

# Oak Farm Meadow

Stowupland



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# Oak Farm Meadow Stowupland

A stunning collection of 2, 3, 4 and 5 bedroom homes.

Oak Farm Meadow is an exciting new development, conveniently situated off the B1115, at the southern end of Thorney Green Road, in the mid Suffolk village of Stowupland. Within walking distance of a range of village amenities, these include the parish church, village hall, shops and two pubs. Perfect for families, a primary school, secondary school and sports centre are all within easy reach of Oak Farm Meadow, while Stowmarket is less than a mile away, offering all the charm of a traditional market town and further opportunities for shopping, entertainment and leisure.

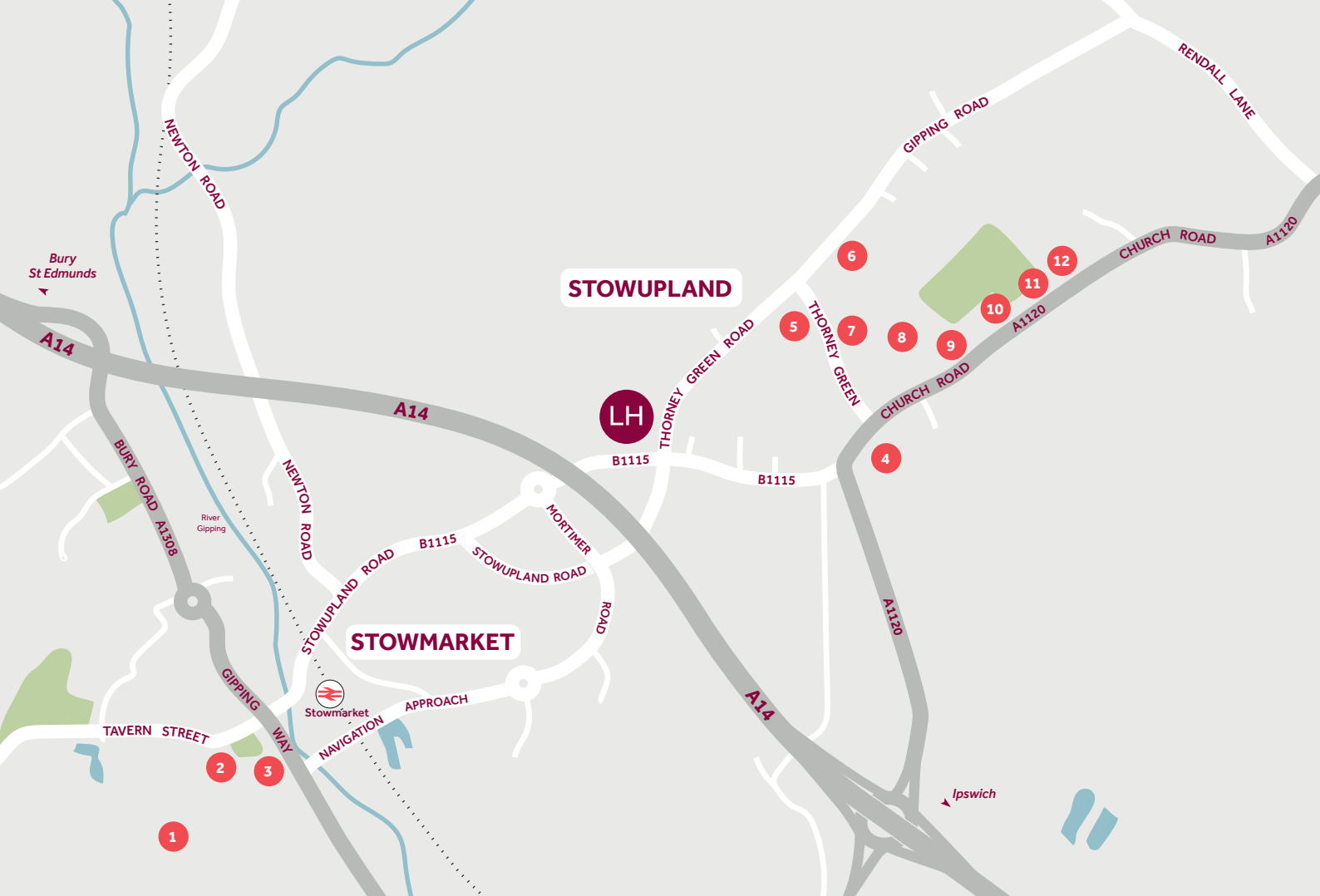
With its surrounding countryside of open farmland, charming villages, fine heritage sites and rural visitor attractions, you'll be spoilt for choice for great family days out. With excellent travel links, Oak Farm Meadow is little over a mile from the A14, allowing stress-free travel by road to Bury St Edmunds, Newmarket and Cambridge, while Suffolk's county town of Ipswich is only 12 miles away, also via the A14. By train, Stowmarket station is less than a mile away and provides regular direct rail services to Ipswich (12 mins), Norwich (32 mins) and London Liverpool Street (84 mins).

**Oak Farm Meadow**

Stowupland IP14 4AB | 01449 424 672

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## Around the local neighbourhood

- |   |   |  |
|---|---|--|
| <b>1</b> Museum of East Anglian Life    | <b>5</b> Stowupland Fish & Chip Shop            | <b>9</b> The Crown (Public House)          |
| <b>2</b> Market Place                   | <b>6</b> M & M Butchers                         | <b>10</b> Stowupland Village Hall          |
| <b>3</b> Stowmarket Library             | <b>7</b> The Retreat (Public House)             | <b>11</b> Holy Trinity Church              |
| <b>4</b> The Co-operative Food & Petrol | <b>8</b> Stowupland High School & Sports Centre | <b>12</b> Freeman Community Primary School |

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



# Specification

Oak Farm Meadow  
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# Oak Farm Meadow

## Stowupland

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 Hardwick	3 bedroom The Eveleigh The Mountford	4 bedroom The Mylne The Leverton The Grainger The Pembrokee The Knightley The Cottingham	5 bedroom The Nash
<b>Kitchen</b>					
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 gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■		
Indesit gas hob (60cm) with Indesit 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		■		■	■
<b>Bathrooms and ensuite(s)</b>					
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■
Choice of standard Porcelanosa wall Tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■
White batten light holder	■	■	■	■	■
<b>Bedrooms</b>					
Dressing area/walk-in wardrobe to bedroom 1				■	

■ Fitted as standard - included in the property

\* Subject to stage of construction



## Doors and Windows

	2 bedroom The Hardwick	3 bedroom The Eveleigh The Mountford	4 bedroom The Mylne The Leverton The Grainger The Pembrokee The Knightley The Cottingham	5 bedroom The Nash
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/bifold door and path to garage personnel door (where applicable)	■	■ ■	■ ■ ■ ■ ■ ■	■

## General

	2 bedroom The Hardwick	3 bedroom The Eveleigh The Mountford	4 bedroom The Mylne The Leverton The Grainger The Pembrokee The Knightley The Cottingham	5 bedroom The Nash
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	■	■ ■	■ ■ ■ ■ ■ ■	■

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

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# Development layout

Existing Residential Development





## 5 bedroom home

-  The Nash

## 4 bedroom home

-  The Knightley
-  The Mylne
-  The Grainger
-  The Leverton
-  The Pembroke
-  The Cottingham




## 3 bedroom home





-  The Mountford
-  The Eveleigh

## 2 bedroom home

-  The Hardwick

## Affordable Housing \*

-  1 bedroom home
-  2 bedroom home
-  3 bedroom home

BCP	Bin Collection Point	LAP	Local Area of Play
V	Visitor Parking Space		Shed
	Bin Store		Removeable Bollards
	Garage Entrance		

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 Nash

4 bedroom home

- The Knightley
- The Mylne
- The Grainger
- The Leverton
- The Pembroke
- The Cottingham

3 bedroom home

- The Mountford
- The Eveleigh

2 bedroom home

- The Hardwick

Affordable Housing \*

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home

BCP Bin Collection Point  
V Visitor Parking Space  
Bin Store  
Garage Entrance  
LAP Local Area of Play  
Shed  
Removeable Bollards

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 Hardwick 2 bedroom home

Homes 3, 4, 24, 25, 51, 52, 135 & 136

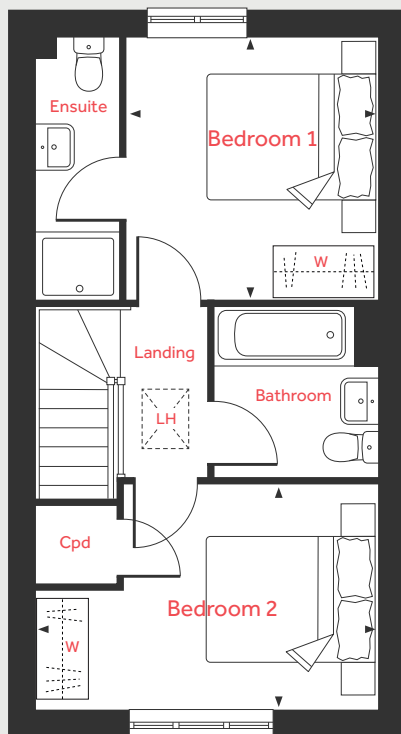
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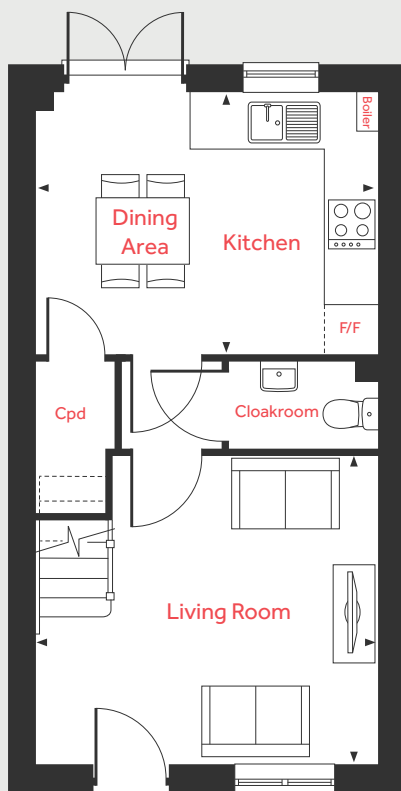
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## First Floor



## Ground Floor



# The Hardwick

## 2 bedroom home

Homes 3, 4, 24, 25, 51, 52, 135 & 136

### Ground Floor

#### Living Room

4.08m x 3.70m 13'5" x 12'2"

#### Kitchen/Dining Area

4.08m x 3.15m 13'5" x 10'4"

### First Floor

#### Bedroom 1

3.16m x 3.01m 10'5" x 9'11"

#### Bedroom 2

4.08m x 2.70m 13'5" x 8'10"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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# The Mountford 3 bedroom home

Homes 7, 14, 21, 29, 33, 49, 54, 58, 64, 75, 100, 107 & 124

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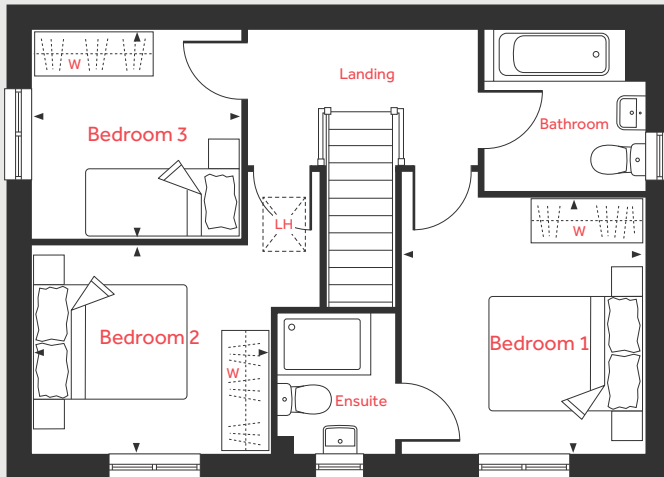
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# The Mountford

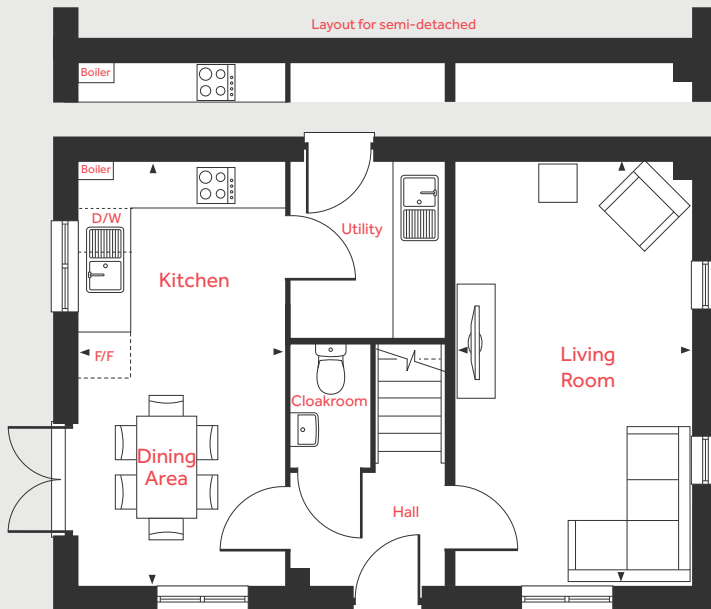
## 3 bedroom home

Homes 7, 14, 21, 29, 33, 49, 54, 58, 64, 75, 100, 107 & 124

### First Floor



### Ground Floor



#### Ground Floor

##### Living Room

5.59m x 3.11m 18'4" x 10'3"

##### Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

#### First Floor

##### Bedroom 1

3.36m x 3.19m 11'1" x 10'6"

##### Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

##### Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W	Space for wardrobe
F/F	Space for fridge freezer	◀ ▶	Measuring points

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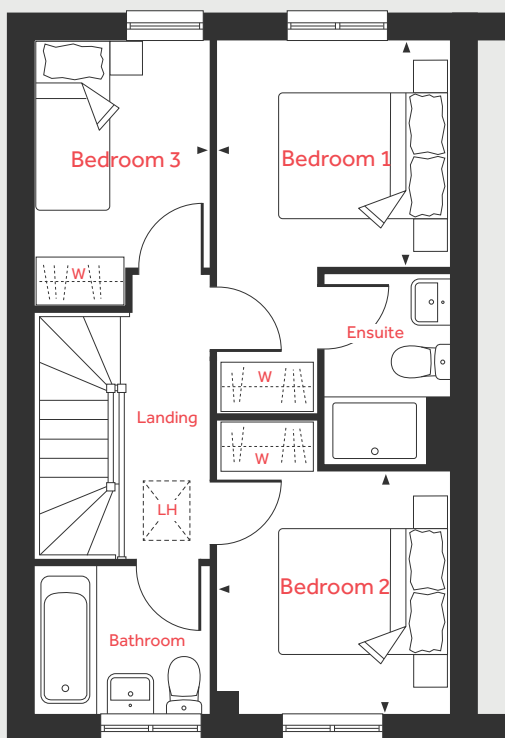
## The Eveleigh 3 bedroom home

Homes 13, 20, 28, 30, 31, 32, 50, 55, 99, 109, 110, 111, 120, 121, 122, 137, 138, 140 & 141

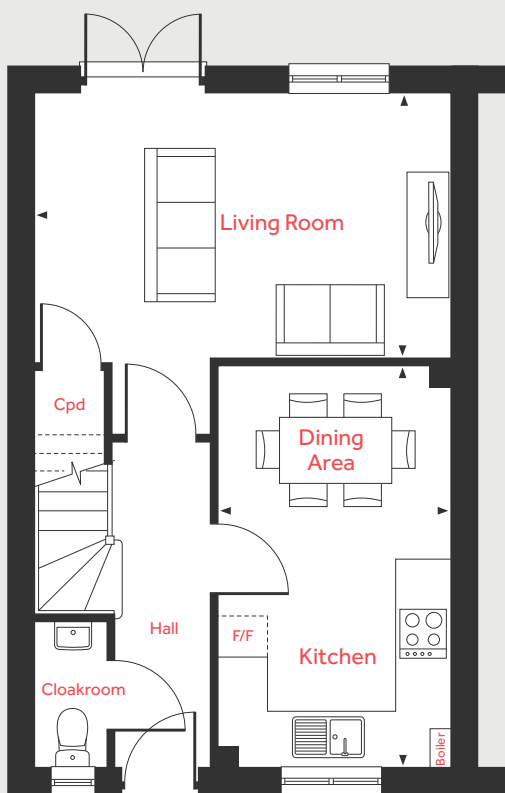
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## First Floor



## Ground Floor



# The Eveleigh

## 3 bedroom home

Homes 13, 20, 28, 30, 31, 32, 50, 55, 99, 109, 110, 111, 120, 121, 122, 137, 138, 140 & 141

### Ground Floor

#### Living Room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

#### Bedroom 1

2.78m x 2.72m 9'2" x 8'11"

#### Bedroom 2

2.90m x 2.78m 9'6" x 9'2"

#### Bedroom 3

3.20m x 2.12m 10'6" x 7'0"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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## The Knightley 4 bedroom home

Homes 1, 5, 26, 61, 69, 72, 84, 113, 118, 129, 134 & 139

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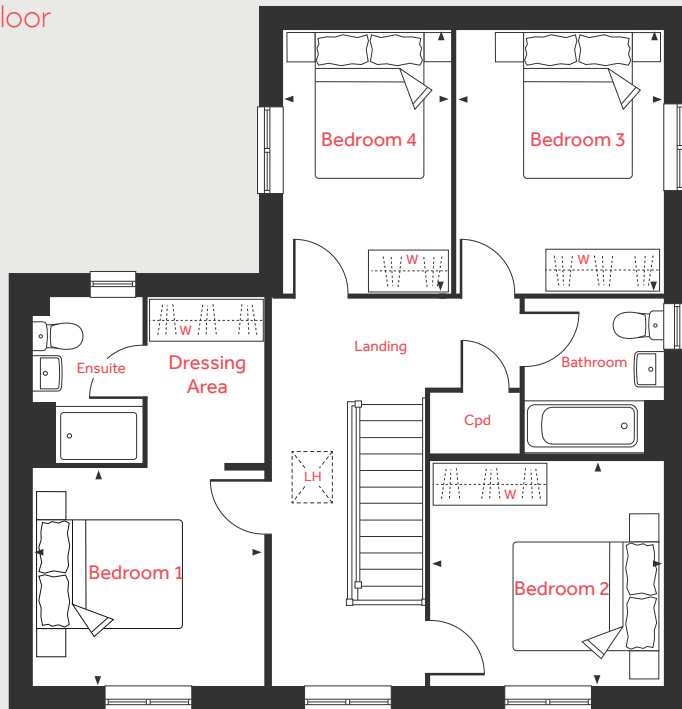


# The Knightley

## 4 bedroom home

Homes 1, 5, 26, 61, 69, 72, 84, 113, 118, 129, 134 & 139

First Floor



### Ground Floor

Living Room  
5.36m x 3.22m 17'7" x 10'7"

Kitchen  
3.20m x 2.80m 10'6" x 9'2"

Dining Area  
3.86m x 2.45m 12'8" x 8'1"

Family Room  
3.94m x 3.23m 12'11" x 10'7"

### First Floor

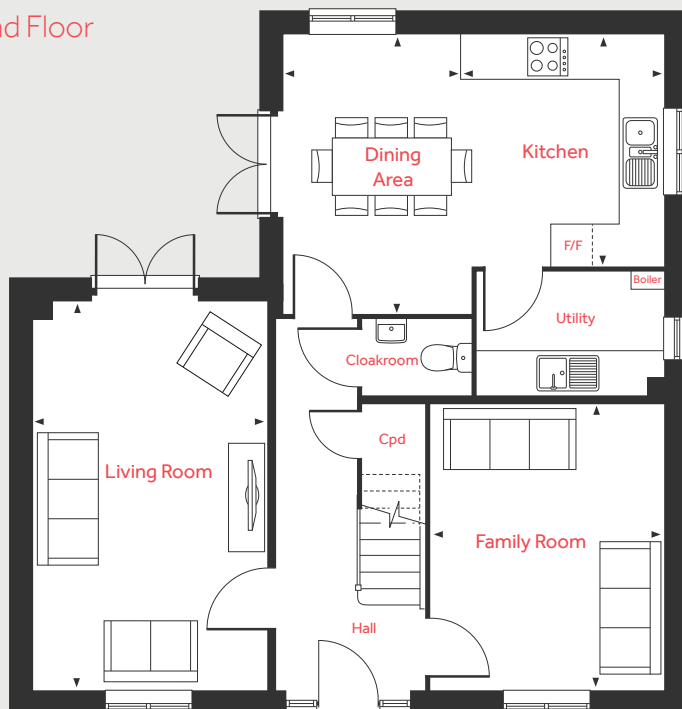
Bedroom 1  
3.20m x 3.00m 10'6" x 9'10"

Bedroom 2  
3.23m x 3.13m 10'7" x 10'3"

Bedroom 3  
3.64m x 2.87m 11'11" x 9'5"

Bedroom 4  
3.64m x 2.31m 11'11" x 7'7"

Ground Floor



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

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# The Mylne 4 bedroom home

Homes 2, 16, 19, 53, 59, 71 & 142

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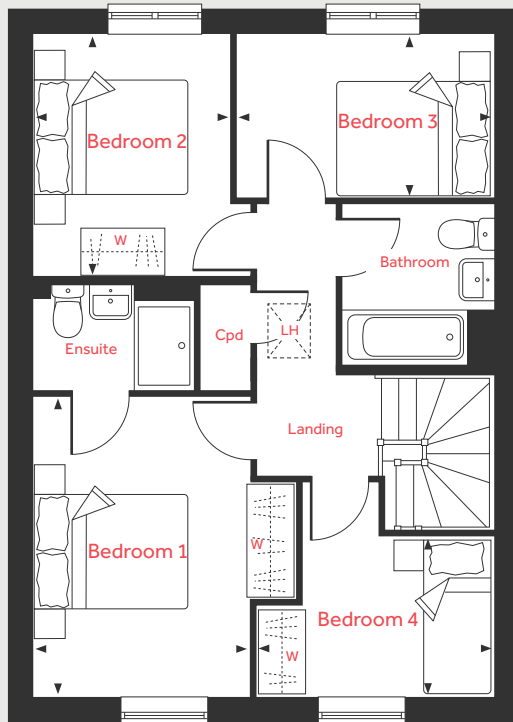


# The Mylne

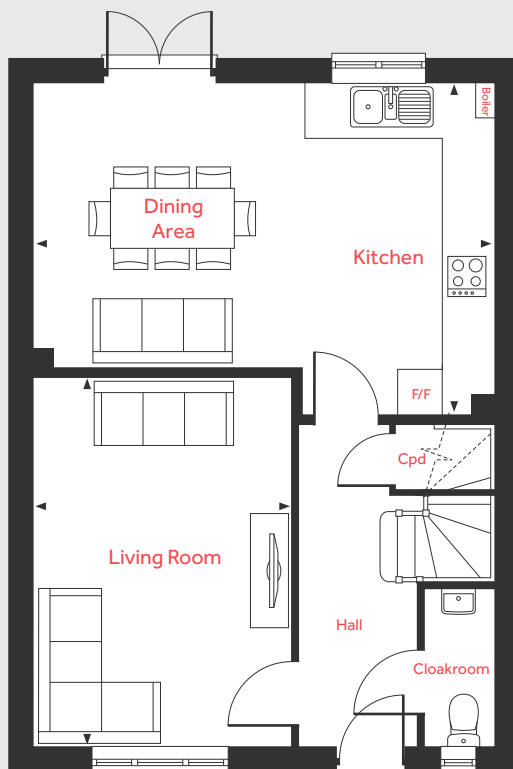
## 4 bedroom home

Homes 2, 16, 19, 53, 59, 71 & 142

### First Floor



### Ground Floor



### Ground Floor

#### Living Room

4.83m x 3.39m 15'10" x 11'2"

#### Kitchen/Dining Area

6.04m x 4.37m 19'10" x 14'4"

### First Floor

#### Bedroom 1

3.95m x 2.86m 13'0" x 9'5"

#### Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

#### Bedroom 3

3.39m x 2.21m 11'2" x 7'3"

#### Bedroom 4

3.10m x 2.11m 10'2" x 6'11"

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

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## The Grainger 4 bedroom home

Homes 6, 23, 60, 62, 63, 70, 73, 74, 108, 112, 119, 123, 132 & 133

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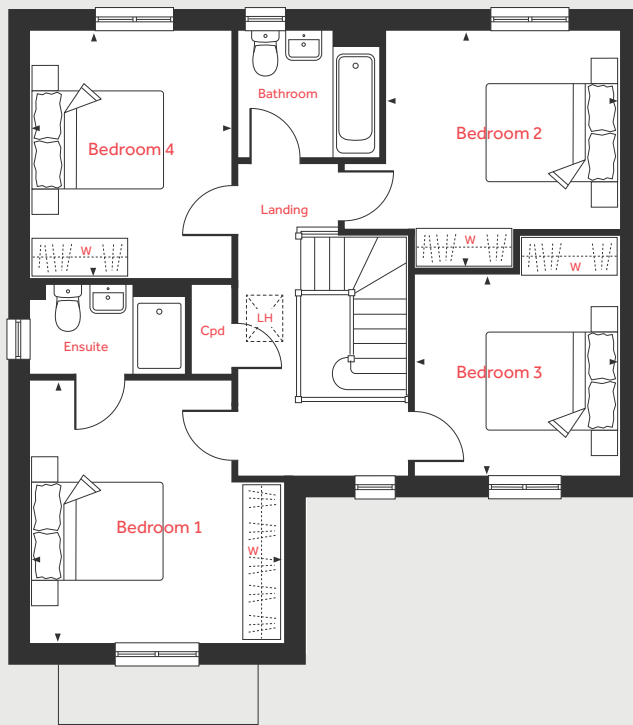
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# The Grainger

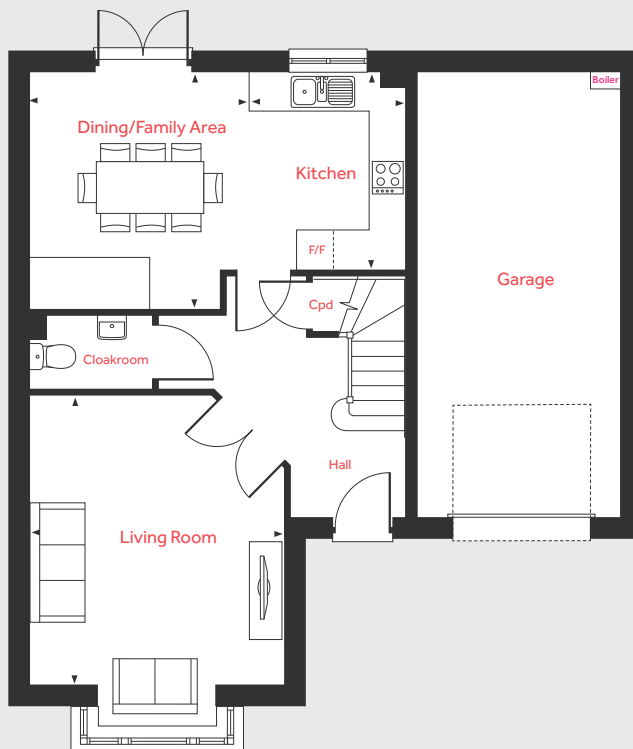
## 4 bedroom home

Homes 6, 23, 60, 62, 63, 70, 73, 74, 108, 112, 119, 123, 132 & 133

### First Floor



### Ground Floor



#### Ground Floor

##### Living Room

4.39m x 3.90m 14'5" x 12'10"

##### Kitchen

3.02m x 2.44m 9'11" x 8'0"

##### Dining/Family Area

3.62m x 3.36m 11'11" x 11'1"

#### First Floor

##### Bedroom 1

4.03m x 3.90m 13'3" x 12'10"

##### Bedroom 2

3.70m x 3.58m 12'2" x 11'9"

##### Bedroom 3

3.15m x 3.05m 10'4" x 10'0"

##### Bedroom 4

3.79m x 3.12m 12'5" x 10'3"

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

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# The Leverton 4 bedroom home

Homes 15, 18, 97, 98 & 114

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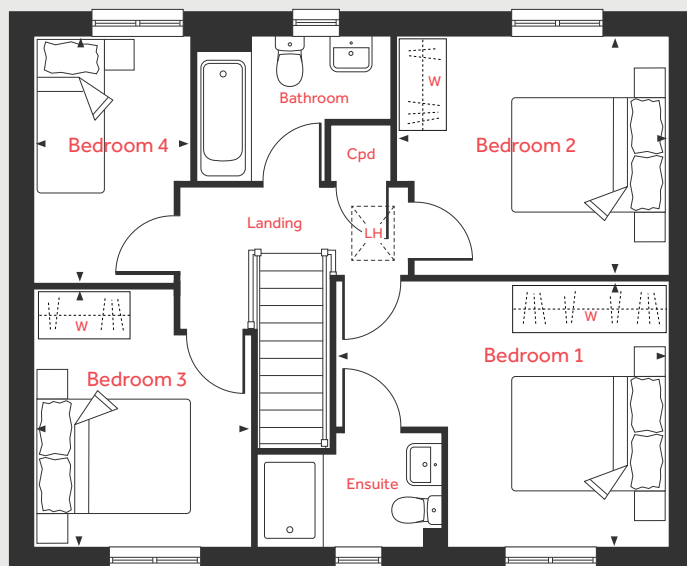
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# The Leverton

## 4 bedroom home

Homes 15, 18, 97, 98 & 114

### First Floor



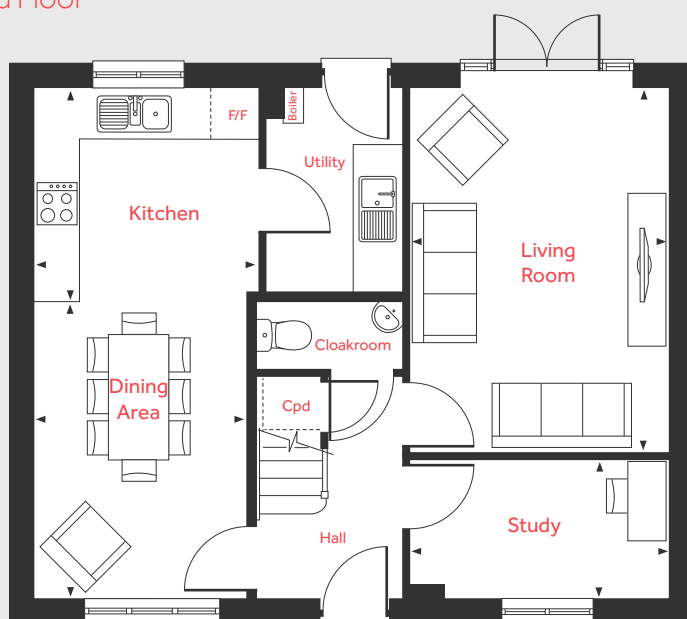
### Ground Floor

Living Room	4.81m x 3.39m	15'10" x 11'2"
Kitchen	2.99m x 2.80m	9'10" x 9'2"
Dining Area	3.91m x 2.80m	12'10" x 9'3"
Study	3.39m x 1.82m	11'2" x 6'0"

### First Floor

Bedroom 1	4.40m x 3.49m	14'6" x 11'5"
Bedroom 2	3.59m x 3.15m	11'10" x 10'4"
Bedroom 3	3.38m x 2.88m	11'1" x 9'6"
Bedroom 4	3.26m x 2.08m	10'8" x 6'10"

### Ground Floor



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

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# The Pembroke 4 bedroom home

Homes 17, 22, 27, 56, 57, 83, 85, 86, 116, 117 & 130

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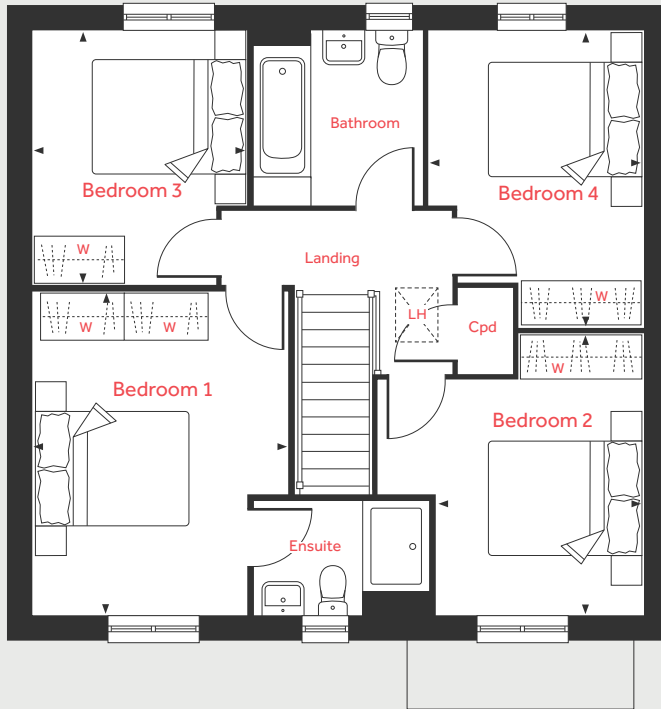
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# The Pembroke

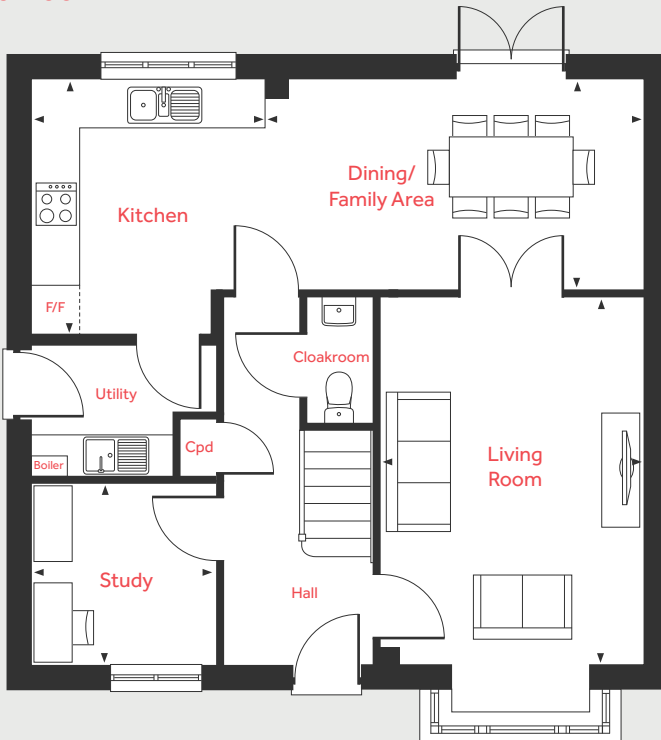
## 4 bedroom home

Homes 17, 22, 27, 56, 57, 83, 85, 86, 116, 117 & 130

### First Floor



### Ground Floor



### Ground Floor

#### Living Room

4.83m x 3.50m 15'10" x 11'6"

#### Kitchen

3.34m x 3.05m 11'0" x 10'0"

#### Dining/Family Area

5.01m x 2.74m 16'6" x 9'0"

#### Study

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

### First Floor

#### Bedroom 1

4.29m x 2.87m 14'1" x 9'5"

#### Bedroom 2

3.72m x 2.75m 12'3" x 9'0"

#### Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

#### Bedroom 4

3.92m x 2.82m 12'11" x 9'3"

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

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# The Cottingham 4 bedroom home

Home 82

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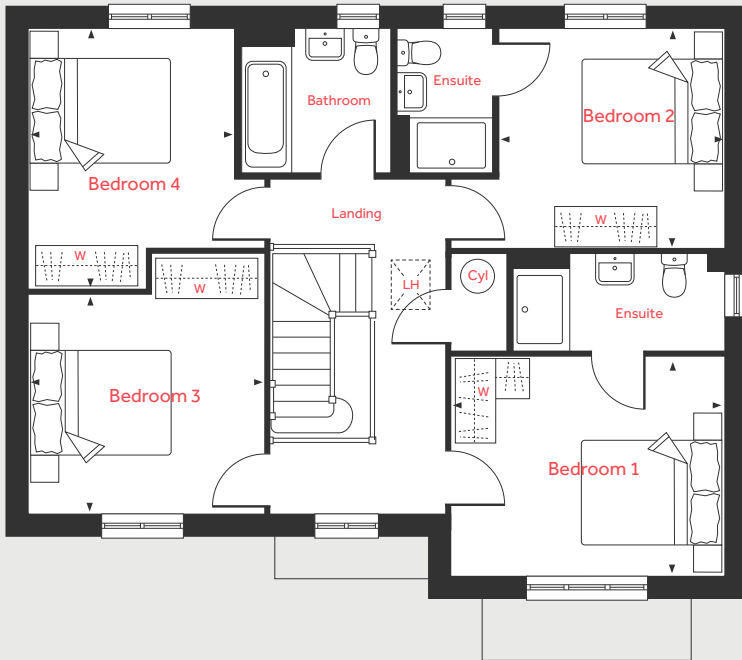


# The Cottingham

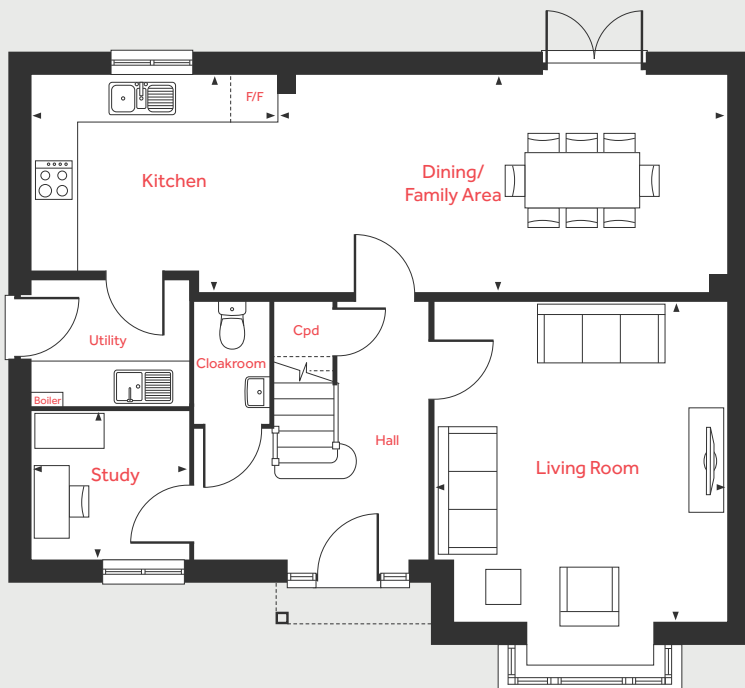
## 4 bedroom home

Home 82

### First Floor



### Ground Floor



#### Ground Floor

##### Living Room

4.60m x 4.20m 15'1" x 13'9"

##### Kitchen

3.44m x 2.70m 11'4" x 9'1"

##### Dining/Family Area

6.53m x 3.09m 21'5" x 10'2"

##### Study

2.24m x 2.11m 7'4" x 6'11"

#### First Floor

##### Bedroom 1

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

##### Bedroom 2

3.23m x 3.14m 10'8" x 10'4"

##### Bedroom 3

3.39m x 3.13m 11'2" x 10'3"

##### Bedroom 4

3.73m x 2.93m 12'3" x 9'7"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	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. December 2020.

# Linden

## HOMES





# The Nash 5 bedroom home

Homes 115, 131 & 143

Oak Farm Meadow

Stowupland IP14 4AB | 01449 424 672

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

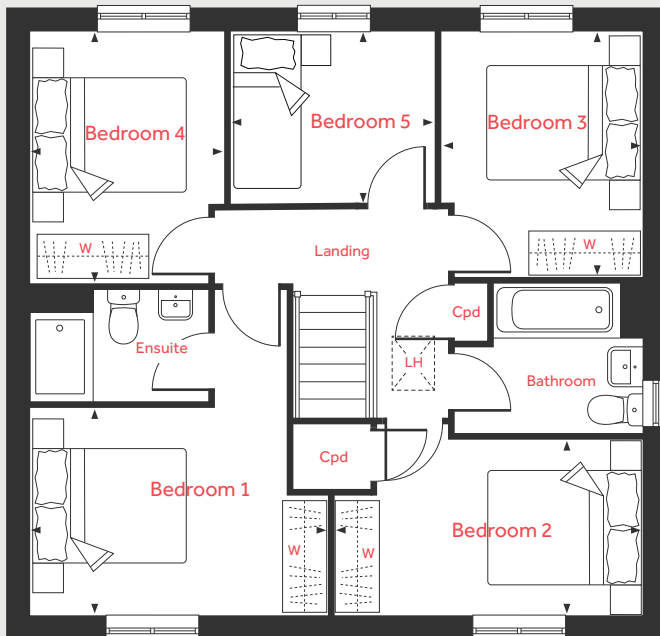
**Linden**  
HOMES

# The Nash

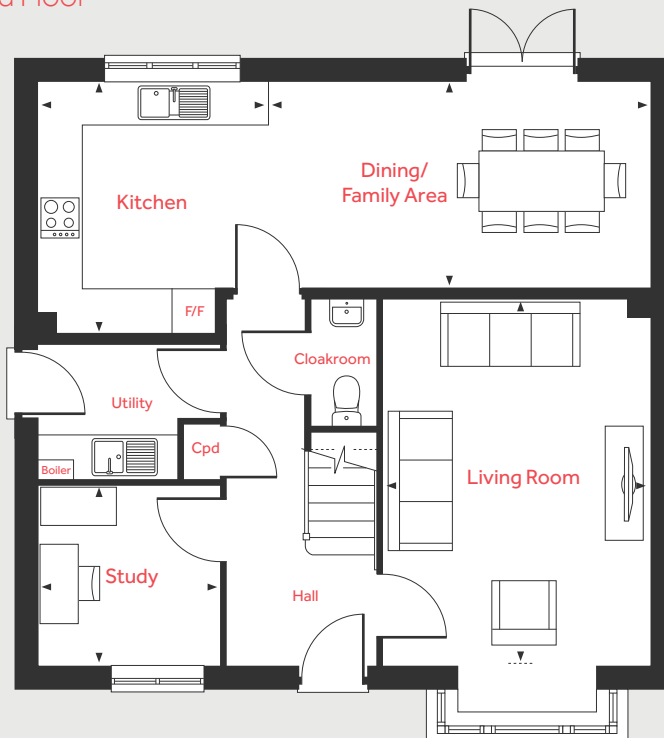
## 5 bedroom home

Homes 115, 131 & 143

### First Floor



### Ground Floor



#### Ground Floor

##### Living Room

4.83m x 3.50m 15'10" x 11'6"

##### Kitchen

3.34m x 3.05m 11'0" x 10'0"

##### Dining/Family Area

5.01m x 2.74m 16'6" x 9'0"

##### Study

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

#### First Floor

##### Bedroom 1

3.95m x 2.72m 13'0" x 8'11"

##### Bedroom 2

4.03m x 2.30m 13'3" x 7'7"

##### Bedroom 3

3.29m x 2.62m 10'10" x 8'7"

##### Bedroom 4

3.35m x 2.58m 11'0" x 8'6"

##### Bedroom 5

2.71m x 2.31m 8'11" x 7'7"

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

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## HOMES