

Mill Brook Green

Axminster



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Mill Brook Green

Axminster

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Welcome to Mill Brook Green

This attractive new development is in a great location on the edge of the charming Devon market town of Axminster and just 6 miles from the beautiful Jurassic coast.

The charming town centre with its old-fashioned shop fronts offers a range of independent shops, pubs, restaurants and cafes including the popular River Cottage Canteen and Deli, run by celebrity chef Hugh Fearnley-Whittingstall.

Tesco and Co-op stores are both located in the town and each week a delightful Country Market takes place in the town centre offering an array of local produce, gifts and more. You really can find everything you need in this gem of a Devon town!

Axminster has a community hospital, medical practice and dental practice all a short walk or drive from Mill Brook Green. Nearby, community sports facilities, a supermarket and train station can be found also.

This location really does offer everything, whether you know the area well or are making the move from further afield, you are sure to settle in quickly, as everything is on your doorstep!

From Mill Brook Green, there are a number of scenic walking routes and the world-famous Jurassic Coast is only 6 miles away meaning not only can you enjoy the beautiful surrounding countryside, you can soak up the truly spectacular coastal views as well.

Mill Brook Green can be found just off the A358 that leads south to Axmouth and the coastal resort of Seaton and to the A35, the major trunk road serving the area. The A35 links the town to the M5 and Exeter to the west and to Dorset and its county town of Dorchester in the east.

Axminster railway station runs services to Exeter and on to London's Waterloo, meaning you can make the escape to the country but with easy access to the city when you need it for work or to visit family.

Axminster offers bus routes to Taunton, Exeter and to Lyme Regis for a trip to the beach! Exeter International Airport is 24 miles away.

Nearby Honiton, 11 miles away, is another popular Devon market town providing further variety with antiques, crafts and food shops. For city-lovers Exeter is just less than 30 miles away with its Princesshay and Guildhall shopping centres both offering excellent ranges of retail outlets. One-off boutiques and specialist shops can be found in the Castle and West Quarter.

So, if you're looking for a new home in a location that has it all, your search ends here!

Mill Brook Green Axminster

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.

4 bedroom home

- The Roman
- The Buckland
- The Mynster
- The Pembroke
- The Mylne

3 bedroom home

- The Eveleigh
- The Emmett
- The Mountford
- The Beckett

2 bedroom home

- The Ashbee
- The Harcourt

1 bedroom apartment

- The Weycroft

bcp bin collection point

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.



Existing residential development

Employment Land

Existing residential development



The Ashbee

2 bedroom home

Mill Brook Green

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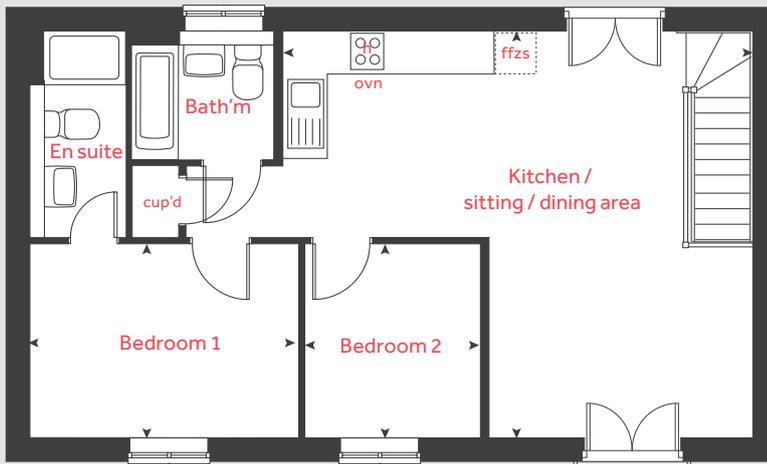
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The Ashbee

2 bedroom home

First floor



First floor

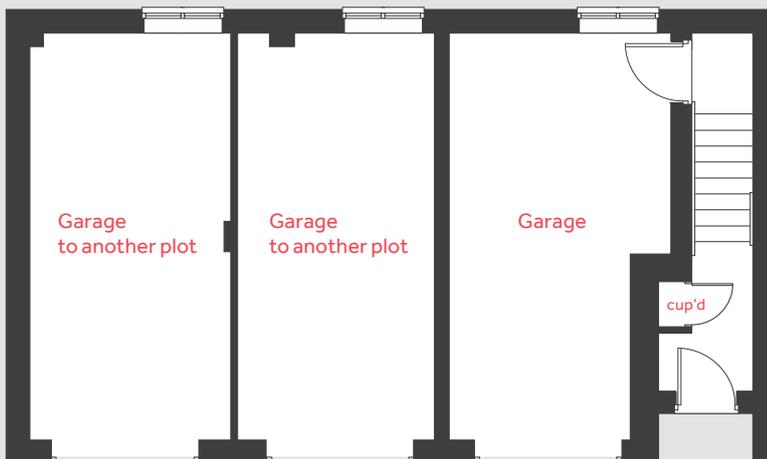
Kitchen / sitting / dining area
6.93m x 6.04m 22' 8" x 19' 9"

Bedroom 1
3.97m x 2.90m 13' 1" x 9' 6"

Bedroom 2
2.90m x 2.58m 9' 6" x 8' 6"

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

Ground floor



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The Harcourt

2 bedroom home

Mill Brook Green

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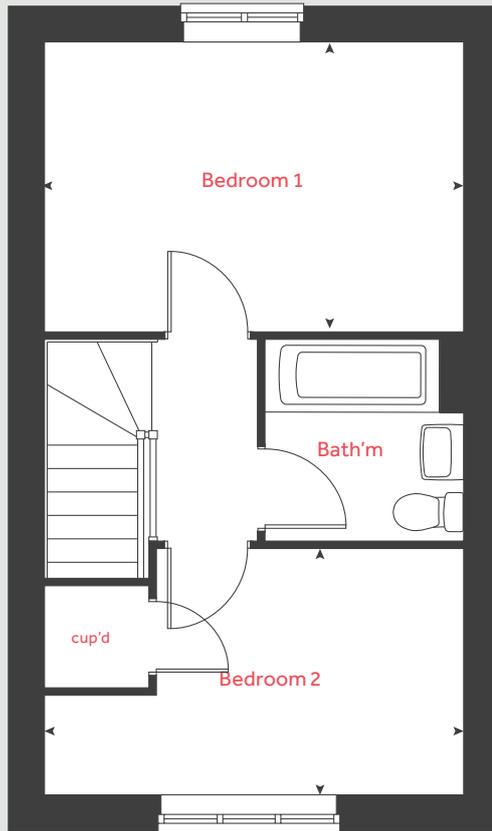
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The Harcourt

2 bedroom home

First floor



Ground floor

Kitchen
2.94m x 2.01m 9' 9" x 6' 7"

Dining area
2.01m x 1.59m 6' 7" x 5' 3"

Living room
4.08m x 2.75m 13' 5" x 9' 1"

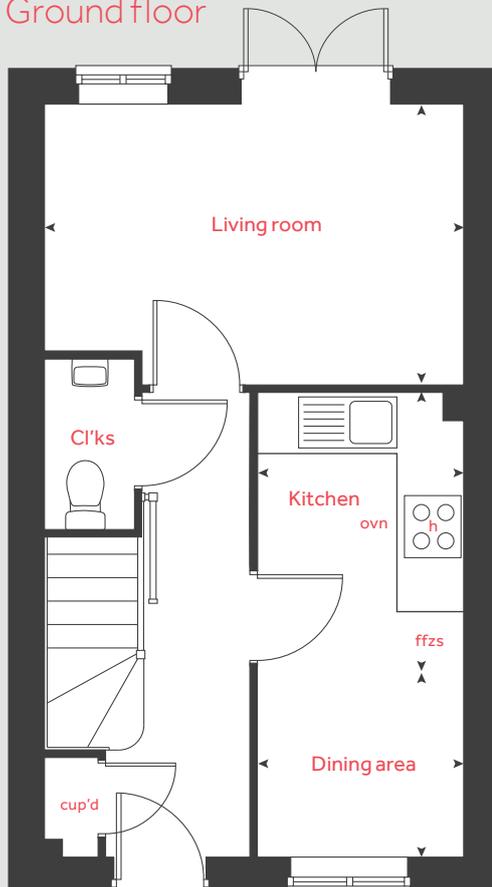
First floor

Bedroom 1
4.08m x 2.84m 13' 5" x 9' 4"

Bedroom 2
4.08m x 2.41m 13' 5" x 7' 11"

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

Ground floor



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The Emmett

3 bedroom home

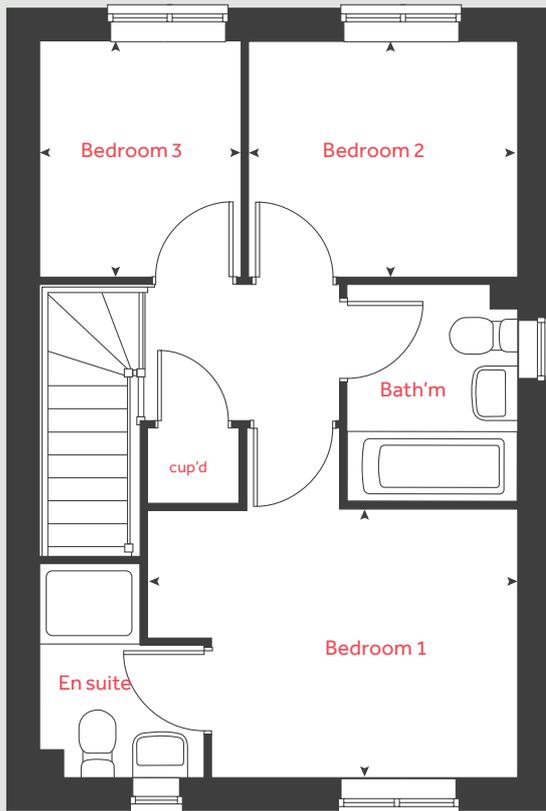
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First floor



The Emmett

3 bedroom home

Ground floor

Kitchen / dining room
4.75m x 2.96m 15' 7" x 9' 9"

Living room
4.35m x 3.78m 14' 4" x 12' 5"

First floor

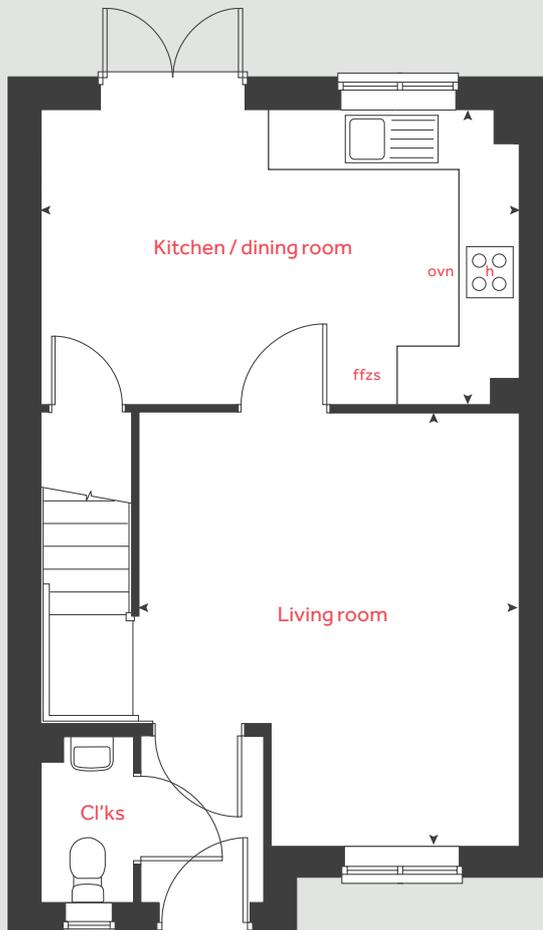
Bedroom 1
3.68m x 2.69m 12' 1" x 8' 10"

Bedroom 2
2.68m x 2.37m 8' 9" x 7' 9"

Bedroom 3
2.37m x 2.00m 7' 9" x 6' 7"

h hob cup'd cupboard
ovn oven measuring points
ffzs fridge freezer space

Ground floor



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The Eveleigh

3 bedroom home

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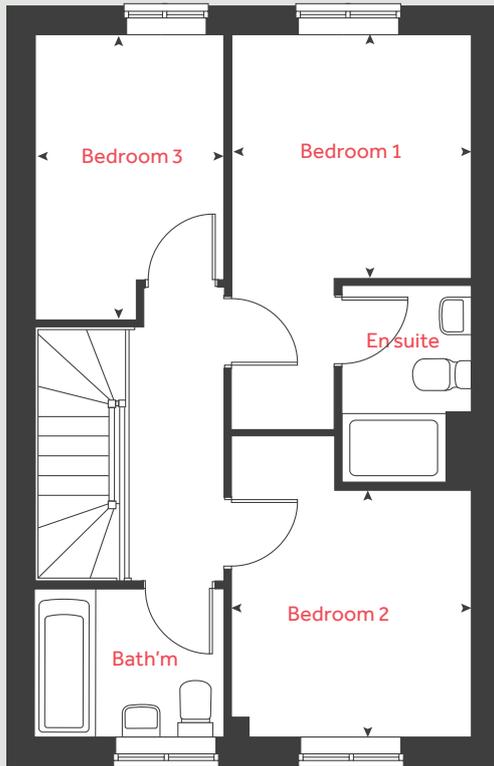
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The Eveleigh

3 bedroom home

First floor



Ground floor

Kitchen / dining area

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

Living room

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

First floor

Bedroom 1

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

Bedroom 2

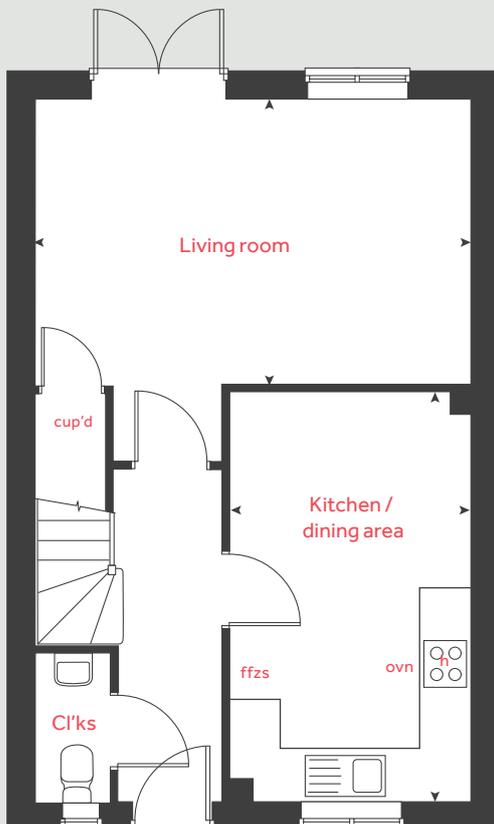
2.90m x 2.78m 9' 6" x 9' 2"

Bedroom 3

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

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

Ground floor



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The Mountford

3 bedroom home

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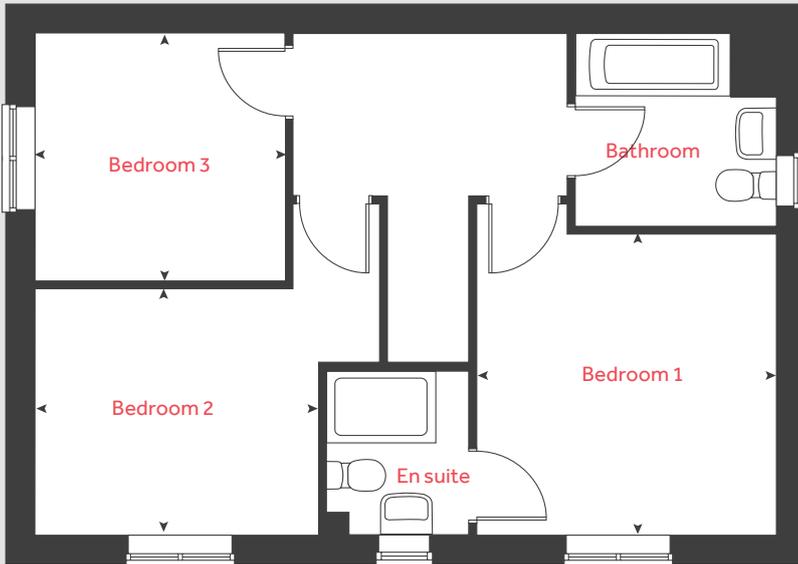
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The Mountford

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.70m 18' 4" x 8' 10"

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

First floor

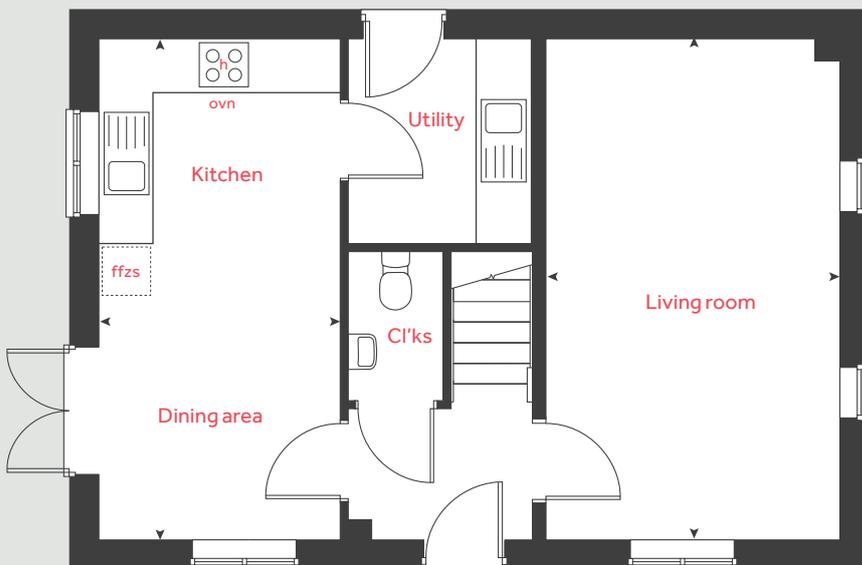
Bedroom 1
3.36m x 3.19m 11' 1" x 10' 6"

Bedroom 2
3.15m x 2.75m 10' 4" x 9' 0"

Bedroom 3
2.76m x 2.76m 9' 1" x 9' 1"

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

Ground floor



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The Becket

3 bedroom home

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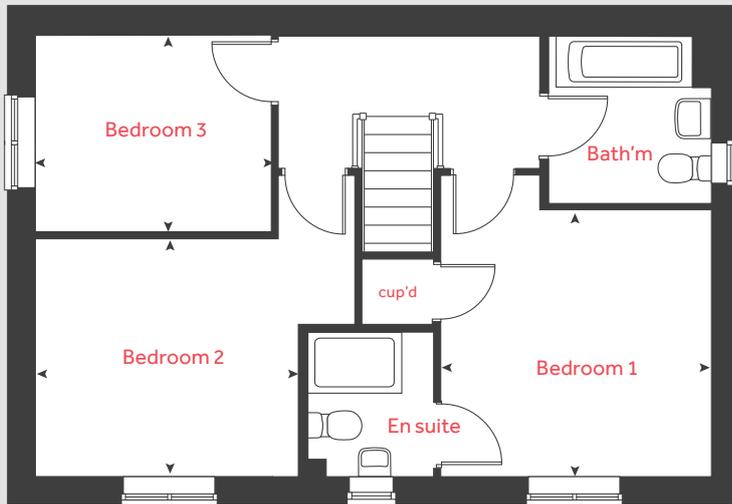
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.94m 18' 4" x 9' 8"

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

First floor

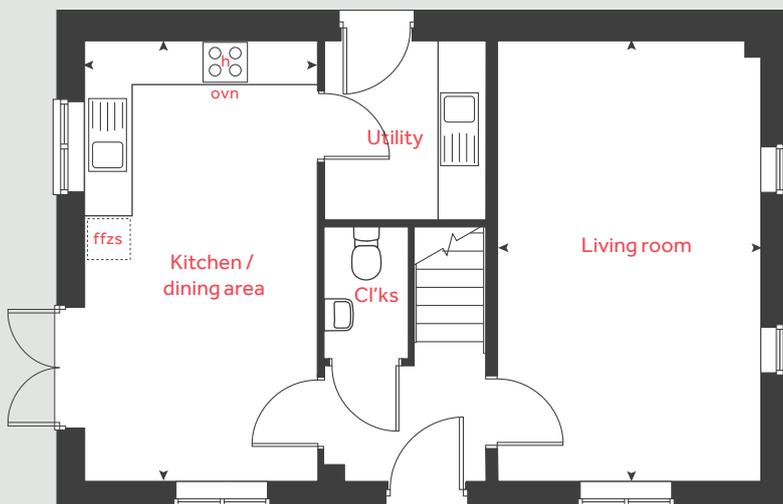
Bedroom 1
3.41m x 3.36m 11' 2" x 11' 1"

Bedroom 2
3.34m x 3.00m 10' 11" x 9' 10"

Bedroom 3
2.99m x 2.51m 9' 10" x 8' 3"

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

Ground floor



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The Buckland

4 bedroom home

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The Mylne

4 bedroom home

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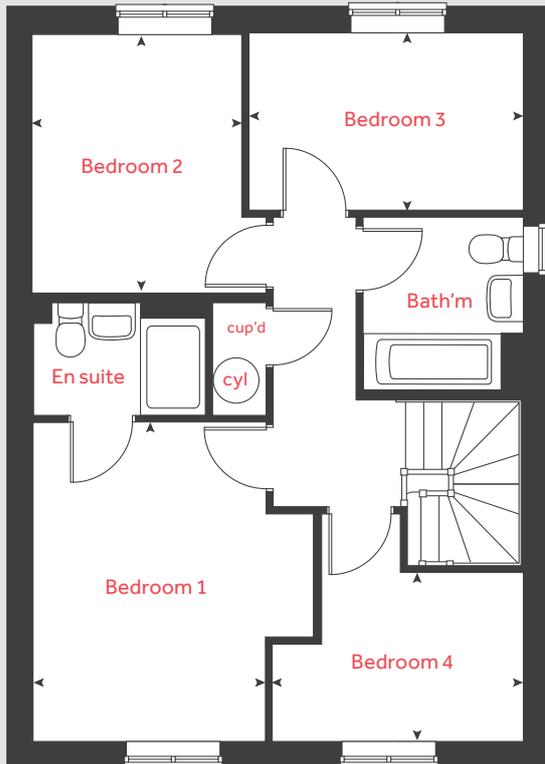
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining / family area

6.04m x 3.75m 19' 10" x 12' 4"

Living room

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

First floor

Bedroom 1

3.93m x 2.86m 12' 11" x 9' 5"

Bedroom 2

3.20m x 2.56m 10' 6" x 8' 5"

Bedroom 3

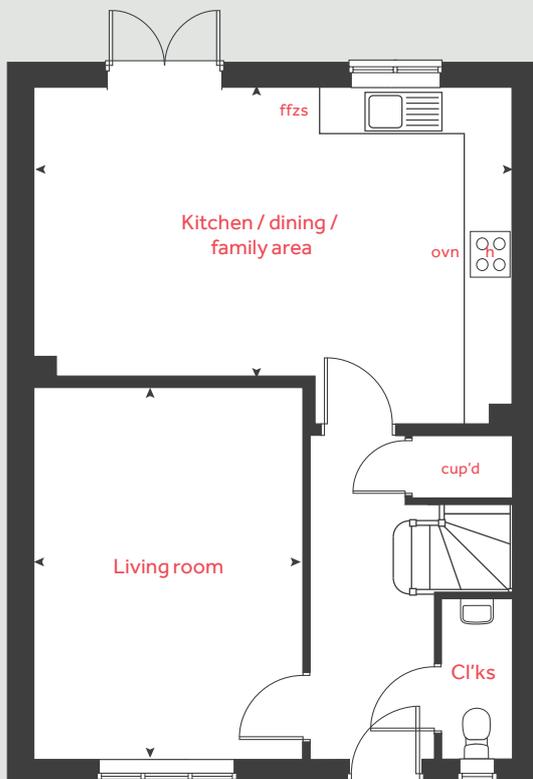
3.39m x 2.20m 11' 2" x 7' 3"

Bedroom 4

3.10m x 2.10m 10' 2" x 6' 11"

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

Ground floor



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The Mynster

4 bedroom home

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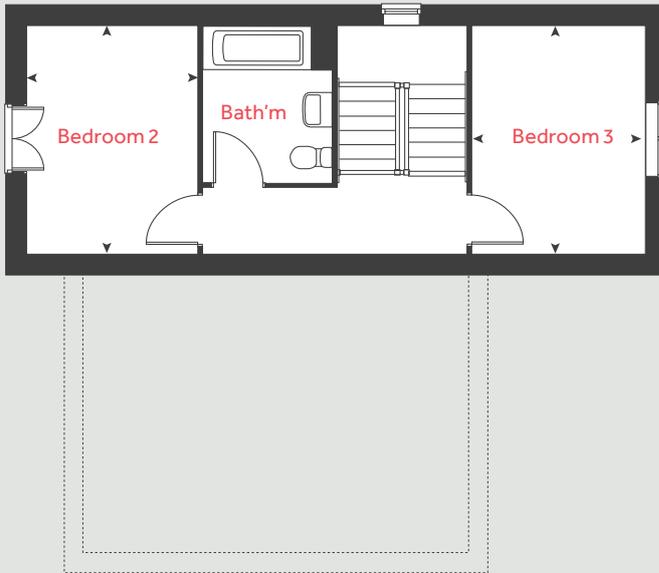
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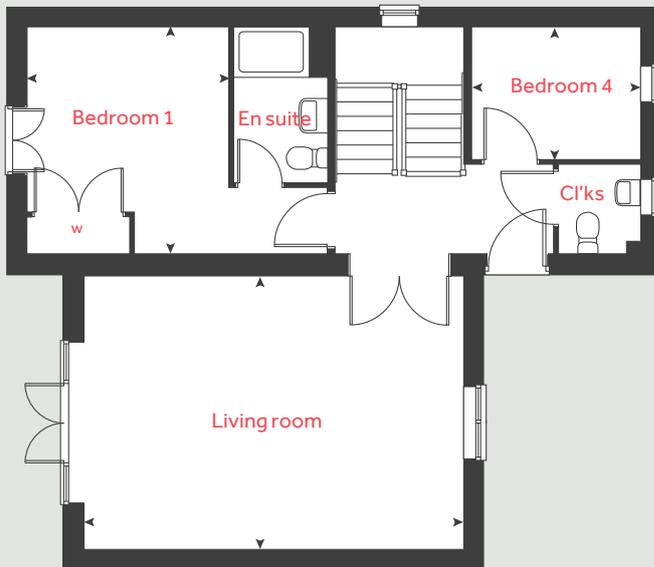
The Mynster

4 bedroom home

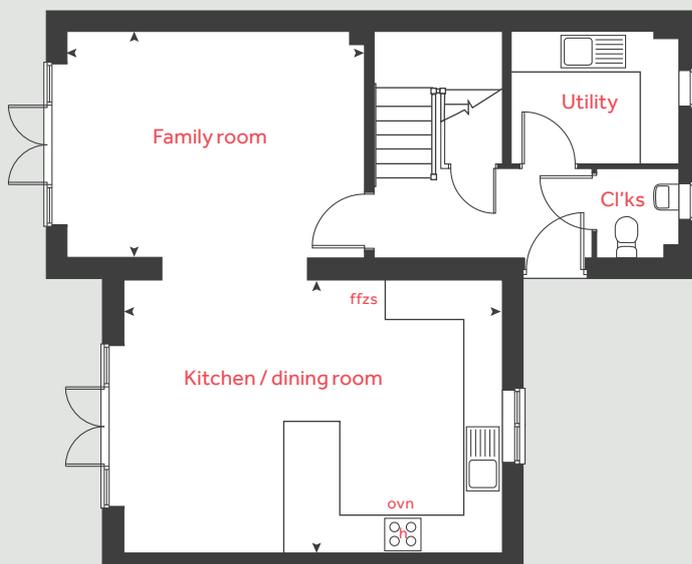
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining room
5.96m x 4.32m 19' 7" x 14' 2"

Family room
4.68m x 3.59m 15' 5" x 11' 9"

First floor

Bedroom 1
3.59m x 3.16m 11' 9" x 10' 5"

Bedroom 4
2.66m x 2.10m 8' 9" x 6' 11"

Living room
5.96m x 4.32m 19' 7" x 14' 2"

Second floor

Bedroom 3
3.59m x 2.70m 11' 9" x 8' 11"

Bedroom 2
3.59m x 2.66m 11' 9" x 8' 9"

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

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The Pembroke

4 bedroom home

Mill Brook Green

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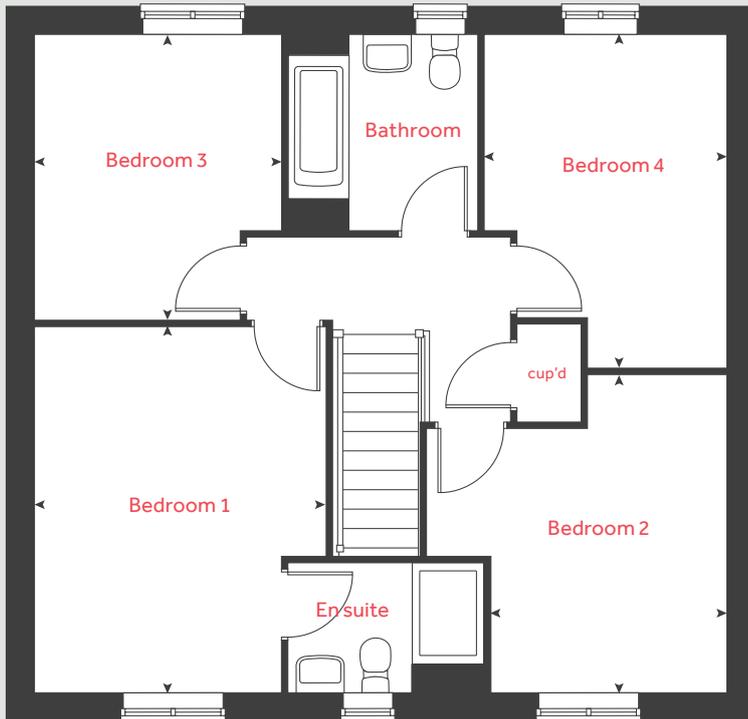
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The Pembroke

4 bedroom home

First floor



Ground floor

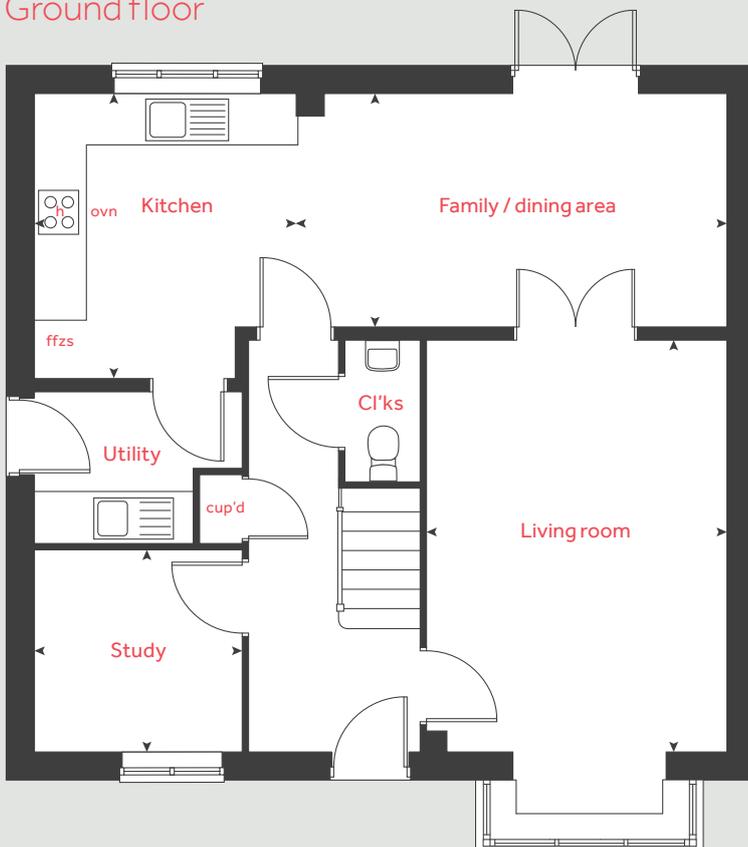
Kitchen	3.35m x 3.05m	11' 0" x 10' 0"
Living room	4.83m x 3.50m	15' 10" x 11' 6"
Family / dining area	5.02m x 2.75m	16' 6" x 9' 0"
Study	2.42m x 2.37m	7' 11" x 7' 9"

First floor

Bedroom 1	4.30m x 3.40m	14' 1" x 11' 2"
Bedroom 2	3.72m x 2.75m	12' 3" x 9' 0"
Bedroom 3	3.35m x 2.87m	11' 0" x 9' 5"
Bedroom 4	3.92m x 2.82m	12' 11" x 9' 3"

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

Ground floor



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The Roman

4 bedroom home

Mill Brook Green

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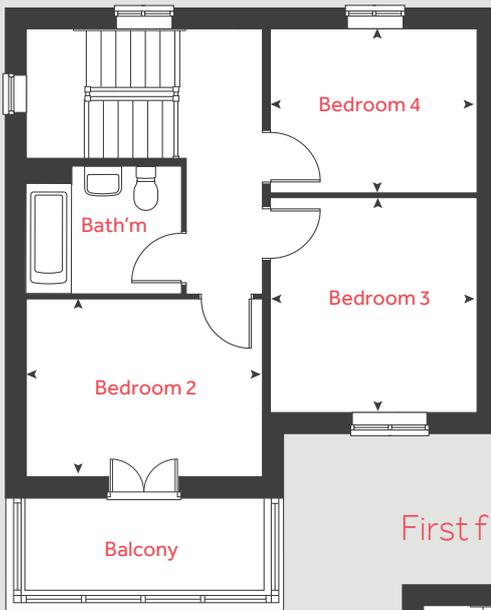
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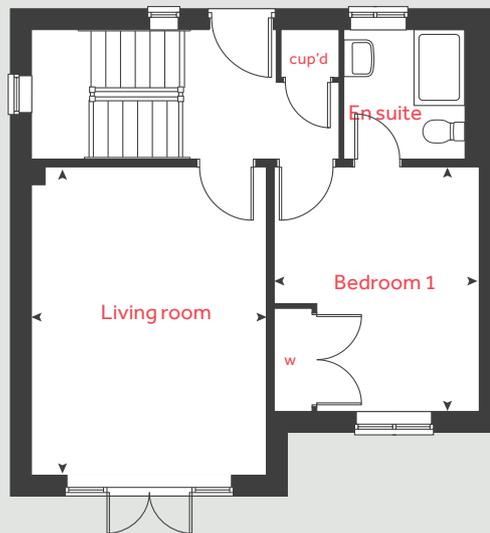
The Roman

4 bedroom home

Second floor



First floor



Ground floor

Kitchen / family / dining area
6.94m x 6.61m 22' 9" x 21' 8"

First floor

Living room
4.81m x 3.64m 15' 10" x 11' 11"

Bedroom 1
3.82m x 3.17m 12' 6" x 10' 5"

Second floor

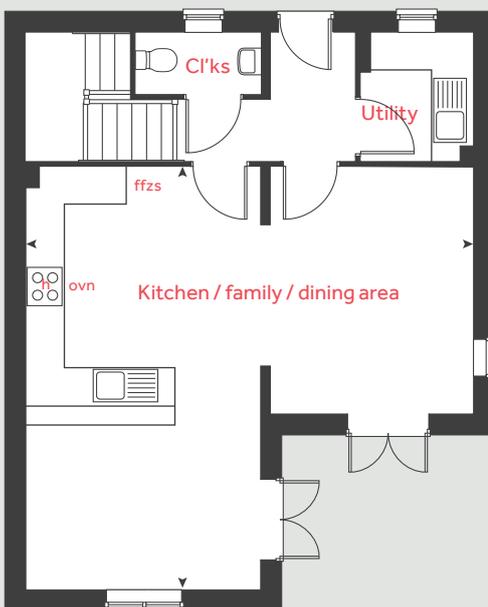
Bedroom 2
3.64m x 2.76m 11' 11" x 9' 1"

Bedroom 3
3.34m x 3.19m 11' 0" x 10' 6"

Bedroom 4
3.19m x 2.55m 10' 6" x 8' 4"

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

Ground floor



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Mill Brook Green

Axminster

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.



Kitchen

	1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Moores fitted kitchen with laminate worktop	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single and a half 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 double under oven, with stainless steel splashback and integrated silver hood				■
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood (where detached)				■ ■ ■ ■ ■
Track light fitting	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Fridge / freezer space	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Integrated (Indesit) 70 / 30 fridge freezer (where detached)				■ ■ ■ ■ ■
Space for integrated dishwasher with plumbing and electrics		■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility			■ ■	■ ■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■

Bathrooms and en suite(s)

	1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Ideal Standard contemporary white Tempo Arc sanitary ware suite	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Ideal Standard 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, half-height over bath, and full-height to shower cubicle)*	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
White batten light holder	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Radiator in bathroom / en suite	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■

Doors and Windows

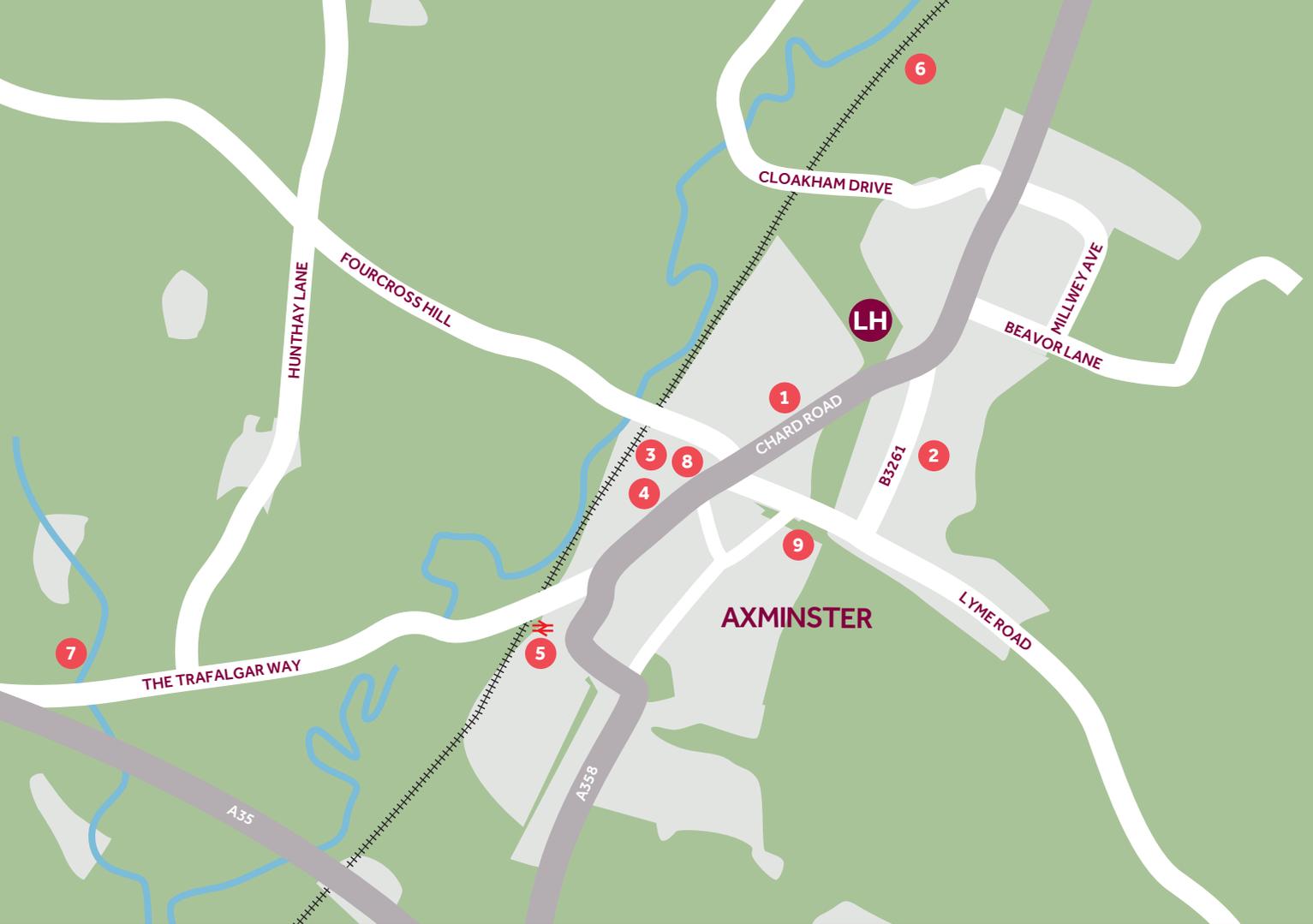
	1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Front door with multi-point security locking system and security chain	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Front door number - chrome plated door numeral	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
PVCu double glazing to windows	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Double glazed PVCu French doors		■	■ ■ ■ ■	■ ■ ■ ■ ■
Internal doors to be 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

	1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
White painted walls and smooth white ceilings	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Multi-media point in living room	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
TV point to lounge and family room (where applicable)	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Master telephone socket (plus to study where shown)	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
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 Operated Doorbell (Push), Satin Chrome finish		■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
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)		■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Outside tap		■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
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/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

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



Around the local neighbourhood

- | | | |
|--|--|--|
| <p>1 Axminster Hospital
01297 630400</p> | <p>2 Axminster Community
Primary School
01297 33005</p> | <p>3 Tesco Superstore
0345 677 9019</p> |
| <p>4 Axminster Guildhall
01297 33333</p> | <p>5 Axminster Train Station
0345 6000 650</p> | <p>6 Axminster Town
Football Club
07795 217160</p> |
| <p>7 Axe Valley Wildlife Park
01297 34472</p> | <p>8 Axminster Post Office
01297 631190</p> | <p>9 Coombefield
Veterinary Hospital
01297 630500</p> |

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

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