

Knowle Gardens

Exeter





Knowle Gardens Exeter

This exciting new development of 2, 3, 4 and 5-bedroom homes is close to Devon's ancient city of Exeter, the scenic River Exe and less than half an hour's drive from the south coast.

Matford Brook is ideally located less than 3 miles to the center of Exeter, brimming with shops, restaurants and cafes, as well as historic landmarks such as its impressive cathedral that dates back almost 1,000 years. There are schools, health, sports and leisure facilities including cinemas and theatres in and around the city, as

well as nature reserves and riverside parks within easy reach of the development.

So, if you're looking for a quality new home close to a vibrant Devon city near the south coast, your search ends here!

Knowle Gardens

Exeter, Devon EX2 8XW | 01392 914188

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Knowle Gardens

Exeter

Development layout



5 bedroom homes

- The Rose

4 bedroom homes

- The Aslin
- The Burnet
- The Mylne
- The Pembroke
- The Aldridge
- The Knightley

3 bedroom homes

- Sage Home
- The Eveleigh
- The Sunflower
- The Primrose

2 bedroom home

- Sage Home

Pre-sold homes

- 3 bedroom homes
- 4 bedroom homes

 Sage Homes
built by Linden Homes

- bcp** bin collection point
- lap** local area for play
- v** visitor space

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.

Vistry Devon South West region

1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW. Telephone: 01392 344 700

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The Hardwick

2 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

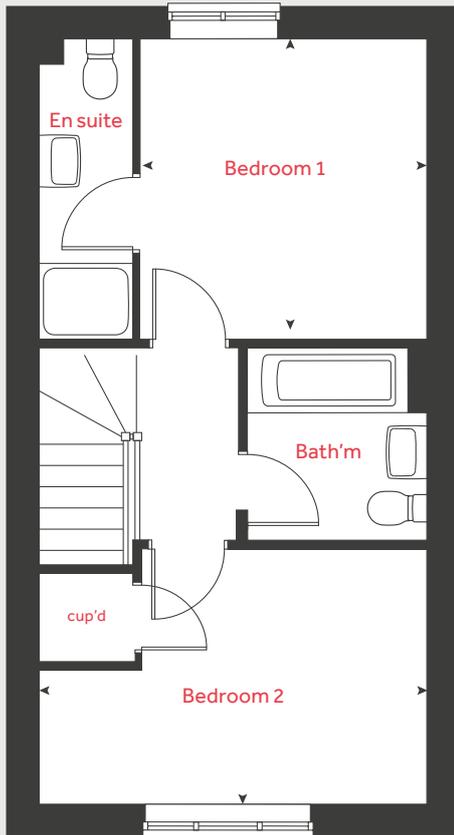
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The Hardwick

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.08m x 3.15m 13' 5" x 10' 4"

Living room

4.08m x 3.70m 13' 5" x 12' 2"

First floor

Bedroom 1

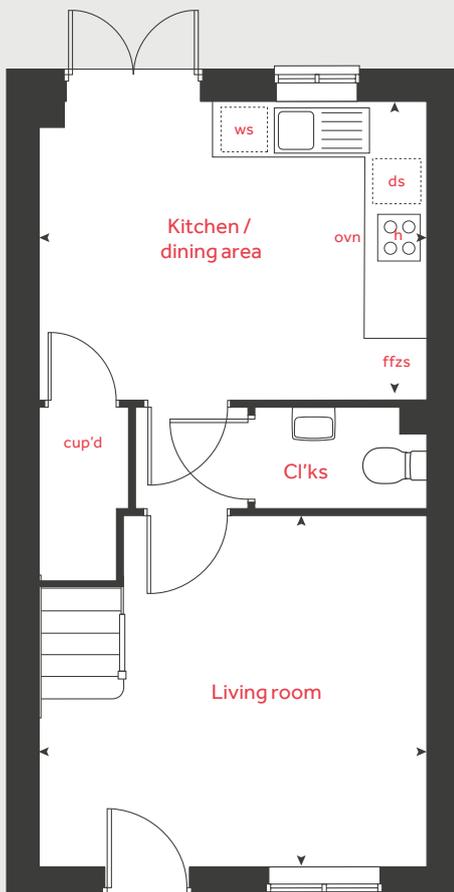
3.15m x 2.99m 10' 4" x 9' 10"

Bedroom 2

4.08m x 2.68m 13' 5" x 8' 10"

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

Ground floor



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The Eveleigh

3 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

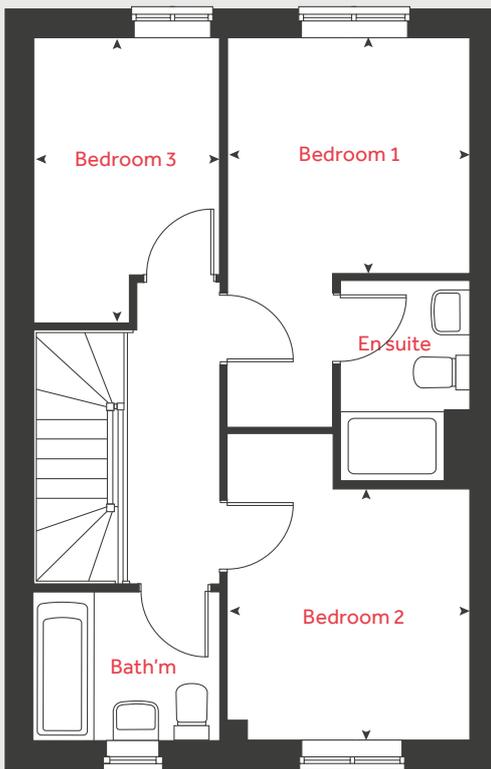
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The Eveleigh

3 bedroom home

First floor



Ground floor

Kitchen / dining area
4.79m x 2.80m 15' 8" x 9' 2"

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

First floor

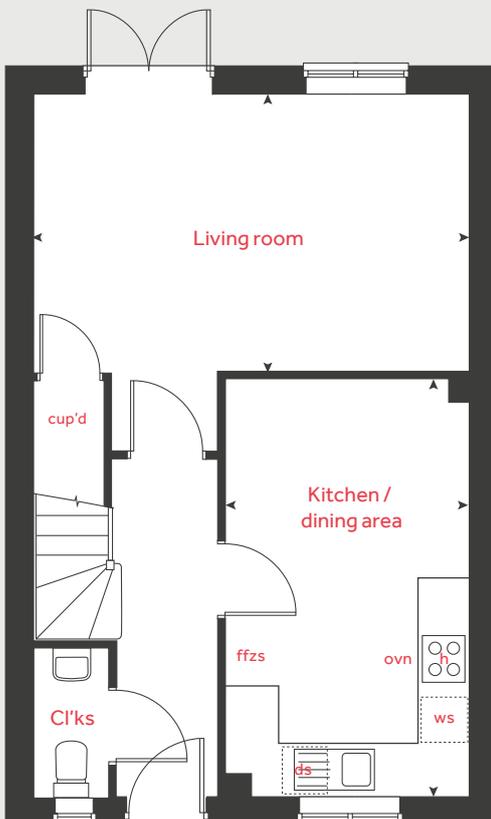
Bedroom 1
2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3
3.19m x 2.12m 10' 6" x 7' 0"

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

Ground floor



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The Sunflower

3 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

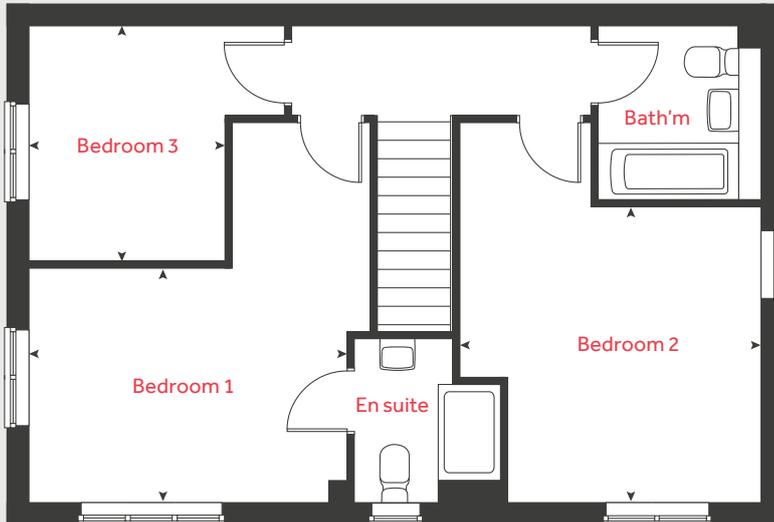
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The Sunflower

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.84m x 4.15m 19' 2" x 13' 7"

Living room
4.25m x 3.67m 13' 11" x 12' 1"

First floor

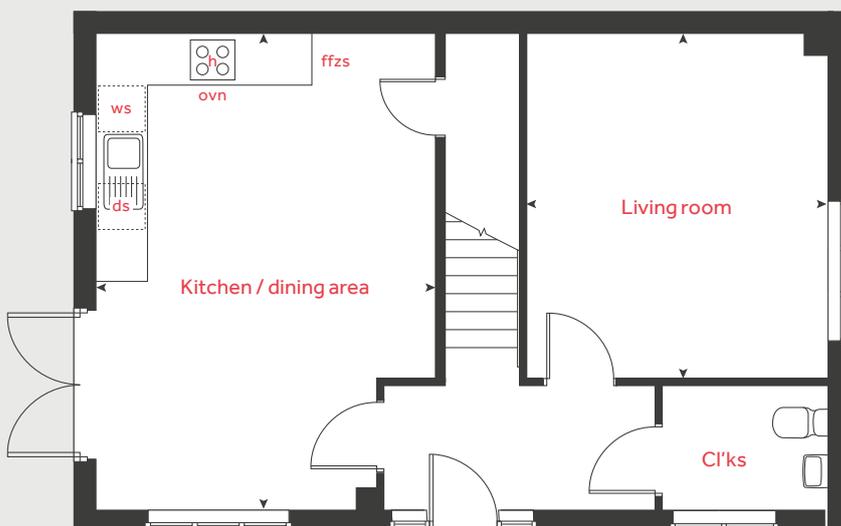
Bedroom 1
3.89m x 2.87m 12' 9" x 9' 5"

Bedroom 2
3.70m x 3.64m 12' 2" x 11' 11"

Bedroom 3
2.88m x 2.38m 9' 5" x 7' 10"

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

Ground floor



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The Primrose

3 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

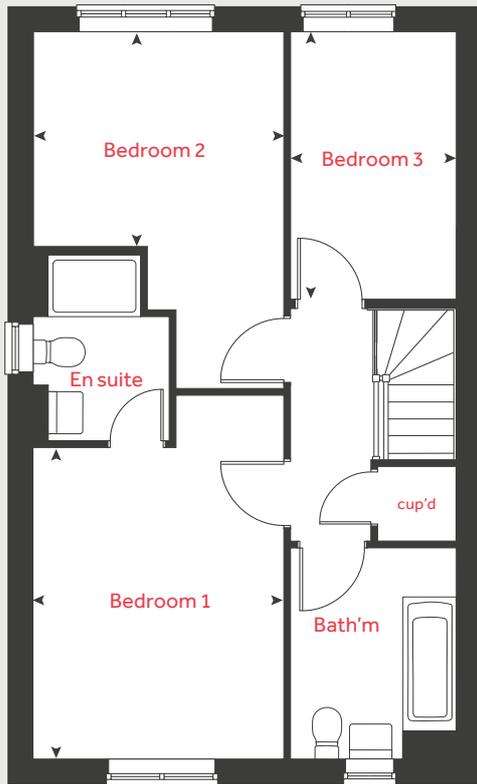
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The Primrose

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.53m x 3.13m 18' 2" x 10' 3"

Living room
4.41m x 3.40m 14' 6" x 11' 2"

First floor

Bedroom 1
4.10m x 3.28m 13' 6" x 10' 9"

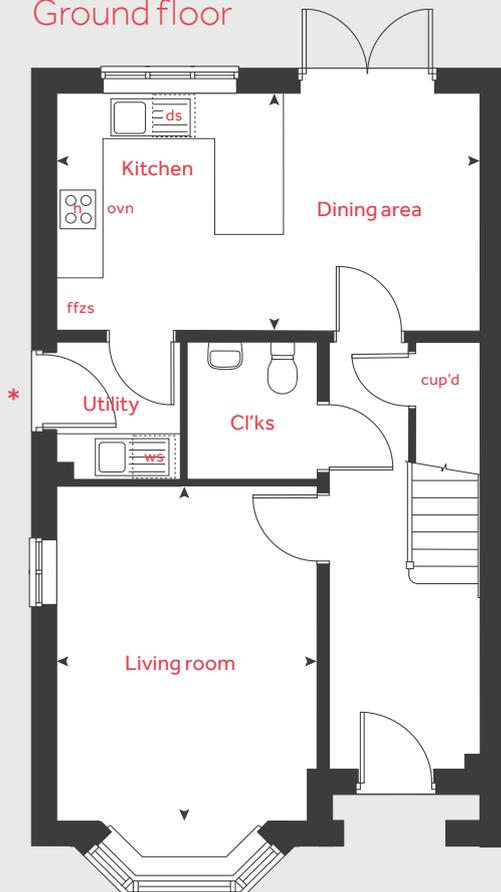
Bedroom 2
3.28m x 2.83m 10' 9" x 9' 3"

Bedroom 3
3.52m x 2.16m 11' 7" x 7' 1"

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

* Side door applies to selected plots only.
Please see sales consultant for further details.

Ground floor



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The Elmslie

3 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

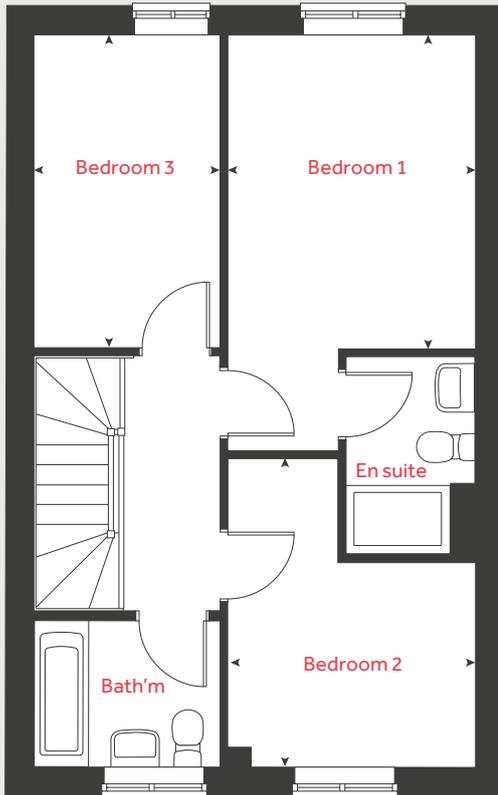
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.76m x 2.91m 15' 7" x 9' 6"

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

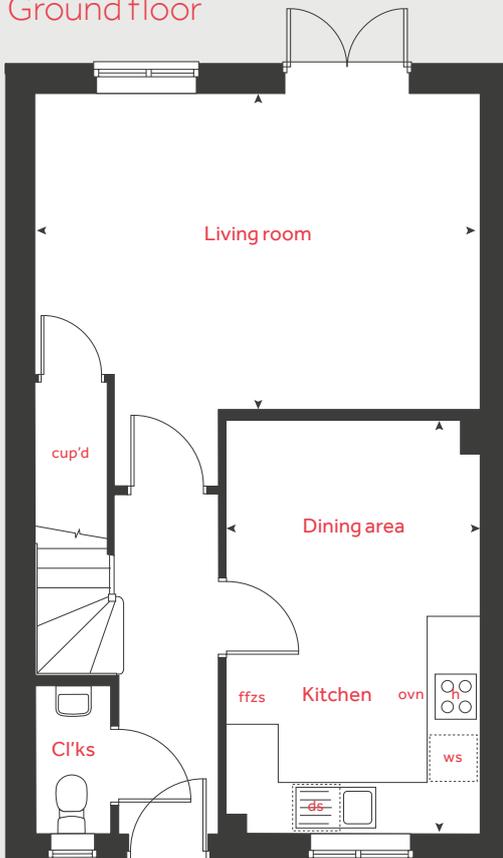
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 11' 11" x 7' 1"

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

Ground floor



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The Aldridge

4 bedroom home

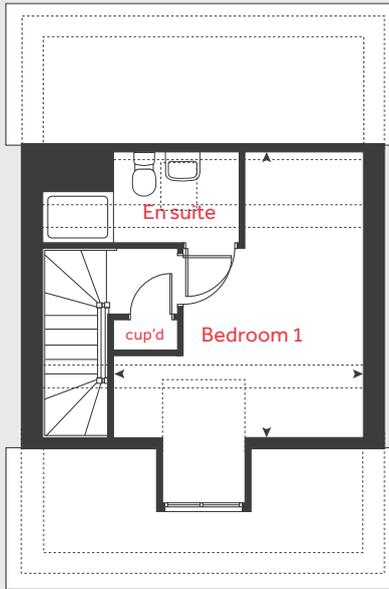
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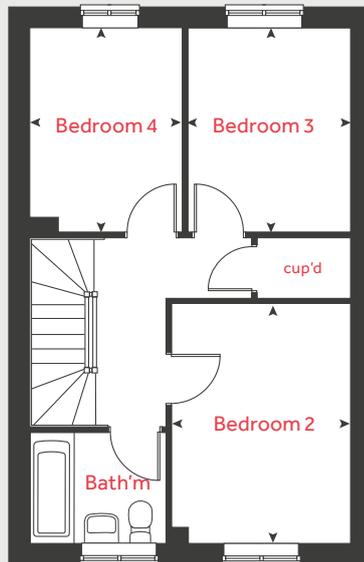
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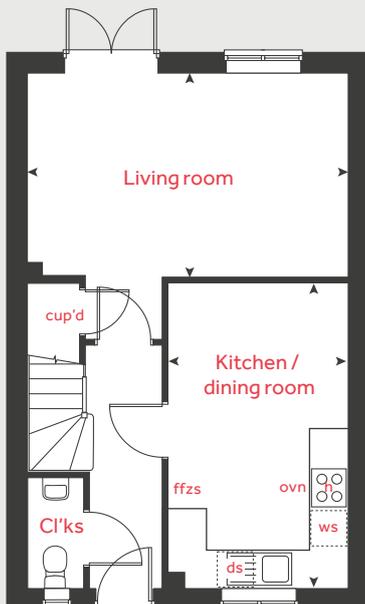
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

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

First floor

Bedroom 2
3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3
3.19m x 2.53m 10' 6" x 8' 3"

Bedroom 4
3.19m x 2.36m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.29m x 3.88m 14' 1" x 12' 9"

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

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The Aslin

4 bedroom home

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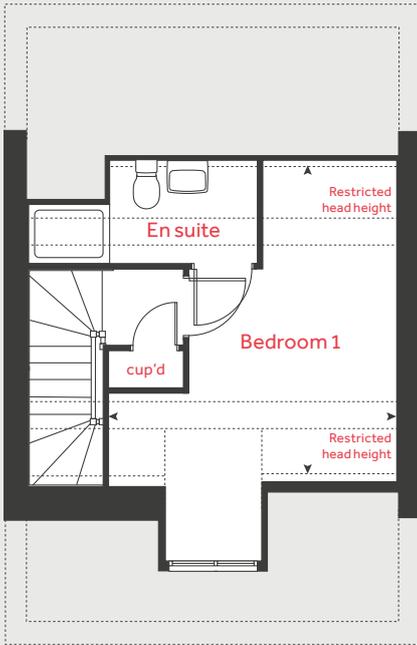
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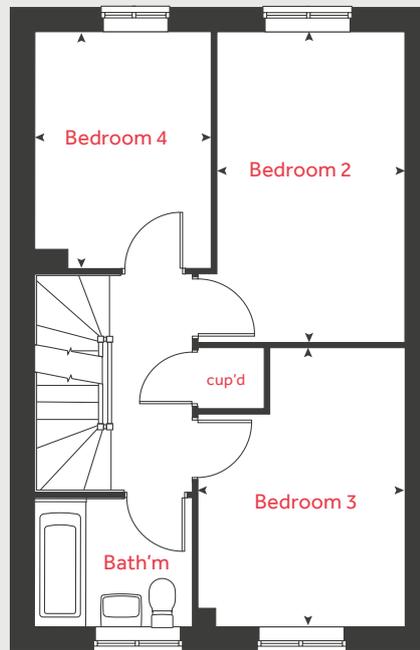
The Aslin

4 bedroom home

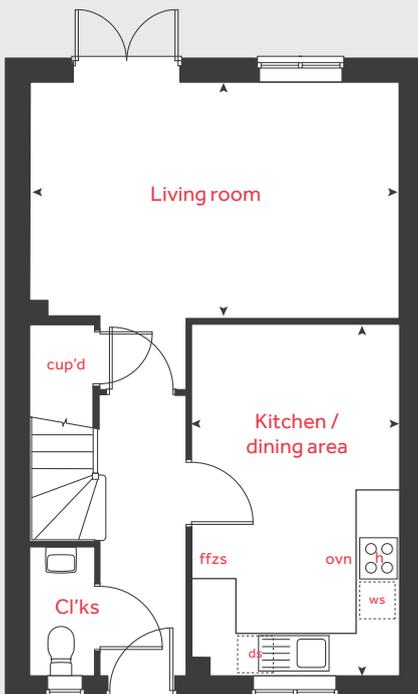
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

Living room
4.98m x 3.21m 16' 4" x 10' 6"

First floor

Bedroom 2
4.19m x 2.52m 13' 9" x 8' 3"

Bedroom 3
3.76m x 2.76m 12' 4" x 9' 1"

Bedroom 4
3.17m x 2.37m 10' 5" x 7' 9"

Second floor

Bedroom 1
4.29m x 3.85m 14' 1" x 12' 8"

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

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

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The Burnet

4 bedroom home

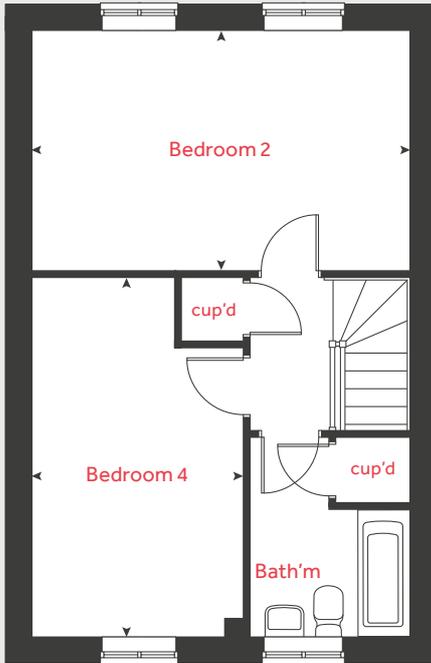
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Exeter, Devon EX2 8XW

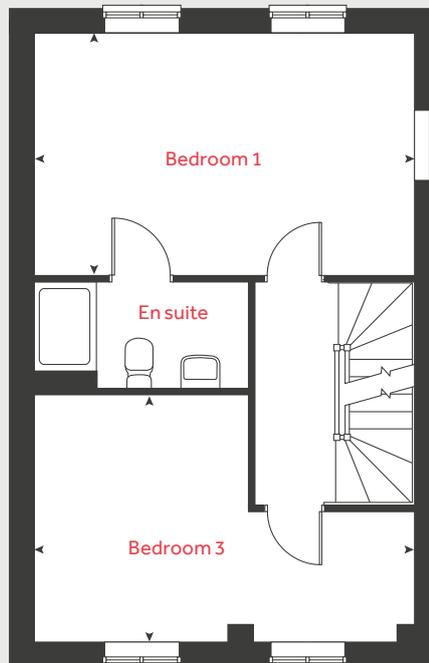
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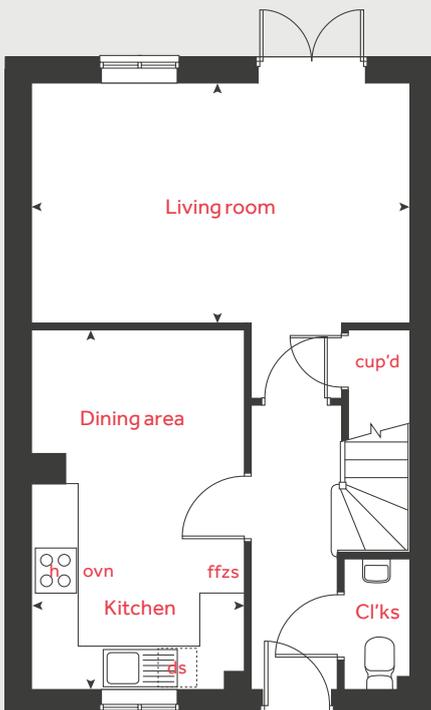
Second floor



First floor



Ground floor



The Burnet

4 bedroom home

Ground floor

Kitchen / dining area
4.82m x 2.80m 15' 10" x 9' 2"

Living room
4.98m x 3.16m 16' 4" x 10' 4"

First floor

Bedroom 1
4.98m x 3.20m 16' 4" x 10' 6"

Bedroom 3
4.98m x 3.27m 16' 4" x 10' 9"

Second floor

Bedroom 2
4.98m x 3.20m 16' 4" x 10' 6"

Bedroom 4
4.78m x 2.79m 15' 8" x 9' 2"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points

The Burnet | L1297 Matford Brook |

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.

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The Mylne

4 bedroom home

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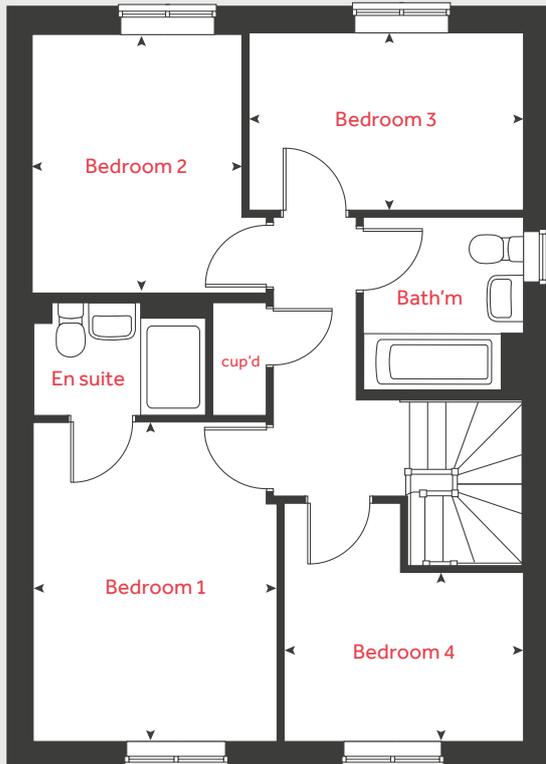
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining / family area

6.08m x 3.80m 19' 9" x 12' 5"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1

3.94m x 2.95m 12' 11" x 9' 8"

Bedroom 2

3.21m x 2.52m 10' 6" x 8' 3"

Bedroom 3

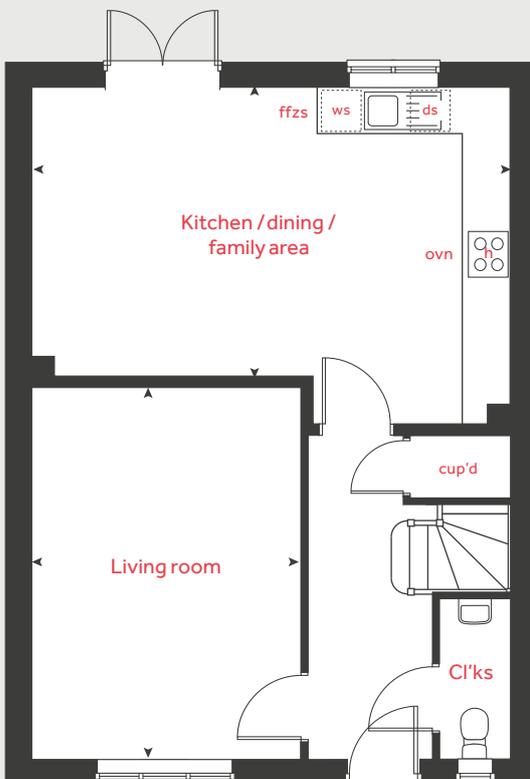
3.43m x 2.19m 11' 3" x 7' 2"

Bedroom 4

3.00m x 2.09m 9' 10" x 6' 10"

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

Ground floor



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The Knightley

4 bedroom home

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The Knightley

4 bedroom home

First floor



Ground floor

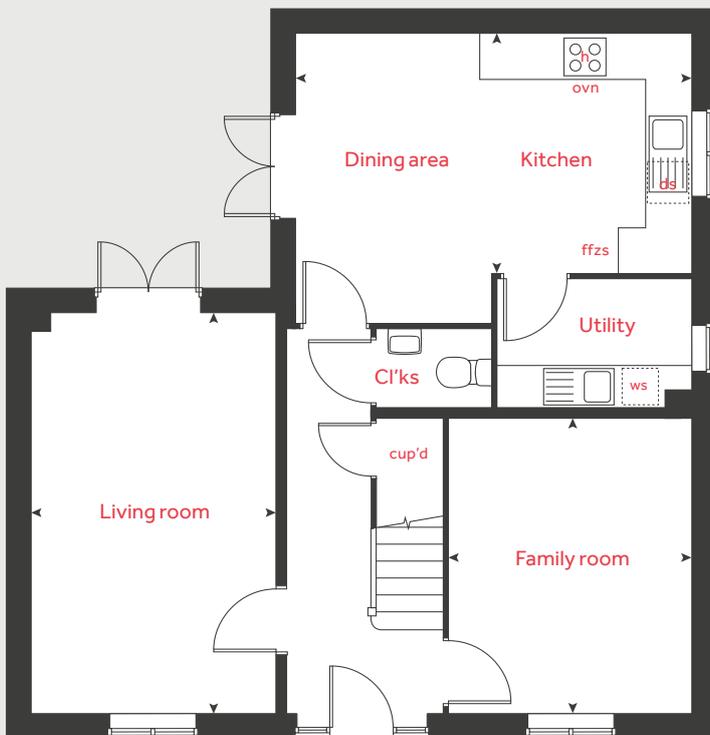
Kitchen / dining area	5.25m x 3.20m	17' 2" x 10' 5"
Living room	5.36m x 3.22m	17' 7" x 10' 7"
Family room	3.93m x 3.21m	12' 10" x 10' 5"

First floor

Bedroom 1	3.20m x 2.98m	10' 6" x 9' 10"
Bedroom 2	3.58m x 3.21m	10' 7" x 11' 9"
Bedroom 3	3.17m x 3.01m	10' 5" x 9' 11"
Bedroom 4	3.52m x 2.15m	11' 7" x 7' 1"

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

Ground floor



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The Pembroke

4 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

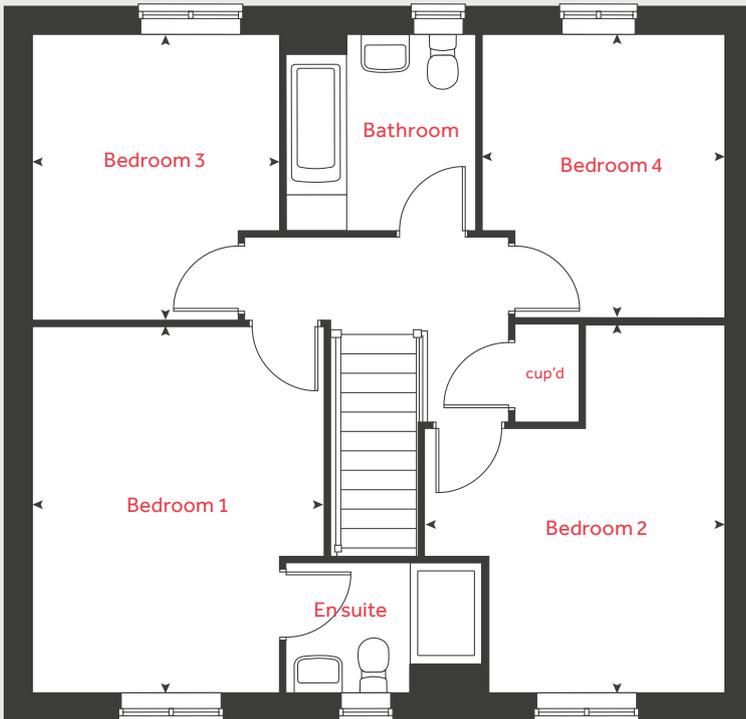
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The Pembroke

4 bedroom home

First floor



Ground floor

Kitchen / family / dining area
8.07m x 3.36m 26' 6" x 11' 0"

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

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

First floor

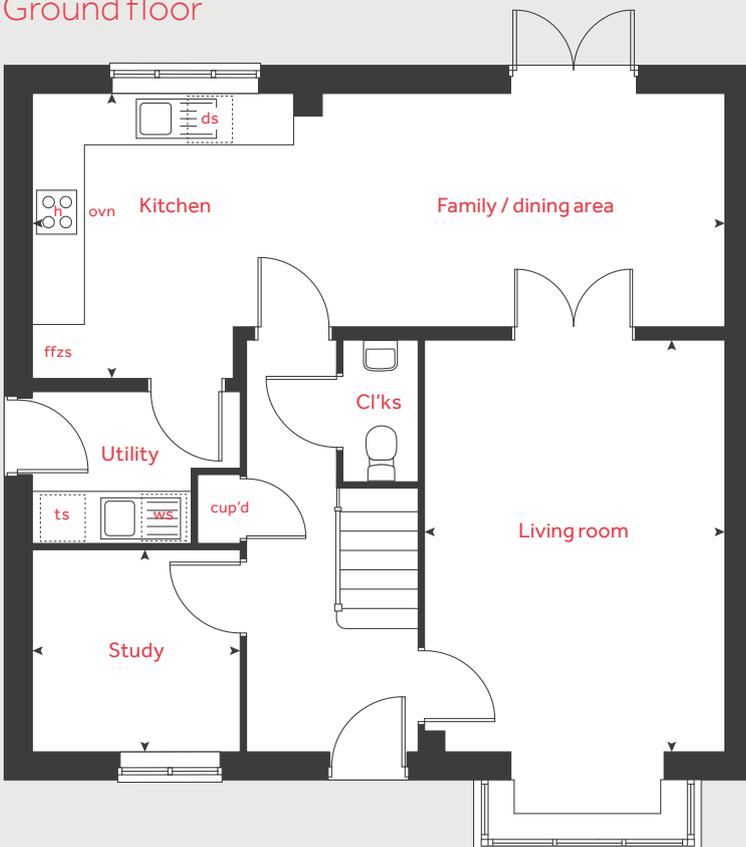
Bedroom 1
4.29m x 3.38m 14' 1" x 11' 1"

Bedroom 2
4.31m x 3.48m 14' 2" x 11' 5"

Bedroom 3
3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4
3.32m x 2.81m 10' 11" x 9' 3"

Ground floor



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

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The Rose

5 bedroom home

Knowle Gardens, Exeter

Exeter, Devon EX2 8XW

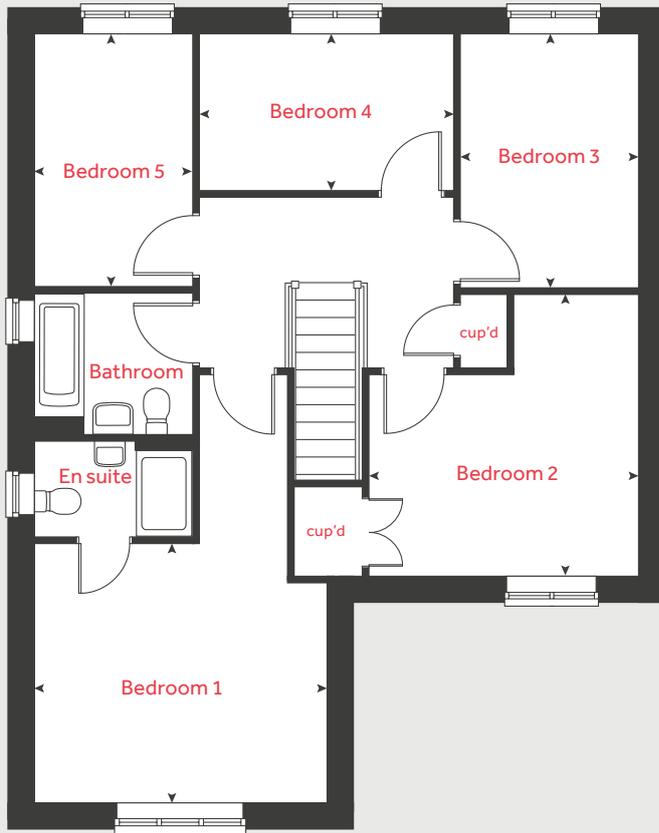
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The Rose

5 bedroom home

First floor



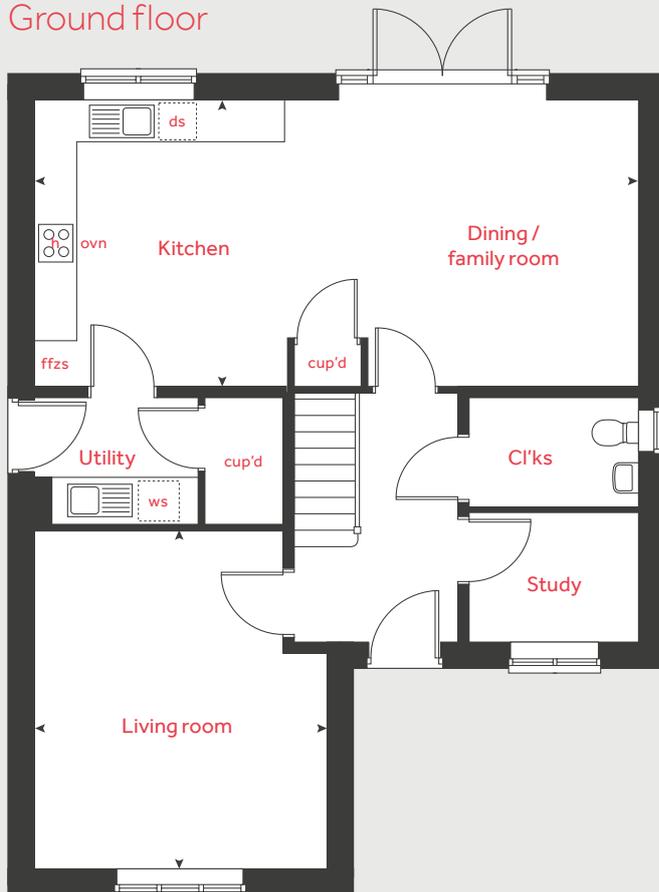
Ground floor	metres	feet / inches
Kitchen / dining / family room	8.32 x 3.96	27' 3" x 12' 11"
Living room	4.71 x 4.06	15' 5" x 13' 4"
Study	2.34 x 1.81	7' 8" x 5' 11"

First floor

Bedroom 1	4.06 x 3.57	13' 4" x 11' 8"
Bedroom 2	3.91 x 3.72	12' 10" x 12' 2"
Bedroom 3	3.55 x 2.46	11' 7" x 8' 0"
Bedroom 4	3.50 x 2.20	11' 6" x 7' 2"
Bedroom 5	3.51 x 2.20	11' 6" x 7' 2"

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

Ground floor



The Rose | Matford Brook |

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Linden
HOMES



Specification

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW | 01392 914188

lindenhomes.co.uk

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Knowle Gardens

Matford Brook

Exeter

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.

	2 bedroom The Hardwick	3 bedroom The Emmett The Eveleigh The Sunflower The Primrose The Eimslie The Becket	4 bedroom The Aldridge The Aslin The Mylne The Leverton The Pembroke The Knightley	5 bedroom The Rose
Kitchen				
Symphony 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 (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■ ■ ■ ■ ■	■
Fridge / freezer space	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Space for washing machine with plumbing and electrics in utility			■ ■ ■ ■	■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■ ■ ■	■ ■ ■	
Bathrooms and en suite(s)				
Ideal Standard contemporary white Tempo sanitaryware suite. Tempo Arc for baths	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Handheld hair wash attachment in bathroom	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Shower over the bath				
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
White batten light holder	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Radiator in bathroom / en suite	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Bedrooms				
Dressing area to bedroom 1				■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Vistry Devon South West region

1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW Tel: 01392 344700

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2 bedroom Sage Home

Homes 131, 132, 135, 136, 152 & 153



built
by

Linden
HOMES

2 bedroom Sage Home

Homes 131, 132,
135, 136, 152 & 153

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor

Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

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

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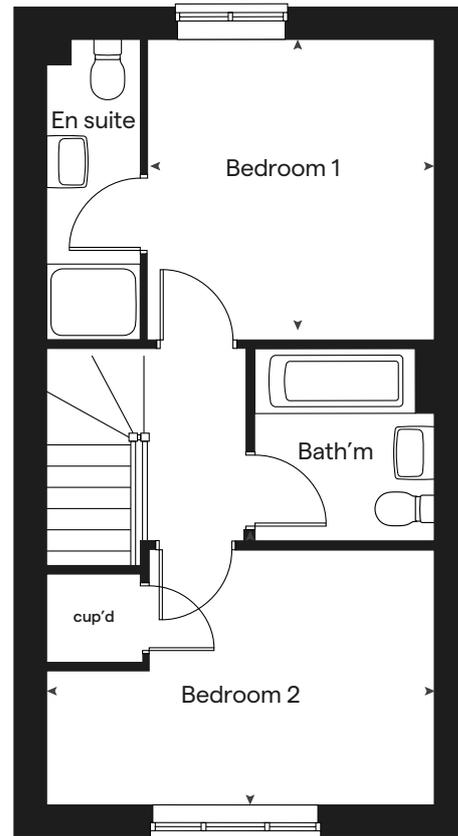
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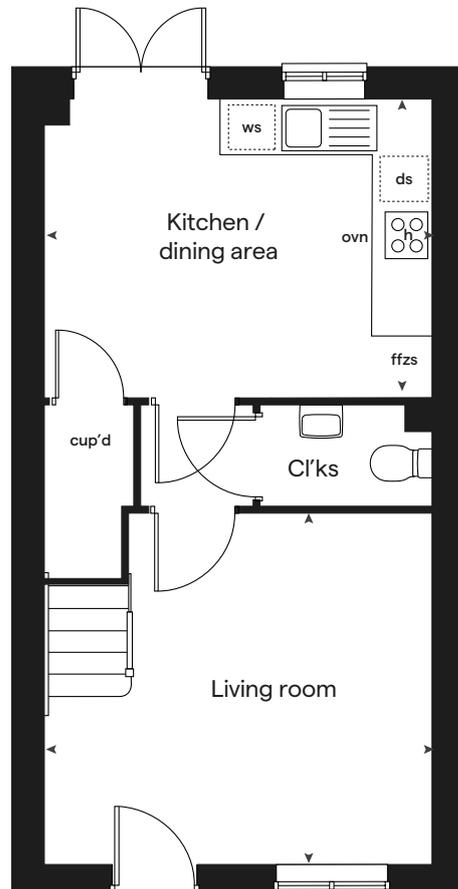
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First floor



Ground floor





3 bedroom Sage Home

Homes 149, 150, 151, 154, 156 & 157



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by

Linden
HOMES

3 bedroom Sage Home

Homes 149, 150,
151, 154, 156 & 157

Ground floor	metres	feet / inches
Kitchen / dining area	4.76 x 2.91	15' 7" x 9' 6"
Living room	5.09 x 3.63	16' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.86	12' 0" x 9' 4"
Bedroom 2	2.85 x 2.37	9' 4" x 7' 9"
Bedroom 3	3.65 x 2.15	11' 11" x 7' 1"

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

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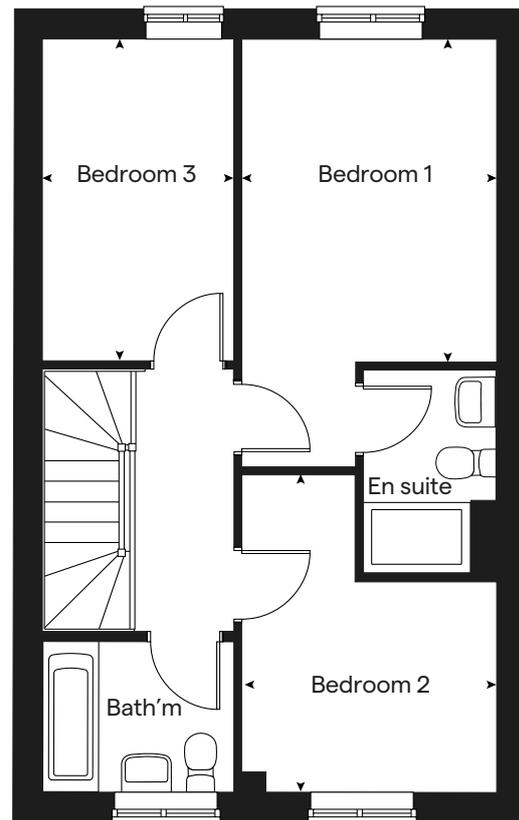
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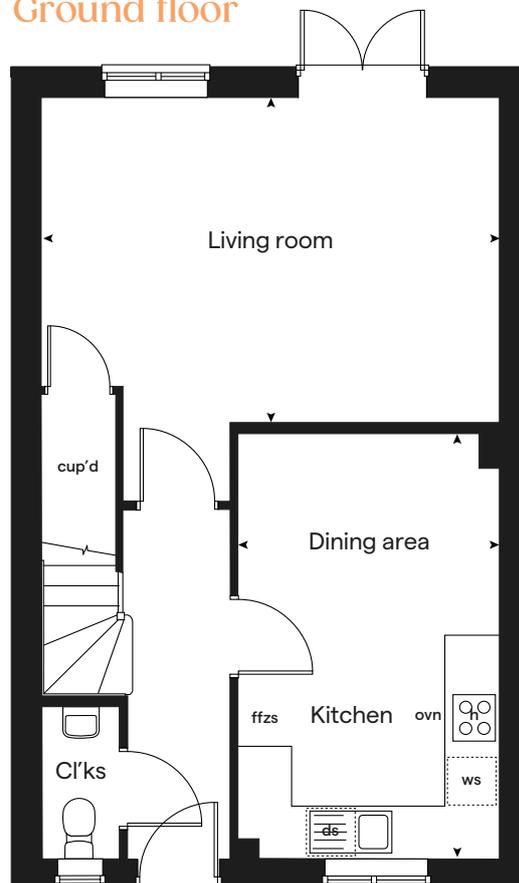
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First floor



Ground floor





3 bedroom Sage Home

Homes 130, 133, 134, 137, 140, 141,
159, 160 & 161



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by

Linden
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3 bedroom Sage Home

Homes 130, 133,
134, 137, 140, 141,
159, 160 & 161

Ground floor	metres	feet / inches
Kitchen / dining area	4.79 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

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

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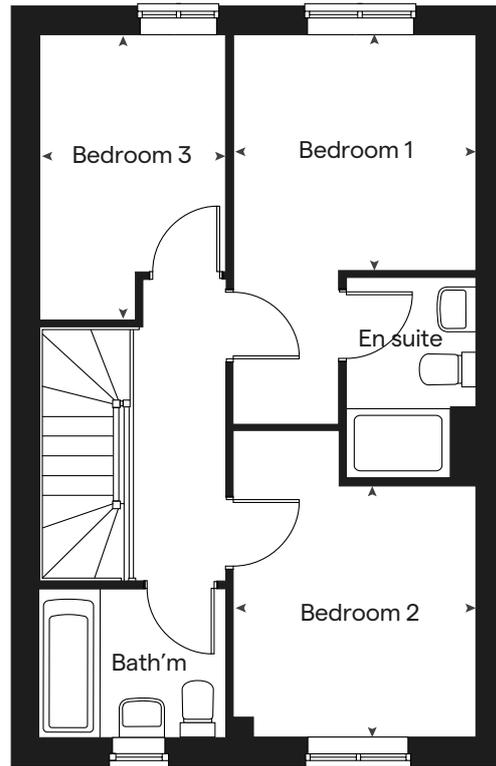
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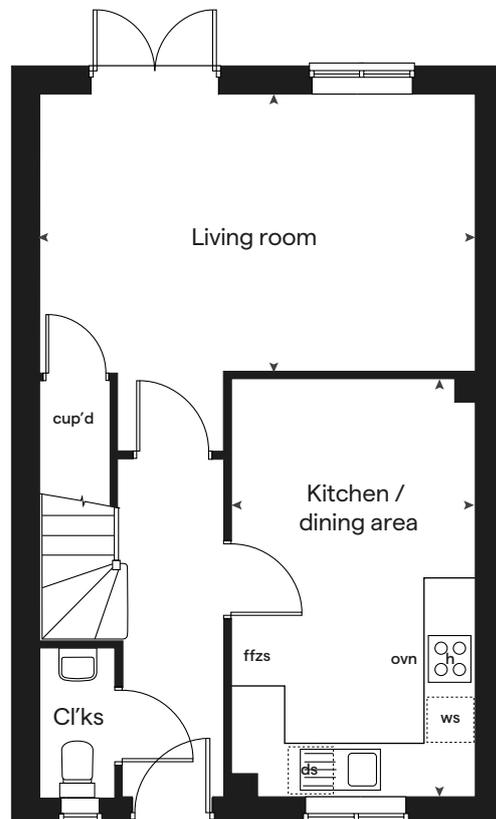
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First floor



Ground floor





3 bedroom Sage Home

Homes 138, 139, 155 & 162



built
by

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3 bedroom Sage Home

Homes 138, 139,
155 & 162

Ground floor	metres	feet / inches
Kitchen / dining area	5.84 x 4.15	19' 2" x 13' 7"
Living room	4.25 x 3.67	13' 11" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	3.89 x 2.87	12' 9" x 9' 5"
Bedroom 2	3.68 x 3.56	12' 1" x 11' 8"
Bedroom 3	2.88 x 2.38	9' 5" x 7' 10"

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

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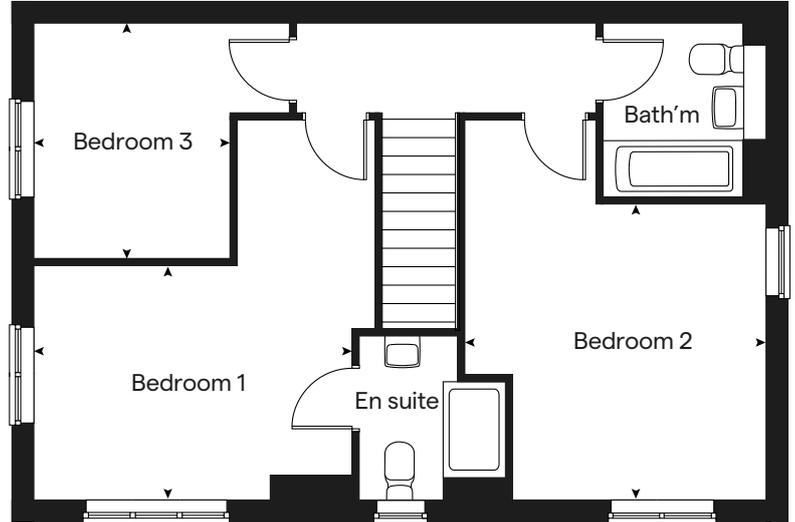
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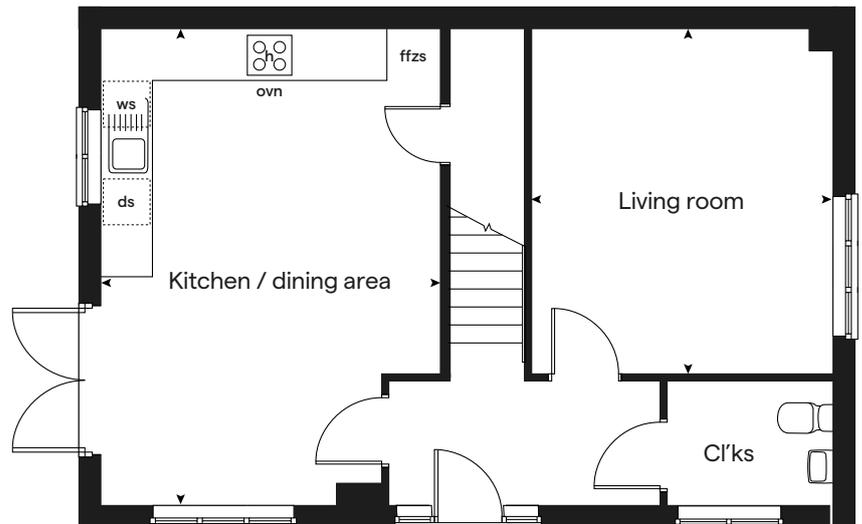
built by

Linden
HOMES

First floor



Ground floor





Knowle Gardens

Matford Brook, Exeter

Specification



built
by

Linden
HOMES

Knowle Gardens

Matford Brook, Exeter

Use this guide to see what features are included in your new home.

2 bedroom

Homes 131, 132, 135, 136, 152 & 153

3 bedroom

Homes 130, 133, 134, 137, 140, 141, 149, 150, 151, 154, 156, 157, 159, 160 & 161

Homes 138, 139, 155 & 162

Kitchen

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

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		■	■
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	■	■	■
Water waste heat recovery system	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction



Doors and Windows

2 bedroom

Homes 131, 132, 135, 136, 152 & 153

3 bedroom

Homes 130, 133, 134, 137, 140, 141, 149, 150, 151, 154, 156, 157, 159, 160 & 161

Homes 138, 139, 155 & 162

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)	■	■	■

General

PV solar panels	■	■	■
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)	■	■	■
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 (where applicable)	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark choice cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■

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