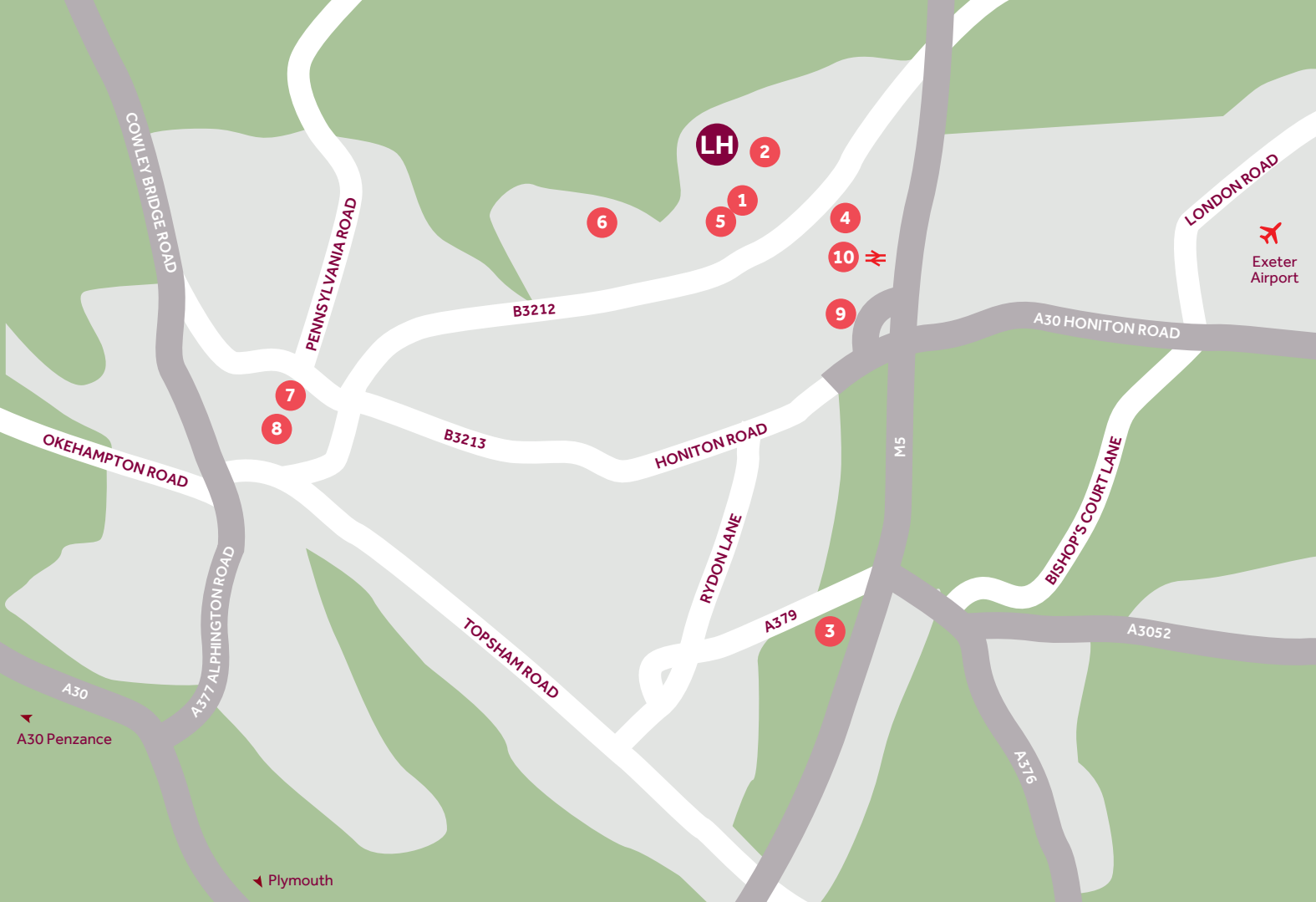


Harrington Park

Pinhoe



Linden
HOMES



Around the local neighbourhood

- | | | |
|--|---|--|
| 1 Pinhoe Village Shops
EX4 9EY | 5 Exeter Community Hospital
EX1 3RB | 8 Exeter Cathedral
EX1 1HS |
| 2 Pinhoe Primary School
EX4 8PE | 6 Northbrook Swimming Pool
EX4 8LZ | 9 Exeter College Technology Centre
EX1 3RW |
| 3 Sandy Park stadium,
Home of the Exeter Chiefs
EX2 7NN | 7 Princesshay Shopping Centre
EX1 1QA | 10 Pinhoe Train Station
EX1 3SY |
| 4 Sainsbury's
EX1 3PF | | |

Harrington Park Pinhoe

A collection of energy efficient and stylish 1, 2, 3, 4 and 5 bedroom homes in the sought after location of Pinhoe in Exeter.

These new homes are well located to enjoy the best of both worlds - this sought after location benefits from being in close proximity to the centre of Exeter, Topsham and a number of stunning local rural and coastal towns and villages.

Pinhoe has a wealth of options for local education, with a great selection of 'Outstanding' and 'Good' Ofsted-rated schooling options close to home.

For travel and commuting, Harrington Park benefits from excellent road links to the M5 providing easy access to Cornwall and Bristol. Pinhoe train station is just a 15-minute walk and offers easy links to London Paddington (just two hours away by train) and to add to this, Exeter airport is just a short drive away and offers a number of domestic and international flights.

Harrington Park Pinhoe

Development layout



5 bedroom home

- The Colcutt
- The Lutyens

4 bedroom home

- The Aldridge
- The Cottingham
- The Grainger
- The Kempthorne
- The Mylne
- The Crescent
- The Spring

3 bedroom home

- The Elmslie
- The Becket
- The Summer

2 bedroom home

- Sandstone House
- The Cartwright
- The Ashbee

2 bedroom apartment

- Limestone Mews

1 and 2 bedroom apartment

- Granite House
- Marble House
- Quartz House

Affordable housing

Shared ownership housing

cs cycle store bs bin store
leap local equipped area of play v visitor parking space

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.



The Sandstone

2 bedroom homes

Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.

Produced by Vistry Group Design Studio. When you have finished with this leaflet please recycle it. OQ001 DS13692 / 03.25

Linden
HOMES

Harrington Park
Pinhoe, Exeter EX4 8NS | 01392 339940
lindenhomes.co.uk

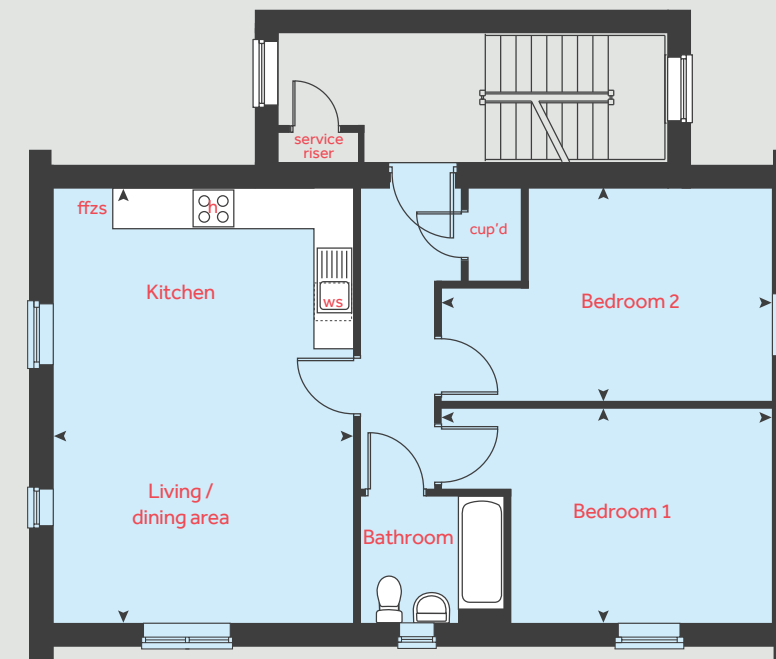
Linden
HOMES

The Sandstone

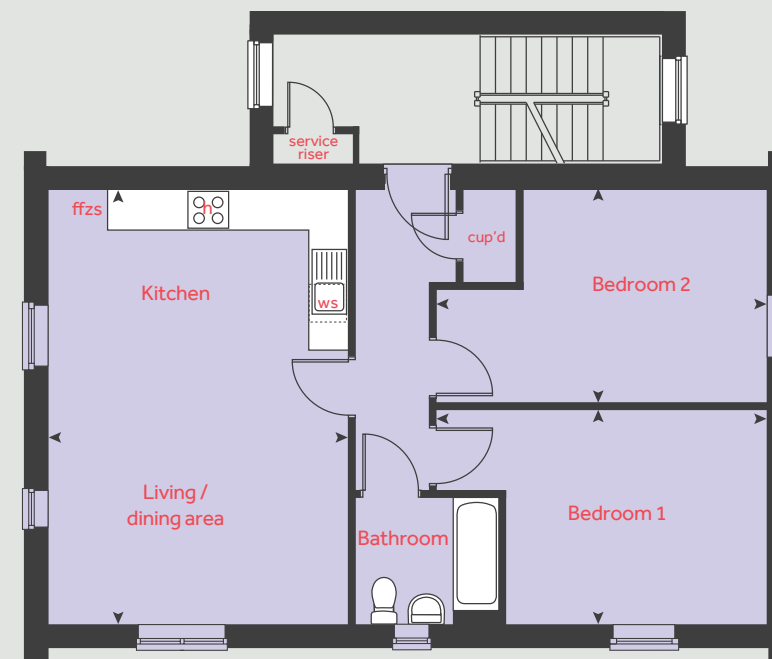
2 bedroom homes

Homes 282-284

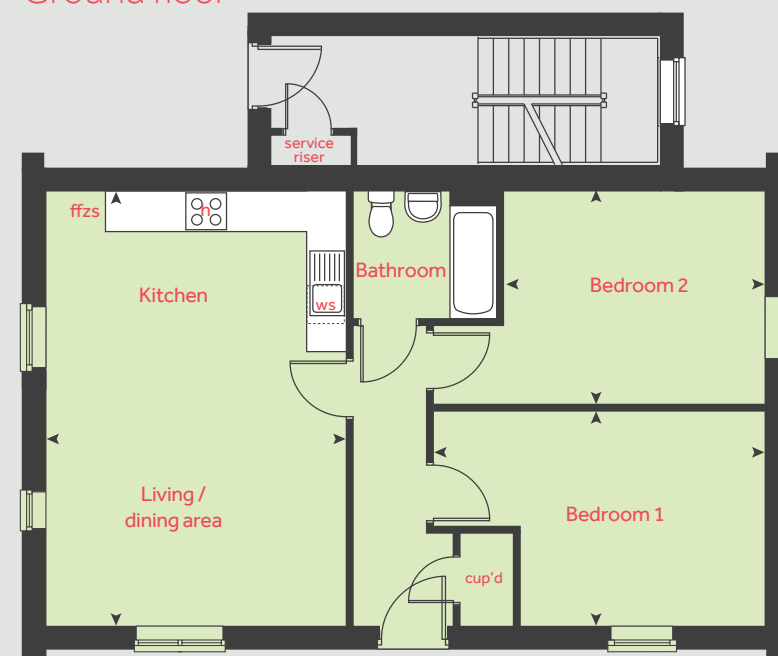
Second floor



First floor



Ground floor



● Apartments X, X and X

	metres	feet / inches
Kitchen / dining area	7.50 x 3.32	24' 6" x 10' 8"
Bedroom 1	4.19 x 2.96	13' 7" x 9' 7"
Bedroom 2	4.29 x 2.90	14' 1" x 9' 5"

● Apartments X, X and X

	metres	feet / inches
Kitchen / dining area	7.50 x 3.32	24' 6" x 10' 8"
Bedroom 1	4.19 x 2.96	13' 7" x 9' 7"
Bedroom 2	4.29 x 2.90	14' 1" x 9' 5"

● Apartments X, X and X

	metres	feet / inches
Kitchen / dining area	7.50 x 3.32	24' 6" x 10' 8"
Bedroom 1	4.19 x 2.96	13' 7" x 9' 7"
Bedroom 2	4.29 x 2.90	14' 1" x 9' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

<Housetype name> | <Htp code> <Sitecode> |
 The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



The Cartwright

2 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

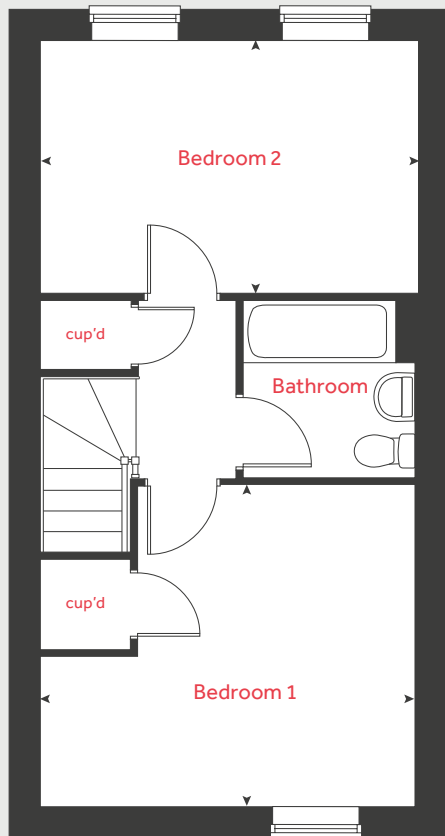
lindenhomes.co.uk

Linden
HOMES

The Cartwright

2 bedroom home

First floor



Ground floor

Kitchen
4.84m x 2.12m 15' 10" x 6' 11"

Living room
4.19m x 3.60m 13' 9" x 11' 9"

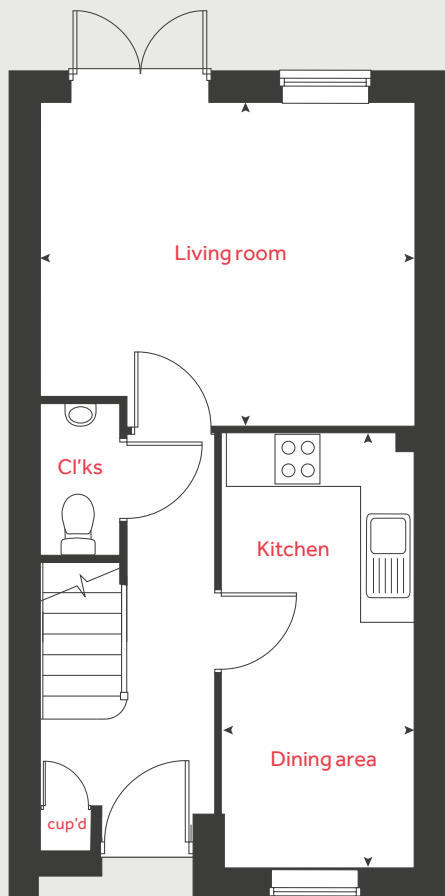
First floor

Bedroom 1
4.19m x 3.58m 13' 9" x 11' 9"

Bedroom 2
4.19m x 2.80m 13' 9" x 9' 2"

cup'd cupboard < > measuring points

Ground floor



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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden HOMES



The Ashbee

2 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

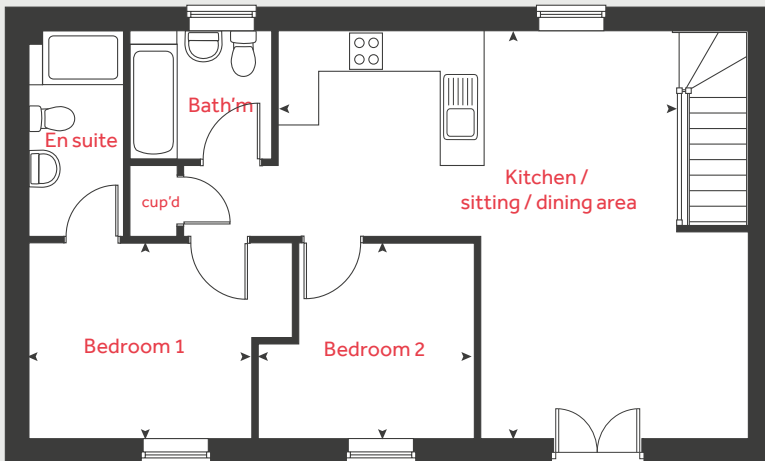
Linden
HOMES

The Ashbee

2 bedroom home

Homes 281, 313 & 329

First floor



First floor

Kitchen / sitting / dining area

6.89m x 6.04m 22' 7" x 19' 8"

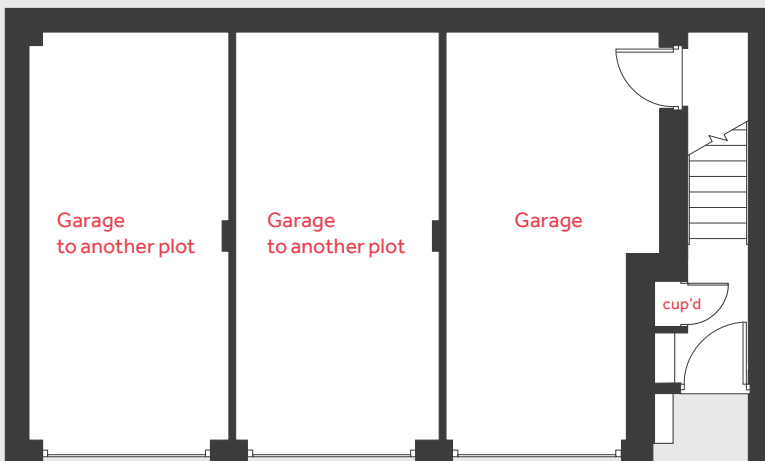
Bedroom 1

3.94m x 2.88m 12' 11" x 9' 5"

Bedroom 2

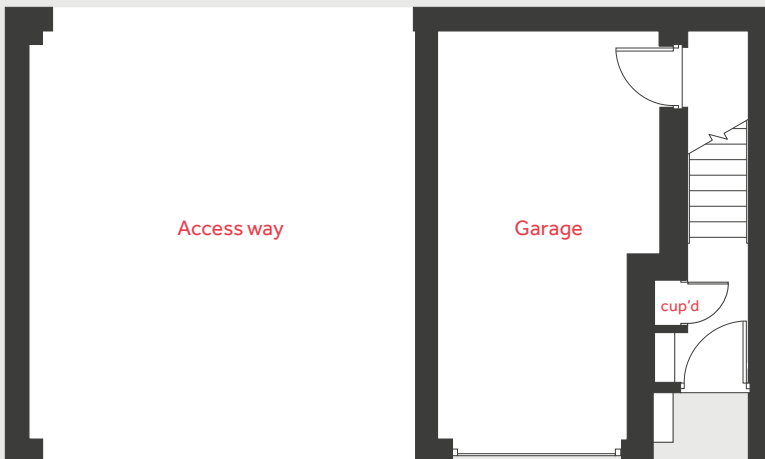
3.22m x 2.88m 10' 7" x 9' 5"

Ground floor applies to selected plots only



cup'd cupboard < > measuring points

Ground floor applies to selected plots only



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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden HOMES



The Becket

3 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

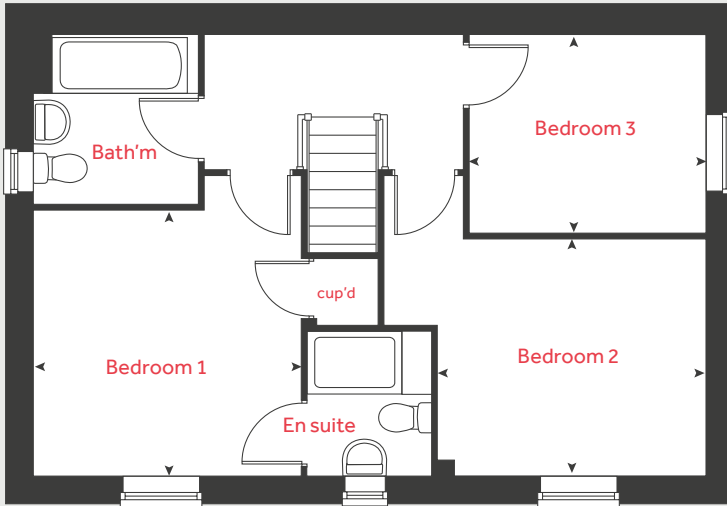
Linden
HOMES

The Becket

3 bedroom home

Homes 302, 312, 337, 325
& 334

First floor



Ground floor

Kitchen / dining area
5.59m x 2.90m 18' 4" x 9' 6"

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

First floor

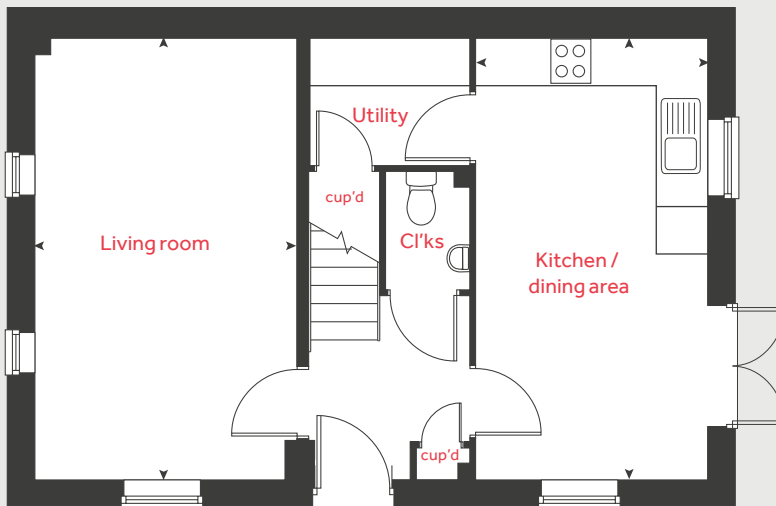
Bedroom 1
3.40m x 3.33m 11' 2" x 10' 11"

Bedroom 2
3.34m x 3.01m 10' 12" x 9' 10"

Bedroom 3
2.96m x 2.47m 9' 8" x 8' 1"

cup'd cupboard < > measuring points

Ground floor



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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden
HOMES



The Elmslie

3 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

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

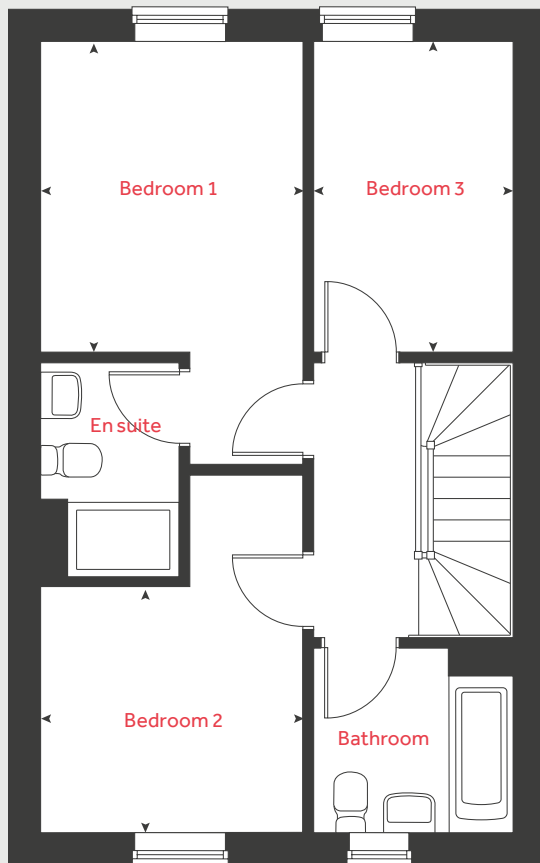
Linden
HOMES

The Elmslie

3 bedroom home

Homes 233, 286, 287, 303, 304, 308, 310, 311, 324, 335, 336, 338, 339, 342, 352, 355, 356, 361, 362, 364, 367, 372 & 380

First floor



Ground floor

Kitchen / dining area

5.05m x 2.91m 16' 6" x 9' 6"

Living room

5.09m x 3.34m 16' 8" x 10' 9"

First floor

Bedroom 1

3.34m x 2.83m 10' 9" x 9' 3"

Bedroom 2

2.83m x 2.65m 9' 3" x 8' 7"

Bedroom 3

3.34m x 2.15m 10' 9" x 7' 0"

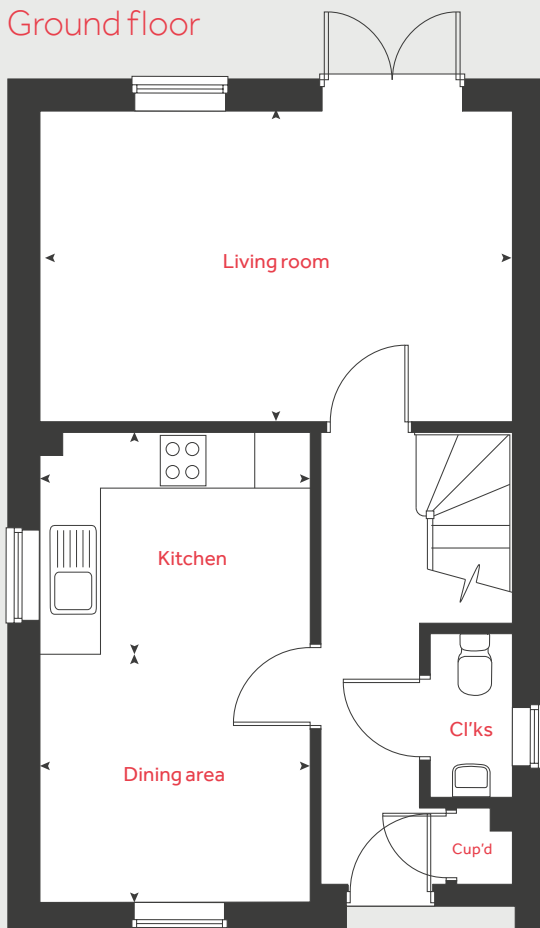
cup'd

cupboard



measuring point

Ground floor



*Window only to plots 324, 362, 364, 372, 380

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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden HOMES



The Mylne

4 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

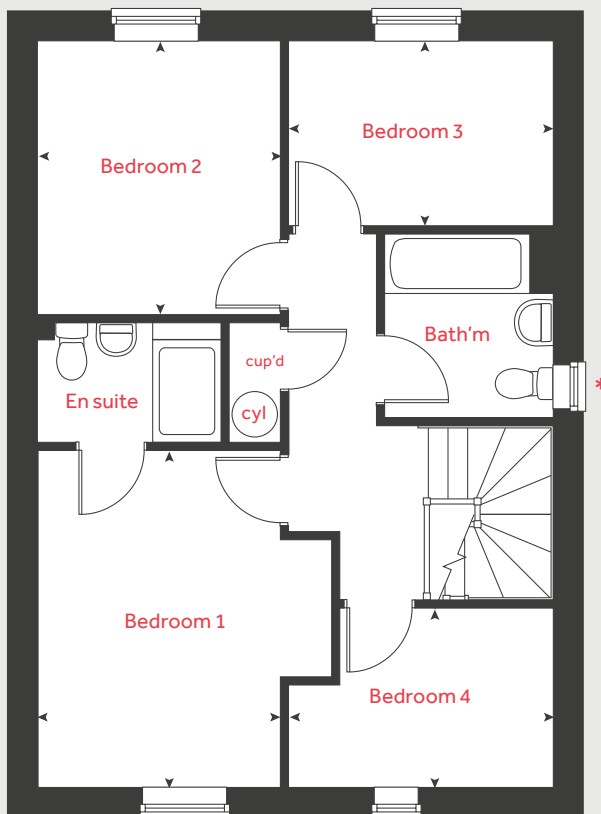
Linden
HOMES

The Mylne

4 bedroom home

Homes 343, 344, 351, 363,
373 & 374

First floor



Ground floor

Kitchen / dining / family area

6.04m x 3.16m 19' 9" x 10' 4"

Living room

4.87m x 3.41m 15' 11" x 11' 2"

First floor

Bedroom 1

3.91m x 3.42m 12' 10" x 11' 3"

Bedroom 2

3.20m x 2.84m 10' 6" x 9' 3"

Bedroom 3

3.03m x 2.12m 9' 11" x 6' 11"

Bedroom 4

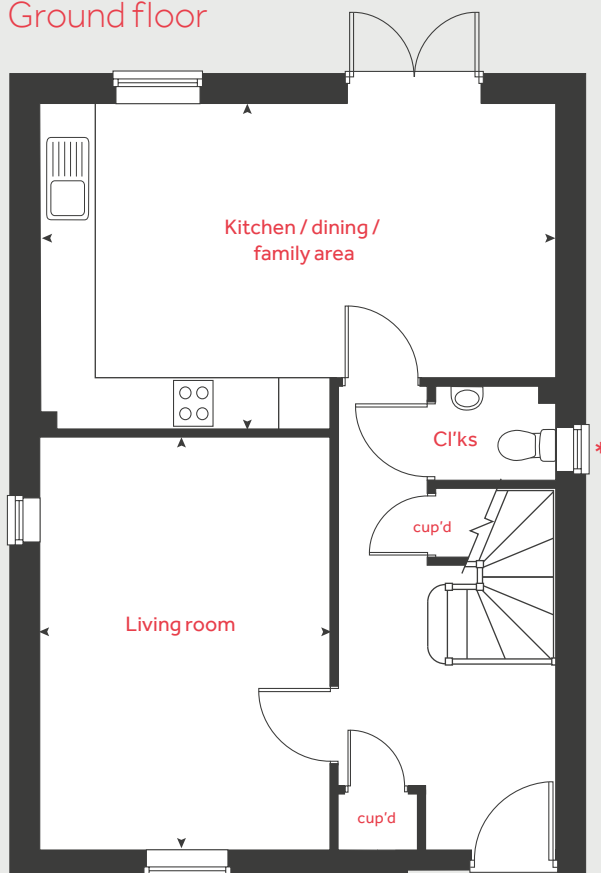
3.10m x 2.06m 10' 2" x 6' 9"

cup'd

cupboard

measuring points

Ground floor



Homes 193, 194 and 195 are handed. Please see sales consultant for further details.

* Windows apply to selected plots only. Please see sales consultant for further details.

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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden
HOMES



The Aldridge

4 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

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

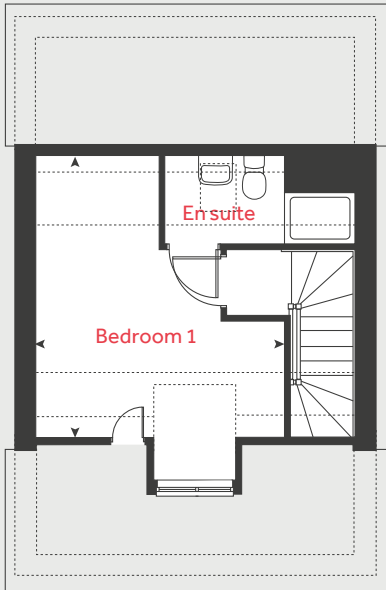
Linden
HOMES

The Aldridge

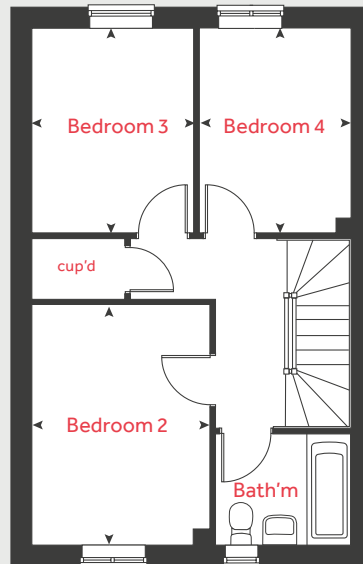
4 bedroom home

Homes 288 - 291, 320-323,
331-333 & 345

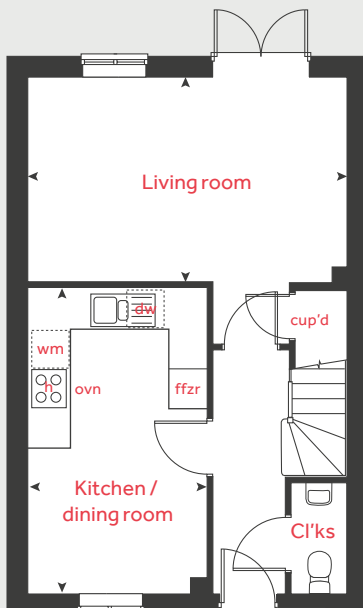
Second floor



First floor



Ground 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 2
3.71m x 2.76m 12' 4" x 9' 2"

Bedroom 3
3.16m x 2.53m 10' 6" x 8' 3"

Bedroom 4
3.16m x 2.33m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.42m x 3.85m 14' 6" x 12' 9"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points
wm	washing machine		

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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden
HOMES



The Cottingham

4 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

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

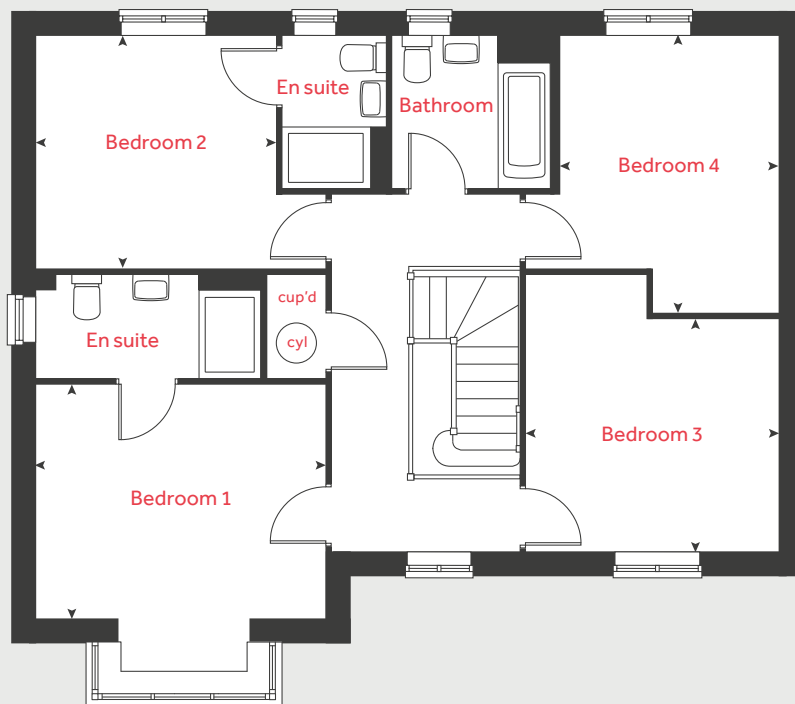
Linden
HOMES

The Cottingham

4 bedroom home

Homes 285, 360 & 371

First floor



Ground floor

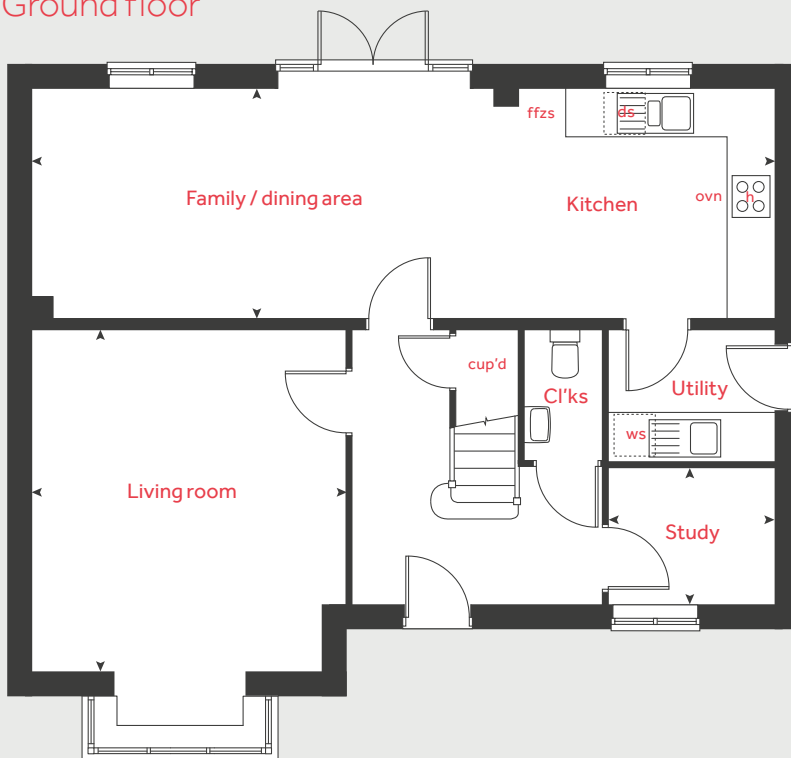
Kitchen / family / dining area	
9.97m x 3.09m	32' 8" x 10' 1"
Sitting room	
4.60m x 4.17m	15' 1" x 13' 8"
Study	
2.18m x 1.78m	7' 2" x 5' 10"

First floor

Bedroom 1	
3.90m x 3.11m	12' 9" x 10' 2"
Bedroom 2	
3.19m x 3.09m	10' 5" x 10' 1"
Bedroom 3	
3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 4	
3.73m x 2.93m	12' 3" x 9' 7"

h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

Ground floor



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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden
HOMES



The Grainger

4 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

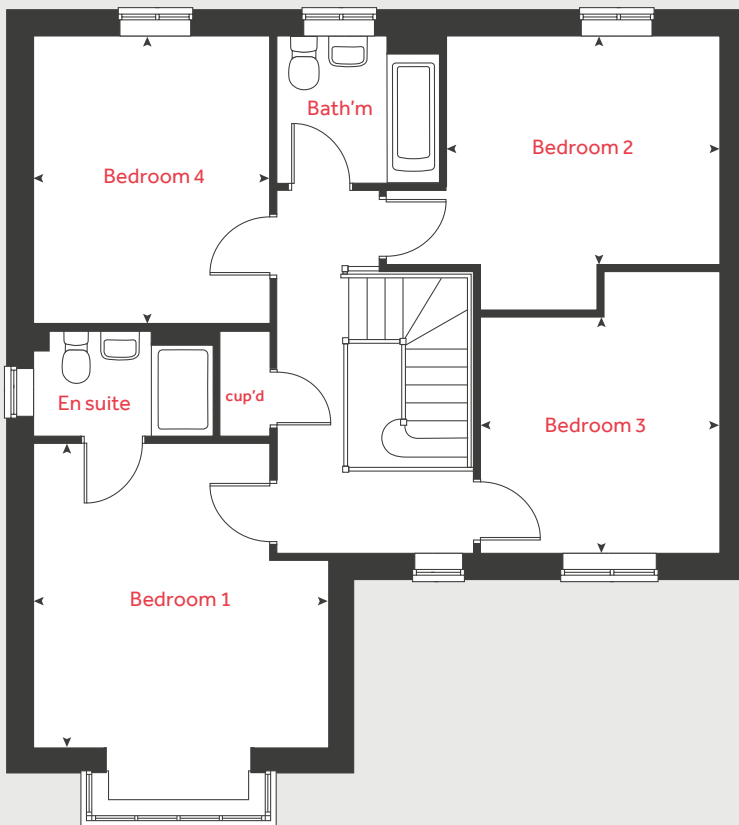
Linden
HOMES

The Grainger

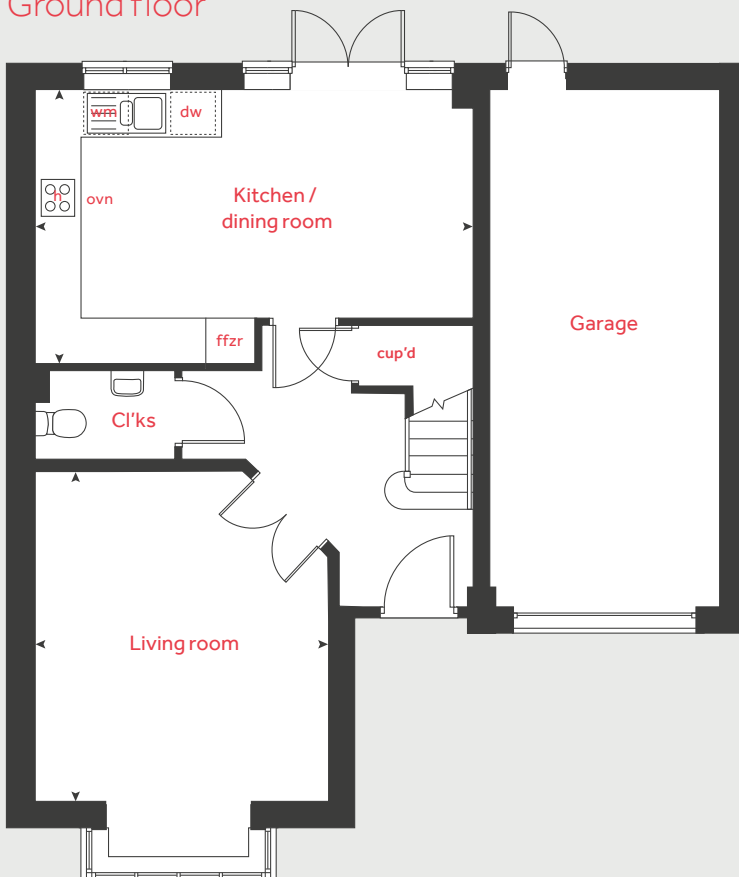
4 bedroom home

Homes 353, 354, 357, 365,
366, 368, 376 & 379

First floor



Ground floor



Ground floor

Kitchen / dining room
5.81m x 3.66m 19' 0" x 12' 0"

Living room
4.39m x 3.90m 14' 4" x 12' 9"

First floor

Bedroom 1
3.99m x 3.90m 13' 1" x 12' 9"

Bedroom 2
3.70m x 3.58m 12' 1" x 11' 9"

Bedroom 3
3.96m x 3.15m 13' 0" x 10' 4"

Bedroom 4
3.79m x 3.09m 12' 5" x 10' 2"

h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	< >	measuring points
ds	dishwasher space		

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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden
HOMES



The Kempthorne

4 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

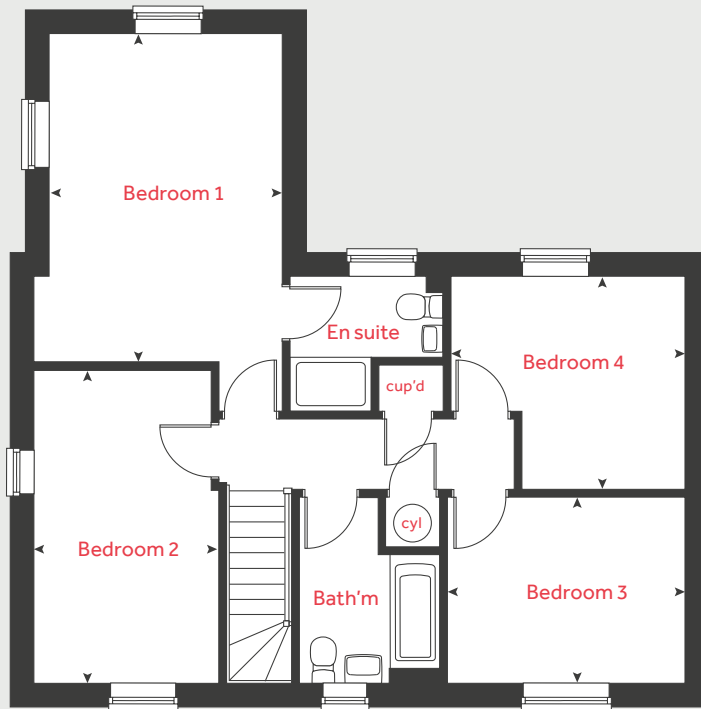
Linden
HOMES

The Kempthorne

4 bedroom home

Homes 340, 341, 358, 359, 369, 370, 375 & 378

First floor



Ground floor

Kitchen / dining area
5.59m x 3.67m 18' 4" x 12' 0"

Living room
6.04m x 3.87m 19' 9" x 12' 8"

Study
2.74m x 2.53m 8' 11" x 8' 4"

First floor

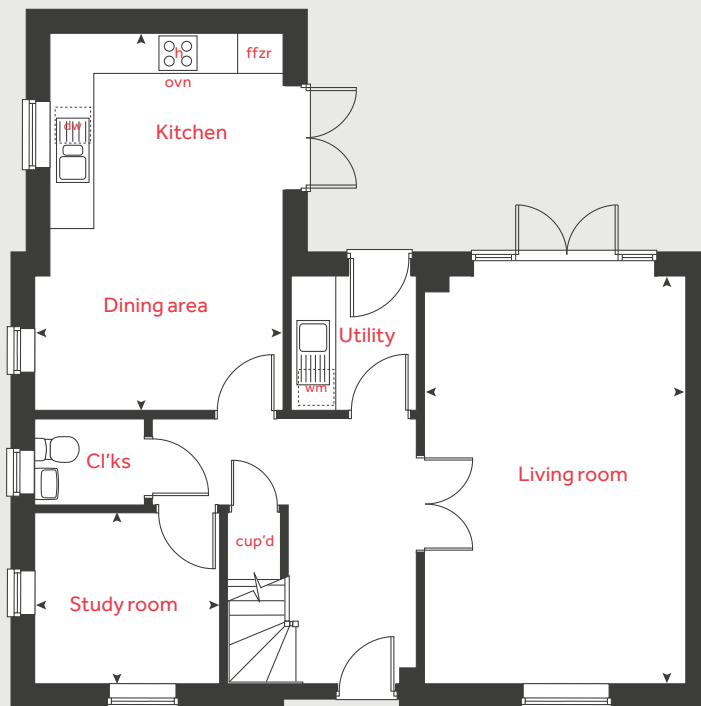
Bedroom 1
4.87m x 3.45m 15' 11" x 11' 3"

Bedroom 2
4.65m x 2.74m 15' 3" x 8' 11"

Bedroom 3
3.52m x 2.76m 11' 6" x 9' 1"

Bedroom 4
3.47m x 3.16m 11' 4" x 10' 4"

Ground floor



h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
wm	washing machine	cyl	hot water cylinder
dw	dishwasher	< >	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 products 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 see your sales consultant.

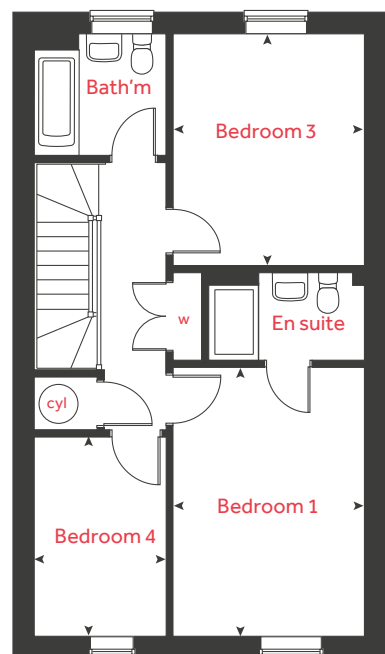
Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

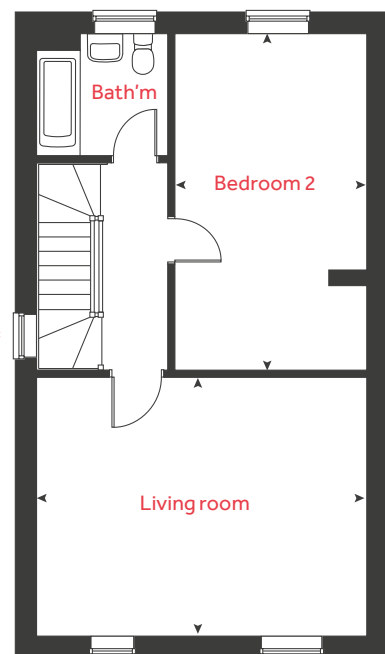
OQ001 DS13780 / 04.25

Linden
HOMES

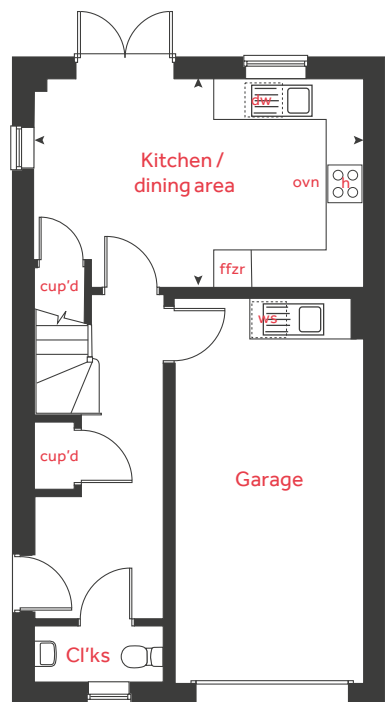
Second floor



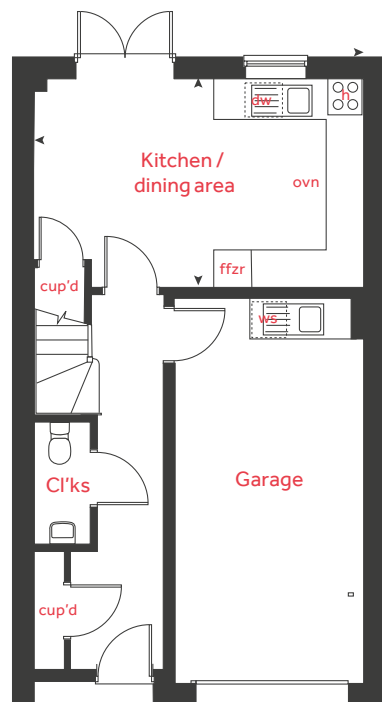
First floor



Ground floor - plot 265



Ground floor - plots 266, 267, 268



The Crescent

4 bedroom homes

Homes 265-268

Ground floor

Kitchen / dining area
5.27m x 3.33m 17' 4" x 10' 10"

First floor

Bedroom 2
5.38m x 3.06m 17' 8" x 10' 0"
Living room
5.27m x 4.15m 17' 4" x 13' 8"

Second floor

Bedroom 1
4.30m x 3.06m 14' 1" x 10' 0"
Bedroom 3
3.70m x 3.06m 12' 2" x 10' 0"
Bedroom 4
3.19m x 2.09m 10' 6" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	<	measuring points

* Window applies to plot 265 only. Please see sales consultant for further details.



The Crescent

4 bedroom homes

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 products 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 see our sales consultant. Produced by Vistry Group Design Studio. When you have finished with this leaflet please recycle it. OQ001 DS13780 / 04.25



The Crescent

4 bedroom homes

Homes 269-272 & 273-276

Second floor



First floor



Ground floor



Ground floor - plots 269, 272, 273 & 276

Kitchen / dining area
5.27m x 3.33m 17' 4" x 10' 10"

First floor

Bedroom 2
5.38m x 3.06m 17' 8" x 10' 0"
Living room
5.27m x 4.15m 17' 4" x 13' 8"

Second floor

Bedroom 1
4.30m x 3.06m 14' 1" x 10' 0"
Bedroom 3
3.70m x 3.06m 12' 2" x 10' 0"
Bedroom 4
3.19m x 2.09m 10' 6" x 6' 10"

Ground floor - plots 270, 271, 274 & 275

Kitchen / dining area
6.05m x 3.42m 19' 10" x 11' 2"

First floor

Bedroom 1
3.81m x 3.00m 12' 6" x 9' 10"
Living room
6.12m x 4.12m 20' 0" x 13' 6"
Dressing area
2.25m x 1.97m 7' 4" x 6' 5"

Second floor

Bedroom 2
4.12m x 3.25m 13' 6" x 10' 8"
Bedroom 3
3.81m x 3.03m 12' 6" x 9' 11"
Bedroom 4
4.12m x 2.97m 13' 6" x 9' 8"

h hob ws washing machine space
ovn oven cup'd cupboard
ffzs fridge freezer space cyl hot water cylinder
ds dishwasher space < > measuring points

* Window applies to plot 265 only. Please see sales consultant for further details.



The Lutyens

5 bedroom home

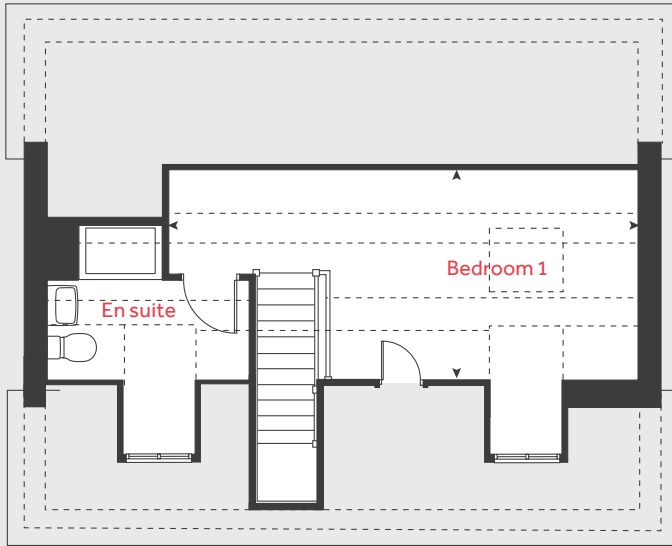
Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

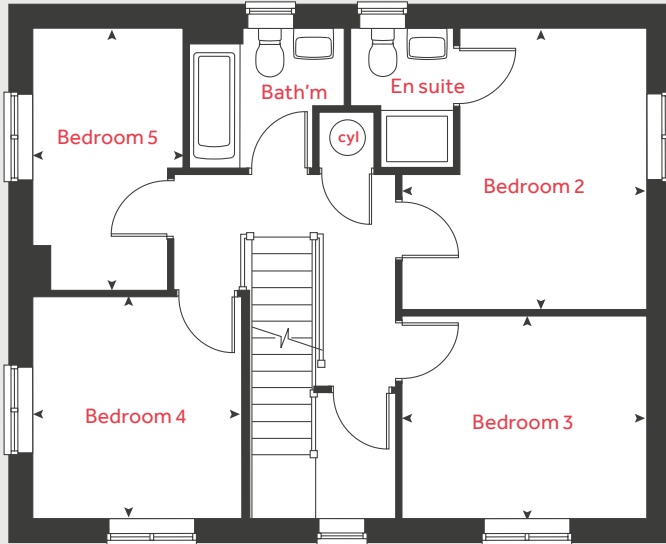
[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES

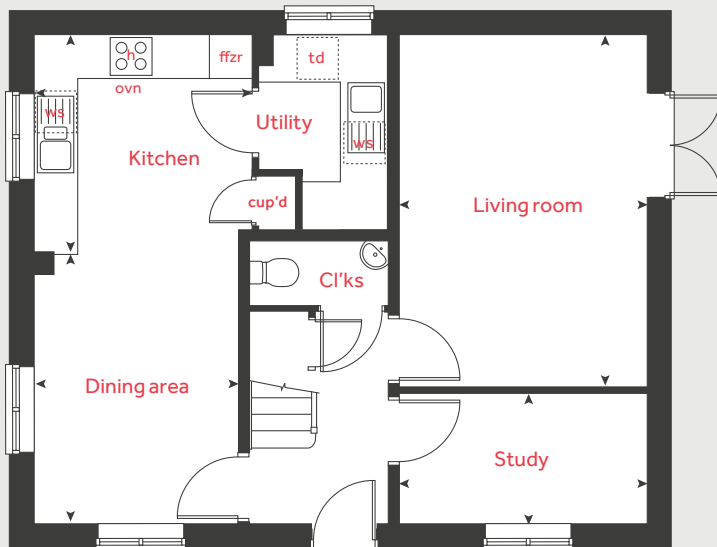
Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Home 330

Ground floor

Kitchen	2.98m x 2.97m	9' 9" x 9' 9"
Living room	4.80m x 3.43m	15' 9" x 11' 3"
Dining area	3.46m x 2.84m	11' 4" x 9' 4"
Study	3.39m x 1.80m	11' 1" x 5' 11"

First floor

Bedroom 2	3.84m x 3.34m	12' 7" x 10' 11"
Bedroom 3	3.34m x 2.76m	10' 11" x 9' 1"
Bedroom 4	3.01m x 2.85m	9' 10" x 9' 10"
Bedroom 5	3.59m x 2.03m	11' 9" x 6' 8"

Second floor

Bedroom 1	6.65m x 3.08m	21' 10" x 10' 1"
-----------	---------------	------------------

h	hob	wm	washing machine
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
td	tumble dryer		

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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS13780 / 04.25

Linden

HOMES



The Colcutt

5 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

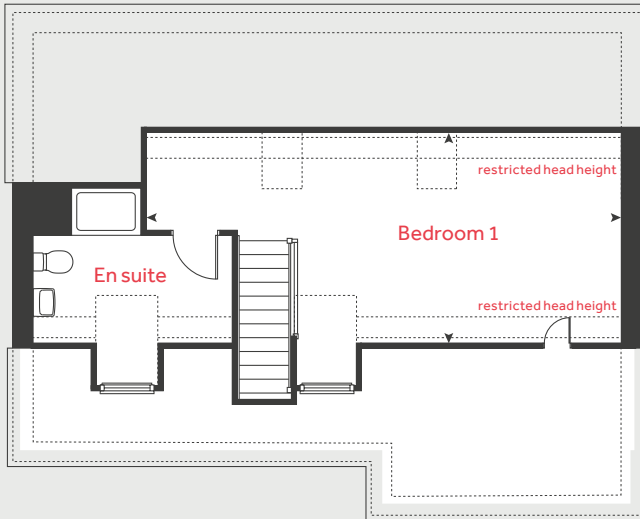
Linden
HOMES

The Collcutt

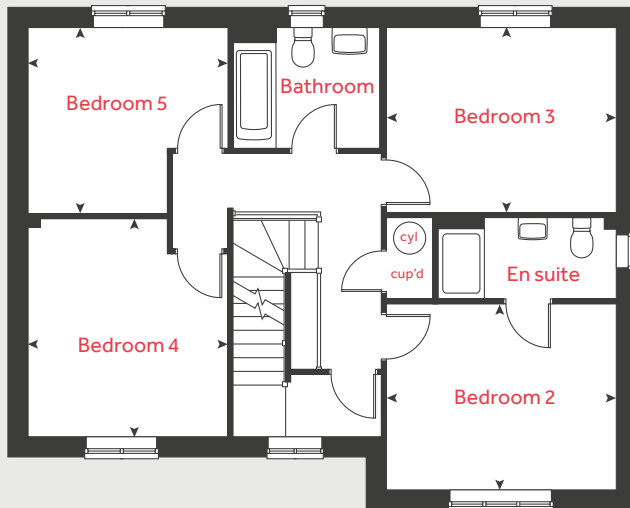
5 bedroom home

Homes 345-350 & 377

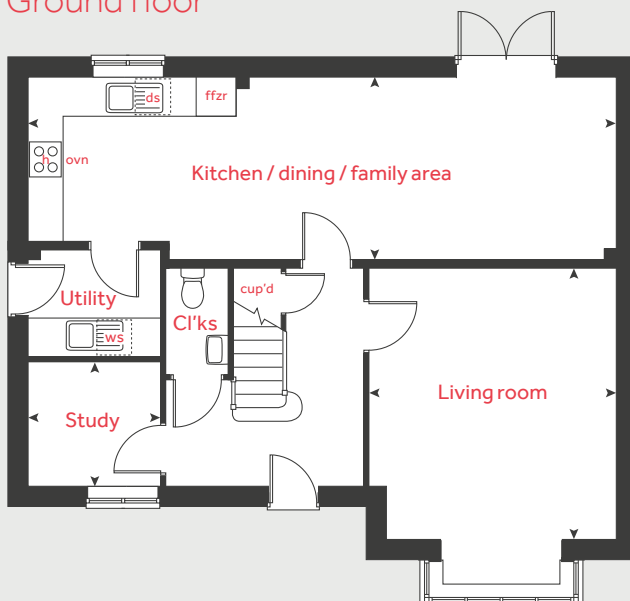
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining / family area

9.97m x 3.09m 32' 8" x 10' 1"

Living room

4.60m x 4.20m 15' 1" x 13' 9"

Study

2.24m x 2.10m 7' 4" x 6' 10"

First floor

Bedroom 2

3.90m x 3.12m 12' 9" x 10' 3"

Bedroom 3

3.90m x 3.10m 12' 9" x 10' 2"

Bedroom 4

3.70m x 3.35m 12' 2" x 11' 0"

Bedroom 5

3.35m x 3.12m 10' 11" x 10' 3"

Second floor

Bedroom 1

8.02m x 3.56m 26' 4" x 11' 8"

h hob cup'd cupboard
 ovn oven ws washing machine space
 ffzr 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 products 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 see your sales consultant.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

OQ001 DS03355 / 10.22

Linden
 HOMES



Specification

We give you so much more

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

lindenhomes.co.uk

Linden
HOMES

Specification

2 and 3 bedroom homes Cornwall South West region

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 Harcourt
- The Hardwick
- The Ashbee
- The Cartwright
- 3 bedroom**
- The Emmett
- The Eveleigh
- The Wyatt
- The Turner
- The Elmslie
- The Mountford
- The Becket
- The Bloomfield

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	■	■	■	■	■	■	■	■	■	■	■	■
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)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
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, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■

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

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 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

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
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 powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■

- 2 bedroom**
- The Harcourt
- The Hardwick
- The Ashbee
- The Cartwright
- 3 bedroom**
- The Emmett
- The Eveleigh
- The Wyatt
- The Turner
- The Elmslie
- The Mountford
- The Becket
- The Bloomfield

Specification

4 and 5 bedroom homes

Cornwall South West region

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.

4 bedroom	The Aldridge	The Aslin	The Mlyne	The Leverton	The Burnet	The Foulston	The Goodridge	The Grainger	The Pembroke	The Knightley	The Cottingham	5 bedroom	The Nash	The Ripley	The Lutyens	The Fletcher	The Colcutt
-----------	--------------	-----------	-----------	--------------	------------	--------------	---------------	--------------	--------------	---------------	----------------	-----------	----------	------------	-------------	--------------	-------------

Kitchen

Symphony Konzept range kitchen with laminate worktop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood																
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fridge / freezer space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for integrated dishwasher with plumbing and electrics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			
Space for washing machine with plumbing and electrics in utility				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Bathrooms and en suite(s)

Contemporary White sanitaryware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Close coupled WC to cloakroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard low profile shower tray with glass enclosure in en suite	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Handheld hair wash attachment in bathroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shower over the bath																
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White batten light holder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Bedrooms

Dressing area to bedroom 1										<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------	--	--	--	--	--	--	--	--	--	-------------------------------------	--	--	--	--	-------------------------------------	-------------------------------------



- 4 bedroom**
- The Aldridge
 - The Aslin
 - The Mlyne
 - The Leverton
 - The Burnet
 - The Foulston
 - The Goodridge
 - The Grainger
 - The Pembroke
 - The Knightley
 - The Cottingham
- 5 bedroom**
- The Nash
 - The Ripley
 - The Lutyens
 - The Fletcher
 - The Colcutt

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 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

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (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 powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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

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

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

Produced by the Vistry Group Design Studio. When you have finished with this leaflet please recycle it.

DS13643 / 03.25

lindenhomes.co.uk

Linden
HOMES