

# Saffron View

Saffron Walden



**Linden**  
HOMES



## Saffron View Saffron Walden

A fine new collection of 4 & 5 bedroom family homes.

Offering a wonderful semi-rural lifestyle, Saffron View is a superb new development of brand new 4 and 5 bedroom family homes, situated on the eastern edge of Saffron Walden.

Set in north-west Essex, close to its border with Hertfordshire, Cambridgeshire and Suffolk, Saffron Walden is a picturesque, medieval town that originally gained its wealth from wool and saffron. It has a rich heritage, with an array of historic buildings and the largest parish church in Essex, at its heart. There's been a market in the town since the 12th century and today, beyond the Market Place; you'll find a host of independent shops, national retailers, cafés, pubs and restaurants. For supermarket shopping, there's a large Tesco Superstore close to Saffron View and a Waitrose in the town centre.

With so much beautiful rolling countryside on your doorstep, you'll be spoilt for choice for family days out and a host of outdoor activities. The nearby great park of Audley End surrounds one of the finest Jacobean mansions in Britain, while small historic towns and villages, such as Great Dunmow and Thaxted are well worth visiting.

For further shops and amenities, Bishop's Stortford is 13 miles away, while the beautiful university city of Cambridge is just 16 miles to the north. Transport links are excellent, with the nearby M11 giving easy access north to Cambridge and East Anglia or south to Stansted Airport, the M25 and London. For commuters, the nearest train station is at Audley End, from where direct services run to Cambridge and London.

### Saffron View

Saffron Walden, Essex CB10 2JP | 01799 282 109

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

**Linden**  
HOMES



## Around the local neighbourhood

- |   |  |   |
|---|--|---|
| <b>1</b> Saffron Hall & Screen + County High School | <b>5</b> St Mary's Church                        | <b>9</b> Walden School                          |
| <b>2</b> Saffron Walden Golf Club                   | <b>6</b> Waitrose                                | <b>10</b> Fitness & Leisure Centre + Skate Park |
| <b>3</b> St Mary's Church of England Primary School | <b>7</b> R A Butler Infant & Junior School       | <b>11</b> Tesco Superstore                      |
| <b>4</b> Saffron Walden Museum                      | <b>8</b> St Thomas Moore Catholic Primary School | <b>12</b> Saffron Walden Community Hospital     |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries), October 2020.



# Specification

We give you so much more

**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

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

**Linden**  
HOMES

# Specification

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 homes  
3 bedroom homes  
4 bedroom homes  
5 bedroom homes

## Kitchens

Symphony fitted kitchen with premium worktop, upstand and stainless steel splashback behind hob	■	■	■	■
Stainless steel single bowl sink with drainer and single lever mixer tap	■	■		
Stainless steel bowl and half sink with drainer and single lever mixer tap			■	■
Stainless steel single bowl sink with drainer and single lever mixer tap to utility (where applicable)				■
Single stainless steel under worktop oven, gas stainless steel hob and integrated cooker hood	■	■		
Double stainless steel under worktop oven, gas stainless steel hob and chimney style cooker hood			■	■
Integrated fridge/freezer			■	■

## Bathrooms, cloakrooms & ensuites

White sanitaryware by Ideal Standard with contemporary chrome fittings	■	■	■	■
Close-coupled WC with soft close seat	■	■	■	■
Bath shower screen, mixer with shower kit and riser rail to bathroom	■			
Thermostatic shower with clear glass enclosure and silver frame to ensuite		■	■	■
Splashback tiling to basins	■	■	■	■
450mm height tiling to walls around bath, full height tiling where shower is fitted	■	■	■	■
Full height tiling to shower enclosure		■	■	■

## Electrical & lighting

Quadplex TV point to living room	■	■	■	■
BT point to living room and bedroom 1	■	■		
BT point to living room, family room and bedroom 1			■	■
Spotlight track to kitchen, low energy pendant or batten holder lighting elsewhere	■	■	■	■
Hard-wired smoke alarm and battery operated carbon monoxide detector	■	■	■	■
External light to front door area	■	■	■	■
Power and lighting to garages (where applicable)		■	■	■

## Internal finishes

White ladder moulded internal doors with stainless steel lever on rose door handles	■	■	■	■
Dulux Almond White matt emulsion walls and smooth Brilliant White matt emulsion ceilings	■	■	■	■
Dulux Ecosure White gloss woodwork	■	■	■	■
White painted timber staircase and handrail	■	■	■	■

## Heating

Gas fired boiler, zone controlled, combined programmer and thermostats, separate temperature control in each heating zone	■	■	■	■
Myson Select Compact radiators with thermostatic radiator valves	■	■	■	■

## External features

GRP main entrance door with 3 point locking system (refer to Sales Executive for door style and colour)	■	■	■	■
White GRP windows with energy efficient glazing	■	■	■	■
PVCu French doors and patio doors with energy efficient glazing (where applicable)	■	■	■	■
Buff riven paving, paths and patios	■	■	■	■
Landscaped front garden, rotivated back garden and external water tap	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house 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



Possible future Development

Tesco

Possible Develop



Industrial Estate

Possible School

Future through road and bus route

Future through road

# Development layout



## 5 bedroom home

- The Wells
- The Becket
- The Fordham

## 4 bedroom home

- The Downham
- The Symonds
- The Hawkwell
- The Kelvedon
- The Clarence
- The Elsenham
- The Pembroke

## 3 bedroom home

- The Henham
- The Lincoln
- The Lincoln 1
- The Lincoln 2
- The Morris
- The Elmdon

## 2 bedroom home

- The Gosfield

## Affordable Housing \*

- Houses/Apartments

■ Bin Store

■ Cycle store

**LEAP** Local Equipped Area of Play

**v** Visitor Parking Space

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 Executive for specific details.

# Development layout



## 5 bedroom home

- The Wells
- The Becket
- The Fordham

## 4 bedroom home

- The Downham
- The Symonds
- The Hawkwell
- The Kelvedon
- The Clarence
- The Elsenham
- The Pembroke

## 3 bedroom home

- The Henham
- The Lincoln
- The Lincoln 1
- The Lincoln 2
- The Morris
- The Elmdon

## 2 bedroom home

- The Gosfield

## Affordable Housing \*

- Houses/Apartments

- Bin Store
- Cycle store
- LEAP** Local Equipped Area of Play
- v** Visitor Parking Space

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 Executive for specific details.



# The Downham 4 bedroom home

Homes 33, 52, 54, 92, 93, 126, 127, 130, 131 & 135

**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

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

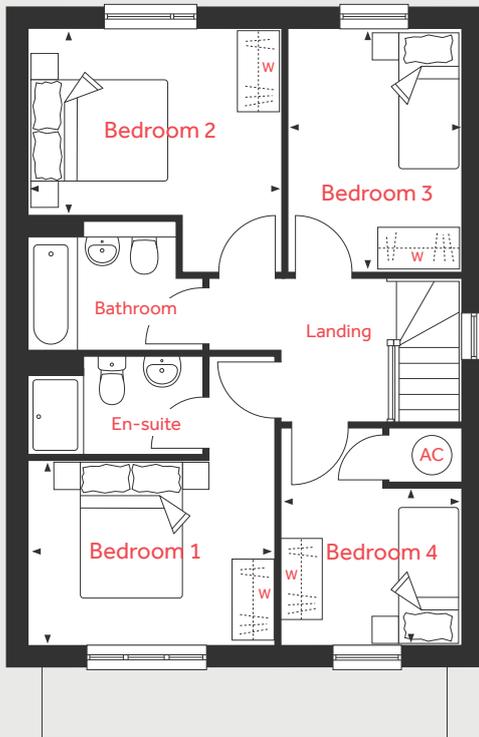
**Linden**  
HOMES

# The Downham

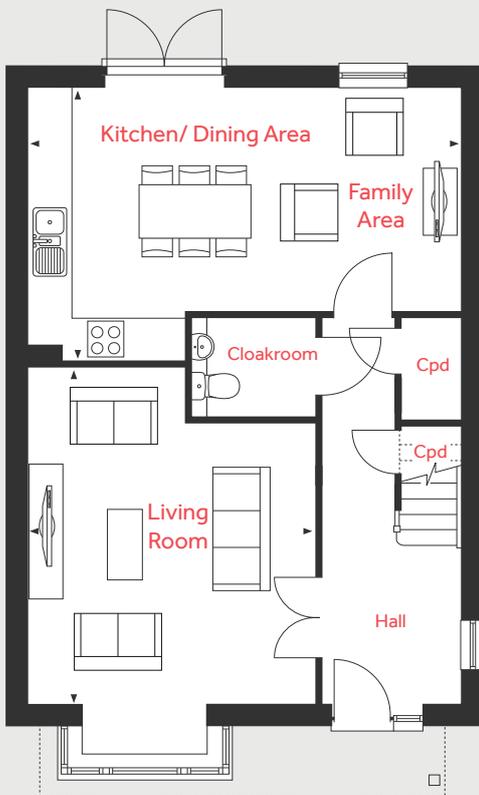
4 bedroom home

Homes 33, 52, 54, 92, 93, 126, 127, 130, 131 & 135

## First Floor



## Ground Floor



### Ground Floor

Kitchen/Dining/Family Area

6.37m x 4.05m      20'11" x 13'3"

Living Room

4.99m x 4.22m      16'4" x 13'10"

### First Floor

Bedroom 1

3.63m x 2.79m      11'11" x 9'9"

Bedroom 2

3.73m x 2.78m      12'2" x 9'1"

Bedroom 3

3.65m x 2.57m      12'0" x 8'5"

Bedroom 4

2.67m x 2.35m      8'9" x 7'8"

AC      Airing cupboard      W      Space for wardrobe  
Cpd      Cupboard      ◀ ▶      Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

**Linden**  
HOMES



# The Hawkwell 4 bedroom home

Homes 23, 27, 28, 31, 62, 63, 64 & 65

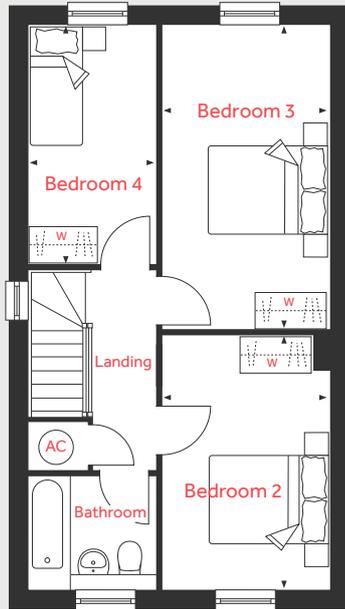
**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

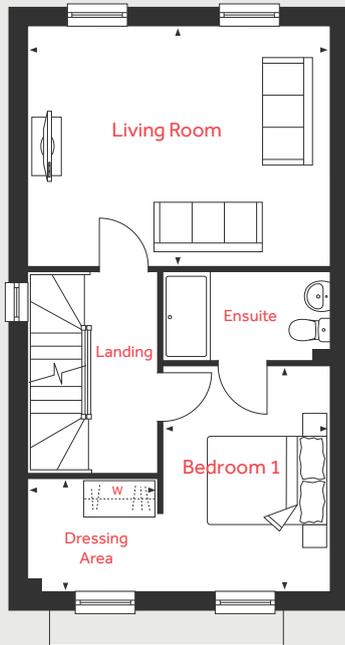
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

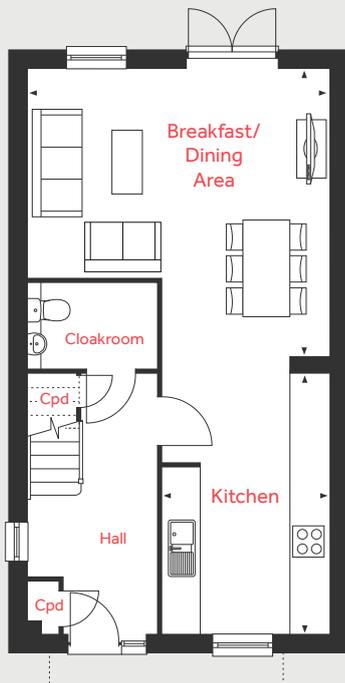
## Second Floor



## First Floor



## Ground Floor



# The Hawkwell

## 4 bedroom home

Homes 23, 27, 28, 31, 62, 63, 64 & 65

### Ground Floor

#### Kitchen

4.52m x 2.77m      14'10" x 9'1"

#### Breakfast/Dining Area

5.05m x 4.99m      16'7" x 16'4"

### First Floor

#### Living Room

5.05m x 4.12m      16'7" x 13'6"

#### Bedroom 1

3.86m x 2.77m      12'8" x 9'1"

#### Dressing Area

2.20m x 1.95m      7'2" x 6'5"

### Second Floor

#### Bedroom 2

4.32m x 2.82m      14'2" x 9'3"

#### Bedroom 3

5.22m x 2.82m      17'1" x 9'3"

#### Bedroom 4

4.12m x 2.15m      13'6" x 7'0"

AC      Airing cupboard      W      Space for wardrobe  
Cpd      Cupboard      ◀ ▶      Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

# Linden

## HOMES



# The Kelvedon 4 bedroom home

Home 22 & 32

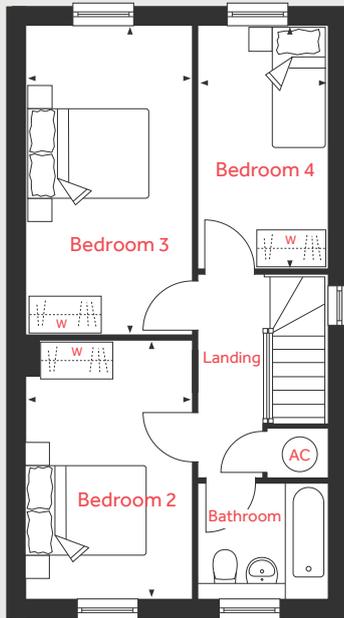
**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

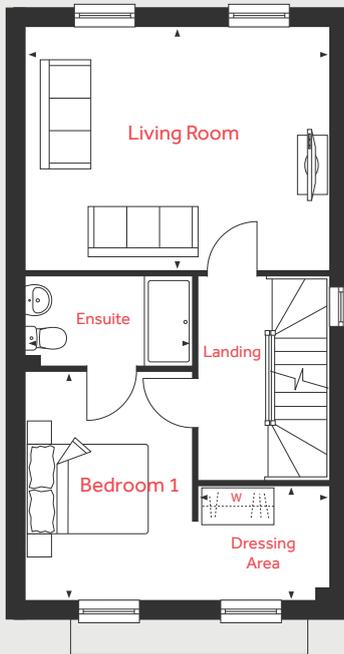
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

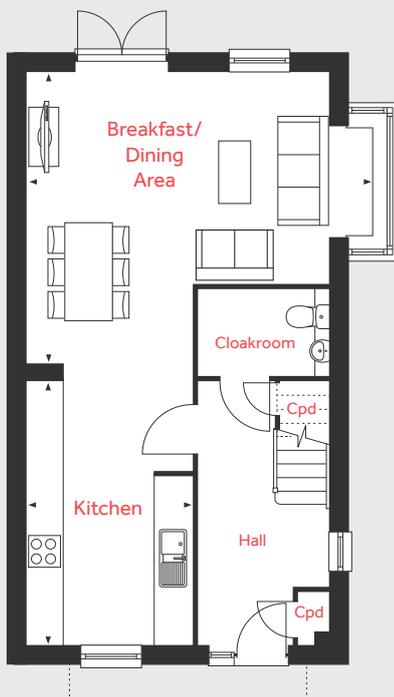
## Second Floor



## First Floor



## Ground Floor



# The Kelvedon

## 4 bedroom home

Home 22 & 32

### Ground Floor

#### Kitchen

4.52m x 2.77m 14'10" x 9'1"

#### Breakfast/Dining Area

5.05m x 4.99m 16'7" x 16'4"

### First Floor

#### Living Room

5.05m x 4.12m 16'7" x 13'6"

#### Bedroom 1

3.86m x 2.77m 12'8" x 9'1"

#### Dressing Area

2.20m x 1.95m 7'2" x 6'5"

### Second Floor

#### Bedroom 2

4.32m x 2.82m 14'2" x 9'3"

#### Bedroom 3

5.22m x 2.82m 17'1" x 9'3"

#### Bedroom 4

4.12m x 2.15m 13'6" x 7'0"

AC	Airing cupboard	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

# Linden

## HOMES



## The Clarence 4 bedroom home

Homes 34, 37, 51, 55, 73, 75, 89, 90, 132, 146, 165, 173 & 181

### Saffron View

Saffron Walden, Essex CB10 2JP | 01799 282 109

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

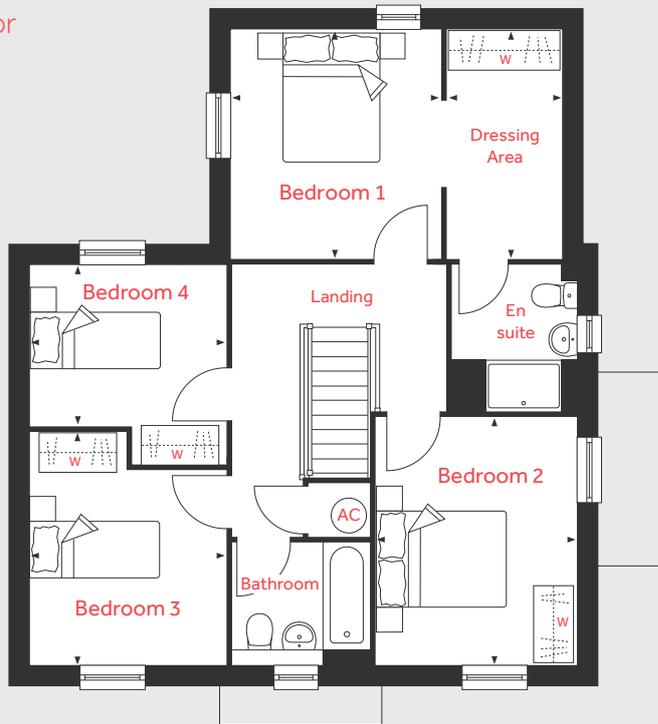
**Linden**  
HOMES

# The Clarence

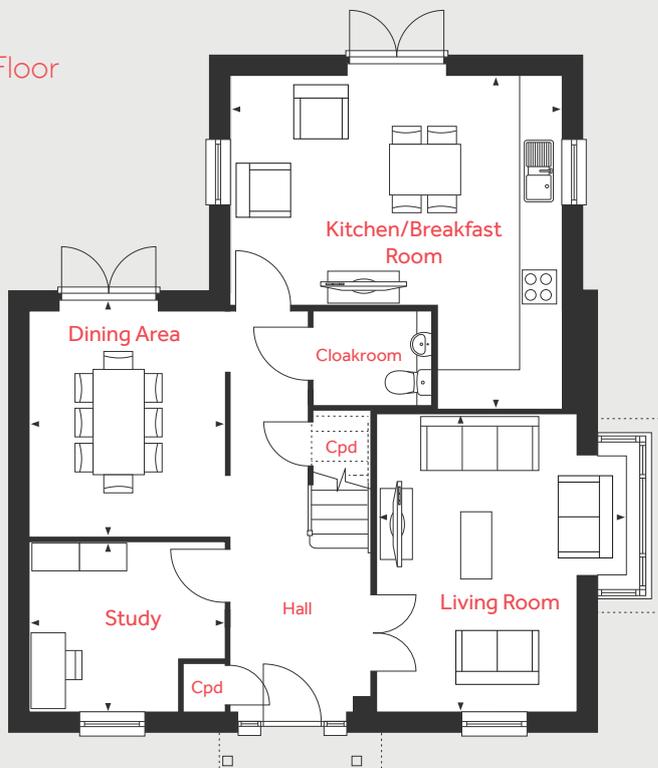
4 bedroom home

Homes 34, 37, 51, 55, 73, 75, 89, 90, 132, 146, 165, 173 & 181

First Floor



Ground Floor



## Ground Floor

### Kitchen/Breakfast Room

5.23m x 5.14m 17'2" x 16'10"

### Dining Area

3.51m x 3.00m 11'6" x 9'10"

### Living Room

4.66m x 3.07m 15'3" x 10'1"

### Study

3.00m x 2.67m 9'10" x 8'9"

## First Floor

### Bedroom 1

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

### Dressing Area

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

### Bedroom 2

3.92m x 3.15m 12'10" x 10'4"

### Bedroom 3

3.68m x 3.06m 12'0" x 10'0"

### Bedroom 4

3.06m x 2.50m 10'0" x 8'0"

AC Airing cupboard W Space for wardrobe  
Cpd Cupboard ◀ ▶ Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

**Linden**  
HOMES



# The Elsenham 4 bedroom home

Homes 4, 5, 18, 19, 20, 21, 35, 36, 198 & 199

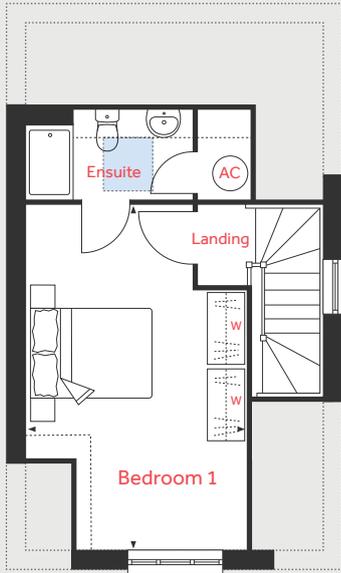
**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

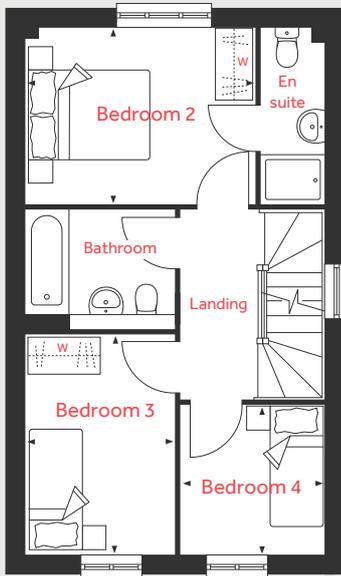
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

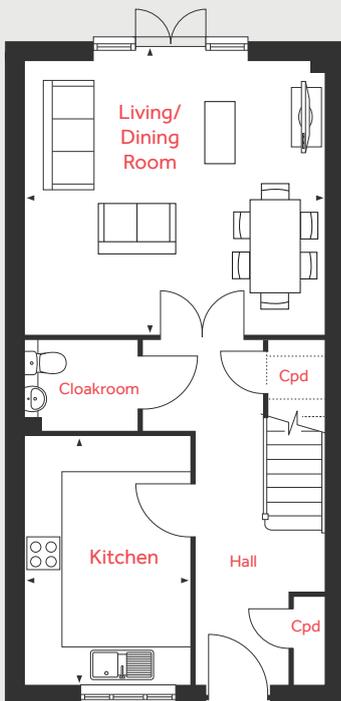
## Second Floor



## First Floor



## Ground Floor



# The Elsenham

## 4 bedroom home

Homes 4, 5, 18, 19, 20, 21, 35, 36, 198 & 199

### Ground Floor

#### Kitchen

4.03m x 2.64m      13'3" x 8'8"

#### Living/Dining Room

4.80m x 4.44m      15'9" x 14'7"

### First Floor

#### Bedroom 2

3.72m x 2.86m      12'3" x 9'5"

#### Bedroom 3

3.57m x 2.40m      11'8" x 7'10"

#### Bedroom 4

2.42m x 2.32m      7'11" x 7'7"

### Second Floor

#### Bedroom 1

5.57m x 3.60m      18'3" x 11'10"

Cpd	Cupboard	W	Space for wardrobe
AC	Airing cupboard	---	Reduced ceiling height
	Velux window	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

# Linden HOMES



# The Pembroke 4 bedroom home

Homes 125, 126, 128, 129, 133, 143, 147, 160 & 171

**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

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

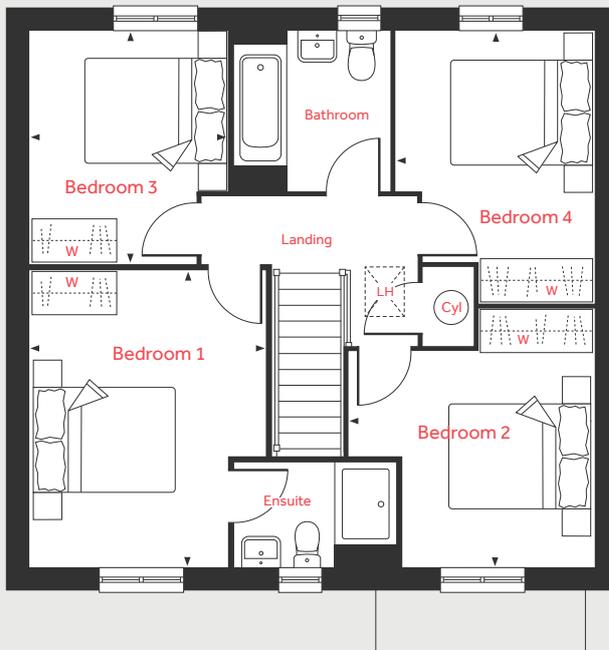
**Linden**  
HOMES

# The Pembroke

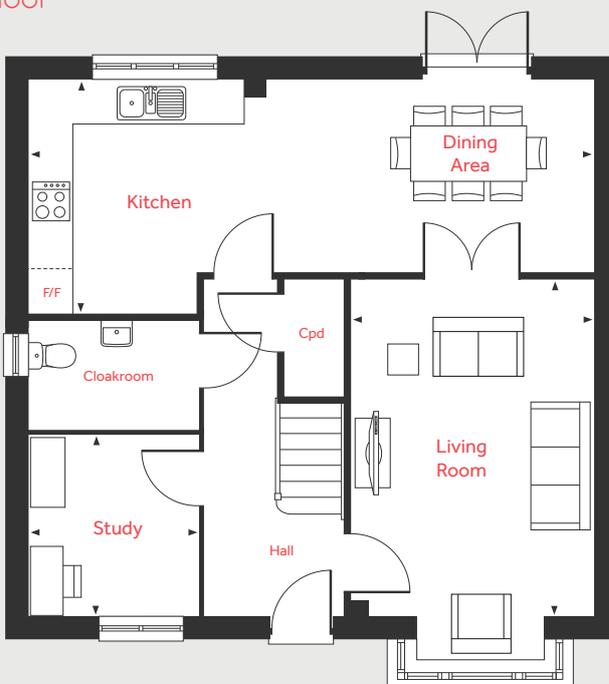
4 bedroom home

Homes 125, 126, 128, 129, 133,  
143, 147, 160 & 171

## First Floor



## Ground Floor



### Ground Floor

**Living Room**  
4.83m x 3.50m      15'10" x 11'5"

**Kitchen/Dining Area**  
8.06m x 3.34m      26'5" x 10'11"

**Study**  
2.41m x 2.37m      7'11" x 7'9"

### First Floor

**Bedroom 1**  
4.29m x 3.40m      14'1" x 11'2"

**Bedroom 2**  
3.72m x 3.50m      12'2" x 11'5"

**Bedroom 3**  
3.35m x 2.88m      11'0" x 9'5"

**Bedroom 4**  
3.92m x 2.82m      12'10" x 9'3"

LH	Loft hatch	W	Space for wardrobe
Cyl	Hot water cylinder	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

**Linden**  
HOMES



## The Becket 5 bedroom home

Homes 10, 11, 57, 59, 124, 144, 145, 154, 161, 166, 172 & 179

### Saffron View

Saffron Walden, Essex CB10 2JP | 01799 282 109

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

**Linden**  
HOMES

# The Becket

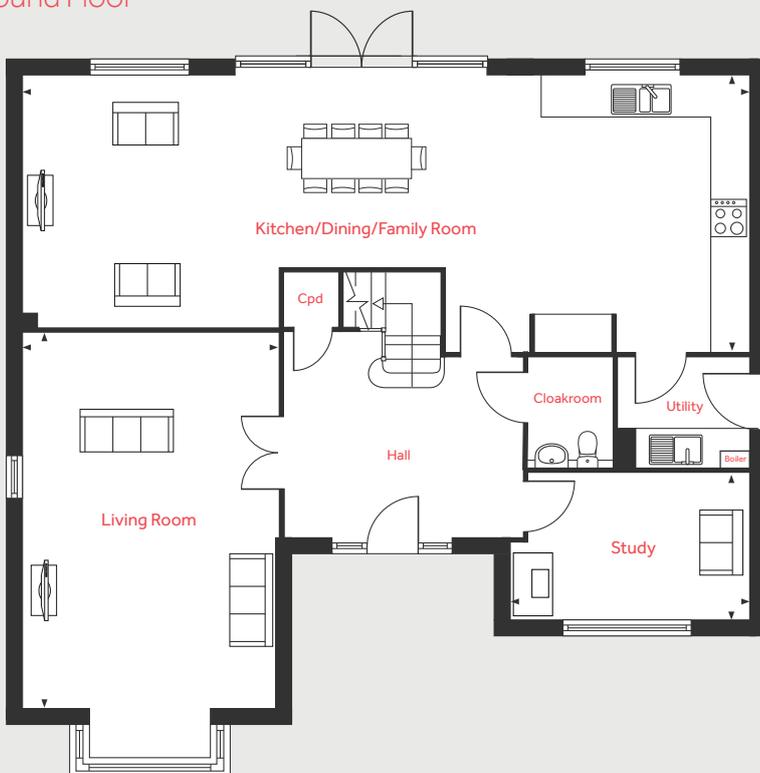
## 5 bedroom home

Homes 10, 11, 57, 59, 124, 144, 145, 154, 161, 166, 172 & 179

### First Floor



### Ground Floor



#### Ground Floor

##### Kitchen/Dining/Family Room

11.89m x 4.50m 39'0" x 14'9"

##### Living Room

6.16m x 4.12m 20'2" x 13'6"

##### Study

3.90m x 2.47m 12'9" x 7'11"

#### First Floor

##### Bedroom 1

4.32m x 3.90m 14'2" x 12'9"

##### Bedroom 2

4.12m x 3.29m 13'6" x 10'10"

##### Bedroom 3

4.14m x 3.17m 13'7" x 10'5"

##### Bedroom 4

3.90m x 3.05m 12'9" x 10'0"

##### Bedroom 5

3.67m x 3.17m 12'1" x 10'5"

LH	Loft hatch	W	Space for wardrobe
AC	Airing cupboard	◀ ▶	Measuring points
Cpd	Cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2020.

**Linden**  
HOMES



# The Fordham 5 bedroom home

Homes 1, 9, 15, 16, 17, 24, 26, 29, 30 & 200

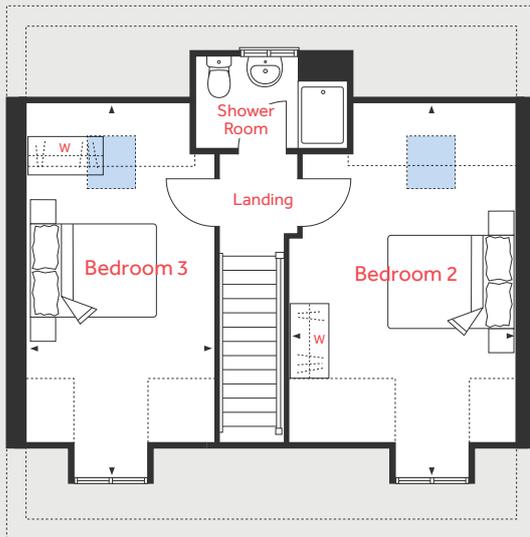
**Saffron View**

Saffron Walden, Essex CB10 2JP | 01799 282 109

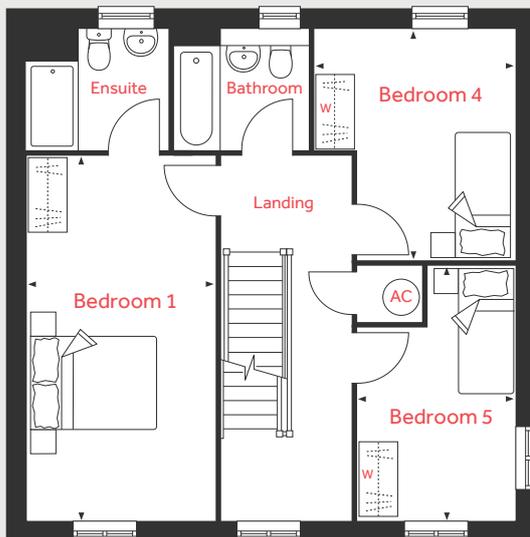
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

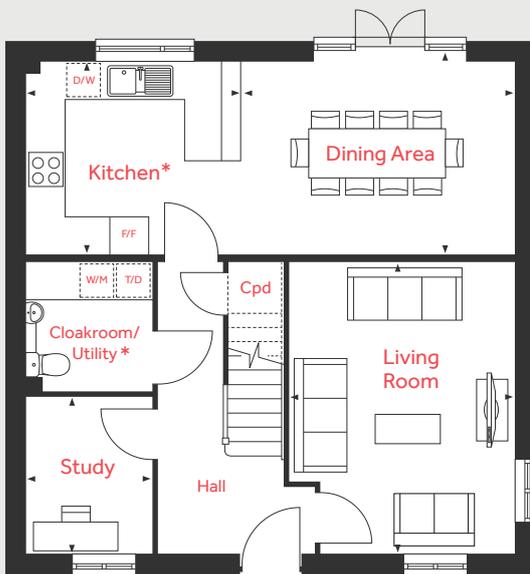
## Second Floor



## First Floor



## Ground Floor



# The Fordham

## 5 bedroom home

Homes 1\*, 9\*, 15\*, 16\*, 17\*, 24\*, 26\*, 29\*, 30\* & 200\*

\* Please note: Kitchen and utility layouts for selected plots only. This may differ on other homes.

### Ground Floor

#### Kitchen

3.44m x 3.10m 11'3" x 10'2"

#### Dining Area

4.41m x 3.10m 11'5" x 10'2"

#### Living Room

4.69m x 3.12m 15'4" x 10'3"

#### Study

2.58m x 2.02m 8'5" x 6'7"

### First Floor

#### Bedroom 1

5.92m x 3.02m 19'5" x 9'11"

#### Bedroom 4

3.76m x 3.26m 12'4" x 10'8"

#### Bedroom 5

4.11m x 2.55m 13'6" x 8'4"

### Second Floor

#### Bedroom 2

6.00m x 3.64m 19'8" x 11'11"

#### Bedroom 3

6.00m x 3.02m 19'8" x 9'11"

F/F	Integrated fridge freezer	AC	Airing cupboard
D/W	Space for dish washer	■	Velux window
W/M	Space for washing machine	W	Space for wardrobe
T/D	Space for tumble dryer	- - -	Reduced ceiling height
Cpd	Cupboard	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. \*New floor plan for the kitchen and utility layout for selected plots only. This may differ on other homes. To confirm specific details on our homes please ask your Sales Consultant. July 2021.

# Linden HOMES