



Coppice View Development layout

- The Aspen
4 bedroom home
 - The Hornbeam
4 bedroom home
 - The Maple
4 bedroom home
 - The Maple Variant
4 bedroom home
 - The Willow
4 bedroom home
 - The Beech
3 bedroom home
 - The Elm
4 bedroom home
 - The Glade
3 bedroom home
 - The Hazel
3 bedroom home
 - The Oakwood
3 bedroom home
 - The Pine
3 bedroom home
 - The Coach House
2 bedroom home
 - Arbor Court
1 & 2 bedroom apartments
- *Affordable housing

- ▽ Embankment Slope
- BS Bin Store Area
- CS Cycle Store Area
- ▶ Garage Entrance
- v Visitors Parking Space



Shinfield Meadows

Hyde End Road, Reading, RG2 9EP

A collection of 1 & 2 bedroom apartments
and 2, 3 & 4 bedroom homes

01189 111 746

Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, social/affordable housing, commercial and retail space, play areas and public open spaces, may change. Please ask your Sales Executive for specific details. LINC1051/December 2018.

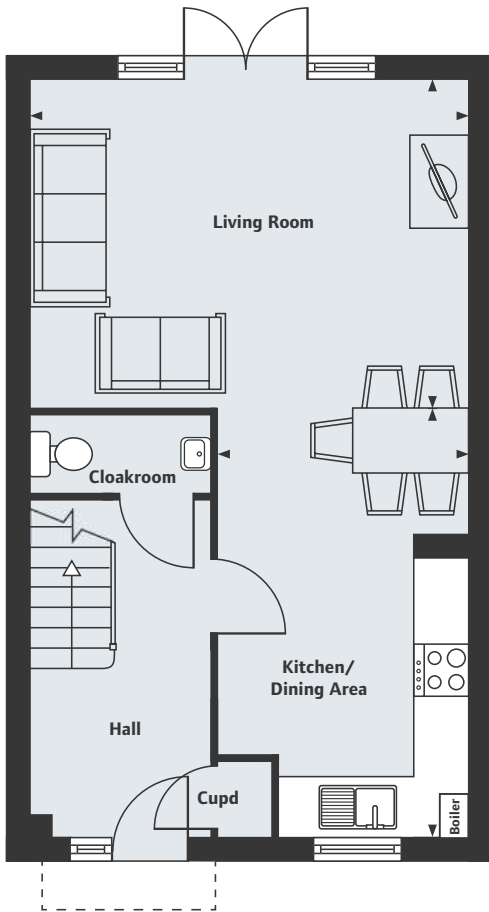




The Glade

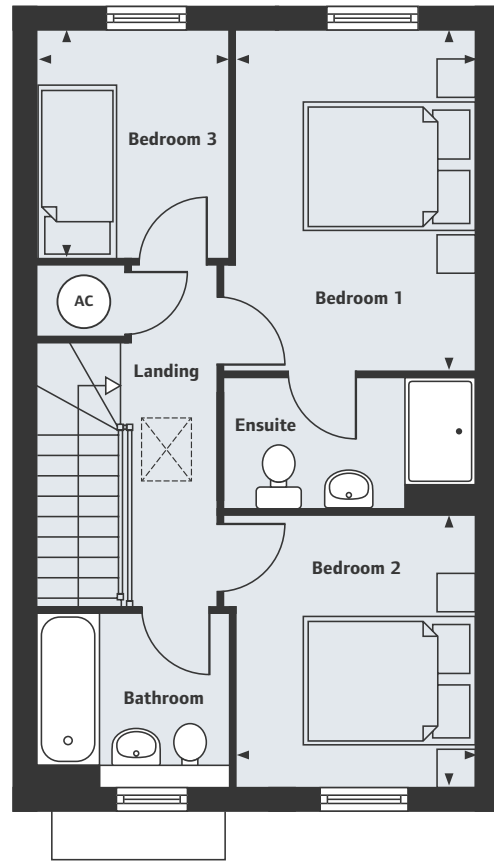
3 bedroom home

Homes 868, 869, 870 & 871*



Ground Floor

Living Room	5.40m x 4.94m	17'9" x 16'2"
Kitchen/Dining Area	3.12m x 2.80m	10'3" x 9'2"



First Floor

Bedroom 1	3.86m x 2.71m	12'8" x 8'11"
Bedroom 2	3.07m x 2.71m	10'1" x 8'11"
Bedroom 3	2.57m x 2.15m	8'5" x 7'1"

AC Airing Cupboard

*Homes 869 & 871 are handed.

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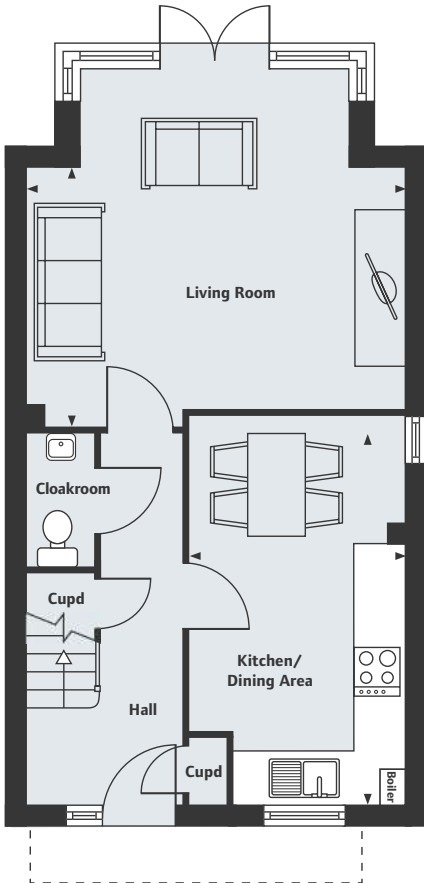


The Elm

4 bedroom home

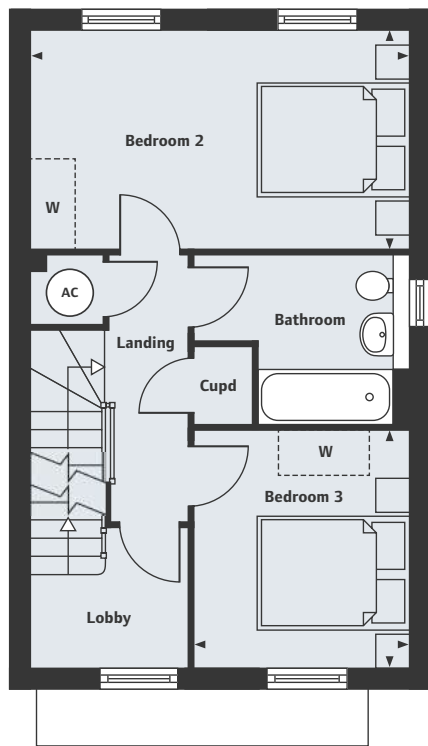


Homes 824, 825; 826, 827*, 835, 836*, 837, 838; 892*, 893*, 894*, 895* & 896



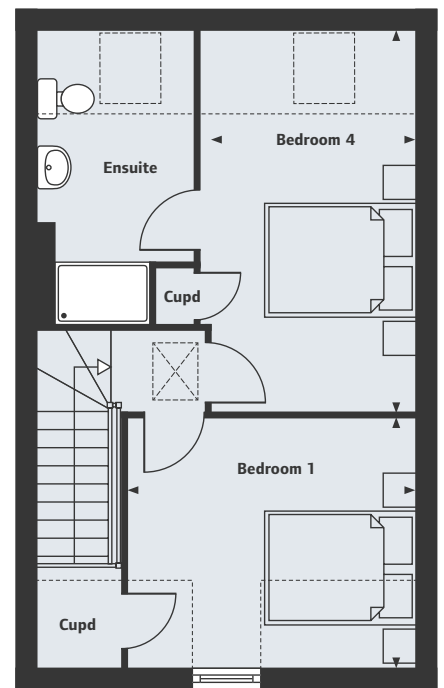
Ground Floor

Living Room	4.83m x 3.27m	15'10" x 10'9"
Kitchen/Dining Area	4.88m x 2.72m	16'0" x 8'11"



First Floor

Bedroom 2	4.83m x 2.75m	15'10" x 9'0"
Bedroom 3	3.02m x 2.74m	9'10" x 8'11"



Second Floor

Bedroom 1	3.86m x 3.15m	12'8" x 10'4"
Bedroom 4	4.84m x 2.90m	15'11" x 9'6"

W Space for Wardrobes
 AC Airing Cupboard
 ----- Reduced headroom

*Homes 825, 827, 836, 838, 892, 893, 894 & 895 are handed.
 †Window to homes 827, 835 & 892 only.

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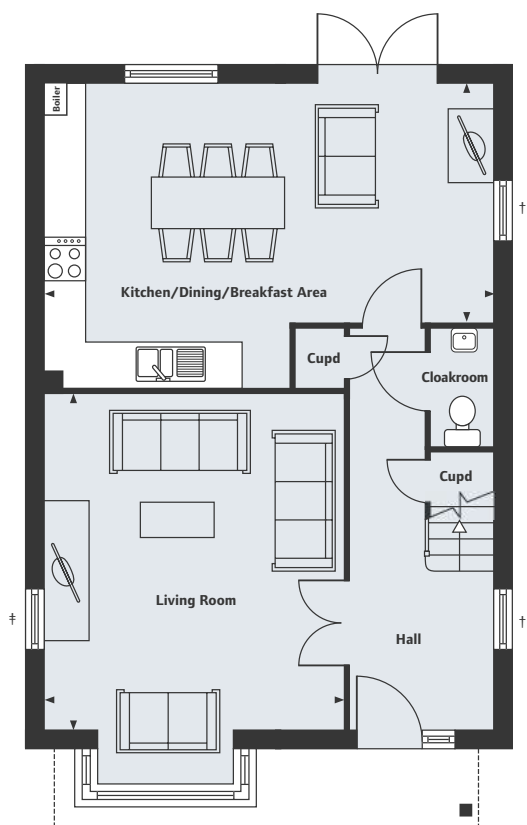


The Maple

4 bedroom home

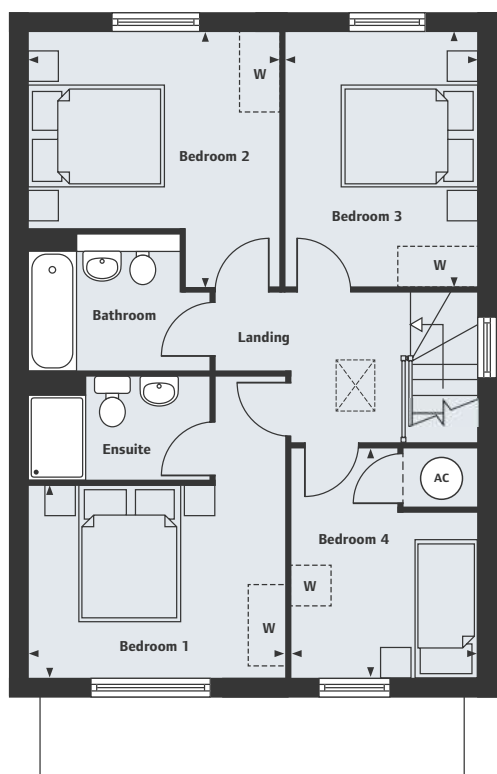


Homes 820, 829, 833, 834 & 858



Ground Floor

Living Room	4.72m x 4.23m	15'5" x 13'10"
Kitchen/Dining/Breakfast Area	6.38m x 4.32m	20'11" x 14'2"



First Floor

Bedroom 1	3.65m x 2.77m	11'11" x 9'1"
Bedroom 2	3.66m x 3.62m	12'0" x 11'11"
Bedroom 3	3.65m x 2.71m	12'0" x 8'11"
Bedroom 4	3.25m x 2.65m	10'7" x 8'8"

W Space for Wardrobes
AC Airing Cupboard

†Window to home 829 only. ‡Window to home 834 only.

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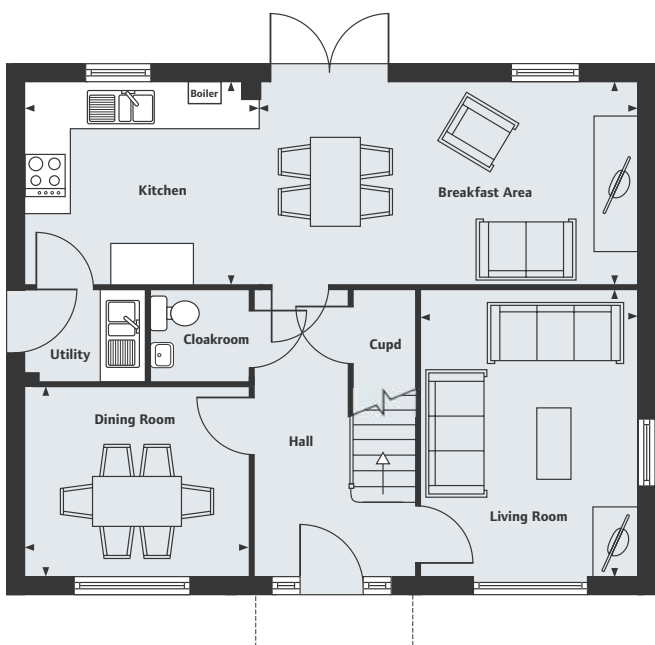


The Aspen

4 bedroom home

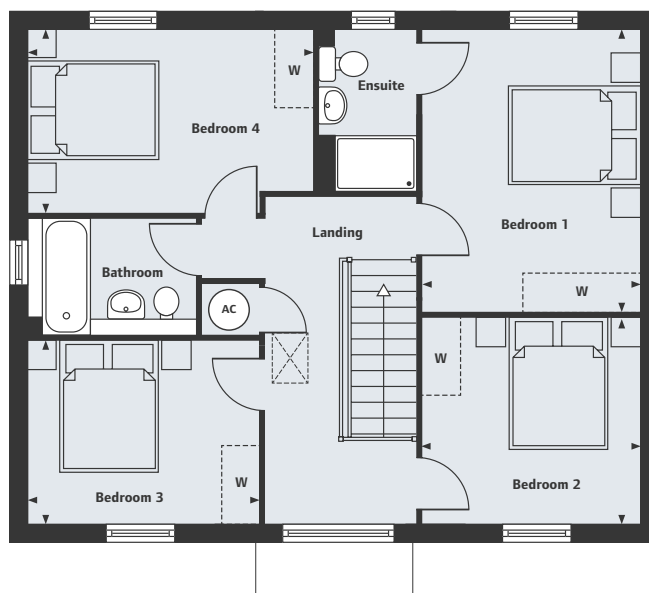


Home 840



Ground Floor

Living Room	4.10m x 3.12m	13'5" x 10'3"
Kitchen	3.44m x 2.92m	11'3" x 9'7"
Breakfast Area	5.53m x 2.92m	18'2" x 9'7"
Dining Room	3.25m x 2.75m	10'8" x 9'0"



First Floor

Bedroom 1	4.10m x 3.19m	13'5" x 10'6"
Bedroom 2	3.19m x 2.99m	10'6" x 9'10"
Bedroom 3	3.40m x 2.65m	11'2" x 8'8"
Bedroom 4	4.16m x 2.65m	13'8" x 8'8"

W Space for Wardrobes
AC Airing Cupboard

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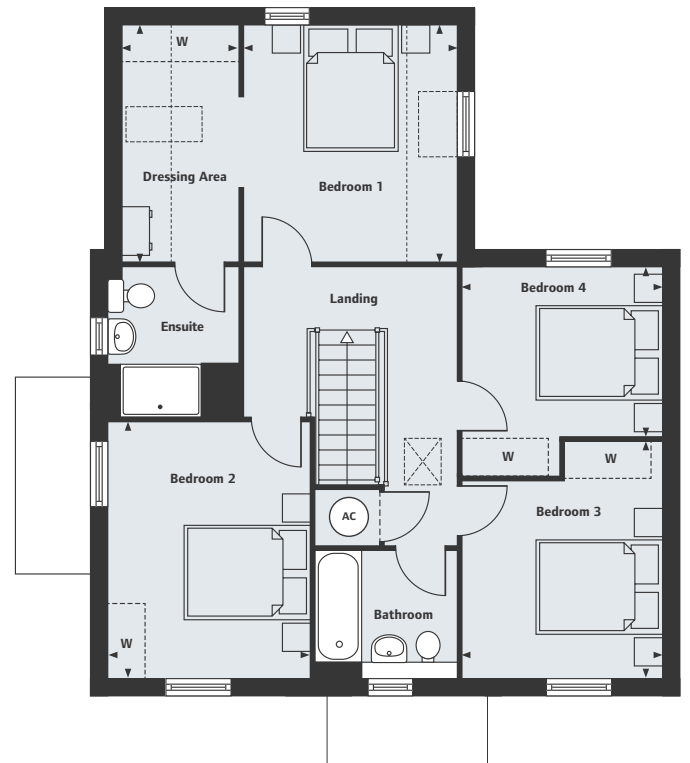
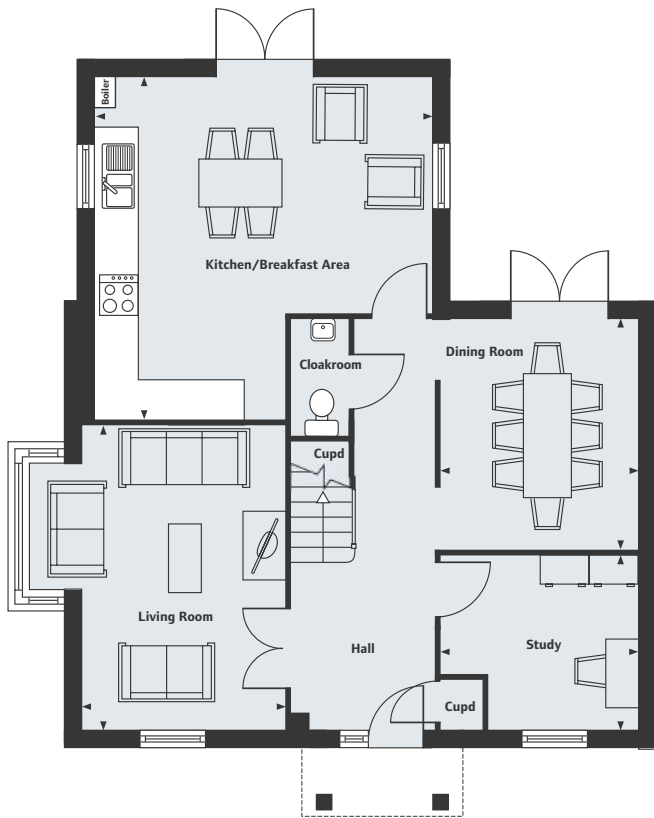


The Hornbeam

4 bedroom home



Homes 819, 830, 832 & 839*



Ground Floor

Living Room	4.67m x 3.08m	15'3" x 10'1"
Kitchen/Breakfast Area	5.24m x 5.14m	17'2" x 16'10"
Dining Room	3.51m x 3.06m	11'6" x 10'0"
Study	3.06m x 2.66m	10'0" x 8'9"

First Floor

Bedroom 1	3.56m x 3.27m	11'8" x 10'8"
Dressing Area	3.56m x 1.80m	11'8" x 5'10"
Bedroom 2	3.92m x 3.15m	12'10" x 10'4"
Bedroom 3	3.06m x 3.06m	10'0" x 10'0"
Bedroom 4	3.13m x 3.06m	10'3" x 10'0"

W Space for Wardrobes
 AC Airing Cupboard
 - - - - - Reduced headroom

*Homes 819 & 839 are handed.

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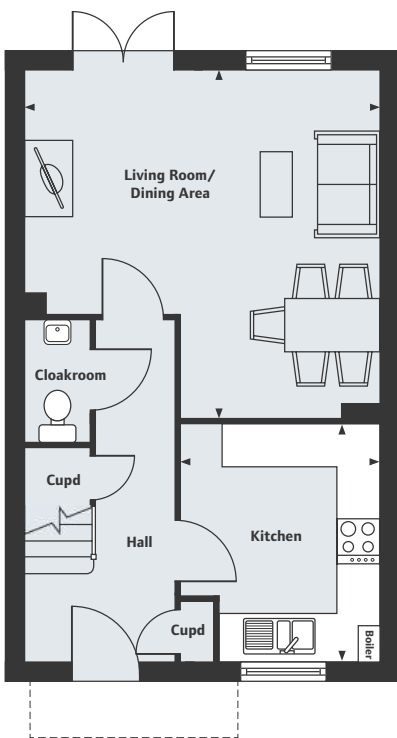


The Pine

3 bedroom home

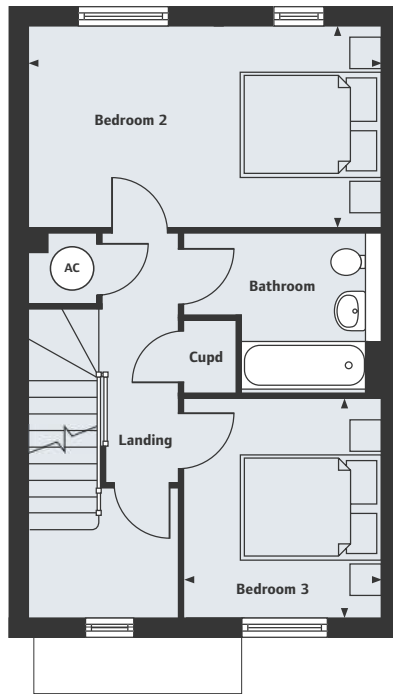


Homes 822 & 823



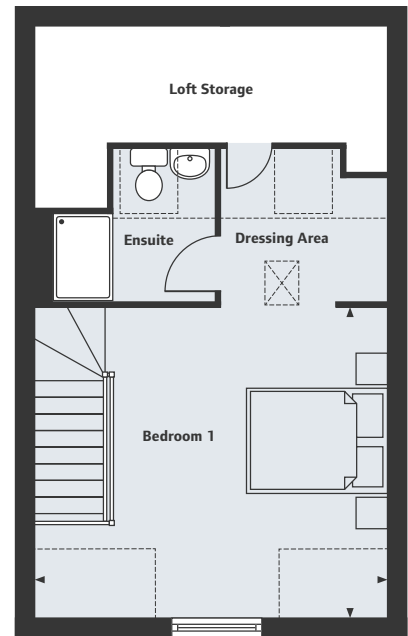
Ground Floor

Living Room/Dining Area	4.82m x 4.73m	15'10" x 15'6"
Kitchen	3.25m x 2.73m	10'8" x 8'11"



First Floor

Bedroom 2	4.82m x 2.74m	15'10" x 9'0"
Bedroom 3	3.01m x 2.73m	9'11" x 8'11"



Second Floor

Bedroom 1	4.82m x 4.27m	15'10" x 14'0"
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AC Airing Cupboard
 ----- Reduced headroom

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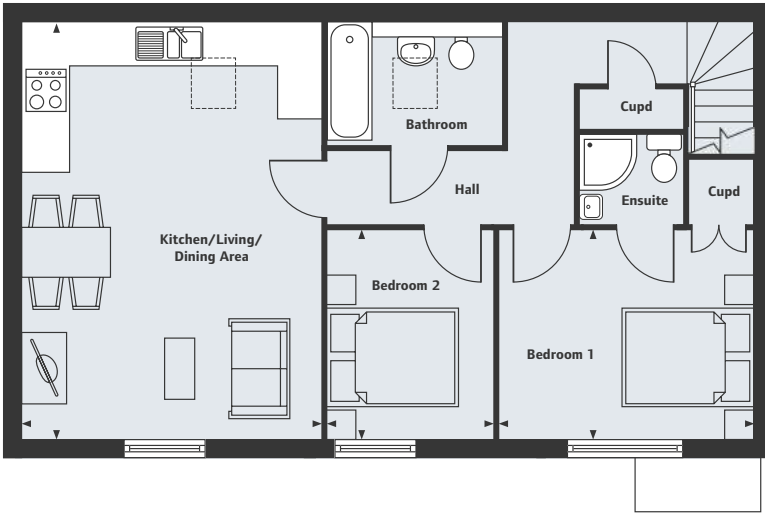


The Coach House

2 bedroom home



Home 828



First Floor

Kitchen/Living/Dining Area	6.09m x 4.38m	20'0" x 14'4"
Bedroom 1	3.73m x 3.06m	12'3" x 10'0"
Bedroom 2	3.06m x 2.45m	10'0" x 8'0"



Ground Floor

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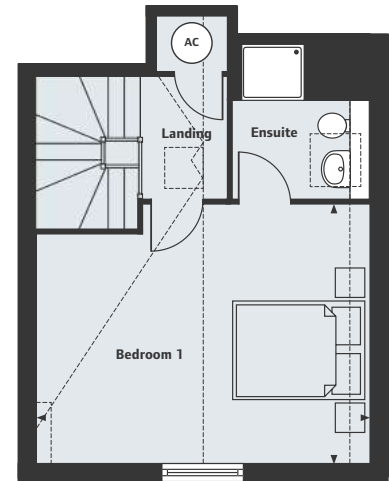
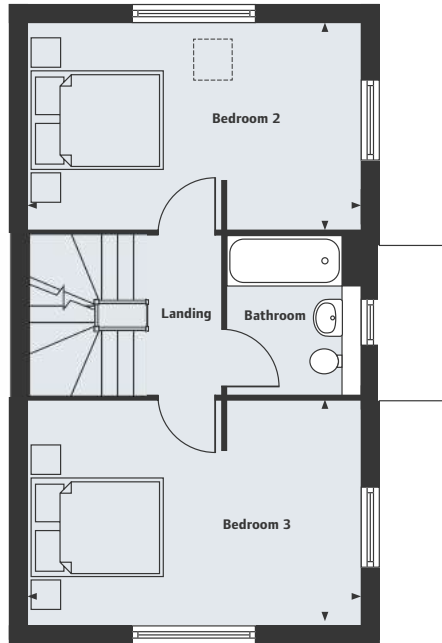
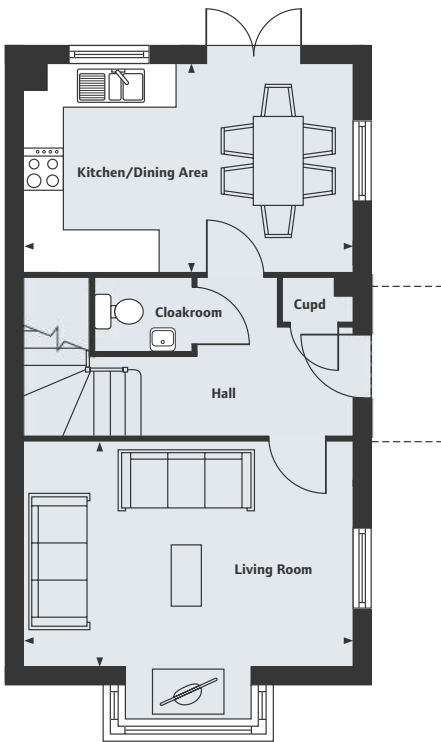


The Hazel

3 bedroom home



Home 821



Ground Floor

Living Room	
4.80m x 4.13m	15'9" x 13'7"
Kitchen/Dining Area	
4.80m x 2.98m	15'9" x 9'9"

First Floor

Bedroom 2	
4.80m x 2.98m	15'9" x 9'9"
Bedroom 3	
3.01m x 2.62m	9'11" x 8'7"

Second Floor

Bedroom 1	
4.80m x 3.72m	15'9" x 12'2"

AC Airing Cupboard
 ----- Reduced headroom

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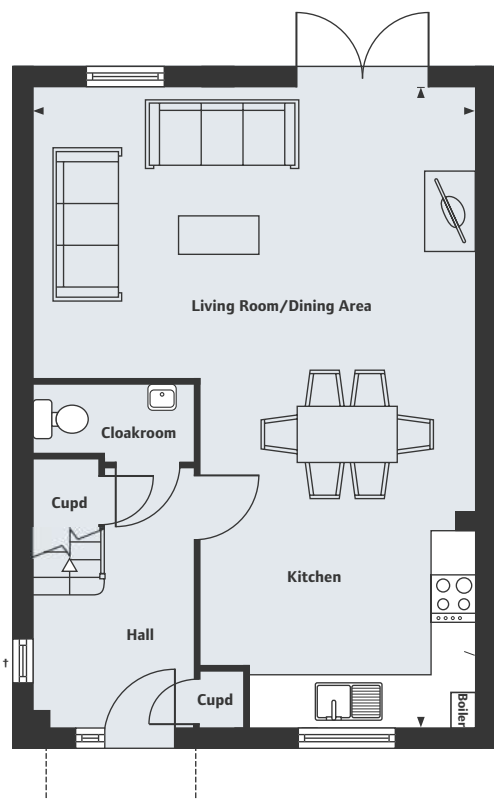


The Beech

3 bedroom home

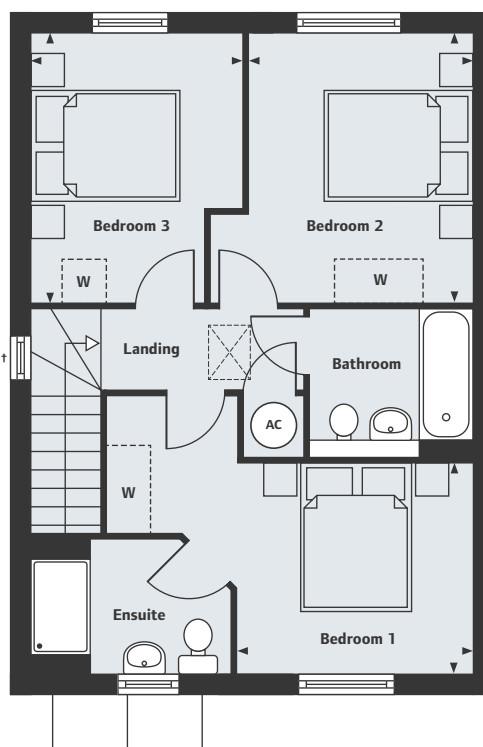


Homes 831*, 841, 842* & 874*



Ground Floor

Kitchen/Living Room/Dining Area
8.40m x 5.77m 29'4" x 18'9"



First Floor

Bedroom 1	3.08m x 2.78m	10'1" x 9'1"
Bedroom 2	3.52m x 3.03m	11'7" x 9'11"
Bedroom 3	3.52m x 2.66m	10'6" x 8'9"

W Space for Wardrobes
AC Airing Cupboard

*Homes 831, 842 & 874 are handed. †Windows to homes 831 & 874.

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Please note, CGI shows flat porch, these homes will have a pitched porch. Floor plans 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. Some room dimensions may show a maximum measurement. To confirm specific details on our homes please ask your Sales Executive. LIN1051/December 2018.





Specification

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Kitchens			
Kitchen units from the Symphony Konzept range	•	•	•
Inset 1½ bowl stainless steel sink with drainer set laminate worktops with matching up stands			•
Inset stainless steel single sink with drainer set laminate worktops with matching up stands	•	•	
Zanussi stainless steel single oven and gas hob	•	•	
Zanussi stainless steel double oven and gas hob			•
Stainless steel chimney hood and splashback			•
Integrated hood and stainless steel splashback	•	•	
Space for integrated fridge/freezer	•	•	•
Space for integrated dishwasher	•	•	•
Space for integrated washing machine	•	•	•
LED stainless steel under counter lights	•	•	•
Bathrooms, Cloakrooms and Ensuites			
Ideal Standard sanitary ware with contemporary chrome fittings	•	•	•
Porcelanosa splash backs to basins in cloakrooms and ensuites	•	•	•
Porcelanosa half height tiling to sanitaryware walls in bathroom	•	•	•
Porcelanosa half height tiling over bath where no shower over	•	•	•
Romans sliding/bi-fold shower screen to ensuites	•	•	•
Shaver socket	•	•	•
Heated towel rail to bathrooms and ensuites	•	•	•
Lighting and Electrical			
BT hub to living room	•	•	•
Sky and TV outlet to living room, kitchen and master bedroom (Sky subject to subscription by customer)	•	•	•
Downlighters to kitchen and wet rooms	•	•	•
Pendants to all other rooms	•	•	•
Coach light to front of house	•	•	•
Mains powered smoke detectors with rechargeable back up battery	•	•	•
Carbon monoxide detector	•	•	•
Mains operated bell push to front doors	•	•	•
Internal Finish			
Internal doors with white finish and satin chrome ironmongery	•	•	•
Internal walls finished in white emulsion	•	•	•
Internal woodwork to be white gloss finish	•	•	•
Staircases to be white painted timber with white handrail	•	•	•
Heating			
Gas fired heating feeding radiators fitted with thermostatic valves	•	•	•
General			
Double glazed windows	•	•	•

Peace of mind

Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home. Linden Homes subscribes to the consumer Code of Conduct. Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

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Please refer to the Sales Executive for details. Specification may be amended at any time without notice. Photography is for illustrative purposes only and may include upgrades and extras available at additional cost. LINC1051/December 2018.

