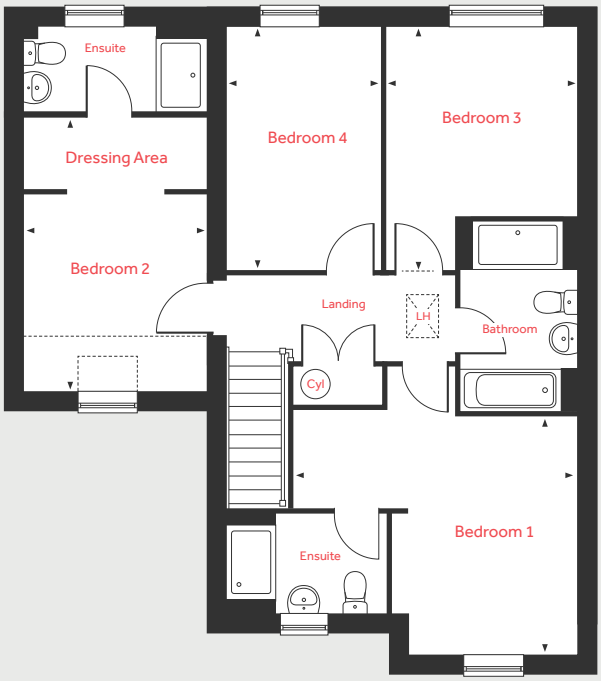
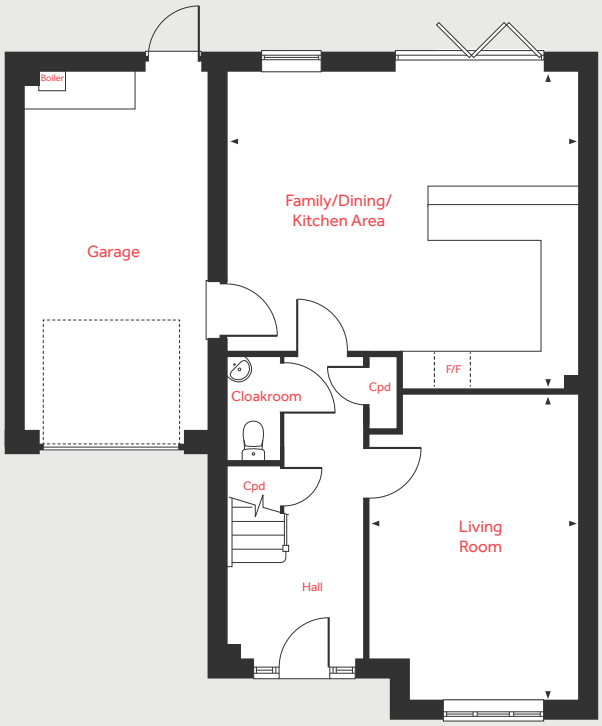
The Thornford

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room
5.04m x 3.44m 16'6" x 11'3"

Family/Dining/Kitchen Area
5.81m x 5.27m 19'1" x 17'3"

First Floor

Bedroom 1
4.71m x 3.91m 15'5" x 12'10"

Bedroom 2
4.54m x 3.00m 14'11" x 10'7"

Bedroom 3
4.05m x 3.17m 13'3" x 10'5"

Bedroom 4
4.05m x 2.55m 13'3" x 8'4"

F/F	space for fridge freezer	Cyl	Hot water cylinder
LH	Loft hatch	- - -	Reduced ceiling height
Cpd	Cupboard	◄ ►	Measuring points

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Linden HOMES

The Heathfield 4 bedroom home

Boorley Park

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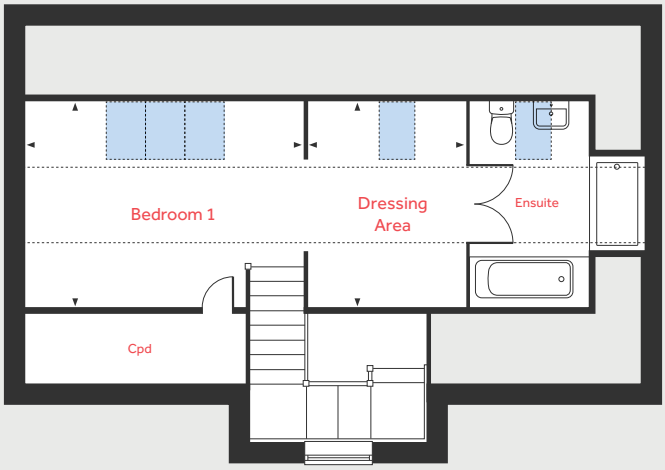
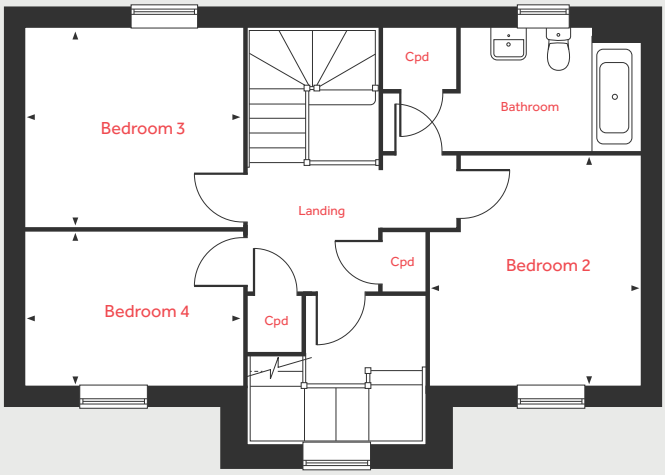
The Heathfield

4 bedroom home

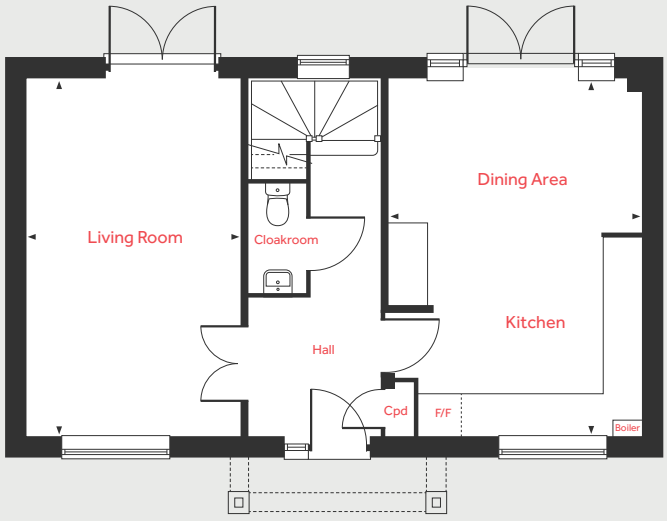
Second Floor



First Floor



Ground Floor



Ground Floor

Kitchen/Dining Area
5.49m x 3.95m 18'4" x 13'0"

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

First Floor

Bedroom 2
3.57m x 3.28m 11'9" x 10'9"

Bedroom 3
3.37m x 3.11m 11'1" x 10'3"

Bedroom 4
3.39m x 2.37m 11'2" x 7'10"

Second Floor

Bedroom 1
4.34m x 3.20m 14'3" x 10'6"

Dressing Area
3.20m x 2.49m 10'6" x 8'2"

F/F Space for fridge freezer
Cpd Cupboard
Velux Window
- - - Reduced ceiling height
◄ ► Measuring points

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Linden HOMES

The Oxford 4 bedroom home

Boorley Park

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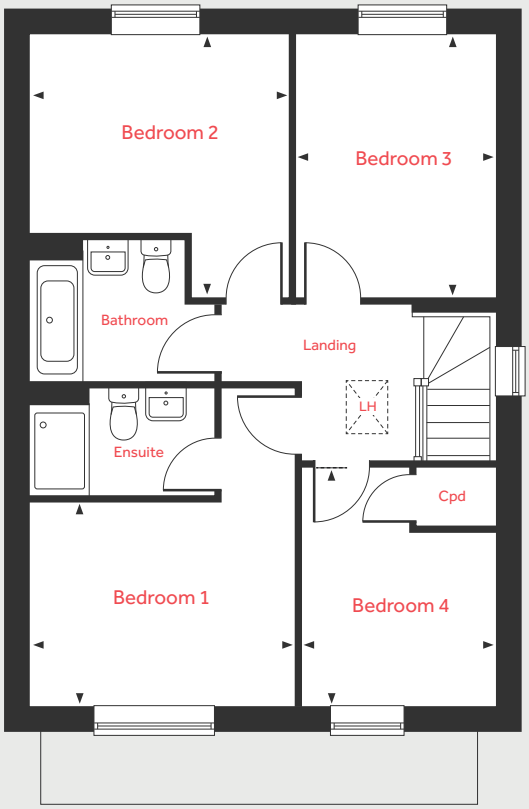
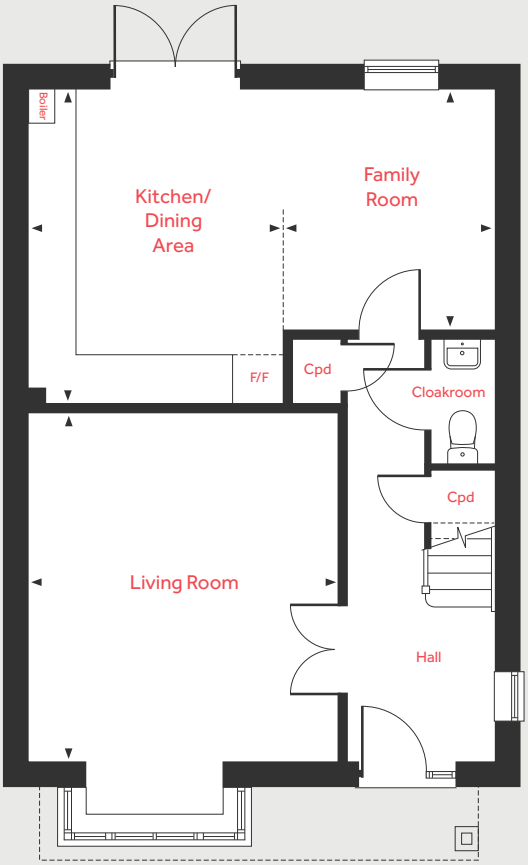
The Oxford

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room
4.72m x 4.22m 15'6" x 13'10"

Kitchen/Dining Area
4.32m x 3.46m 14'2" x 11'4"

Family Room
3.29m x 2.91m 10'10" x 9'7"

First Floor

Bedroom 1
3.65m x 2.75m 12'0" x 9'0"

Bedroom 2
3.64m x 3.61m 11'11" x 11'10"

Bedroom 3
3.62m x 2.69m 11'11" x 8'10"

Bedroom 4
3.22m x 2.63m 10'7" x 8'7"

F/F	Space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	◄ ►	Measuring points

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Linden HOMES

The Elmwood 3 bedroom home

Boorley Park

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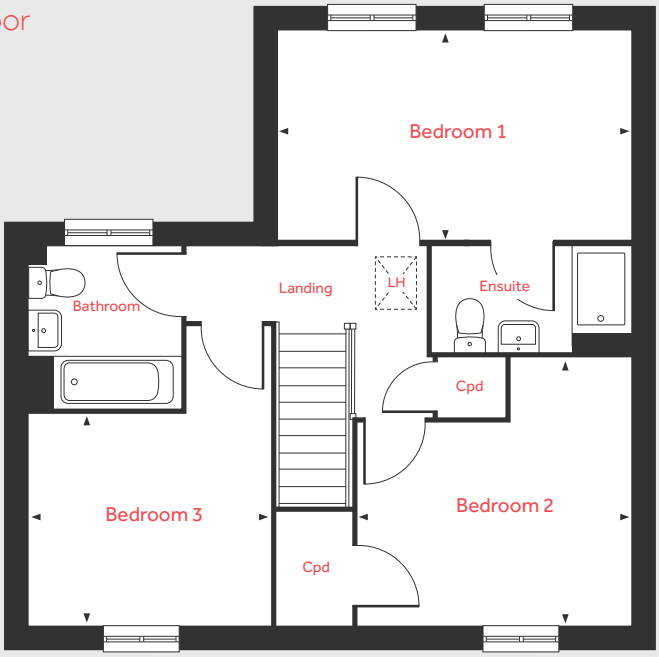
Linden HOMES

The Elmwood

3 bedroom home

First Floor



Ground Floor

Ground Floor

Kitchen/Family/Dining Area

8.06m x 4.80m 26'5" x 15'9"

Living Room

5.14m x 3.21m 16'10" x 10'6"

First Floor

Bedroom 1

4.80m x 2.82m 15'9" x 9'3"

Bedroom 2

3.71m x 3.61m 12'2" x 11'10"

Bedroom 3

3.25m x 2.86m 10'8" x 9'5"

F/F	Space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	◄ ►	Measuring points

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Linden HOMES

The Fincham 3 bedroom home

Boorley Park

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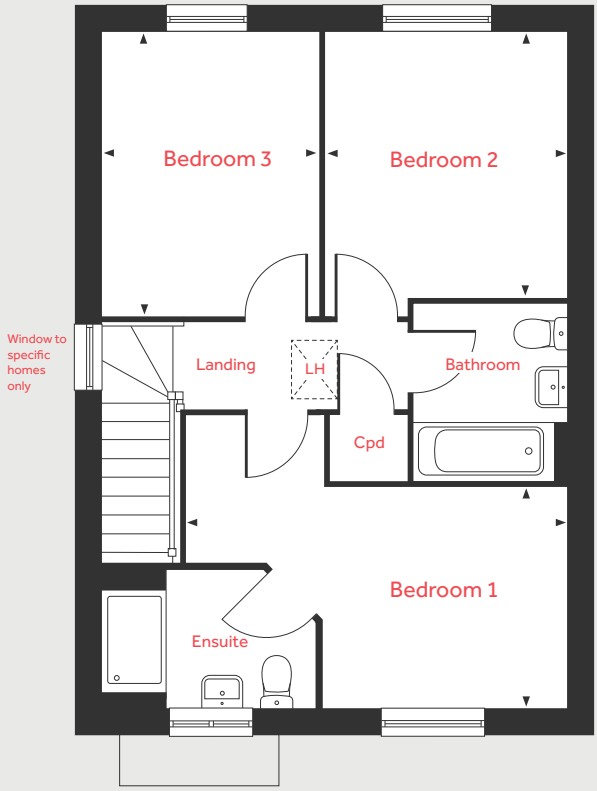
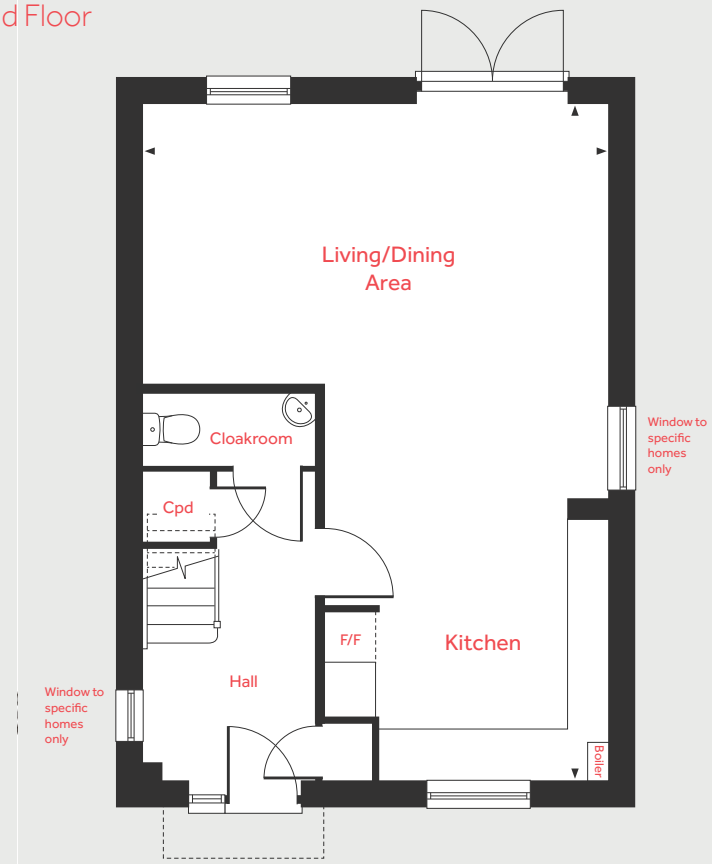
The Fincham

3 bedroom home

First Floor



Ground Floor



Ground Floor

Living/Kitchen/Dining Area

8.29m x 5.77m 27'2" x 18'11"

First Floor

Bedroom 1

4.70m x 2.71m 15'5" x 8'11"

Bedroom 2

3.24m x 3.00m 10'8" x 9'10"

Bedroom 3

3.47m x 2.67m 11'5" x 8'9"

F/F	Space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	◄ ►	Measuring points

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Linden HOMES

The Langham 3 bedroom home

Boorley Park

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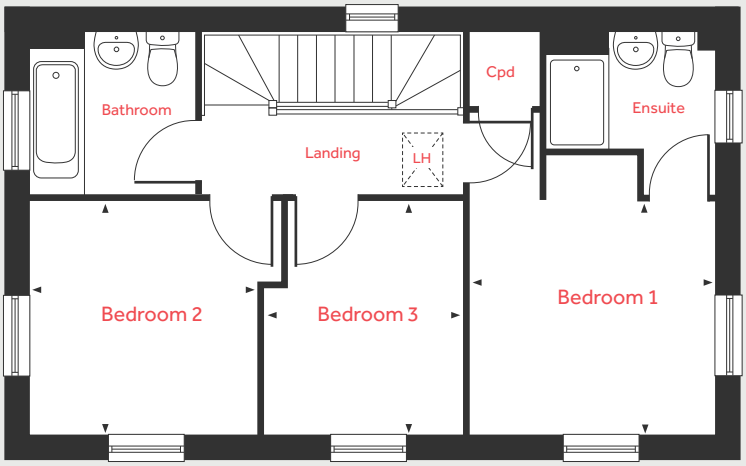
Linden HOMES

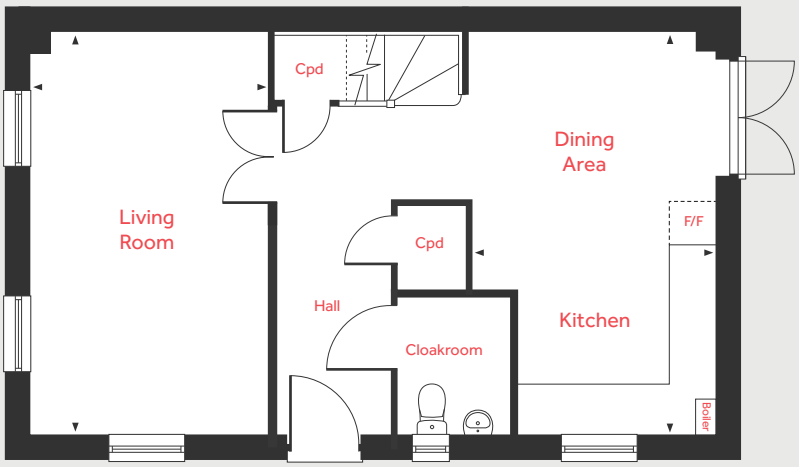
The Langham

3 bedroom home

First Floor



Ground Floor



Ground Floor

Kitchen/Dining Area
5.25m x 3.28m 17'3" x 10'9"

Living Room
5.25m x 3.09m 17'3" x 10'2"

First Floor

Bedroom 1
3.21m x 3.04m 10'6" x 10'0"

Bedroom 2
3.04m x 2.96m 10'0" x 9'9"

Bedroom 3
3.04m x 2.57m 10'0" x 8'5"

F/F	Space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	◄ ►	Measuring points

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Linden HOMES

The Appleby 3 bedroom home

Boorley Park

Boorley Green, Botley SO32 2UA | **02380 083 924**

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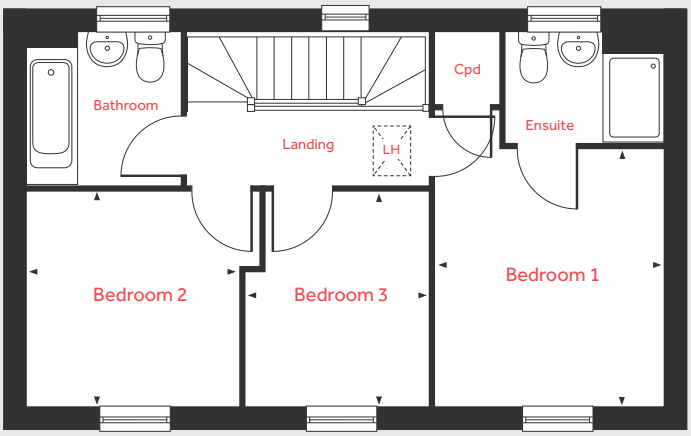
Linden HOMES

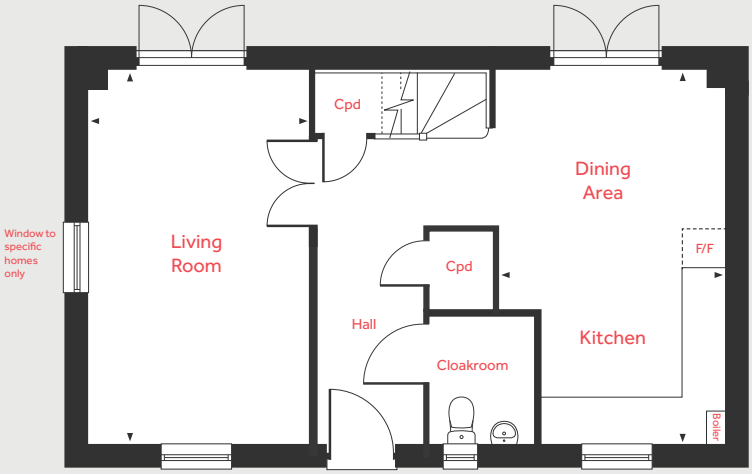
The Appleby

3 bedroom home

First Floor



Ground Floor



Ground Floor

Kitchen/Dining Area
5.25m x 3.28m 17'3" x 10'9"

Living Room
5.25m x 3.09m 17'3" x 10'2"

First Floor

Bedroom 1
3.64m x 3.33m 11'11" x 10'11"

Bedroom 2
3.04m x 2.96m 10'0" x 9'9"

Bedroom 3
3.04m x 2.57m 10'0" x 8'5"

F/F	Space for fridge freezer	Cpd	Cupboard
LH	Loft hatch	◄ ►	Measuring points

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Linden HOMES

The Haywood 3 bedroom home

Boorley Park

Boorley Green, Botley SO32 2UA | **02380 083 924**

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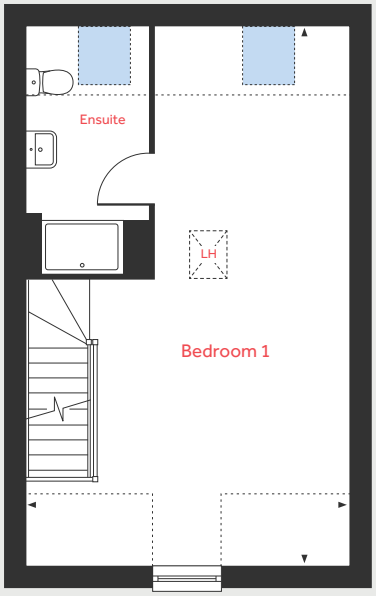
The Haywood

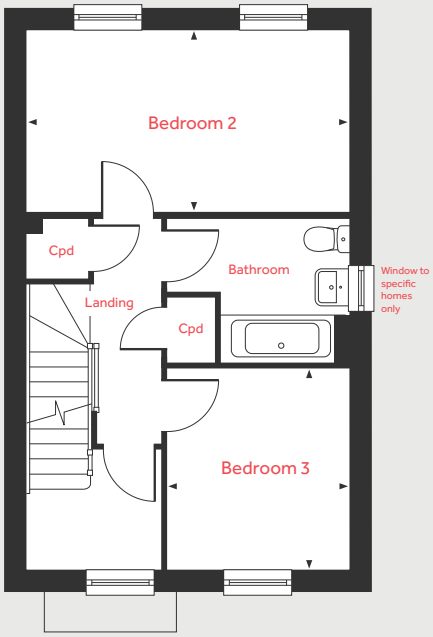
3 bedroom home

Second Floor

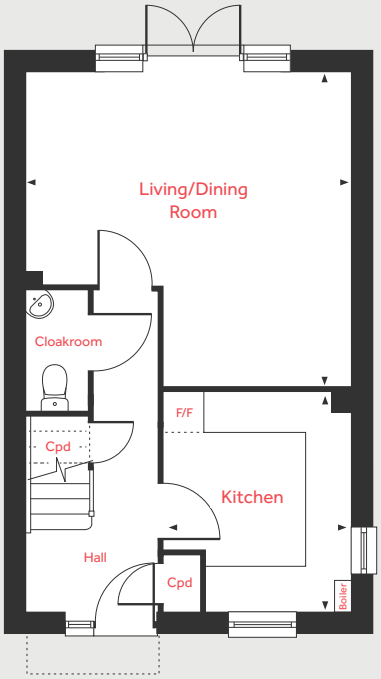


Reduced ceiling height variations to Plots 327, 328, 329, 330, 331, 332, 333. Please refer to website or speak to one of our Sales Consultants.

First Floor



Ground Floor



Ground Floor

Living/Dining Room
4.83m x 4.73m 15'10" x 15'6"

Kitchen
3.26m x 2.74m 10'8" x 9'0"

First Floor

Bedroom 2
4.82m x 2.72m 15'10" x 8'11"

Bedroom 3
2.99m x 2.71m 9'10" x 8'11"

Second Floor

Bedroom 1
8.06m x 4.82m 26'5" x 15'10"

F/F	Space for fridge freezer	- - -	Reduced ceiling height
Cpd	Cupboard	◄ ►	Measuring points
	Velux Window		

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The Walton 2 bedroom home

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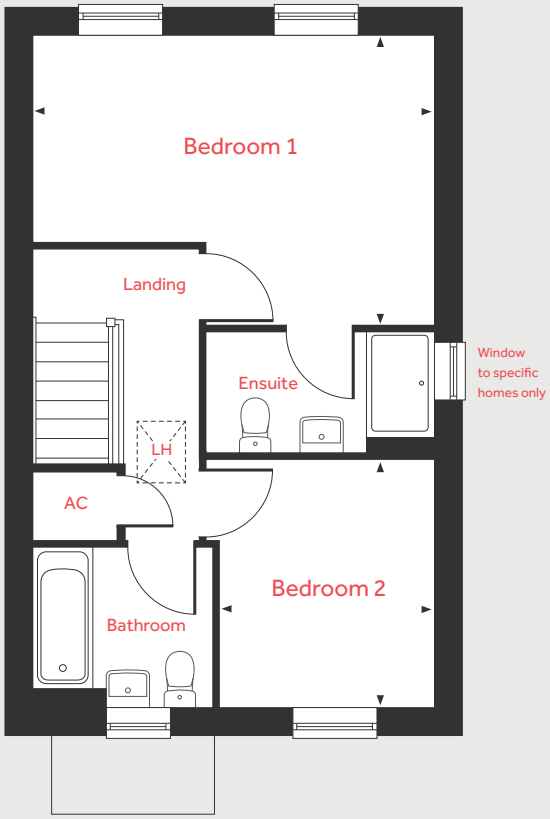
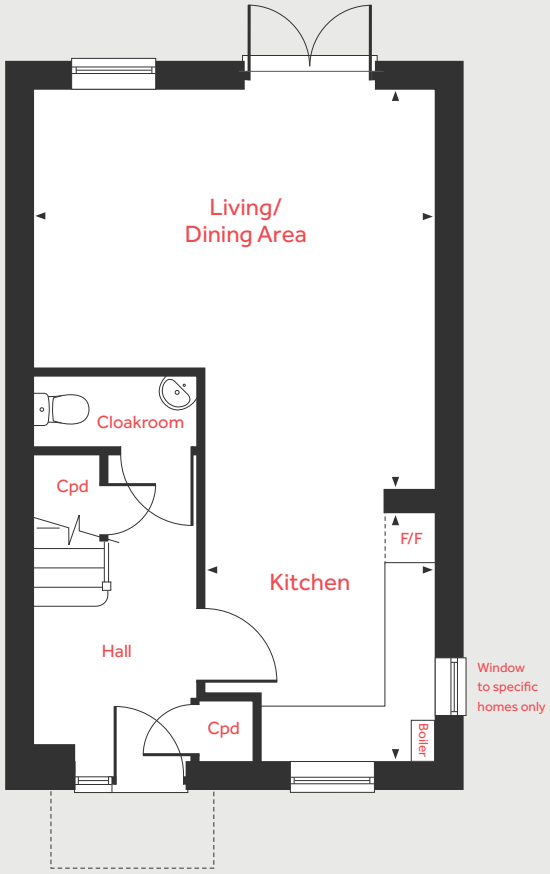
The Walton

2 bedroom home

First Floor



Ground Floor



Ground Floor

Living/Dining Area

4.82m x 4.79m 15'10" x 15'9"

Kitchen

3.26m x 2.72m 10'9" x 8'11"

First Floor

Bedroom 1

4.82m x 3.46m 15'10" x 11'4"

Bedroom 2

2.98m x 2.73m 9'9" x 8'11"

F/F	Space for fridge freezer	AC	Airing cupboard
LH	Loft hatch	◄ ►	Measuring points
Cpd	Cupboard		

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The Harper 2 bedroom home

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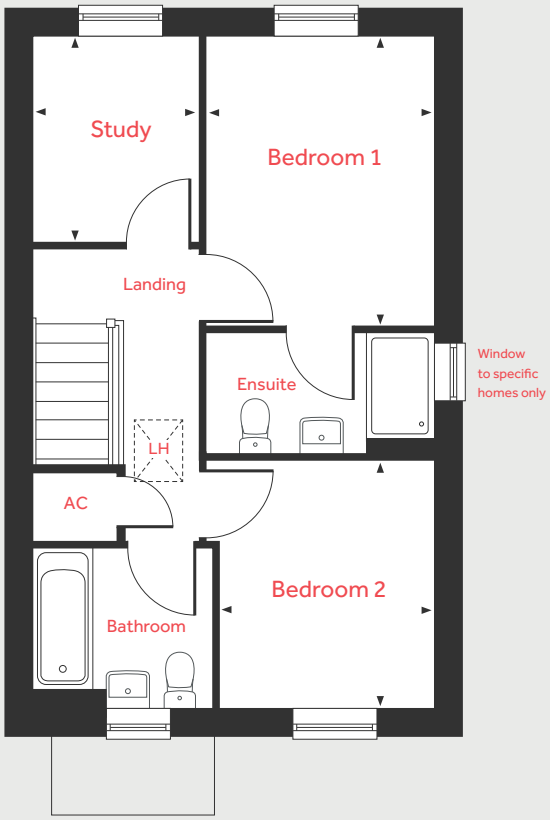
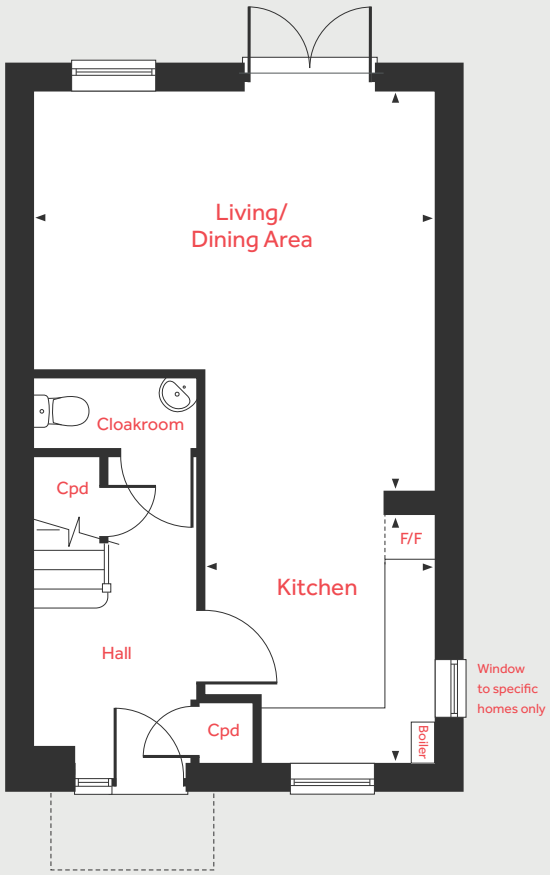
The Harper

2 bedroom home

First Floor



Ground Floor



Ground Floor

Living/Dining Area	
4.82m x 4.79m	15'10" x 15'9"
Kitchen	
3.26m x 2.72m	10'9" x 8'11"

First Floor

Bedroom 1	
3.46m x 2.76m	11'4" x 9'0"
Bedroom 2	
2.98m x 2.73m	9'9" x 8'11"
Study	
2.45m x 2.04m	8'1" x 6'8"

F/F	Space for fridge freezer	AC	Airing cupboard
LH	Loft hatch	◄ ►	Measuring points
Cpd	Cupboard		

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Linden HOMES

Specification

Homes 226 to 229, 247 to 250, 273 to 299, 305 to 333

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Specification

We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom semi/terraced homes	3 bedroom semi/terraced homes	4 bedroom detached homes	5 bedroom detached homes
Kitchens				
Fitted kitchen with laminate worktop and upstand	■	■	■	■
Single oven	■	■	■	■
4 burner gas hob	■	■	■	■
Chimney hood			■	■
Integrated extractor	■	■		
Stainless steel splashback to hob	■	■	■	■
1 bowl stainless steel sink with mixer tap to kitchen	■	■	■	■
Multigrid appliance switching to kitchen	■	■	■	■
Space for washer/dryer with plumbing and electrical supply	■	■	■	■
Space for dishwasher with plumbing and electrical supply	■	■	■	■
Bathrooms, cloakrooms & ensuites				
Contemporary white sanitaryware with chrome fittings	■	■	■	■
Splashback tiling to basin in bathroom, ensuite and cloakroom	■	■	■	■
Half-height tiling to the walls above bath	■	■	■	■
Full-height tilling to shower enclosures	■	■	■	■
Bathroom and ensuite white radiator	■	■	■	■
Hand held shower to bath	■	■	■	■
Electrical & lighting				
TV point in living room	■	■	■	■
Telephone BT points to living room and study (if applicable). (includes Virgin Ready point)	■	■	■	■
Pendant low energy fittings	■	■	■	■
White plastic switchplates and sockets	■	■	■	■
Other				
Walls in matt white emulsion	■	■	■	■
Ceilings - flush smooth finish in matt white emulsion	■	■	■	■
Internal woodwork in satinwood white	■	■	■	■
Softwood staircase	■	■	■	■
Gas fired condensing boiler to 5 beds only (4 beds with 2 ensuites)			■	■
Combi boiler	■	■	■	
External door with multipoint locking system	■	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Consultant for further information.

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The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. February 2023.