

# Orchard Green

Aylesbury



**Linden**  
HOMES



# Orchard Green Aylesbury

A contemporary collection of 1, 3 and 4 bedroom homes.

Linden at Orchard Green is a stunning new development, conveniently situated in Kingsbrook, an exciting and vibrant new community, close to open countryside, yet little over 2 miles from the centre of Aylesbury. A host of local amenities are being provided in Kingsbrook, including schools, shops and community facilities, a nature reserve, parks and open spaces. For further retail and leisure opportunities, Aylesbury town centre is easily reached by car or by dedicated bus service, the Kingsbrook Flyer. Here, you'll find a range of shops, supermarkets, cafés, pubs, restaurants, a market, theatre and cinema, plus several sport and fitness venues.

With easy access to the beautiful countryside of the Chilterns to the south and the Vale of Aylesbury to the north, plus a host of charming villages and country towns, fine heritage sites and visitor attractions, Linden at Orchard Green is perfectly placed for exciting family days out. Conveniently situated for the A41, M40, M25 and M1, Oxford, Milton Keynes, Watford and London are all easily reached by road. For rail travel, Aylesbury station is just over 2.5 miles from Orchard Green from where regular services include trains to Amersham (21 mins), High Wycombe (27 mins) and for commuters, London Marylebone (60 mins).

**Orchard Green**

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

**Linden**  
HOMES



## Around the local neighbourhood

- |  |  |  |
|--|--|--|
| <b>1</b> Discover Bucks Museum           | <b>5</b> Waitrose & Partners                 | <b>9</b> The Kingsbrook School (Secondary)             |
| <b>2</b> Friars Square (Shopping Centre) | <b>6</b> Aqua Vale Swimming & Fitness Centre | <b>10</b> The Dog House Inn (Pub/Restaurant)           |
| <b>3</b> Odeon Cinema                    | <b>7</b> St James the Great Church           | <b>11</b> Aktiva Nursery/Pre-School & Community Centre |
| <b>4</b> Aylesbury Waterside Theatre     | <b>8</b> Birtton Sports Centre               | <b>12</b> Kingsbrook View Primary Academy              |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
July 2022.

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

**Linden**  
HOMES

# Development layout

- 4 bedroom home
- The Arnold
  - The Mylne
  - The Pembroke
  - The Knightley
  - The Leverton
  - The Vale

- 3 bedroom home
- The Turner
  - The Cromwell
  - The Hartley
  - The Eveleigh
  - The Maxwell
  - The Mountford

- 1 bedroom home
- The Aylsham

- Affordable Housing \*
- 1 bedroom homes
  - 2 bedroom homes
  - 3 bedroom homes
  - 4 bedroom homes

- Community building
- Hedgehog Highway

- Visitor Parking Space
- Bin Store
- Cycle store
- 3 parking spaces partially undercroft

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 Consultant for specific details.



# Development layout



## 4 bedroom home

- The Arnold
- The Mylne
- The Pembroke
- The Knightley
- The Leverton
- The Vale

## 3 bedroom home

- The Turner
- The Cromwell
- The Hartley
- The Eveleigh
- The Maxwell
- The Mountford

## 1 bedroom home

- The Aylsham

## Affordable Housing \*

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

○ Community building

H Hedgehog Highway

**V** Visitor Parking Space    **Λ** 3 parking spaces partially undercroft  
**BS** Bin Store  
 Cycle store

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 Consultant for specific details. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. 11.2023.



# Specification 2023

We give you so much more

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

**Linden**  
HOMES

# Specification

## 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.

1 bedroom homes

3 bedroom homes

4 bedroom homes

### Kitchens

Choice of standard fitted kitchen (doors and worktops)*	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Indesit stainless steel single oven and gas hob	■	■	■
Indesit integrated hood, with stainless steel splashback	■	■	
Indesit stainless steel chimney hood, with stainless steel splashback			■
Space for fridge/freezer	■	■	■
Space for dishwasher	■	■	■
Space for washing machine	■	■	■
White batten holder for the light	■	■	■

### Bathrooms, cloakrooms & ensuites

Ideal Standard contemporary white sanitary ware with chrome fittings (pedestal sink and floor standing toilet)	■	■	■
Choice of standard Porcelanosa wall tiling (splash back to all basins, half height over bath and full height to shower cubicle)*		■	■
Choice of standard Porcelanosa wall tiling (splash back to all basins, full height over bath when no en suite)*	■		
Romans sliding shower screen to ensuites		■	■
White batten holder for the light	■	■	■

### Electrical & lighting

White pendant lamps to all other rooms	■	■	■
Light to front porch and wiring to the rear of house	■	■	■
Mains powered smoke detectors with back up battery	■	■	■
Carbon monoxide detector	■	■	■

### Internal finishes

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	■	■	■

### Heating

Gas fired heating feeding radiators fitted with thermostatic valves	■	■	■
---	---	---	---

### General

Double glazed windows	■	■	■
-----------------------	---	---	---

\*Subject to stage of construction.

**PLEASE NOTE:** Elevations, materials and electrical layouts may differ on this phase to that shown in the marketing brochure. Elevations/CGI images are for indicative purposes only. For full details about your specific plot, please speak to the Sales Consultant.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Linden Homes subscribes to the consumer Code of Conduct.  
Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice.  
Please ask your Sales Consultant for more information. March 2023.

**Linden**  
HOMES



# The Aylsham 1 bedroom home

Home 212

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

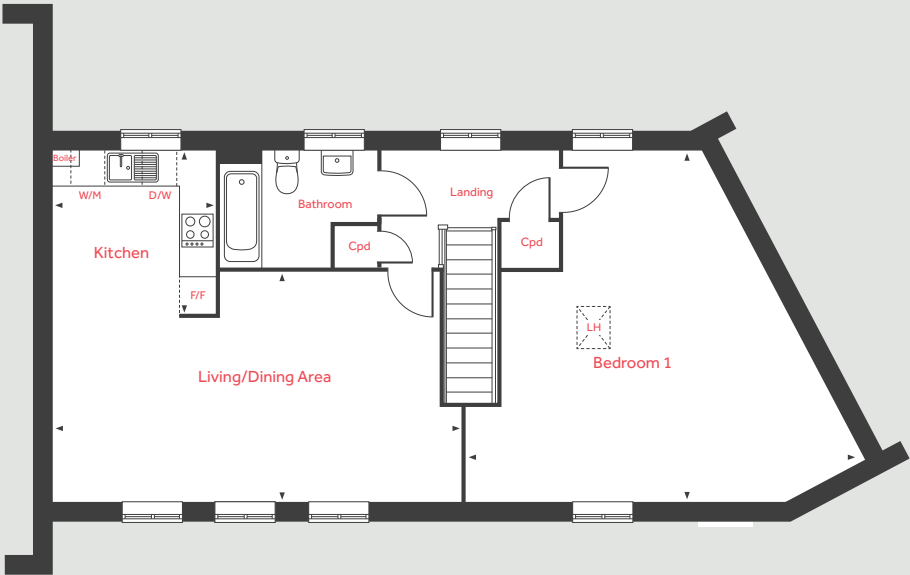
**Linden**  
HOMES

# The Aylsham

1 bedroom home

Home 212

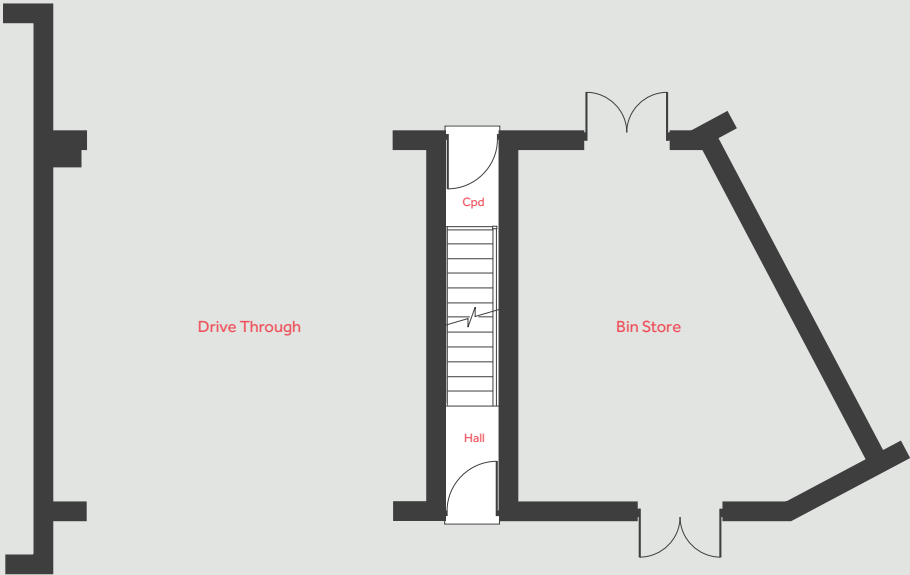
First Floor



## First Floor

Living/Dining Area	6.89m x 3.89m	22'8" x 12'9"
Kitchen	2.77m x 2.74m	9'1" x 9'0"
Bedroom 1	6.75m x 5.97m	22'2" x 19'7"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	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 Consultant. March 2023.

Linden  
HOMES



# The Turner 3 bedroom home

Home 205

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

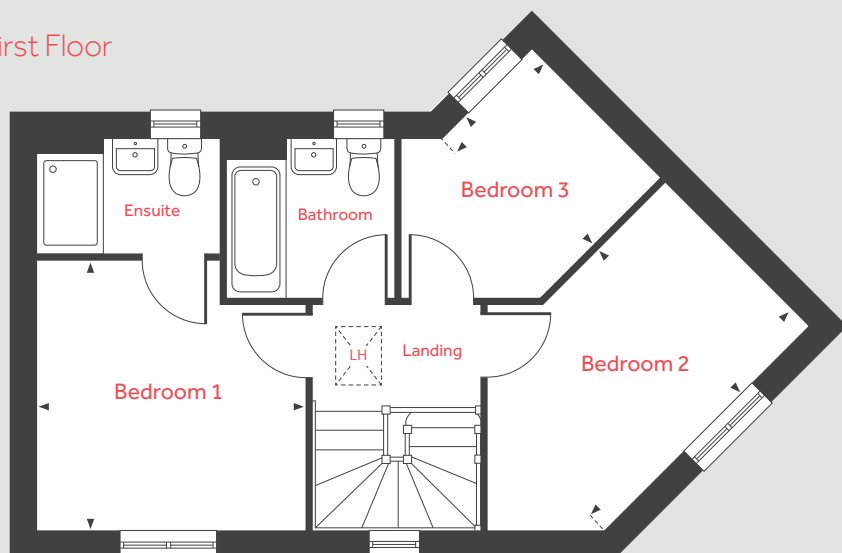
**Linden**  
HOMES

# The Turner

3 bedroom home

Home 205

First Floor



## Ground Floor

### Living Room

4.80m x 3.22m 15'9" x 10'7"

### Dining Area

2.54m x 2.29m 8'4" x 7'6"

### Kitchen

2.54m x 2.50m 8'4" x 8'2"

## First Floor

### Bedroom 1

3.31m x 3.25m 10'11" x 10'8"

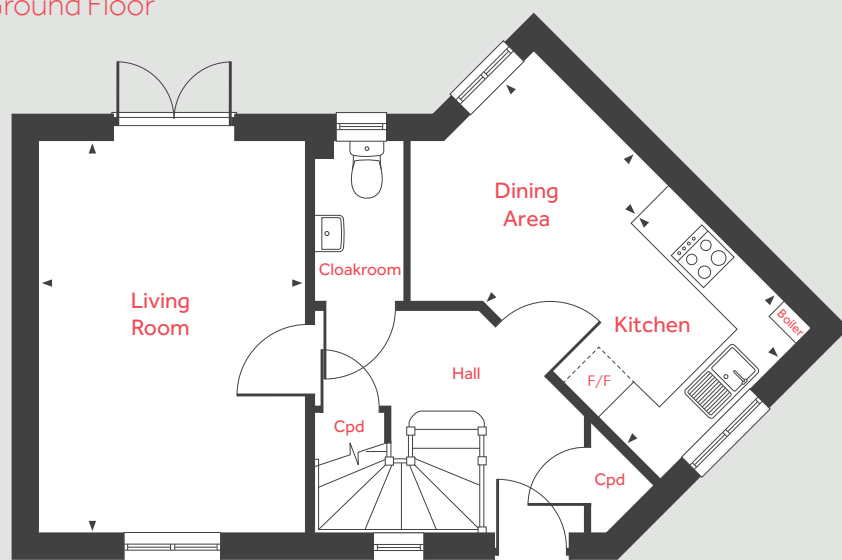
### Bedroom 2

3.50m x 2.46m 11'6" x 8'1"

### Bedroom 3

2.25m x 1.51m 7'5" x 4'11"

Ground Floor



LH	Loft hatch	F/F	Space for 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 Consultant. May 2022.

**Linden**  
HOMES



# The Cromwell 3 bedroom home

Home 332

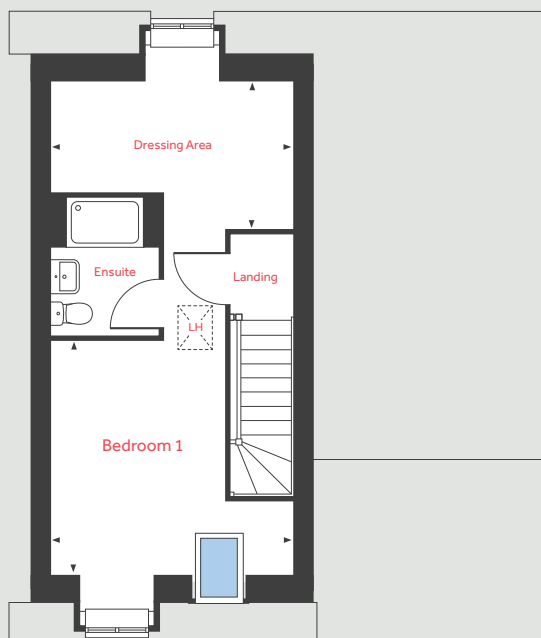
Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

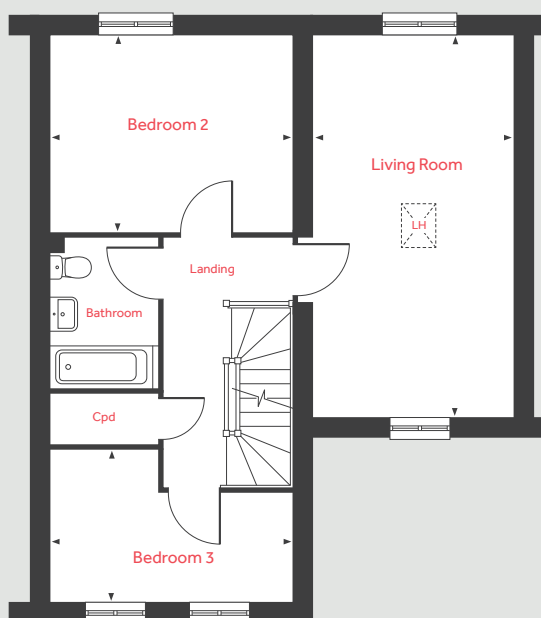
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

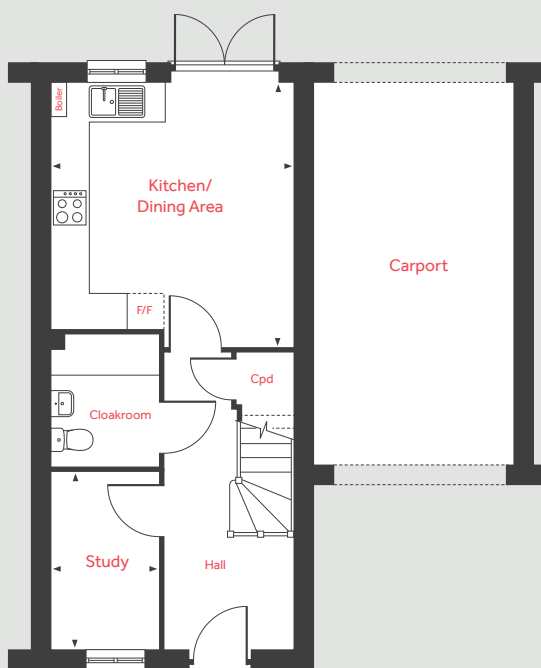
## Second Floor



## First Floor



## Ground Floor



# The Cromwell

## 3 bedroom home

Home 332

### Ground Floor

Kitchen/Dining Area

4.31m x 3.94m

14'2" x 12'11"

Study

2.89m x 1.77m

9'6" x 5'10"

### First Floor

Living Room

6.20m x 3.25m

20'4" x 10'8"

Bedroom 2

3.94m x 3.20m

12'11" x 10'6"

Bedroom 3

3.94m x 2.48m

12'11" x 8'2"

### Second Floor

Bedroom 1

3.94m x 3.81m

12'11" x 12'6"

Dressing Area

3.94m x 2.40m

12'11" x 7'10"

F/F	Space for fridge freezer	■	Velux window location
Cpd	Cupboard	- - -	Restricted ceiling height
LH	Loft hatch	◀ ▶	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 Consultant. March 2023.

# Linden

## HOMES



# The Hartley 3 bedroom home

Homes 321 & 329

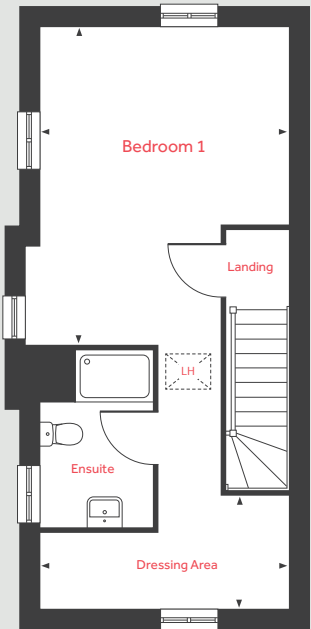
Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

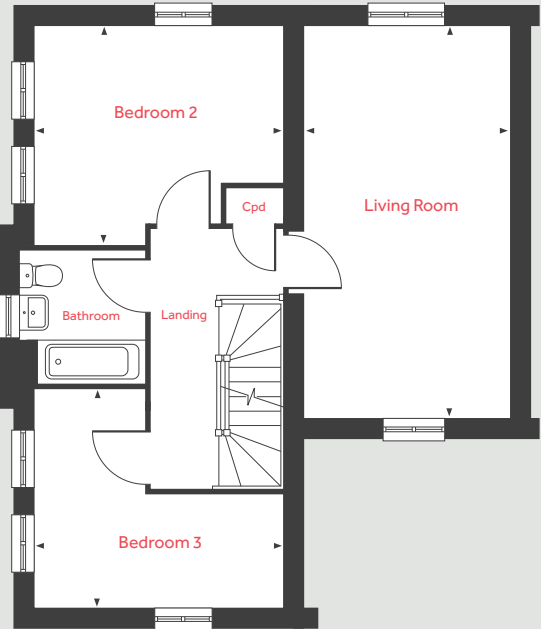
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

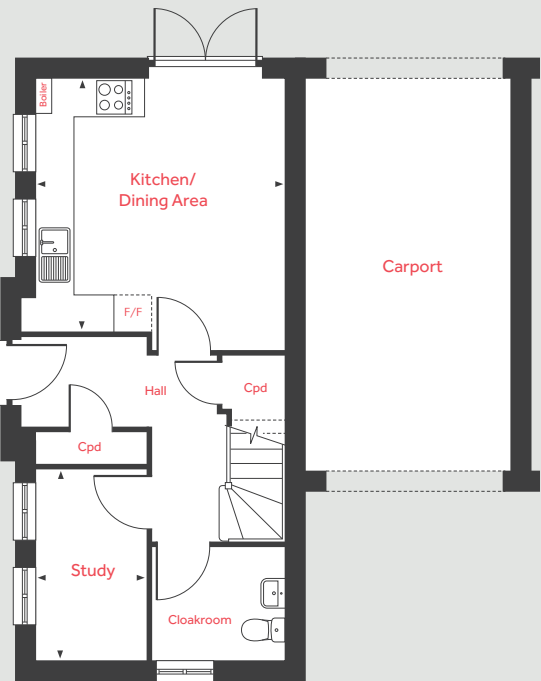
Second Floor



First Floor



Ground Floor



The Hartley  
3 bedroom home

Homes 321 & 329

Ground Floor

Kitchen/Dining Area	
4.29m x 3.94m	14'1" x 12'11"
Study	
3.02m x 1.76m	9'11" x 5'9"

First Floor

Living Room	
6.20m x 3.25m	20'4" x 10'8"
Bedroom 2	
3.94m x 3.48m	12'11" x 11'5"
Bedroom 3	
3.94m x 3.47m	12'11" x 11'5"

Second Floor

Bedroom 1	
5.04m x 3.94m	16'7" x 12'11"
Dressing Area	
3.94m x 1.83m	12'11" x 6'0"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.



# The Eveleigh 3 bedroom home

Homes 202, 203, 245, 247, 248, 249, 257, 318, 319 & 320

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

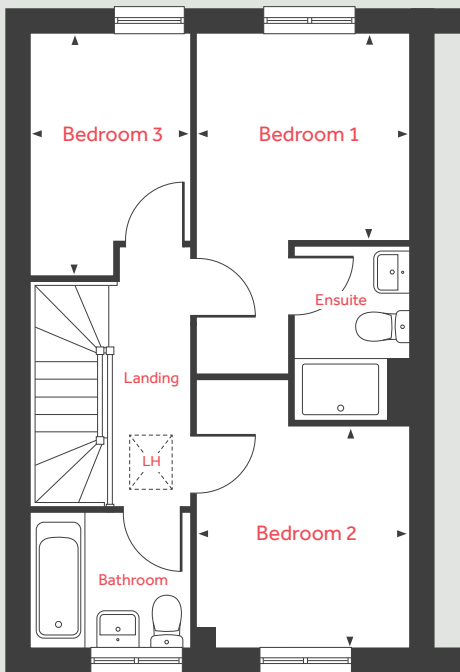
**Linden**  
HOMES

# The Eveleigh

3 bedroom home

Homes 202, 203, 245, 247, 248, 249, 257, 318, 319 & 320

First Floor



## Ground Floor

### Living Room

4.98m x 3.19m 16'4" x 10'6"

### Kitchen/Dining Area

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

## First Floor

### Bedroom 1

2.77m x 2.71m 9'1" x 8'11"

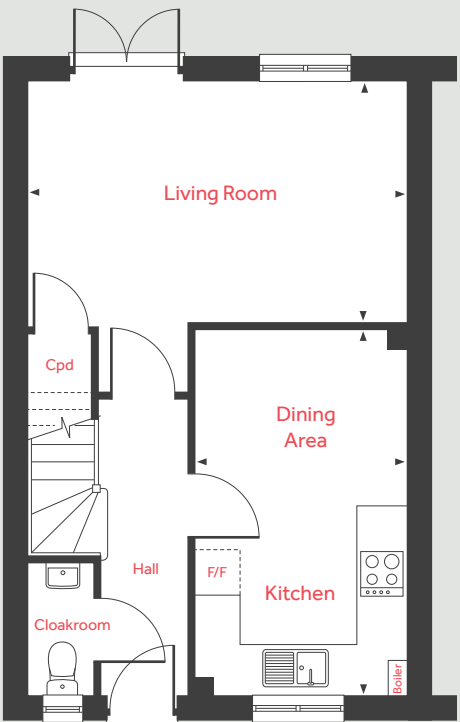
### Bedroom 2

2.88m x 2.77m 9'6" x 9'1"

### Bedroom 3

3.19m x 2.12m 10'6" x 7'0"

Ground Floor



LH Loft hatch F/F Space for 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 Consultant. March 2023.

Linden  
HOMES



# The Maxwell 3 bedroom home

Homes 224, 232, 237, 251 & 256

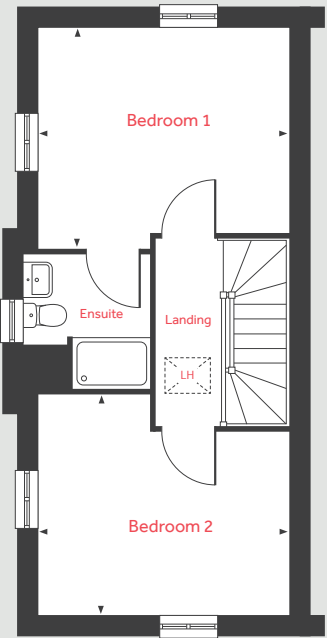
Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

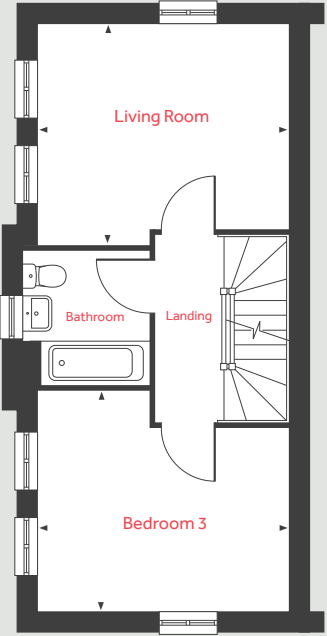
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

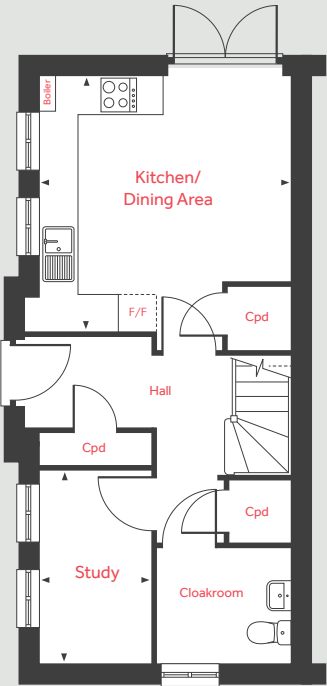
Second Floor



First Floor



Ground Floor



# The Maxwell

3 bedroom home

Homes 224, 232, 237, 251 & 256

Ground Floor

Kitchen/Dining Area	4.01m x 3.94m	13'2" x 12'11"
Study	3.02m x 1.76m	9'11" x 5'9"

First Floor

Living Room	3.94m x 3.48m	12'11" x 11'5"
Bedroom 3	3.94m x 3.47m	12'11" x 11'5"

Second Floor

Bedroom 1	3.94m x 3.48m	12'11" x 11'5"
Bedroom 2	3.94m x 3.47m	12'11" x 11'5"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.

Linden  
HOMES



# The Mountford 3 bedroom home

Homes 240, 244, 246, 258 & 317

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

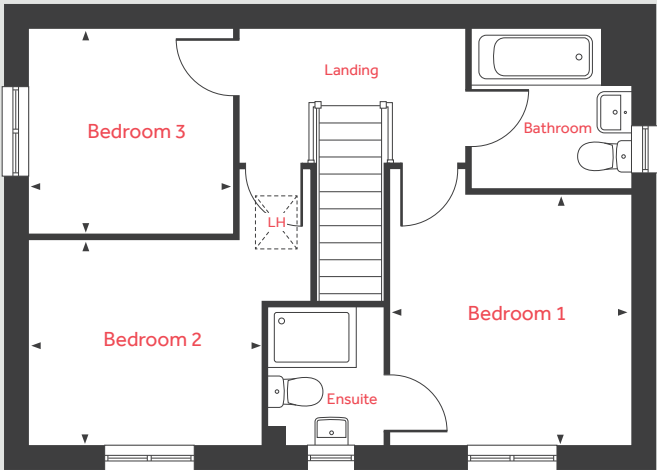
**Linden**  
HOMES

# The Mountford

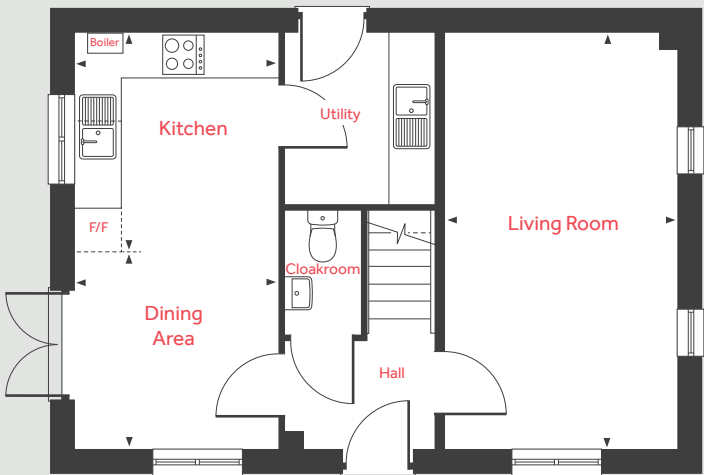
3 bedroom home

Homes 240, 244, 246, 258 & 317

## First Floor



## Ground Floor



### Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'3"
Dining Area	2.70m x 2.64m	8'10" x 8'8"
Kitchen	2.94m x 2.70m	9'8" x 8'10"

### First Floor

Bedroom 1	3.35m x 3.17m	11'0" x 10'5"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	2.76m x 2.75m	9'1" x 9'1"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.

Linden  
HOMES



## The Arnold 4 bedroom home

Homes 225, 226, 227, 233, 234, 235, 236, 252, 253, 254, 255, 322, 323, 324, 325, 330 & 331



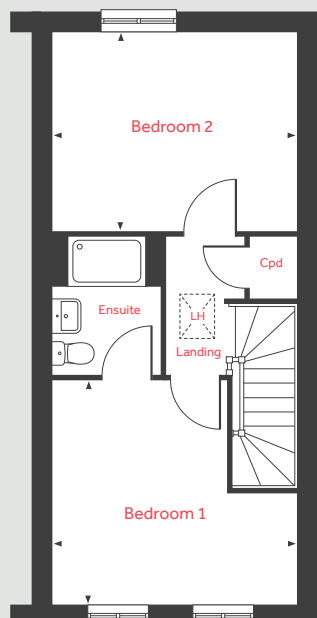
Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

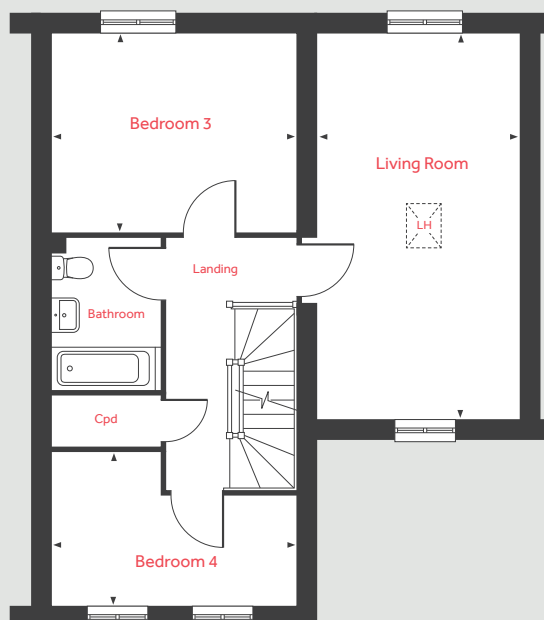
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

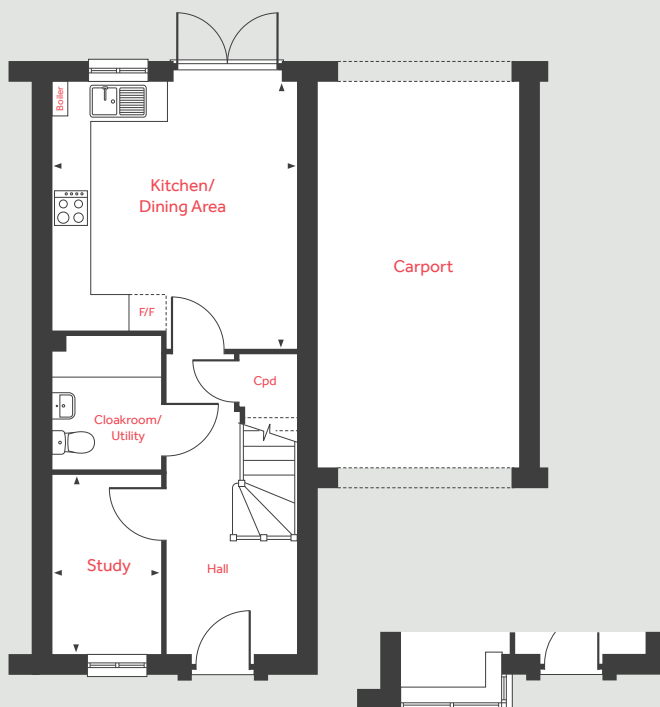
Second Floor



First Floor



Ground Floor



Front Elevation to homes 226, 227, 234, 235, 253, 254, 322, 323, 330 & 331

# The Arnold

4 bedroom home

Homes 225, 226, 227, 233, 234, 235, 236, 252, 253, 254, 255, 322, 323, 324, 325, 330 & 331

## Ground Floor

Kitchen/Dining Area

4.31m x 3.94m 14'2" x 12'11"

Study

2.89m x 1.77m 9'6" x 5'10"

## First Floor

Living Room

6.20m x 3.25m 20'4" x 10'8"

Bedroom 3

3.94m x 3.20m 12'11" x 10'6"

Bedroom 4

3.94m x 2.48m 12'11" x 8'2"

## Second Floor

Bedroom 1

3.94m x 3.60m 12'11" x 11'10"

Bedroom 2

3.94m x 3.21m 12'11" x 10'7"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.

Linden  
HOMES



# The Mylne 4 bedroom home

Homes 223, 230 & 231

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

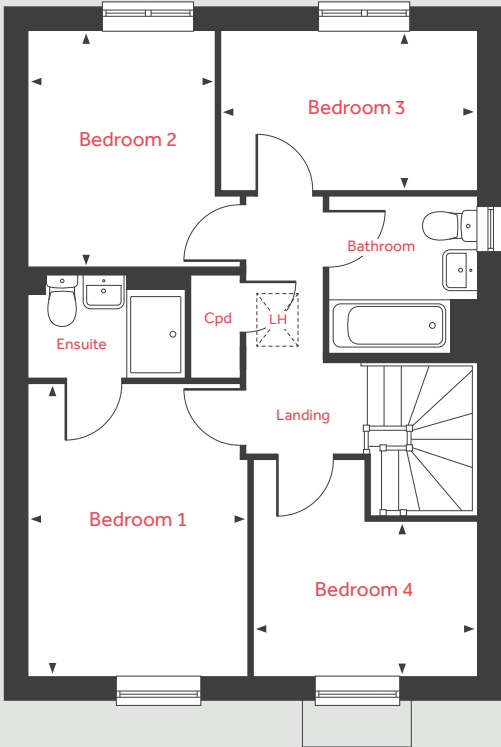
**Linden**  
HOMES

# The Mylne

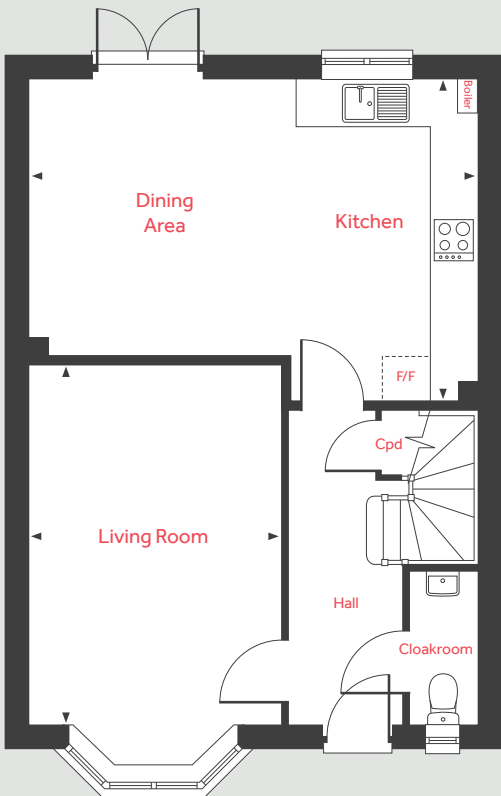
## 4 bedroom home

Homes 223, 230 & 231

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	3.93m x 2.95m	12'11" x 9'8"
Bedroom 2	3.20m x 2.51m	10'6" x 8'3"
Bedroom 3	3.43m x 2.18m	11'3" x 7'2"
Bedroom 4	3.00m x 2.08m	9'10" x 6'10"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.



# The Pembroke 4 bedroom home

Homes 204, 228, 241 & 242

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

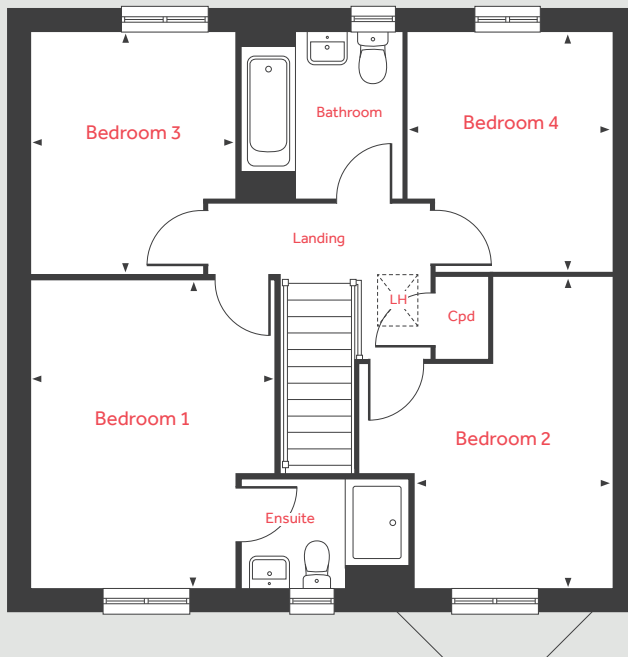
**Linden**  
HOMES

# The Pembroke

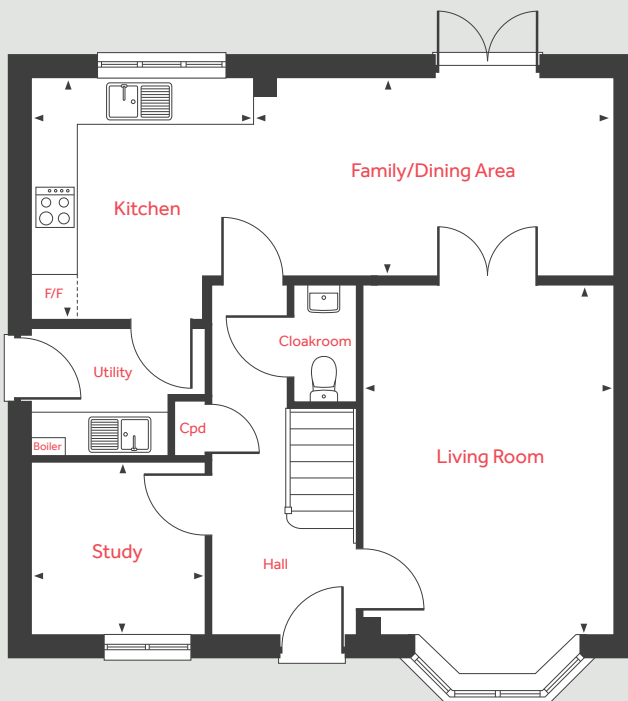
4 bedroom home

Homes 204, 228, 241 & 242

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

4.83m x 3.48m 15'10" x 11'5"

#### Family/Dining Area

5.02m x 2.74m 16'6" x 9'0"

#### Kitchen

3.34m x 3.04m 11'0" x 10'0"

#### Study

2.40m x 2.35m 7'11" x 7'9"

### First Floor

#### Bedroom 1

4.29m x 3.38m 14'1" x 11'1"

#### Bedroom 2

4.31m x 2.73m 14'2" x 9'0"

#### Bedroom 3

3.35m x 2.86m 11'0" x 9'5"

#### Bedroom 4

3.32m x 2.81m 10'11" x 9'3"

LH Loft hatch F/F Space for 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 Consultant. March 2023.

**Linden**  
HOMES



# The Knightley 4 bedroom home

Homes 201, 222, 229, 239, 243 & 250

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

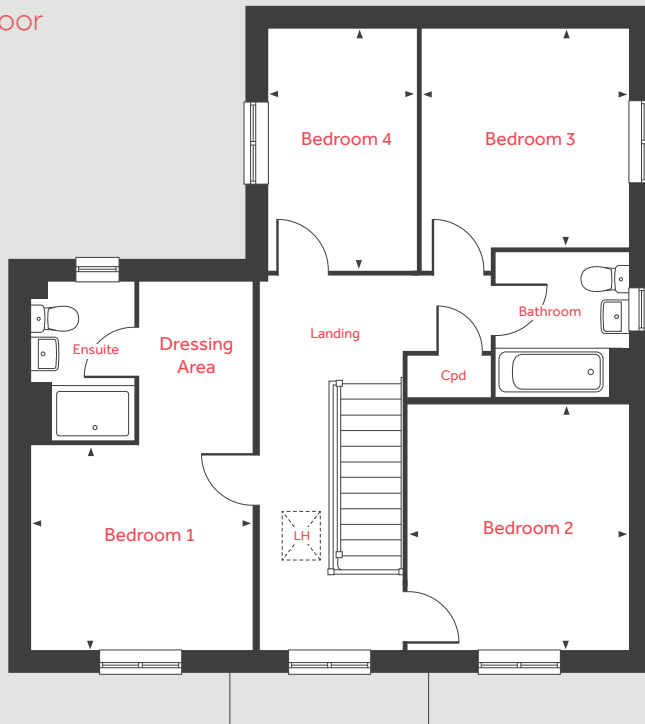
**Linden**  
HOMES

# The Knightley

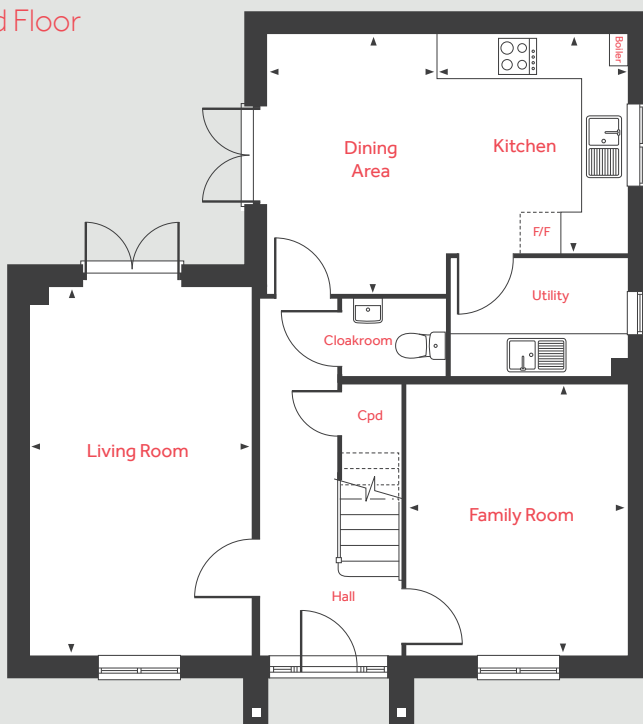
4 bedroom home

Homes 201, 222, 229, 239, 243 & 250

First Floor



Ground Floor



## Ground Floor

### Living Room

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

### Dining Area

3.79m x 2.45m 12'5" x 8'1"

### Kitchen

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

### Family Room

3.93m x 3.21m 12'11" x 10'7"

## First Floor

### Bedroom 1

3.20m x 2.98m 10'6" x 9'10"

### Bedroom 2

3.58m x 3.21m 11'9" x 10'7"

### Bedroom 3

3.17m x 3.01m 10'5" x 9'11"

### Bedroom 4

3.52m x 2.15m 11'7" x 7'1"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.

**Linden**  
HOMES



# The Leverton 4 bedroom home

Home 238

Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

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

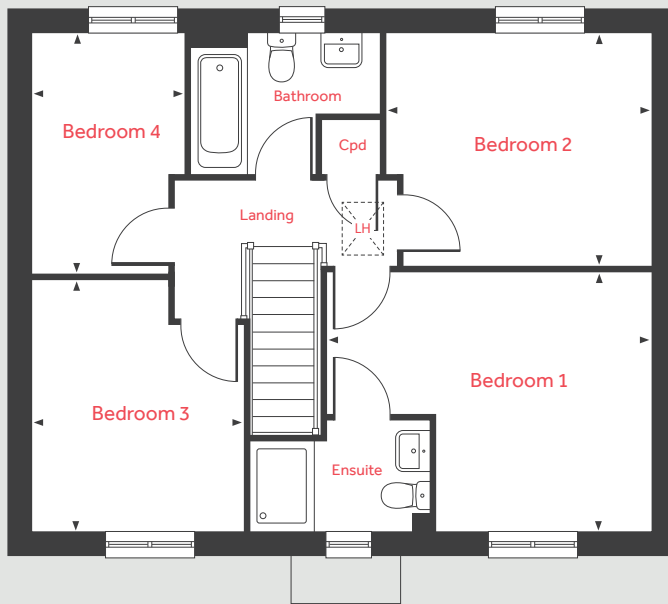
**Linden**  
HOMES

# The Leverton

## 4 bedroom home

Homes 238

### First Floor



### Ground Floor



#### Ground Floor

Living Room	4.80m x 3.39m	15'9" x 11'2"
Dining Area	3.94m x 2.80m	12'11" x 9'3"
Kitchen	2.98m x 2.76m	9'9" x 9'1"
Study	3.39m x 1.81m	11'2" x 6'0"

#### First Floor

Bedroom 1	4.39m x 3.47m	14'5" x 11'5"
Bedroom 2	3.55m x 3.15m	11'8" x 10'4"
Bedroom 3	3.37m x 2.87m	11'1" x 9'5"
Bedroom 4	3.25m x 2.07m	10'8" x 6'10"

LH	Loft hatch	F/F	Space for 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 Consultant. March 2023.

# Linden

## HOMES



# The Vale 4 bedroom home

Home 333

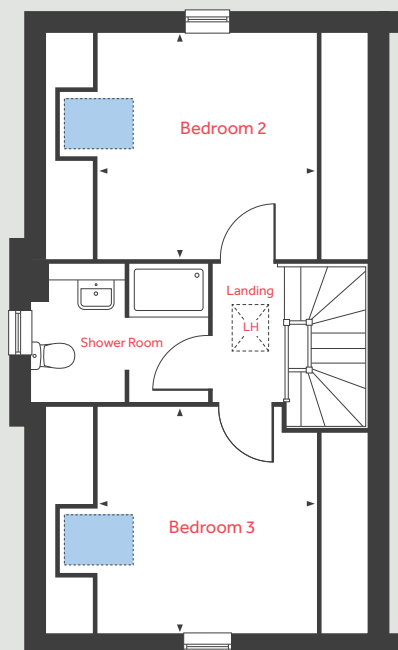
Orchard Green

Kingsbrook, Aylesbury HP22 5DS | 01296 840106

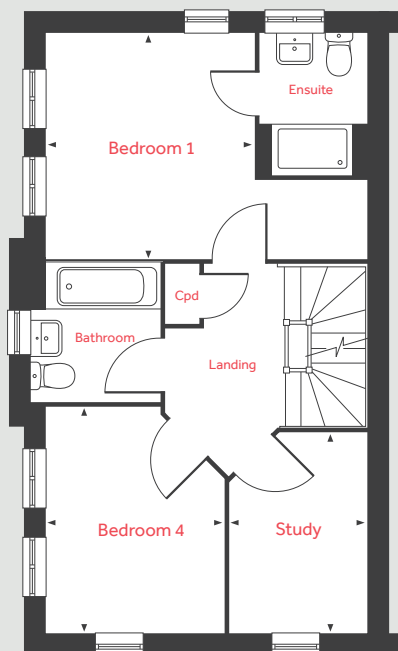
[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

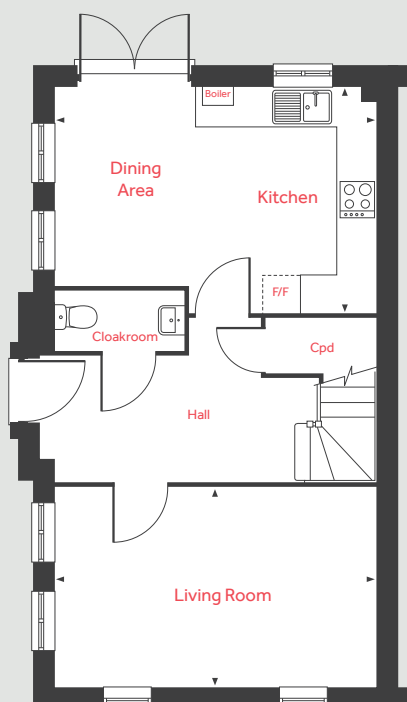
## Second Floor



## First Floor



## Ground Floor



# The Vale

4 bedroom home

Homes 333

### Ground Floor

Living Room

4.96m x 3.07m 16'3" x 10'1"

Kitchen/Dining Area

4.96m x 3.48m 16'3" x 11'5"

### First Floor

Bedroom 1

4.96m x 3.48m 16'3" x 11'5"

Bedroom 4

3.46m x 2.75m 11'4" x 9'0"

Study

3.07m x 2.12m 10'1" x 6'11"

### Second Floor

Bedroom 2

3.93m x 3.48m 12'11" x 11'5"

Bedroom 3

3.93m x 3.47m 12'11" x 11'5"

F/F	Space for fridge freezer	■	Velux window location
Cpd	Cupboard	◀ ▶	Measuring points
LH	Loft hatch		

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 Consultant. March 2023.

**Linden**  
HOMES