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**Meadow
View**

Cholsey
—

An exclusive collection of 2, 3 & 4 bedroom contemporary new homes set within the picturesque Oxfordshire countryside.



Two miles south of Wallingford and within walking distance of the River Thames, the beautiful village of Cholsey offers the best of both worlds; country living yet within easy commuting distance of Reading, Oxford and London.

Cholsey has a range of local amenities, including a convenience store, post office, chemist and a cosy village pub. Just a short

walk away, is the well-reputed Cholsey Primary School and for older children, Wallingford School is just an 8 minute drive away.

For such a rural location, commuting to London is surprisingly easy. Cholsey Station provides direct services to Reading in just 19 minutes and London Paddington in just 53 minutes. By road, the M4 (J12) and the M40 (J6) are both around

13 miles away. The nearest airport is Heathrow (54 minutes' drive).*

Further afield, nearby Wallingford is a bustling market town, with a good range of High Street shops and independent retailers, restaurants and cafés. There is a Waitrose supermarket, a traditional independent department store, and a variety of markets and outlets for fresh local produce.

Meadow View
Cholsey OX10 9QW

2, 3 & 4 bedroom homes

*All distances and journey times approximate.
Sources: National Rail Enquiries, AA Route Planner.
XLINC940/February 2018.


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Meadow View

Cholsey

Development layout



- The Goodridge
4 bedroom home
- The Leverton
4 bedroom home
- The Eveleigh
3 bedroom home
- The Eveleigh II
3 bedroom home
- The Eveleigh III
3 bedroom home
- The Mountford
3 bedroom home
- The Thatcher
2 bedroom home
- Affordable housing

- BS Bin Store Area
- CS Cycle Store Area
- ▶ Garage Entrance
- ∨ Visitors Parking Space
- ♿ Disabled Parking Space
- ▭ Shed

Meadow View

Cholsey OX10 9QW

2, 3 & 4 bedroom homes

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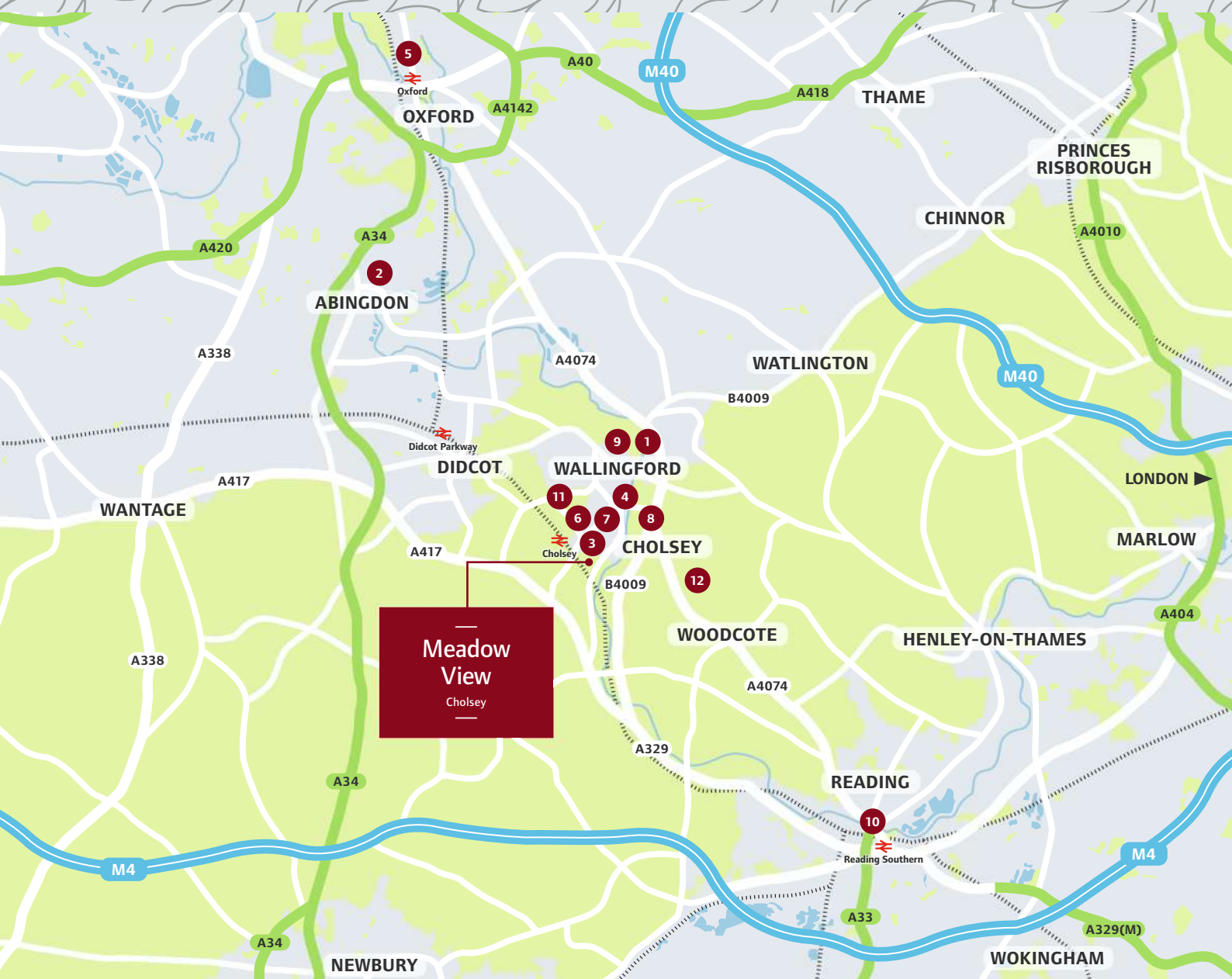
Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction and therefore should be used for general guidance only. Finishes and materials may vary from those shown here. Development layouts, including number of homes, plot locations, parking arrangements, social/affordable housing, commercial and retail space, play areas and public open spaces, may change. Please ask your Sales Executive for specific details. LINC1090/October 2018.



Meadow View

Cholsey

Around the neighbourhood



Meadow View

Cholsey

- | | | | |
|-----------------------------|---------------------------------------------|-----------------------------|-------------------------------|
| 1 WALLINGFORD SCHOOL | 4 WALLINGFORD MEDICAL AND DENTAL CENTRE | 7 CHOLSEY COMMUNITY LIBRARY | 10 THE ORACLE SHOPPING CENTRE |
| 2 ABINGDON SCHOOL | 5 UNIVERSITY OF OXFORD | 8 THE SPRINGS GOLF CLUB | 11 CHOLSEY PRIMARY SCHOOL |
| 3 THE RED LION PUBLIC HOUSE | 6 TESCO EXPRESS SUPERMARKET AND POST OFFICE | 9 WAITROSE SUPERMARKET | 12 EARLY DAYS NURSERY |

For all sales enquiries please call

01491 454 773

lindenhomes.co.uk/meadowview

Map not to scale. XLINC940/February 2018.


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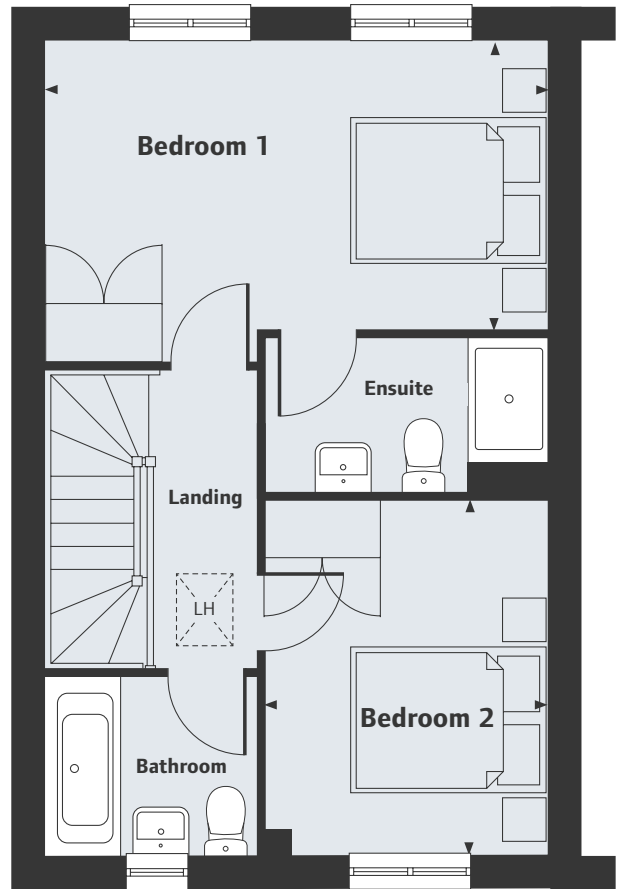
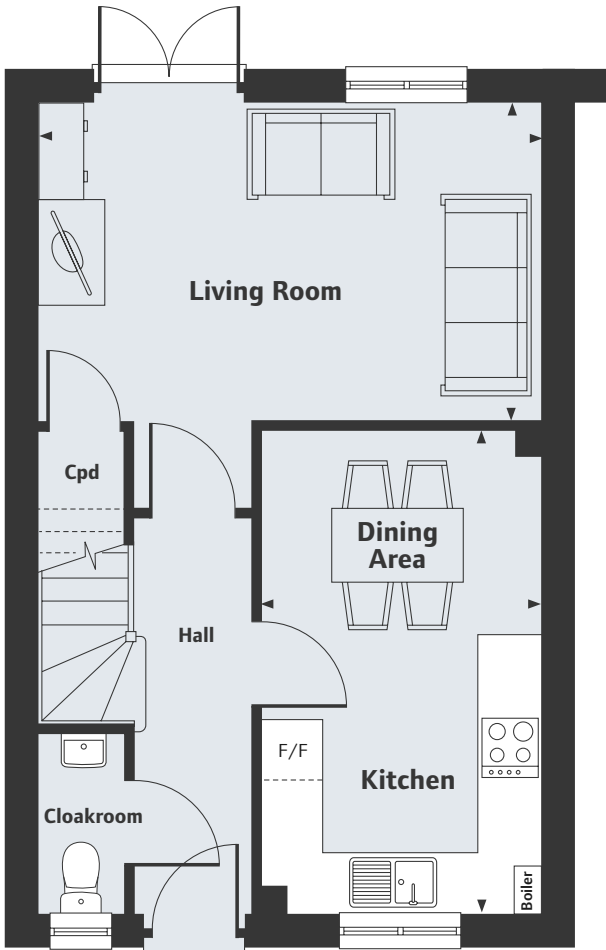
Meadow View

Cholsey

The Thatcher

2 bedroom home

Homes 16, 31, 53, 67 & 68



Ground Floor

Living Room	16'4" x 10'6"
Kitchen/Dining Area	15'8" x 9'2"
4.98m x 3.21m	
4.78m x 2.80m	

First Floor

Bedroom 1*	16'4" x 9'7"
Bedroom 2	11'7" x 9'2"
4.99m x 2.91m	
3.52m x 2.80m	

Cpd. Cupboard
*Denotes irregular shaped room, refer to floor plans for details.

Meadow View
Cholsey OX10 9QW
2, 3 & 4 bedroom homes

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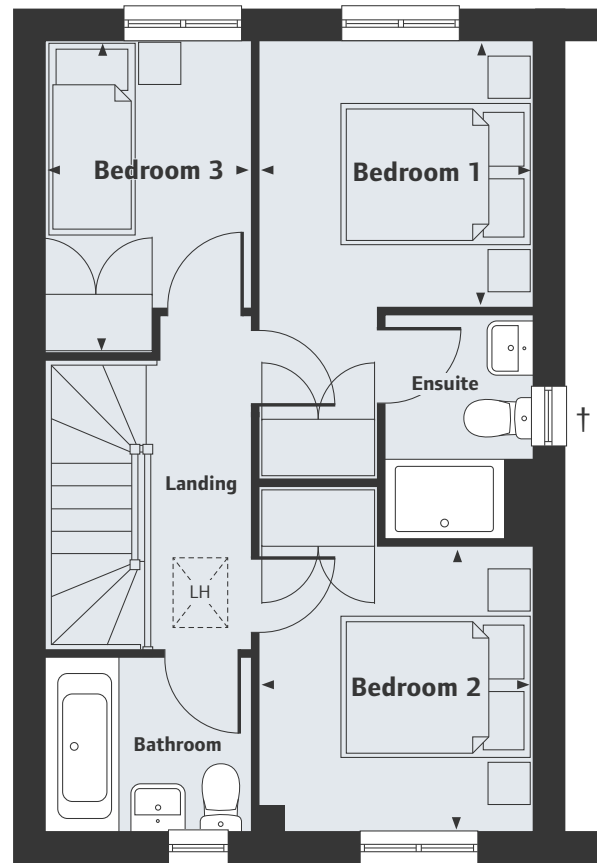
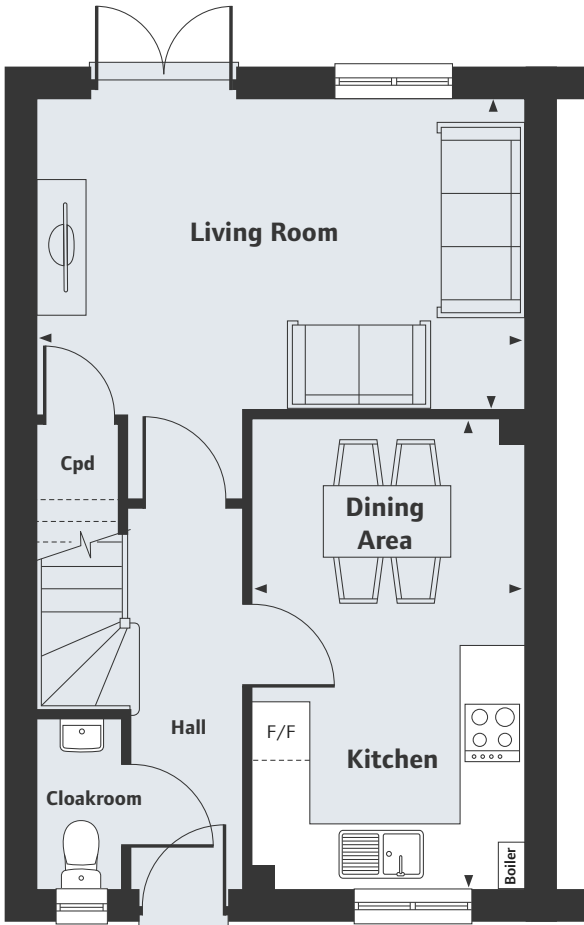
Meadow View

Cholsey

The Eveleigh

3 bedroom home

Homes 17-25, 30, 32, 37, 38, 43-46, 50-52, 55-58, 65, 66, 75 & 76



Ground Floor

Living Room	16'4" x 10'6"
Kitchen/Dining Area	15'8" x 9'2"
4.98m x 3.21m	
4.78m x 2.80m	

First Floor

Bedroom 1	9'2" x 8'11"
Bedroom 2	9'6" x 9'2"
Bedroom 3	10'6" x 6'11"
2.80m x 2.73m	
2.90m x 2.79m	
3.21m x 2.12m	

Cpd. Cupboard
 *Denotes irregular shaped room, refer to floor plans for details.
 †No window to plots 17, 30, 32 & 52

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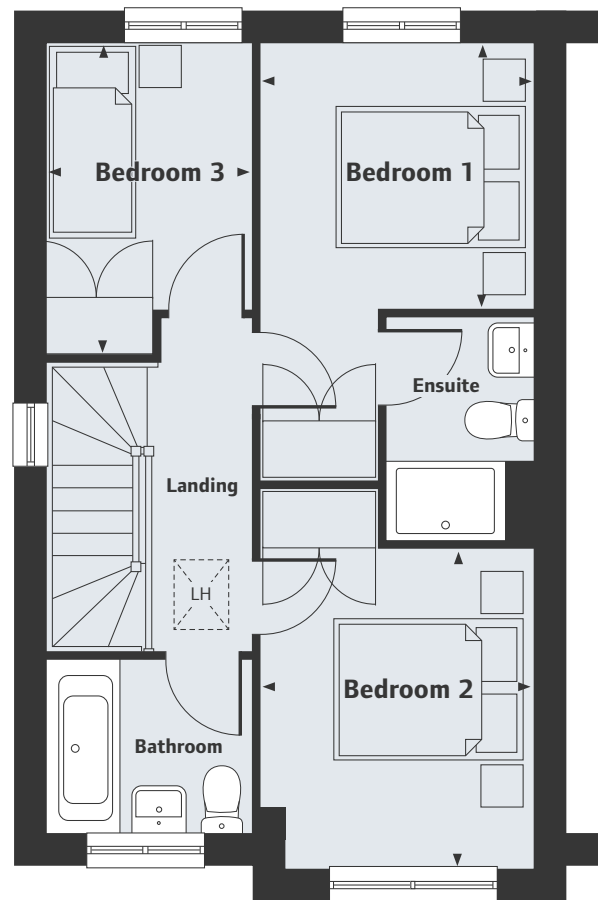
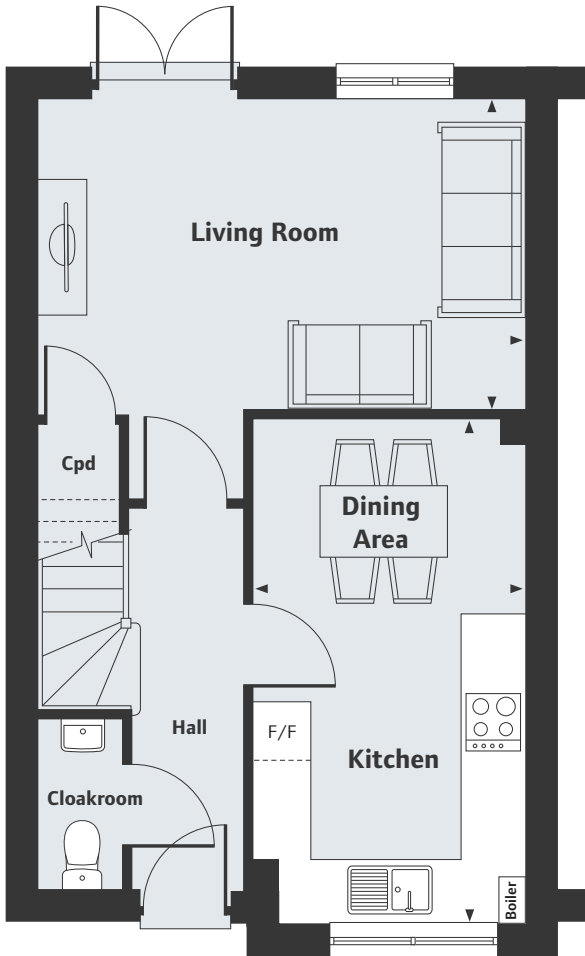
Meadow View

Cholsey

The Eveleigh II

3 bedroom home

Homes 59 & 60



Ground Floor

Living Room	16'4" x 10'6"
Kitchen/Dining Area	17'2" x 9'2"
5.22m x 2.80m	

First Floor

Bedroom 1	9'2" x 8'11"
Bedroom 2	10'11" x 9'1"
Bedroom 3	10'6" x 6'11"
2.79m x 2.72m	
3.34m x 2.79m	
3.21m x 2.12m	

Cpd. Cupboard
*No window to plots 17, 30, 32 & 52

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2, 3 & 4 bedroom homes

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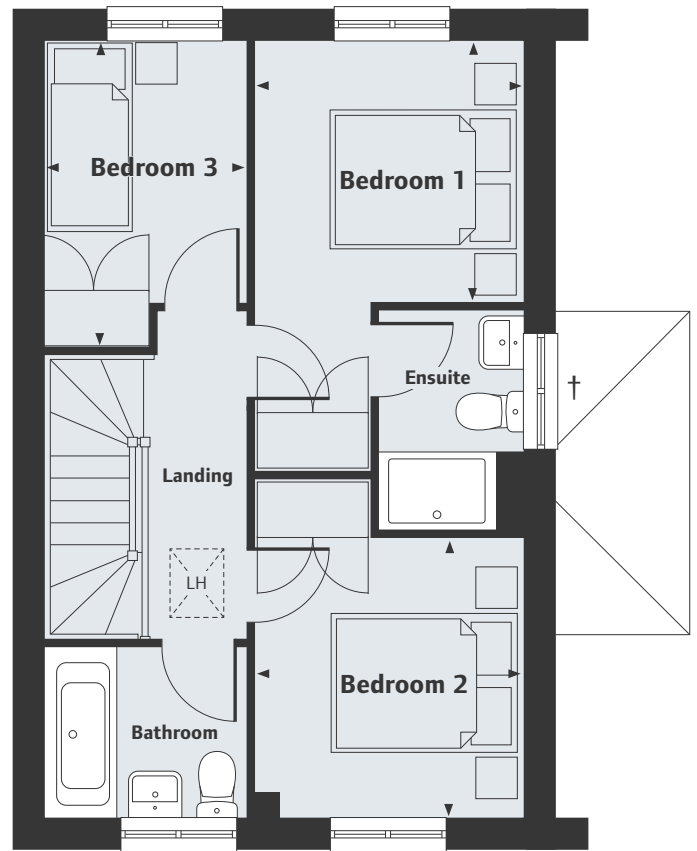
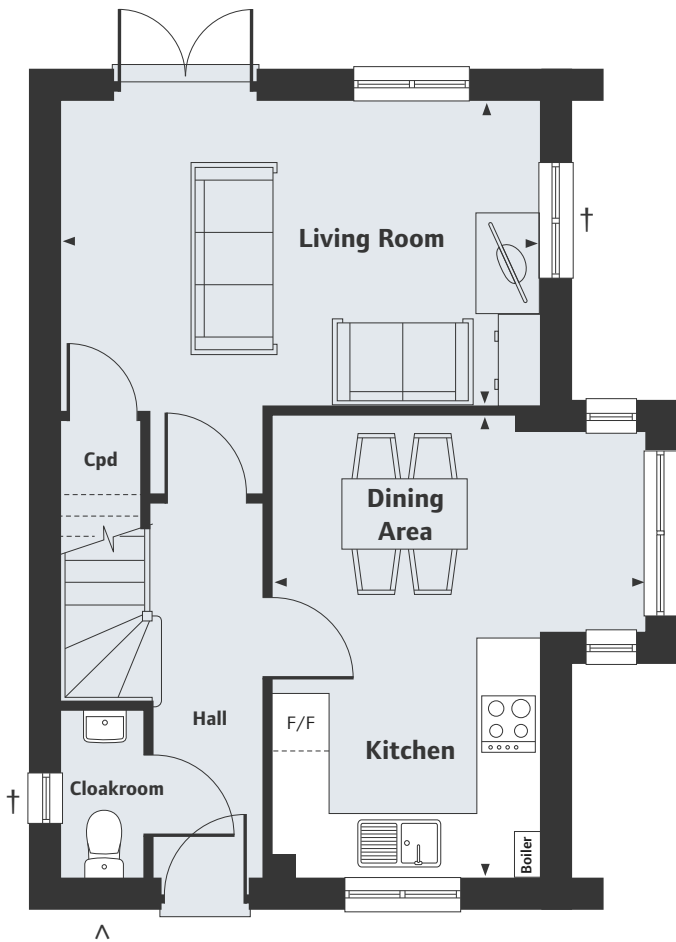
Meadow View

Cholsey

The Eveleigh III

3 bedroom home

Homes 15, 39 & 54



Ground Floor

Living Room	16'4" x 10'6"
Kitchen/Dining Area	15'7" x 12'8"

First Floor

Bedroom 1	9'2" x 8'11"
Bedroom 2	9'6" x 9'2"
Bedroom 3	10'6" x 6'11"

Cpd. Cupboard
 † Windows to plot 39 only.
 ^ Windows to plots 15 & 54 only.

Meadow View
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 2, 3 & 4 bedroom homes

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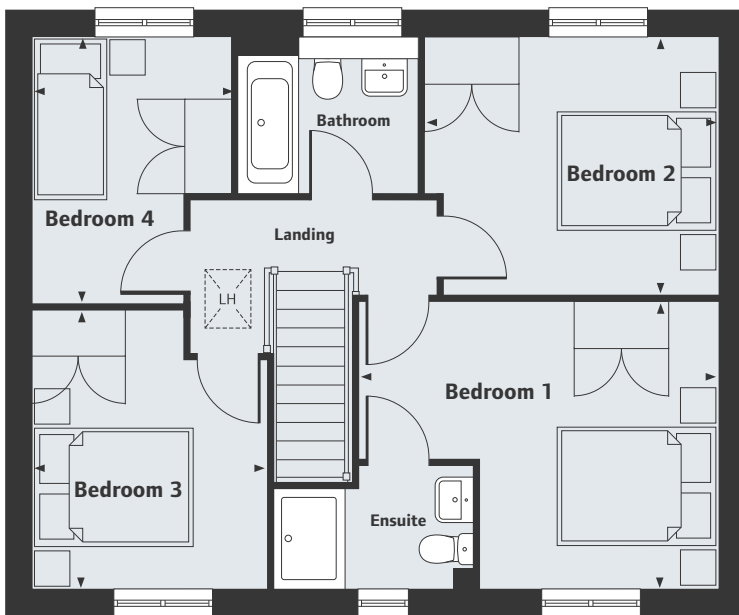
Meadow View

Cholsey

The Leverton

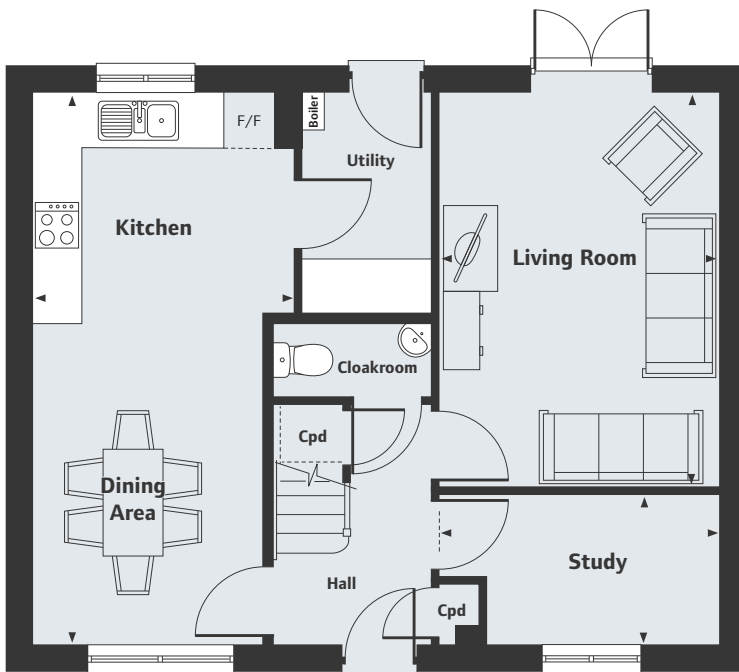
4 bedroom home

Homes 26, 27, 61, 64 & 77



First Floor

Bedroom 1*	4.42m x 3.49m	14'6" x 11'5"
Bedroom 2*	3.59m x 3.15m	11'9" x 10'4"
Bedroom 3*	3.38m x 2.88m	11'1" x 9'5"
Bedroom 4*	3.26m x 2.48m	10'8" x 8'2"



Ground Floor

Living Room	4.81m x 3.39m	15'9" x 11'1"
Kitchen/Dining Area	6.71m x 3.52m	22'0" x 11'7"
Study	3.39m x 1.82m	11'1" x 5'11"

Cpd. Cupboard
*Denotes irregular shaped room, refer to floor plans for details.

Meadow View

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2, 3 & 4 bedroom homes

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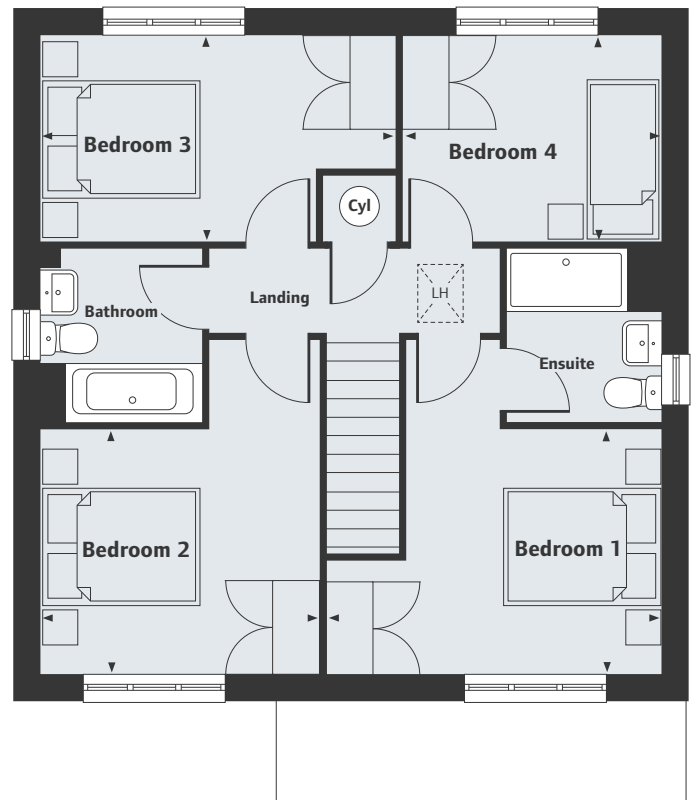
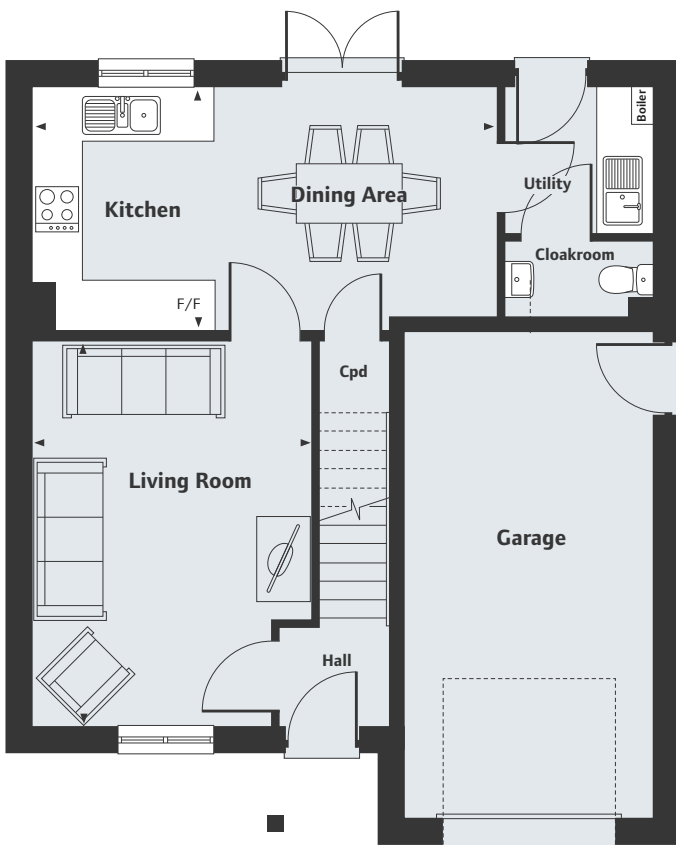
Meadow View

Cholsey

The Goodridge

4 bedroom home

Homes 62 & 63



Ground Floor

Living Room	4.73m x 3.43m	15'6" x 11'3"
Kitchen/Dining Area	5.74m x 2.96m	18'10" x 9'8"

First Floor

Bedroom 1	4.10m x 3.00m	13'5" x 9'10"
Bedroom 2	3.43m x 3.00m	11'3" x 9'10"
Bedroom 3	4.36m x 2.52m	14'3" x 8'3"
Bedroom 4	3.18m x 2.52m	10'5" x 8'3"

Cyl. Cylinder
Cpd. Cupboard

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2, 3 & 4 bedroom homes

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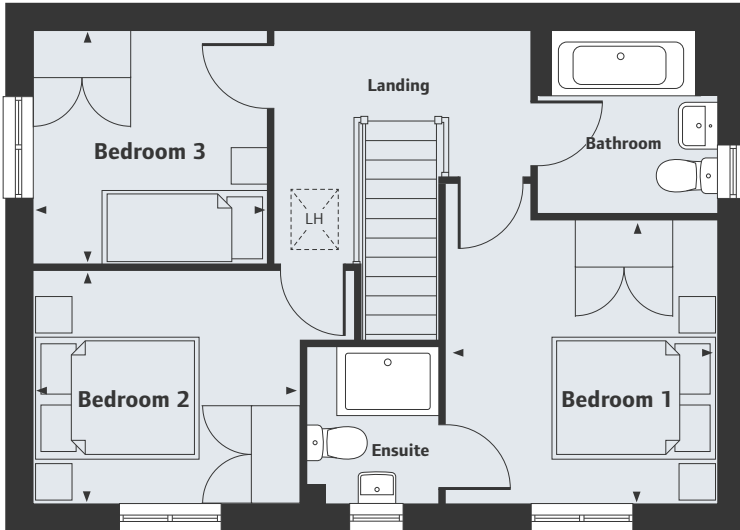
Meadow View

Cholsey

The Mountford

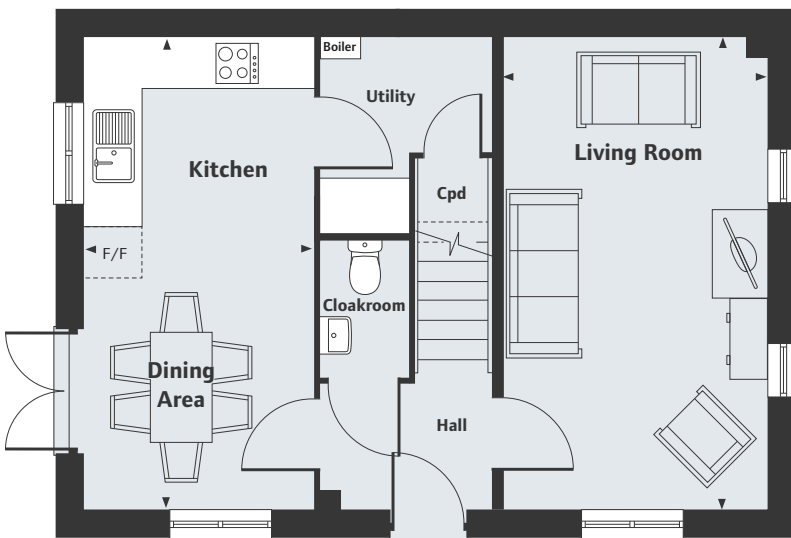
3 bedroom home

Home 78



First Floor

Bedroom 1*	3.36m x 3.19m	11'0" x 10'5"
Bedroom 2*	3.15m x 2.75m	10'4" x 9'0"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"



Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining Area	5.59m x 2.70m	18'4" x 8'10"

*Denotes irregular shaped room, refer to floor plans for details.

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Specification

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Kitchen			
Matt kitchen units from the Symphony Concept 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	•	•	
Integrated stainless steel single oven and gas hob	•	•	
Stainless steel double oven and gas hob			•
Stainless steel chimney hood and splashback			•
Stainless steel extractor and splashback	•	•	
Space for fridge/freezer	•	•	•
Space for dishwasher	•	•	•
Space for washing machine	•	•	•
LED stainless steel under counter lights	•	•	•
Bathrooms, Ensuites and Cloakrooms			
Ideal Standard sanitaryware 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 shower screen to ensuites	•	•	•
Shaver socket	•	•	•
Heated towel rail to bathrooms and ensuites	•	•	•
Electrical and Lighting			
BT hub to ground floor	•	•	•
Sky and TV outlet to lounge and master bedroom (Sky subject to subscription by customer)	•	•	•
Downlighters to kitchen, bathroom and ensuite	•	•	•
Pendants to all other rooms	•	•	•
Coach light to front of house	•	•	•
Mains powered smoke detectors with back up battery	•	•	•
Carbon monoxide detector	•	•	•
Mains operated bell push to front doors	•	•	•
Internal Finishes			
Internal doors with white finish and polished chrome ironmongery	•	•	•
Internal walls finished in white emulsion	•	•	•
Internal woodwork to be white gloss finish	•	•	•
Staircases to be timber with softwood handrail, painted white	•	•	•
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 Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

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Please refer to the Sales Executive for details.
Specification may be amended at any time without notice.
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