

# Meridian Gate

Royston



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## Meridian Gate Royston

An exclusive collection of new 2, 3, 4 & 5 bedroom homes set close to the attractive market town of Royston.

Situated midway between Bishop's Stortford and the historic city of Cambridge, the popular market town of Royston offers something for everyone; good amenities, green open spaces, and simple commutes to Bedford, Hertford and London.

Royston has a good range of amenities, including high street brands and independent shops, banks, a post office, a pharmacy and plenty of pubs, restaurants and cafés. Under half a mile away is the Ofsted rated 'Outstanding' Icknield First School, with the well-regarded Meridian School just 10 minutes' walk away.

Commuters will find Royston to be well connected by both road and rail. Royston station provides regular services to Cambridge in just 15 minutes and London King's Cross in a little over an hour. By road, the A10 runs directly past Royston, and allows for easy access to the A1(M) and M11. Both Luton and Stansted Airports are only 25 miles away.

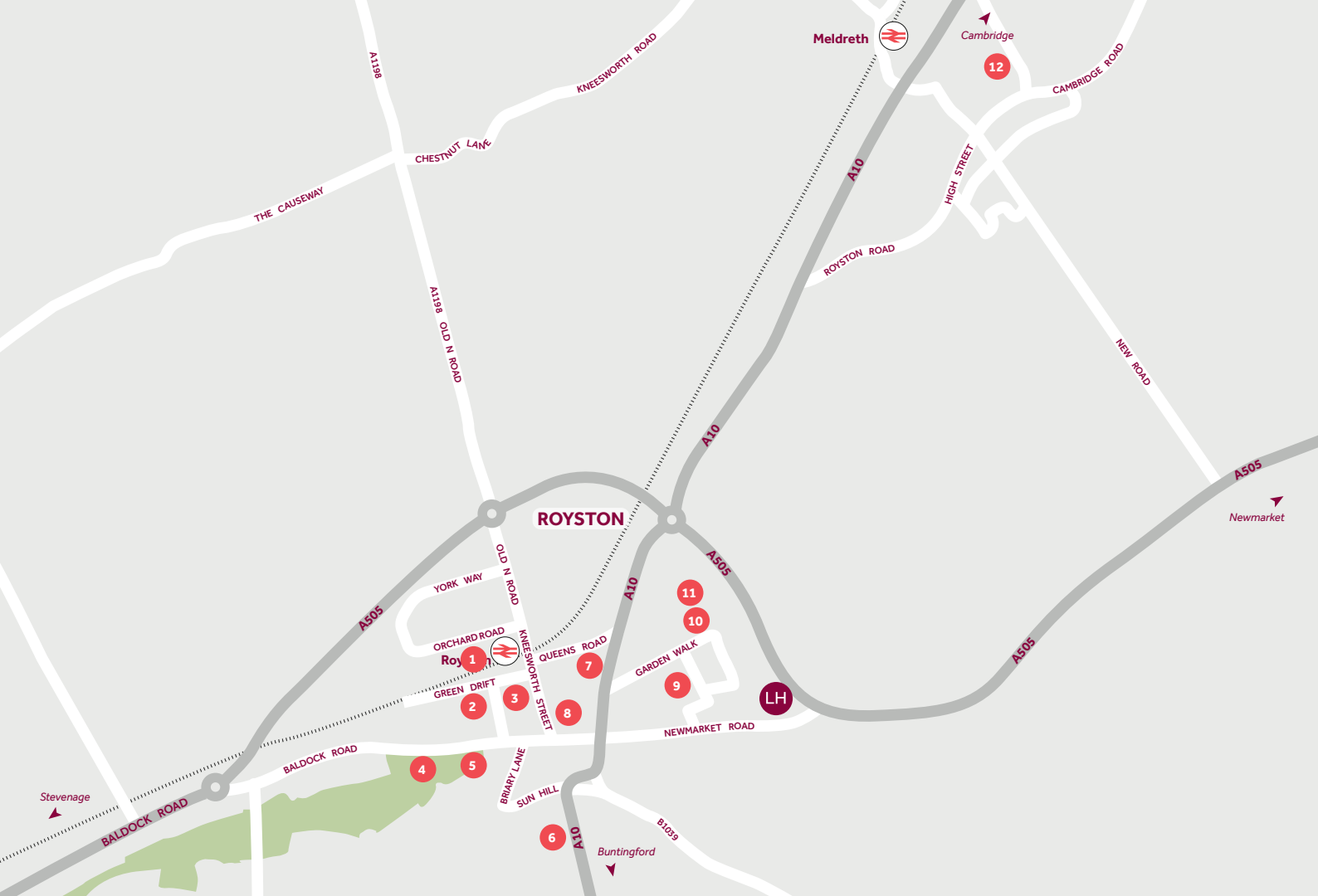
Further afield, the bustling city of Cambridge is where you can find a wonderful mix of shops, outdoor space and history all close to the world-famous University's buildings.

**Meridian Gate**

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## Around the local neighbourhood

- |                                  |  |                                     |
|----------------------------------|--|-------------------------------------|
| <b>1</b> Royston Train Station   | <b>5</b> Royston Golf Club                 | <b>9</b> Icknield Walk First School |
| <b>2</b> Tannery Drift School    | <b>6</b> Royston Hospital                  | <b>10</b> Meridian School           |
| <b>3</b> Royston Dental Practice | <b>7</b> St Mary's Catholic Primary School | <b>11</b> Royston Leisure Centre    |
| <b>4</b> The Heath Sports Centre | <b>8</b> Banyers House                     | <b>12</b> Melbourn Village College  |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
July 2024.



## The Hardwick 2 bedroom home

Homes 198, 199, 228, 229, 230, 231, 235, 236, 277, 278, 283,  
284, 285, 286, 324, 325 & 326

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# Development layout



## 5 bedroom home

- The Lutyens
- The Ripley

## 4 bedroom home

- The Mylne
- The Pembroke
- The Aslin
- The Leverton
- The Knightley

## 3 bedroom home

- The Mountford
- The Elliot
- The Eveleigh

## 2 bedroom home

- The Hardwick

## Pre-sold homes

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

	Garage Entrance	BCP	Bin Collection Point
	Shed	BS	Bin Store
	Steps	V	Visitors Parking Space
LAP	Local Area of Play		

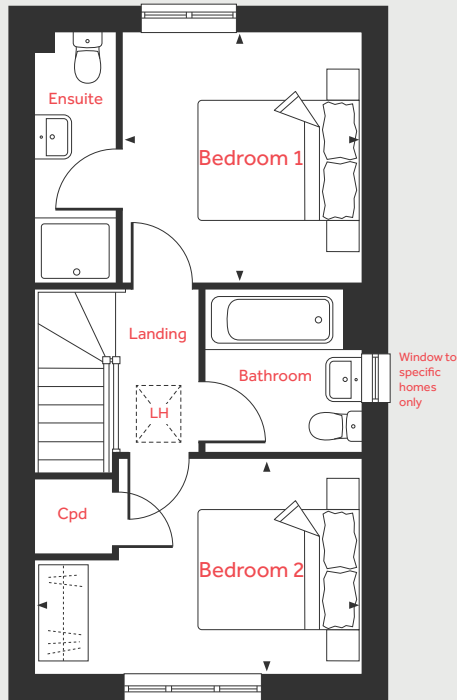
The site plan which can be found on this page, has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production. The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

# The Hardwick

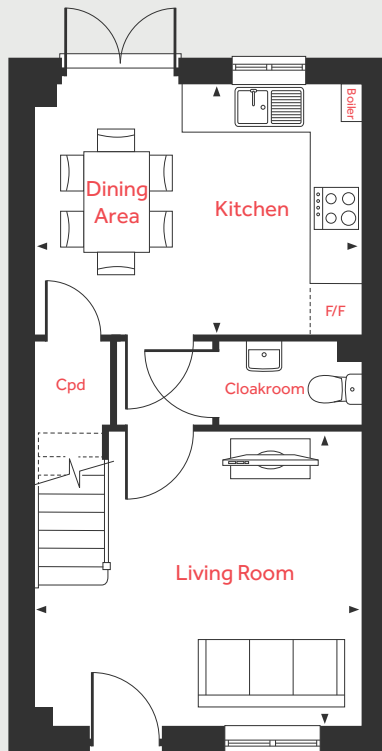
## 2 bedroom home

Homes 198, 199, 228, 229, 230, 231, 235, 236, 277, 278\*, 283, 284, 285, 286, 324, 325 & 326 \*Handed/Mirror image

### First Floor



### Ground Floor



#### Ground Floor

##### Living Room

4.08m x 3.70m 13'5" x 12'1"

##### Kitchen/Dining Area

4.08m x 3.15m 13'5" x 10'3"

#### First Floor

##### Bedroom 1

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

##### Bedroom 2

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

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

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## The Elliot 3 bedroom home

Homes 200, 201, 202, 203, 213, 214, 252, 253, 332, 333 & 334

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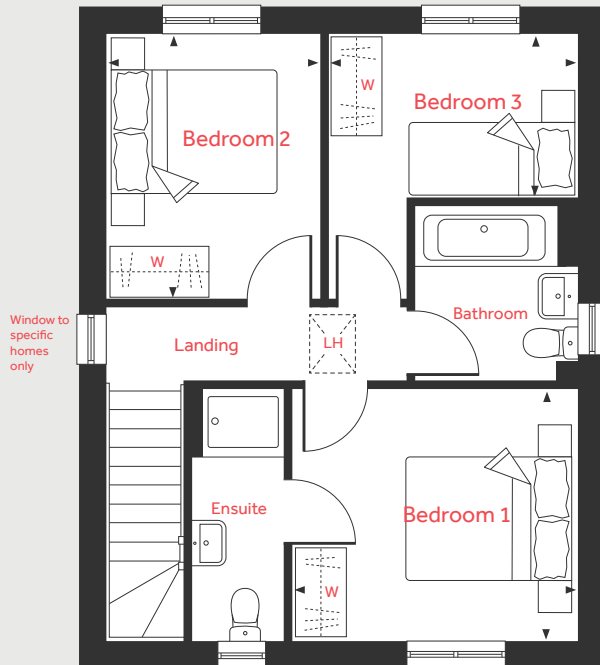
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# The Elliot

## 3 bedroom home

Homes 200, 201, 202, 203, 213, 214, 252, 253, 332, 333 & 334

### First Floor



#### Ground Floor

**Living Room**  
5.70m x 3.95m      18'8" x 12'11"

**Kitchen**  
3.29m x 2.95m      10'9" x 9'8"

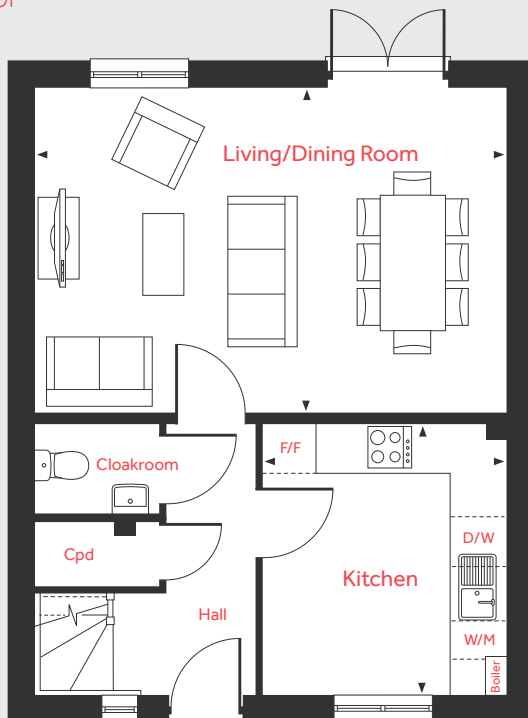
#### First Floor

**Bedroom 1**  
3.45m x 3.07m      11'4" x 10'1"

**Bedroom 2**  
3.21m x 2.60m      10'6" x 8'6"

**Bedroom 3**  
3.03m x 2.01m      9'11" x 6'7"

### Ground Floor



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

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## The Eveleigh 3 bedroom home

Homes 211, 249, 250, 275, 279, 280, 281, 287, 288, 296, 297, 298, 299,  
327, 328 & 330

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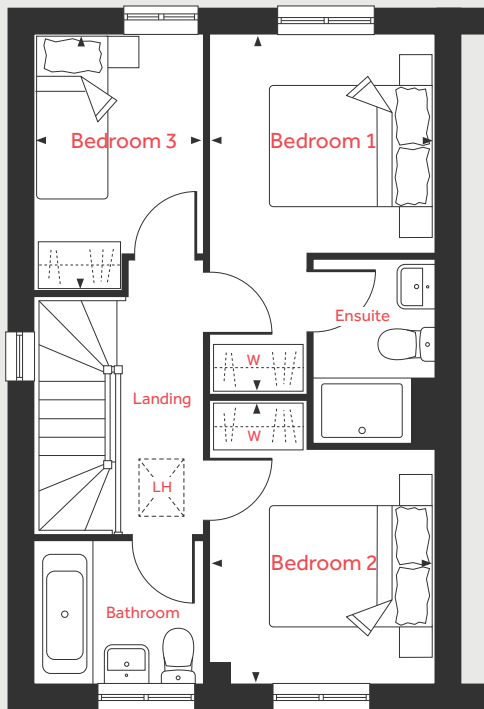
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# The Eveleigh

## 3 bedroom home

Homes 211\*, 249, 250\*, 275, 279, 280\*, 281, 287, 288\*, 296, 297\*, 298, 299, 327, 328\* & 330 \*Handed/Mirror image

### First Floor



### 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

4.47m x 2.79m 14'6" x 9'2"

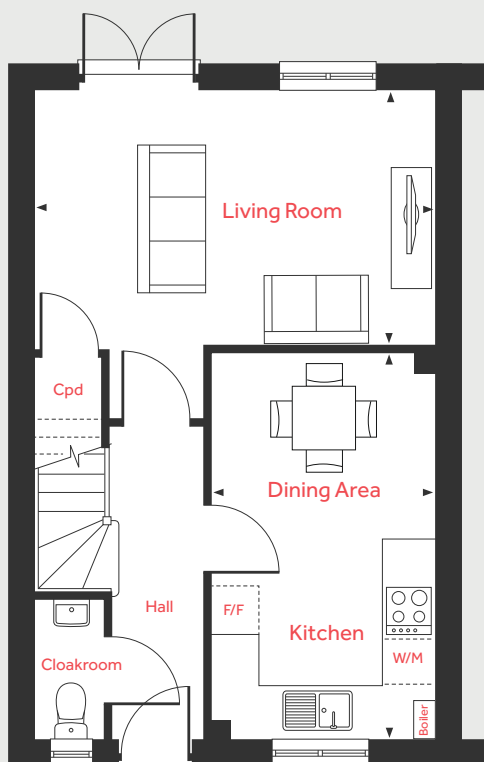
#### Bedroom 2

3.54m x 2.79m 11'7" x 9'2"

#### Bedroom 3

3.21m x 2.12m 10'6" x 7'0"

### Ground Floor



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

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# The Mountford 3 bedroom home

Homes 212, 224, 234, 276, 282, 300, 323 & 329

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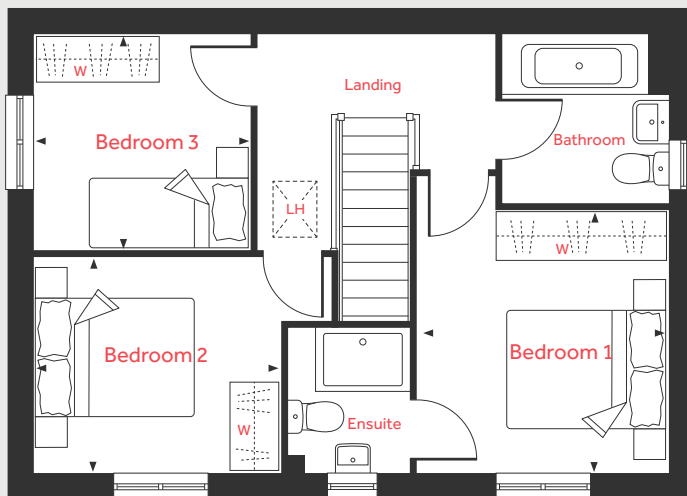
# The Mountford

## 3 bedroom home

Homes 212\*, 224, 234\*, 276, 282\*, 300\*, 323\* & 329

\*Handed/Mirror image

### First 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

3.37m x 3.19m 11'0" x 10'6"

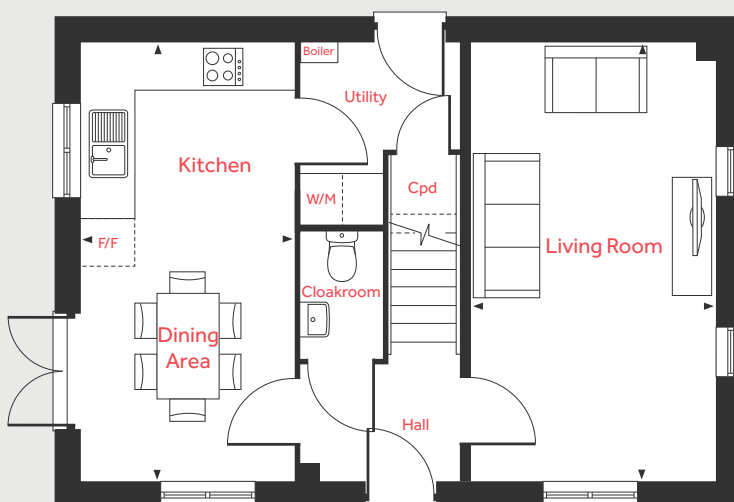
#### Bedroom 2

3.15m x 2.74m 10'4" x 9'0"

#### Bedroom 3

2.78m x 2.78m 9'1" x 9'1"

### Ground Floor



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

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## The Aslin 4 bedroom home

Homes 192, 193, 194, 195, 196, 227, 273, 274, 307, 308, 309, 310, 321 & 322

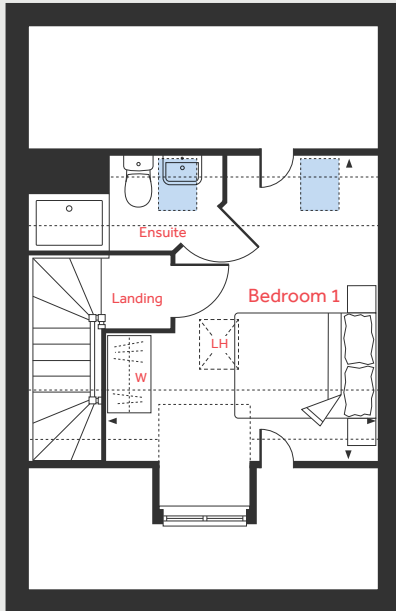
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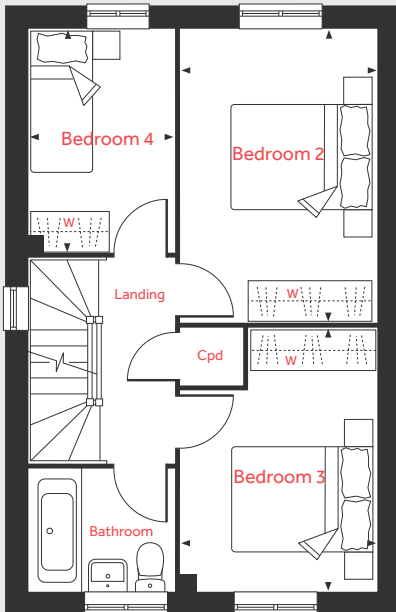
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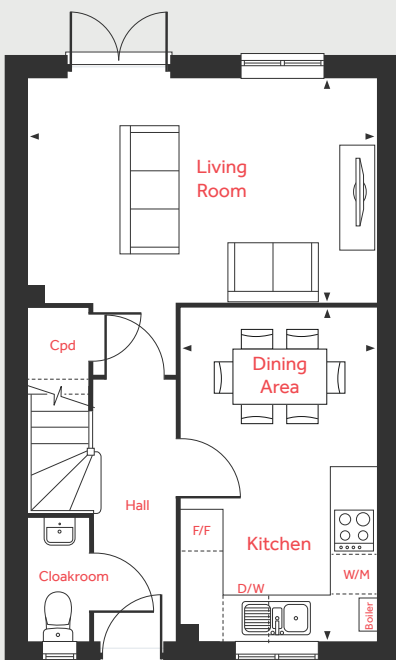
## Second Floor



## First Floor



## Ground Floor



# The Aslin

## 4 bedroom home

Homes 192\*, 193, 194\*, 195, 196, 227, 273, 274\*, 307, 308\*, 309, 310\*, 321 & 322\*

\*Handed/Mirror image

### 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 2

4.21m x 2.80m      13'9" x 9'2"

#### Bedroom 3

3.78m x 2.80m      12'4" x 9'2"

#### Bedroom 4

3.20m x 2.10m      10'6" x 6'10"

### Second Floor

#### Bedroom 1

4.42m x 3.89m      14'6" x 12'9"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard		Velux window
F/F	Space for fridge freezer		Measuring points
W/M	Space washing machine		Reduced ceiling height
D/W	Space for dish washer		

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# The Leverton 4 bedroom home

Homes 204, 205, 239, 240, 247, 259, 262, 263 & 264

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# The Leverton

## 4 bedroom home

Homes 204, 205, 239, 240, 247, 259, 262\*, 263\* & 264\*

\*Handed/Mirror image

### First Floor



### Ground Floor

#### Living Room

4.80m x 3.40m 15'9" x 11'2"

#### Dining Area

3.92m x 2.81m 12'10" x 9'3"

#### Kitchen

2.99m x 2.80m 9'10" x 9'3"

#### Study

3.40m x 1.84m 11'2" x 6'0"

### First Floor

#### Bedroom 1

4.41m x 3.49m 14'5" x 11'5"

#### Bedroom 2

3.60m x 3.15m 11'10" x 10'4"

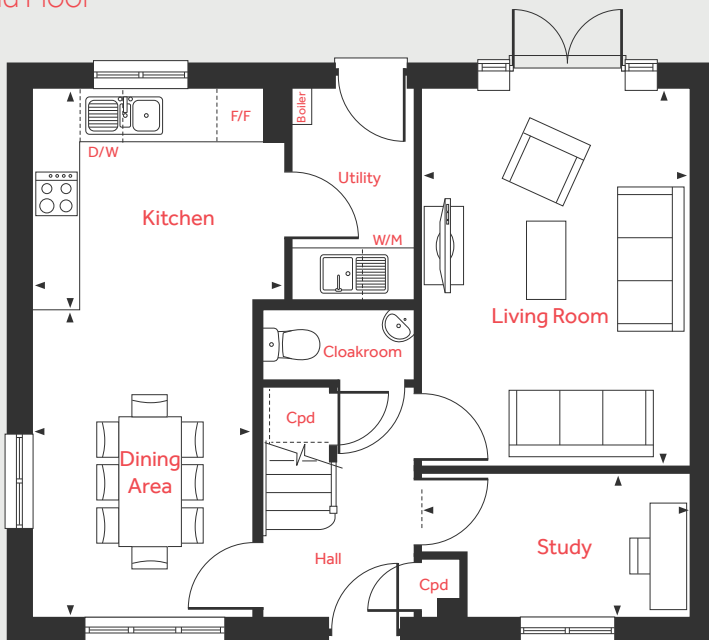
#### Bedroom 3

3.38m x 2.88m 11'1" x 9'6"

#### Bedroom 4

3.28m x 2.09m 10'9" x 6'10"

### Ground Floor



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

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# The Mylne 4 bedroom home

Homes 215, 216, 223, 271 & 272

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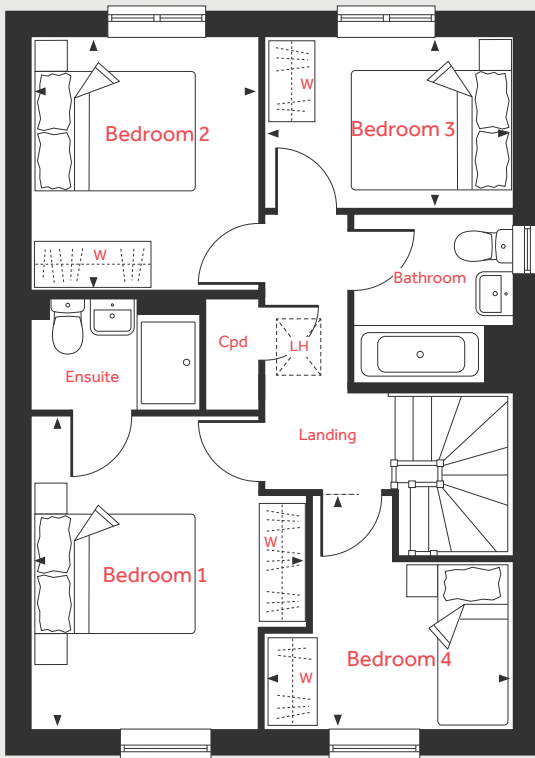
# The Mylne

4 bedroom home

Homes 215\*, 216\*, 223, 271 & 272

\*Handed/Mirror image

## First Floor



## Ground Floor

### Living Room

4.84m x 3.40m 15'10" x 11'2"

### Kitchen/Dining Area

6.04m x 4.38m 19'10" x 14'4"

## First Floor

### Bedroom 1

3.95m x 3.45m 13'0" x 11'4"

### Bedroom 2

3.21m x 2.88m 10'6" x 9'5"

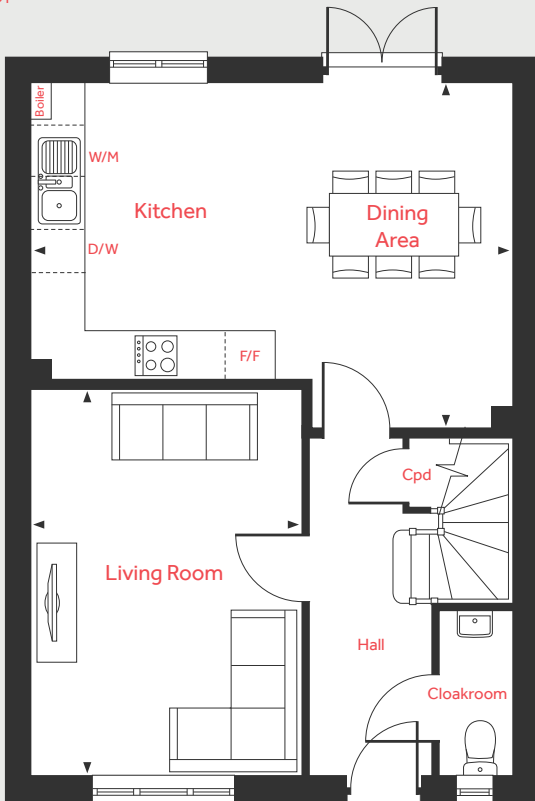
### Bedroom 3

3.11m x 2.17m 10'3" x 7'1"

### Bedroom 4

3.11m x 2.92m 10'3" x 9'6"

## Ground Floor



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

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# The Pembroke 4 bedroom home

Homes 206, 209, 232, 233, 237, 238, 241, 242, 260, 261, 265, 268 & 269

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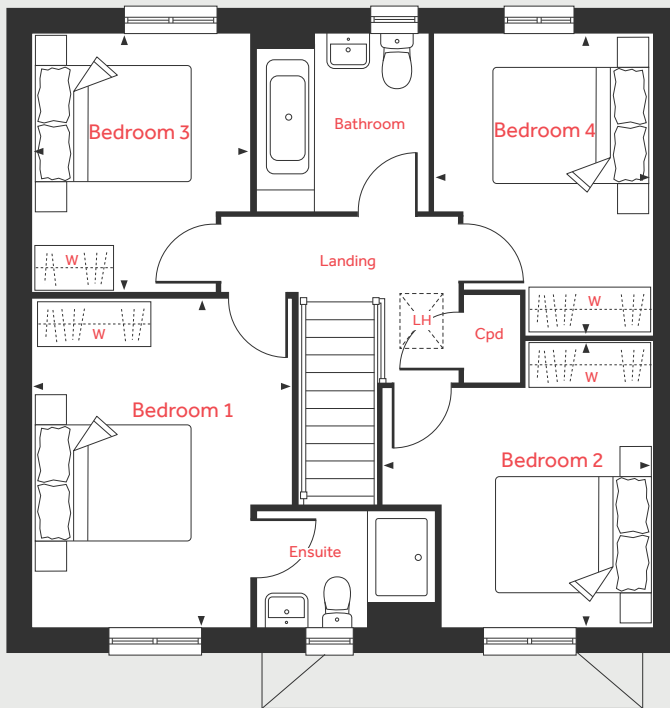
# The Pembroke

4 bedroom home

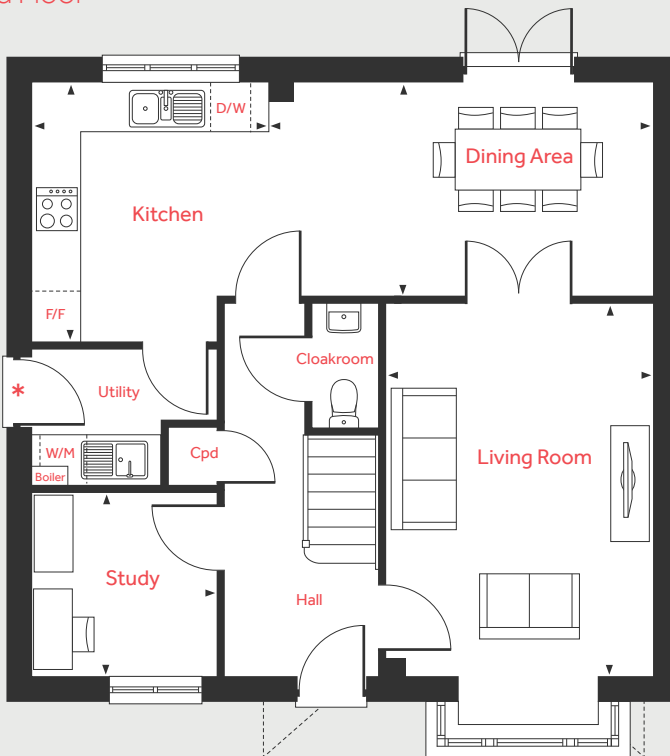
Homes 206, 209\*, 232\*, 233, 237, 238\*, 241, 242, 260\*, 261, 265, 268 & 269

\*Handed/Mirror image

## First Floor



## Ground Floor



\*No external utility door to plots 206 and 242 only.

### Ground Floor

**Living Room**  
4.83m x 3.50m      15'10" x 11'6"

**Dining Area**  
5.01m x 2.75m      16'5" x 9'0"

**Kitchen**  
3.37m x 3.05m      11'1" x 10'0"

**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**  
3.71m x 3.50m      12'2" x 11'6"

**Bedroom 3**  
3.36m x 2.88m      11'0" x 9'5"

**Bedroom 4**  
3.94m x 2.82m      12'11" x 9'3"

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

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# The Knightley 4 bedroom home

Homes 210, 266, 267, 270 & 331

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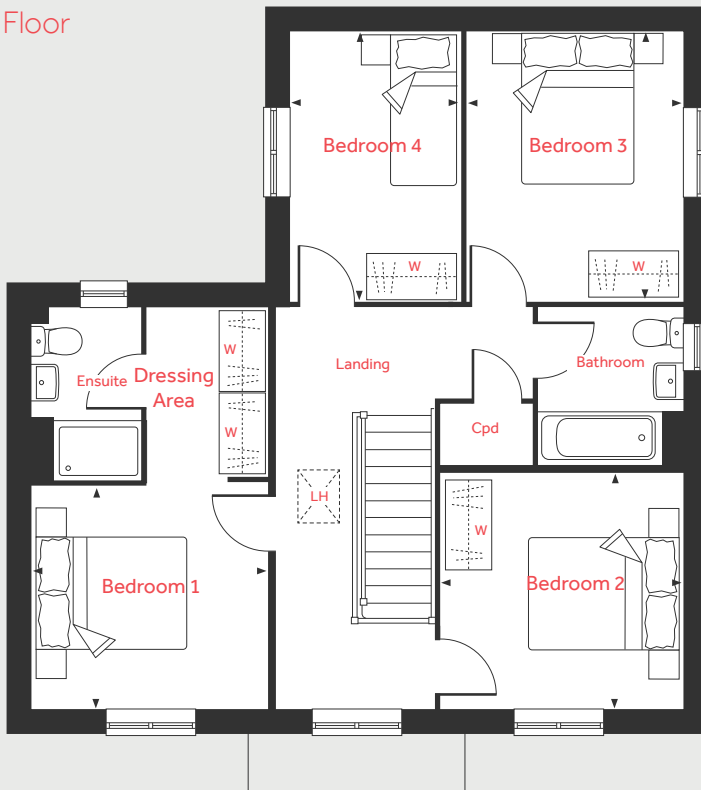
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# The Knightley

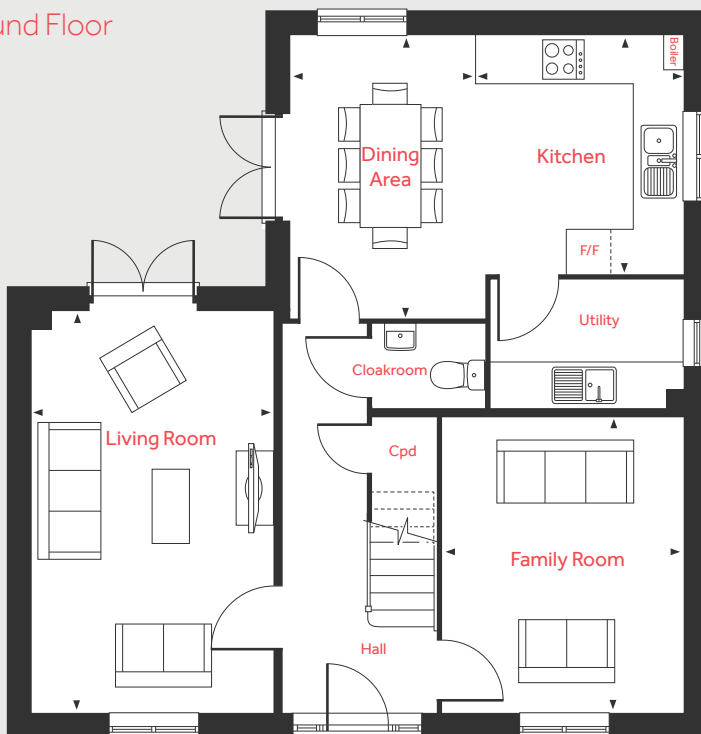
## 4 bedroom home

Homes 210, 266, 267\*, 270\*  
& 331 \*Handed/Mirror image

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 3.00m	10'6" x 9'10"
Bedroom 2	3.23m x 3.14m	10'6" x 10'5"
Bedroom 3	3.64m x 3.01m	11'9" x 9'11"
Bedroom 4	3.64m x 2.31m	11'9" x 7'7"

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

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# The Lutyens 5 bedroom home

Homes 197, 207, 208, 248, 251 & 289

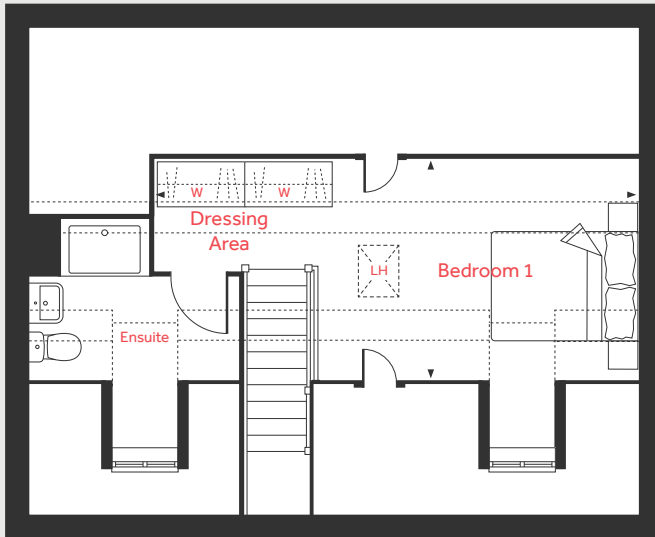
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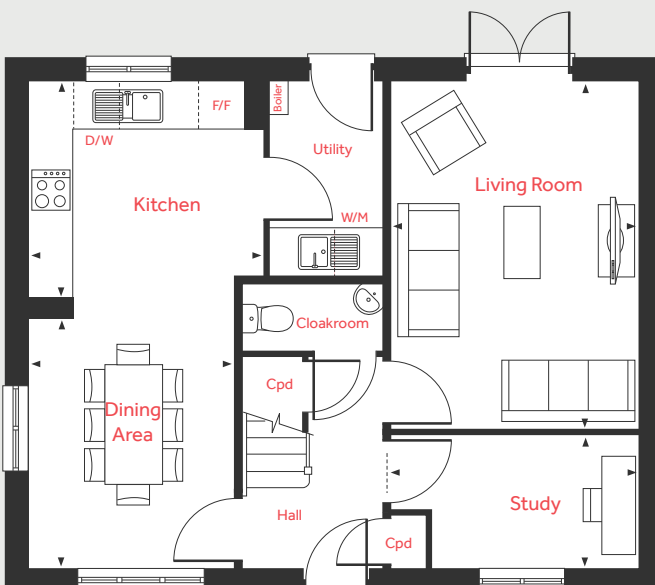
## Second Floor



## First Floor



## Ground Floor



# The Lutyens

## 5 bedroom home

Homes 197, 207\*, 208, 248, 251 & 289\*

\*Handed/Mirror image

### Ground Floor

Living Room  
4.81m x 3.39m 15'9" x 11'1"

Dining Area  
3.46m x 2.81m 11'4" x 9'2"

Kitchen  
3.24m x 2.98m 10'7" x 9'9"

Study  
3.39m x 1.82m 11'1" x 5'11"

### First Floor

Bedroom 2  
3.86m x 3.36m 12'8" x 11'0"

Bedroom 3  
3.36m x 2.78m 11'0" x 9'1"

Bedroom 4  
3.05m x 2.88m 10'0" x 9'5"

Bedroom 5  
3.59m x 2.07m 11'9" x 6'9"

### Second Floor

Bedroom 1/Dressing Area  
6.69m x 3.08m 21'11" x 10'1"

LH	Loft hatch	D/W	Space for dish washer
Cyl	Hot water cylinder	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer	- - -	Reduced ceiling height
W/M	Space washing machine		

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# Specification

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# Meridian Gate

## Royston

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.

### Kitchen

**2 bedroom**  
The Hardwick

**3 bedroom**  
The Eveleigh  
The Elliot  
The Mountford

**4 bedroom**  
The Aslin  
The Mylne  
The Leverton  
The Pembroke  
The Knightley

**5 bedroom**  
The Lutyens

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 hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■					
Indesit hob (60 cm) with 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			■			■	■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
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)	■	■	■	■	■	■	■	■	■

### Bedrooms

Front door with multi-point security locking system and security chain									■
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### General

**2 bedroom**  
The Hardwick

**3 bedroom**  
The Eveleigh  
The Elliot  
The Mountford

**4 bedroom**  
The Aslin  
The Mylne  
The Leverton  
The Pembroke  
The Knightley

**5 bedroom**  
The Lutyens

Photovoltaic (PV) solar panels*	■	■	■	■	■	■	■	■	■
Electric vehicle (EV) charging points*	■	■	■	■	■	■	■	■	■
Waste water heat recovery system*	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

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.

Linden Homes, Central Home Counties region

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