

Sandrock

Exeter



Sandrock Exeter

A beautiful collection of 2, 3, 4 & 5 bedroom homes.

Perfectly located in a leafy suburb and close to stunning open green areas, Sandrock is an ideal place for growing and larger families to make a house here into a wonderful home.

Close by is a good choice of amenities, including shops and cafés. With the centre of Exeter just over 4 miles away, you can explore the wider range of shops, places to eat and fascinating history,

including the beautiful cathedral, this city offers when you want.

For commuters, there is easy access to the M5 for journeys to Cornwall and Bristol. Pinhoe train station is just a 5 minute walk away for regular services to London Paddington, while Exeter Airport is just a 10 minute drive from home, for flights around the UK and Europe.

Sandrock

Gipsy Hill Lane, Exeter EX1 3RJ | 01392 338 905

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Linden
HOMES

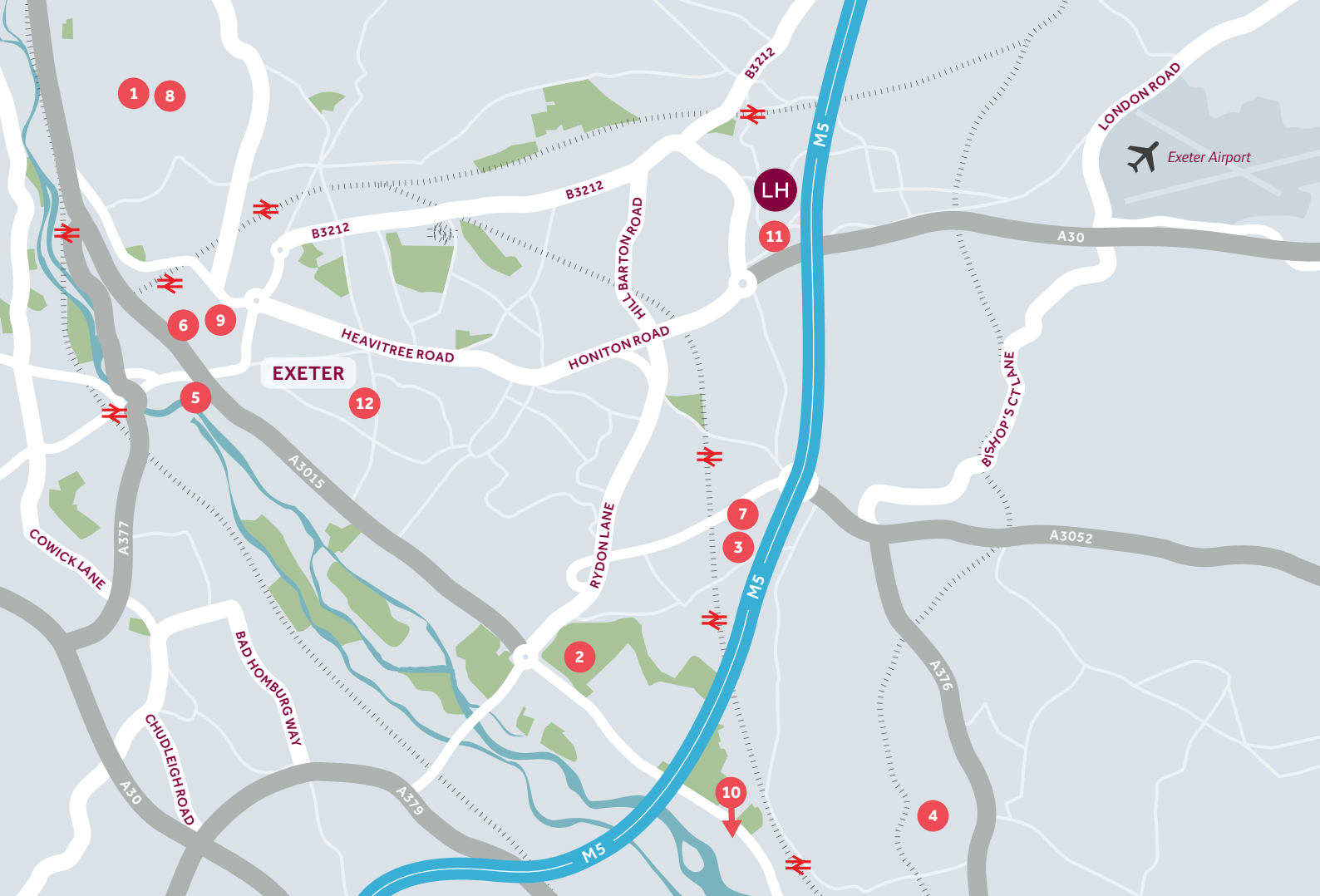
Development layout



- 5 bedroom home**
 - The Lutyens
- 4 bedroom home**
 - The Ripley
 - The Cottingham
 - The Devon
 - The Dorset
 - The Foulston
 - The Goodridge
 - The Grainger
 - The Kempthorne
 - The Leverton
 - The Mylne
- 3 bedroom home**
 - The Mountford
 - The Sussex
- 2 bedroom home**
 - The Ashbee
- *Affordable homes**
 - 3 bedroom homes
 - 3 bedroom homes
 - 1 & 2 bedroom homes

BCP	Bin Collection Point	Garage Entrance
CS	Cycle store	

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



Around the local neighbourhood

- | | | |
|---------------------------------------|--|--------------------------------------|
| 1 Exeter University | 5 Exeter Quayside & Watersports | 9 Princesshay Shopping Centre |
| 2 Exeter Golf and Country Club | 6 Cathedral Green | 10 Topsham Estuary |
| 3 Sandy Park (Exeter Chiefs) | 7 David Lloyd Health Club | 11 Exeter Business District |
| 4 Darts Farm | 8 Northcott Theatre | 12 Exeter School |

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.

Linden Homes, South West region

Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. T: 01392 344700

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The Devon 4 bedroom home

Homes 7, 8, 9, 10, 11 & 12

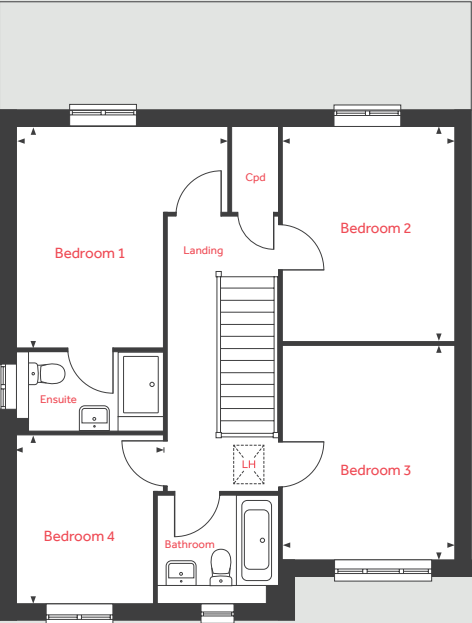
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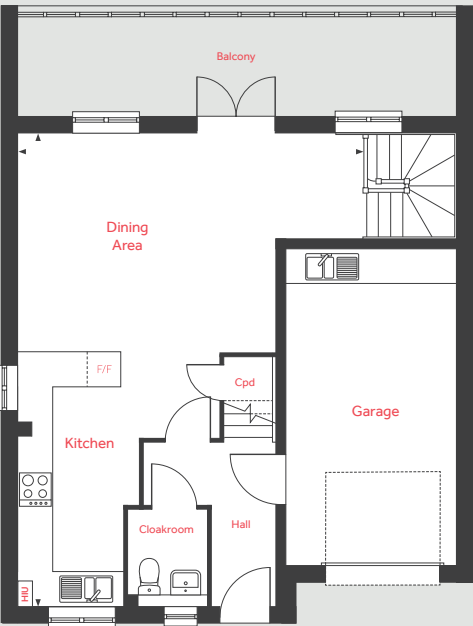
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Linden
HOMES

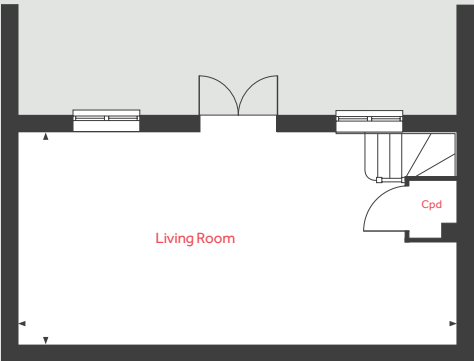
First floor



Ground floor



Lower ground floor



The Devon

4 bedroom home

Homes 7, 8, 9, 10, 11 & 12

Lower Ground floor	metres	feet / inches
Living room	8.12 x 4.00	26' 8" x 13' 1"

Ground floor	metres	feet / inches
Living room	8.12 x 4.00	26' 8" x 13' 1"

First floor	metres	feet / inches
Bedroom 1	4.06 x 3.89	13' 4" x 12' 9"
Bedroom 2	3.92 x 3.16	12' 10" x 10' 4"
Bedroom 3	3.95 x 3.16	13' 0" x 10' 4"
Bedroom 4	3.09 x 2.51	10' 2" x 8' 3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

The Devon | Sandrock

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The Sussex 3 bedroom home

Homes 13, 14, 15 & 16

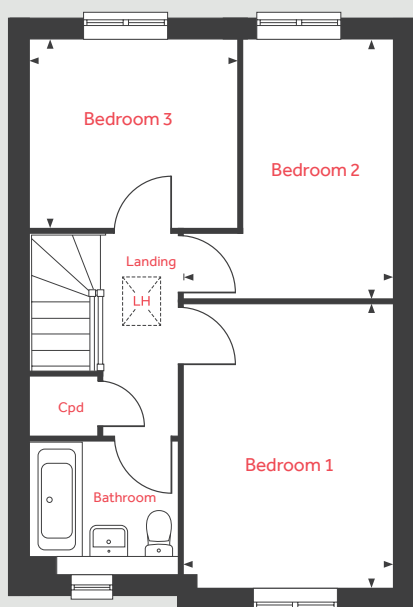
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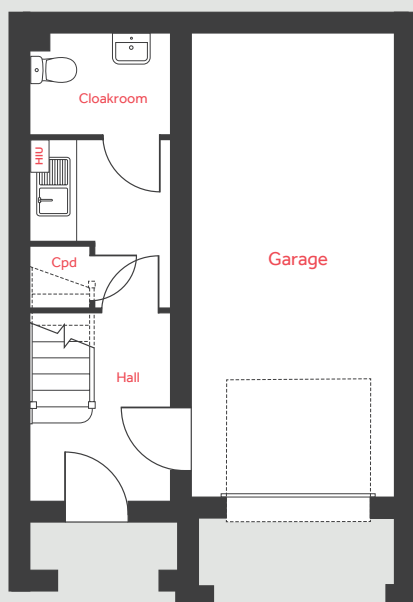
Second floor



First floor



Ground floor



The Sussex

3 bedroom home

Homes 13, 14, 15 & 16

First floor	metres	feet / inches
Kitchen / dining / living area	8.12 x 4.00	26' 8" x 13' 1"

Second floor	metres	feet / inches
Bedroom 1	4.22 x 3.14	13' 10" x 10' 4"
Bedroom 2	3.84 x 3.09	12' 7" x 10' 2"
Bedroom 3	3.07 x 2.81	10' 1" x 9' 3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

The Sussex | Sandrock

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The Dorset 4 bedroom home

Homes 21 & 23

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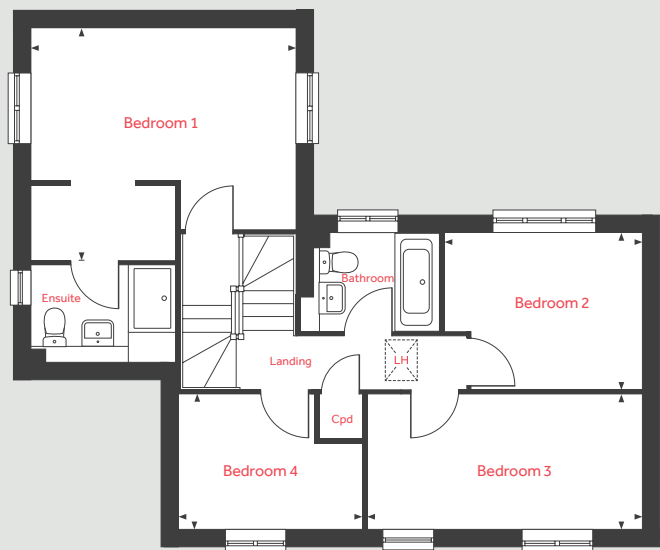
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HOMES

The Dorset

4 bedroom home

Homes 21 & 23

First floor



Ground floor	metres	feet / inches
Living room	5.85 x 4.63	19' 2" x 15' 2"
Kitchen / dining area	5.71 x 5.12	18' 9" x 16' 10"

First floor	metres	feet / inches
Bedroom 1	4.58 x 4.08	15' 0" x 13' 5"
Bedroom 2	3.51 x 2.77	11' 6" x 9' 1"
Bedroom 3	4.84 x 2.38	15' 11" x 7' 10"
Bedroom 4	3.23 x 2.38	10' 7" x 7' 10"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

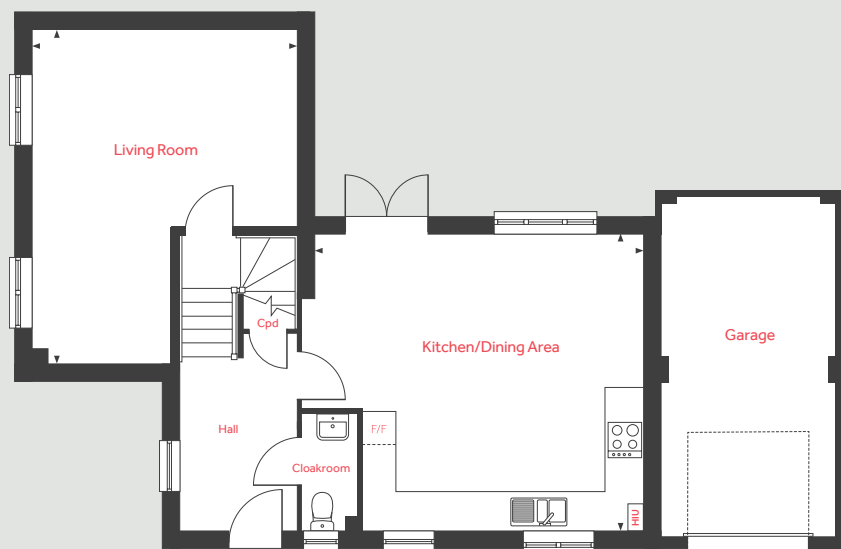
The Dorset | Sandrock

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Garage in different position for home 23

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Ground floor





The Mylne 4 bedroom home

Homes 22, 54, 55 & 56

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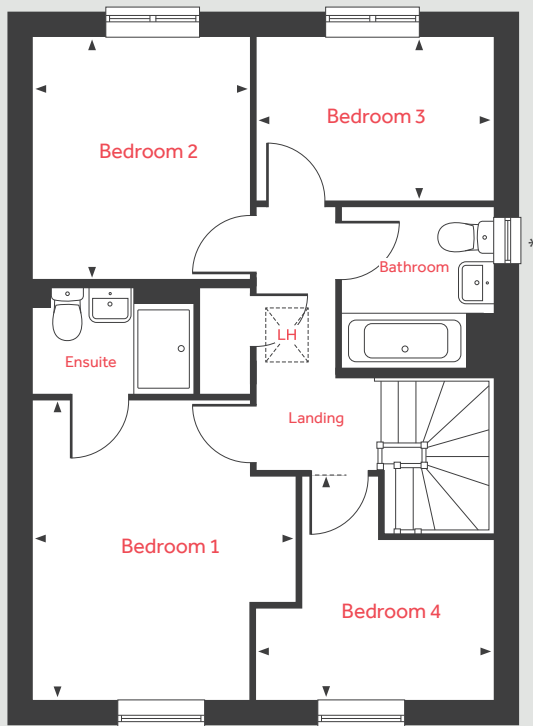
Linden
HOMES

The Mylne

4 bedroom home

Homes 22, 54, 55 & 56

First floor



Ground floor	metres	feet / inches
Living room	4.83 x 3.39	15' 10" x 11' 1"
Kitchen / dining area	6.04 x 4.37	19' 9" x 14' 4"

First floor

Bedroom 1	3.95 x 3.46	12' 11" x 11' 4"
Bedroom 2	3.20 x 2.86	10' 6" x 9' 4"
Bedroom 3	3.10 x 2.16	10' 2" x 7' 1"
Bedroom 4	3.10 x 2.92	10' 2" x 9' 7"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

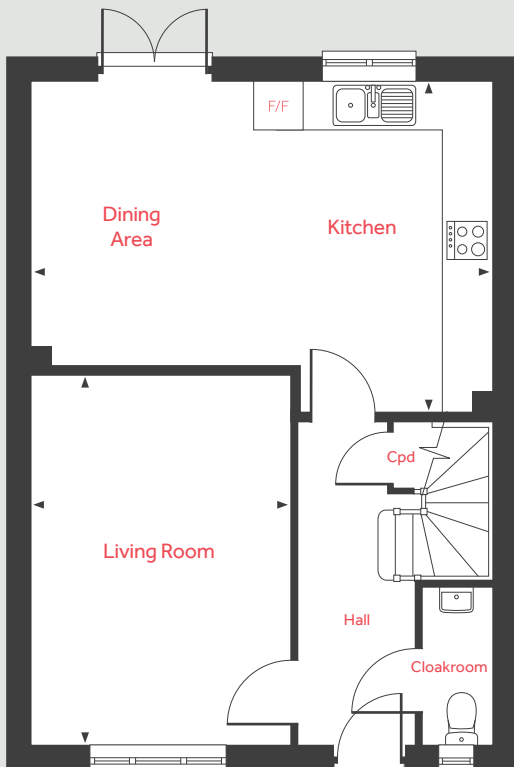
The Mylne | Sandrock

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* Window to specific homes only

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Ground floor



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The Ashbee 2 bedroom home

Home 41

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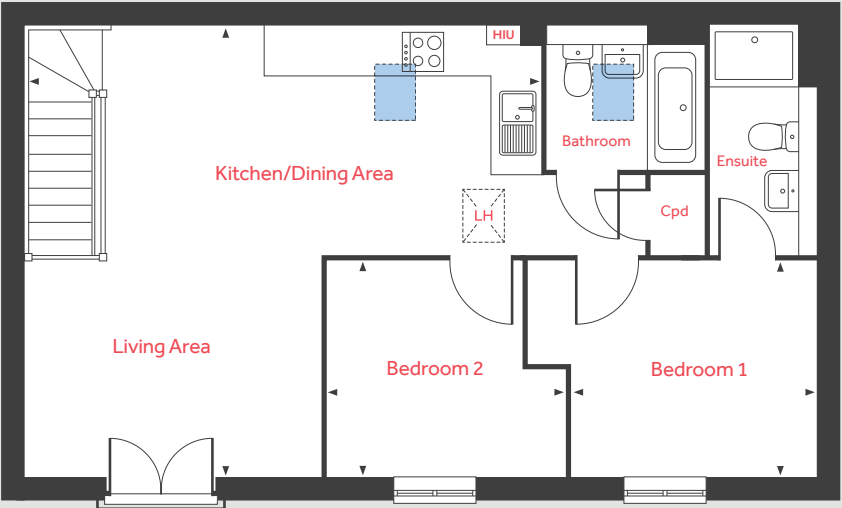
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The Ashbee

2 bedroom home

Home 31

First floor



First floor	metres	feet / inches
Kitchen / dining / living area	6.93 x 6.04	22' 9" x 19' 9"
Bedroom 1	3.30 x 2.90	10' 9" x 9' 6"
Bedroom 2	3.22 x 2.90	10' 6" x 9' 6"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

The Ashbee | Sandrock

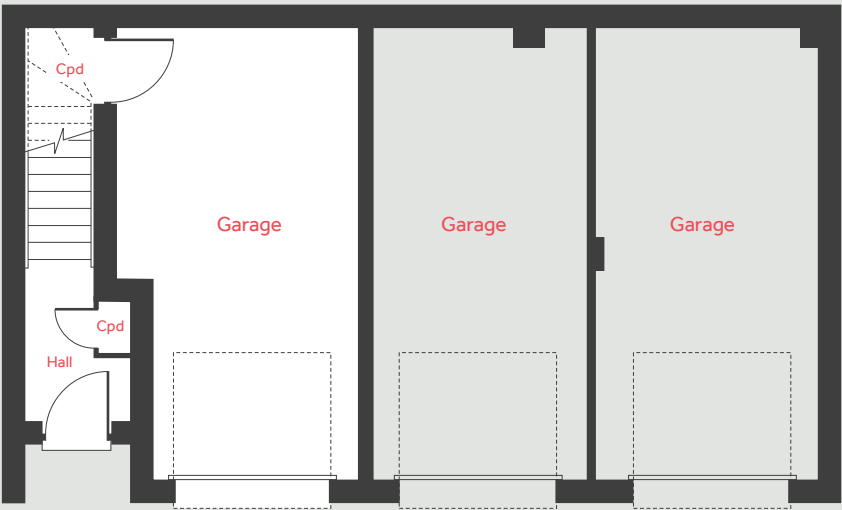
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Ground floor



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The Cottingham 4 bedroom home

Home 37

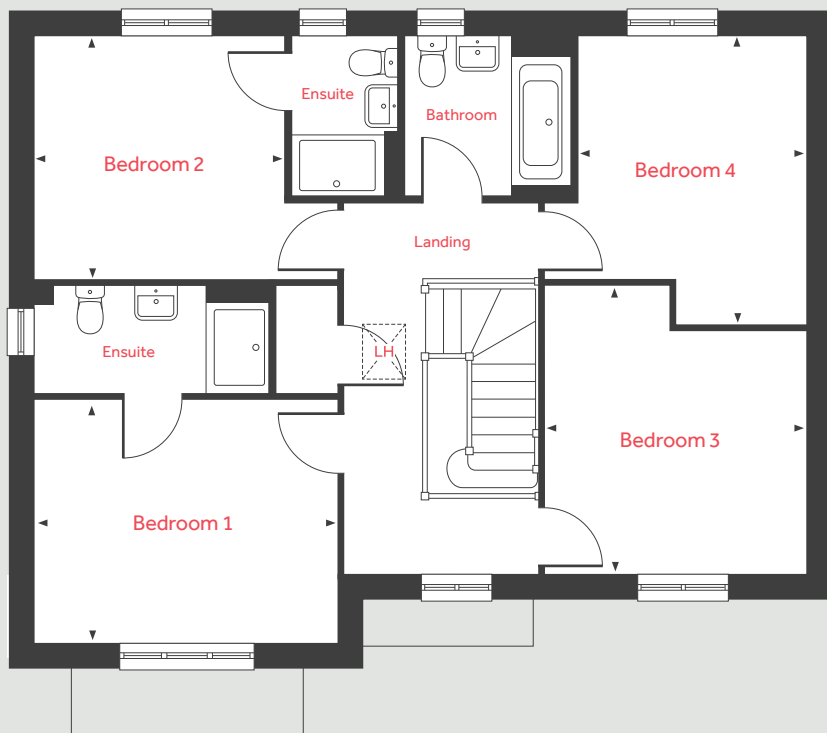
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Linden
HOMES

First floor



The Cottingham

4 bedroom home

Home 37

Ground floor	metres	feet / inches
Living room	4.60 x 4.20	15' 1" x 13' 9"
Kitchen / dining / family area	9.97 x 3.09	32' 8" x 10' 1"
Study	2.27 x 1.81	7' 5" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	3.90 x 3.15	12' 9" x 10' 4"
Bedroom 2	3.23 x 3.14	10' 7" x 10' 4"
Bedroom 3	3.73 x 3.39	12' 2" x 11' 1"
Bedroom 4	3.73 x 2.93	12' 2" x 9' 7"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

The Cottingham | Sandrock

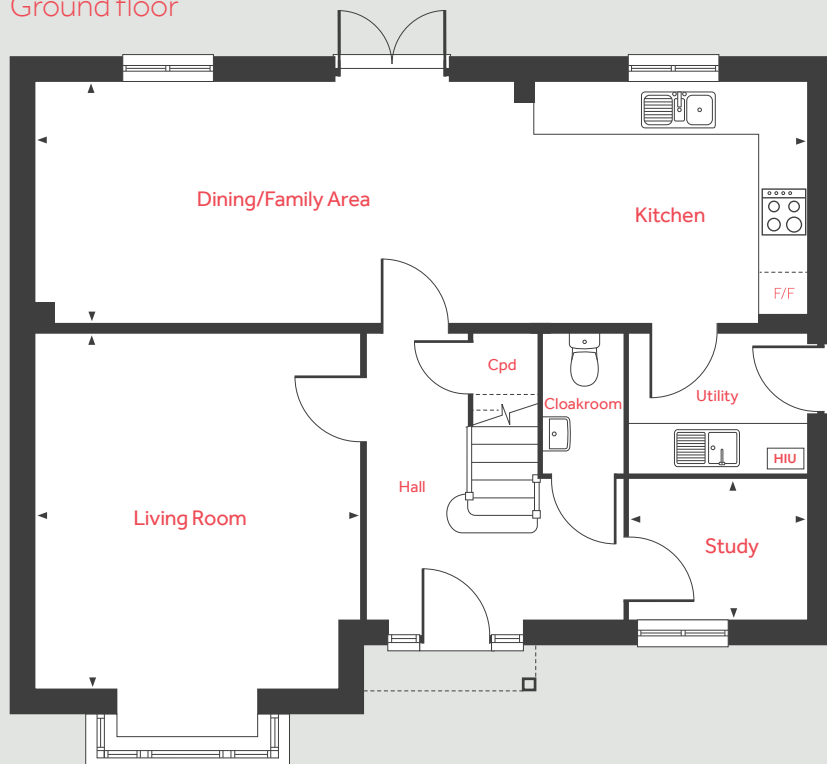
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Ground floor



Linden
HOMES



The Foulston 4 bedroom home

Homes 1, 2, 3, 4, 5 & 6

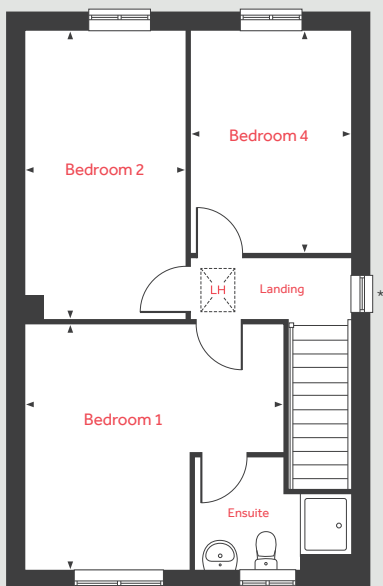
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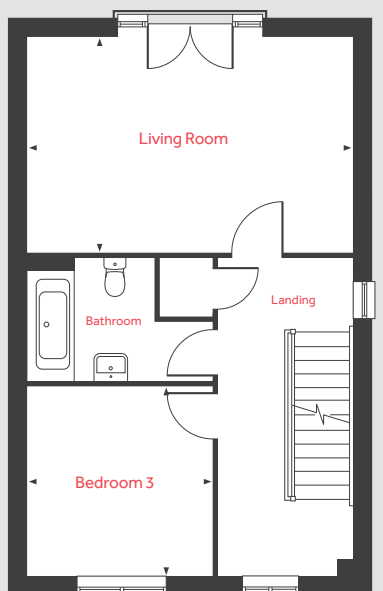
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HOMES

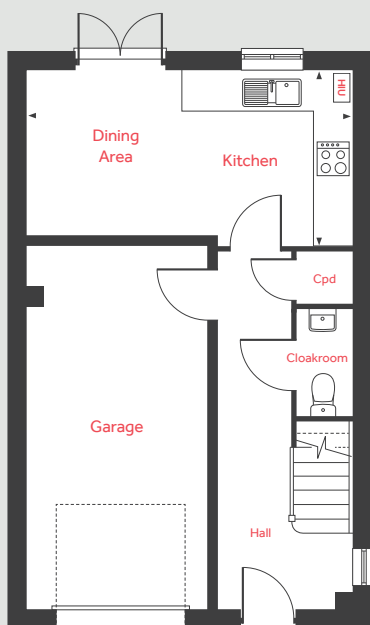
Second floor



First floor



Ground floor



The Foulston

4 bedroom home

Homes 1, 2, 3, 4, 5 & 6

Ground floor	metres	feet / inches
Kitchen / dining area	5.32 x 2.86	17' 5" x 9' 4"

First floor	metres	feet / inches
Living room	5.32 x 3.52	17' 5" x 11' 6"
Bedroom 3	3.12 x 3.02	10' 3" x 9' 11"

Second floor	metres	feet / inches
Bedroom 1	4.23 x 4.04	13' 10" x 13' 3"
Bedroom 2	4.74 x 2.62	15' 6" x 8' 7"
Bedroom 4	3.66 x 2.62	12' 0" x 8' 7"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points

The Foulston | Sandrock

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* Windows to specific homes only

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The Grainger 4 bedroom home

Homes 29 & 30

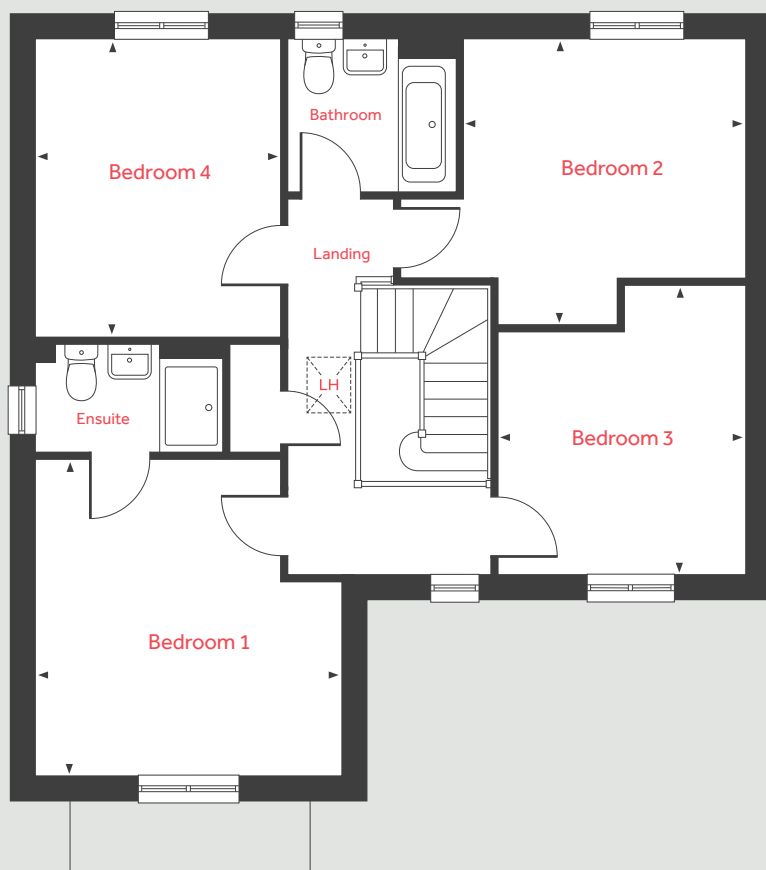
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Linden
HOMES

First floor



The Grainger

4 bedroom home

Homes 29 & 30

Ground floor	metres	feet / inches
Living room	4.39 x 3.90	14' 4" x 12' 10"
Kitchen / dining area	5.81 x 3.62	19' 0" x 11' 10"

First floor	metres	feet / inches
Bedroom 1	4.03 x 3.90	13' 2" x 12' 9"
Bedroom 2	3.70 x 3.58	12' 1" x 11' 9"
Bedroom 3	3.65 x 3.19	11' 11" x 10' 5"
Bedroom 4	3.80 x 3.12	12' 5" x 10' 3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

The Grainger | Sandrock

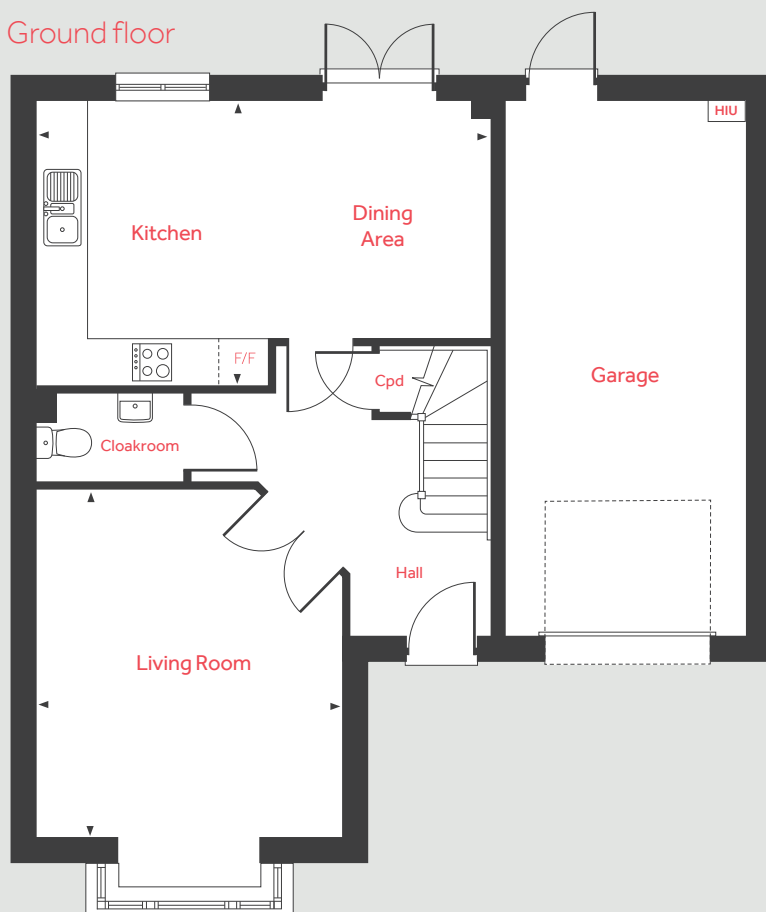
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Ground floor



Linden

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The Goodridge 4 bedroom home

Homes 24, 25, 26 & 27

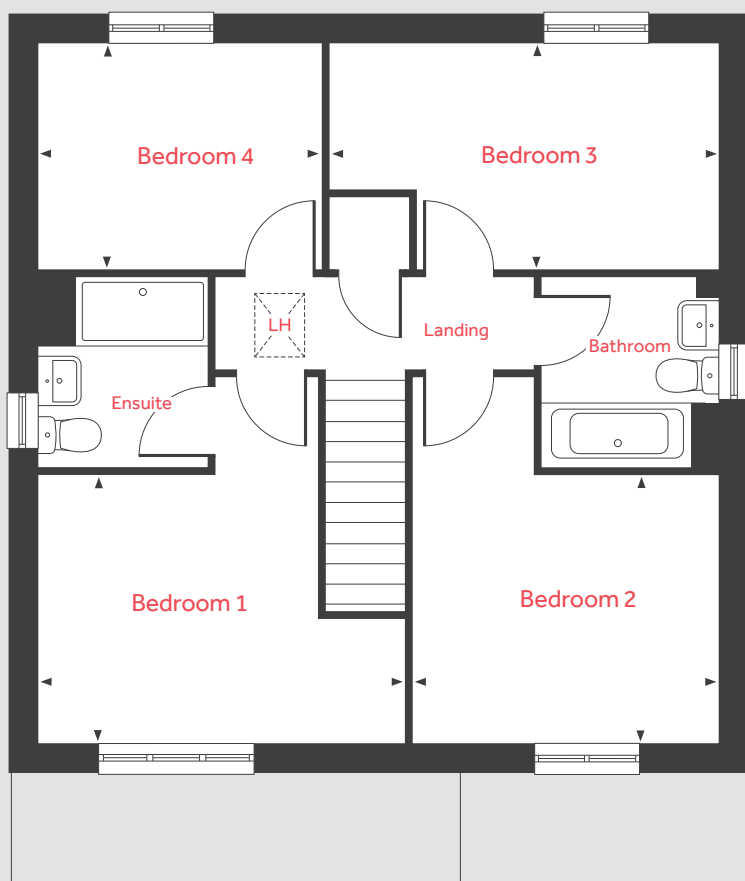
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HOMES

First floor



The Goodridge

4 bedroom home

Homes 24, 25, 26 & 27

Ground floor

	metres	feet / inches
Living room	4.73 x 3.43	15' 6" x 11' 3"
Kitchen / dining area	5.74 x 2.96	18' 10" x 9' 8"

First floor

Bedroom 1	4.10 x 3.00	13' 5" x 9' 10"
Bedroom 2	3.43 x 3.00	11' 3" x 9' 10"
Bedroom 3	4.36 x 2.52	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.52	10' 5" x 8' 3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

The Goodridge | Sandrock

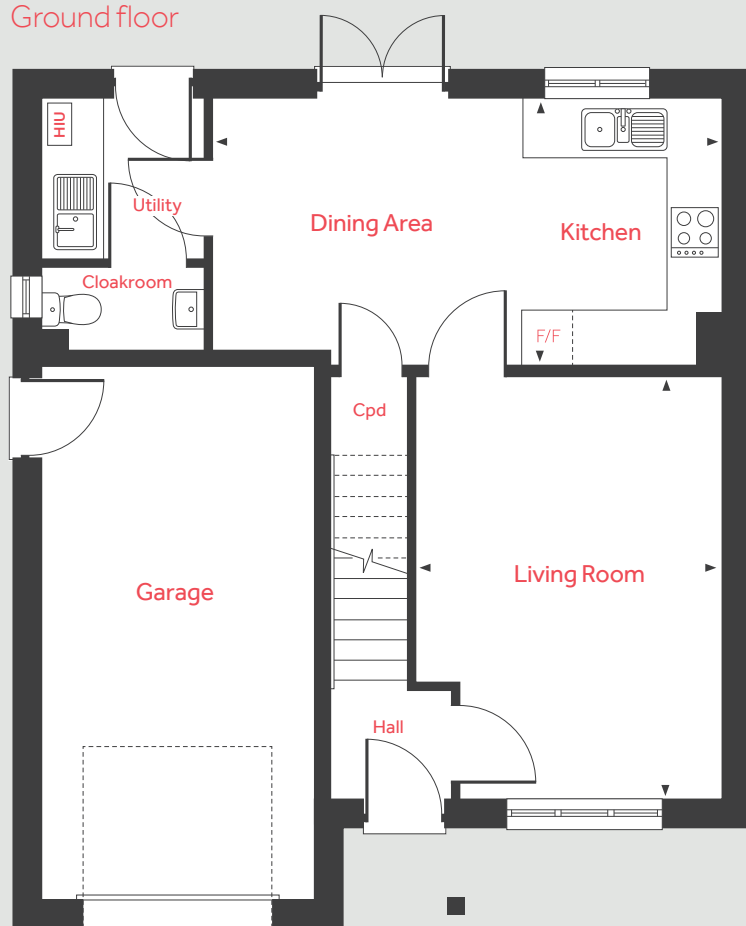
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Ground floor



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The Leverton 4 bedroom home

Homes 34, 35, 42 & 43

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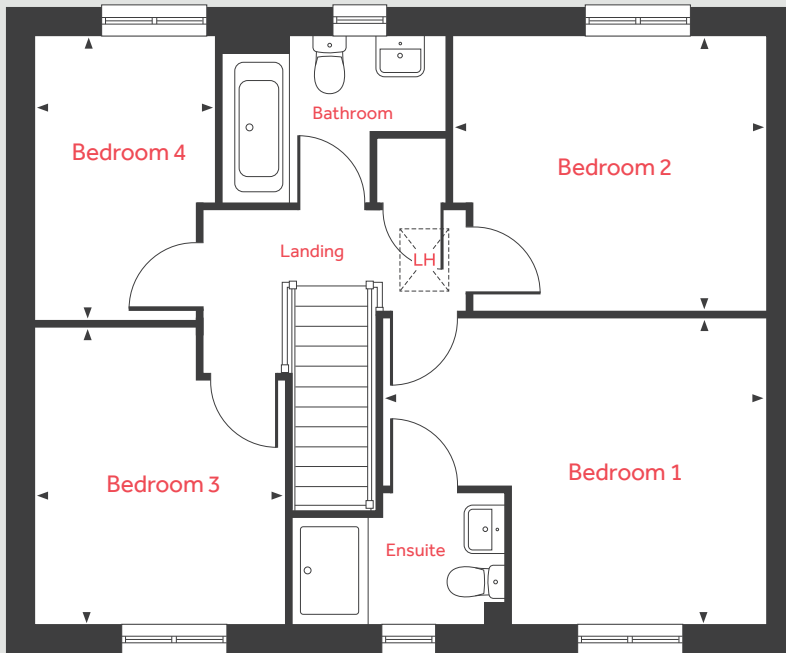
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The Leverton

4 bedroom home

Homes 34, 35, 42 & 43

First floor

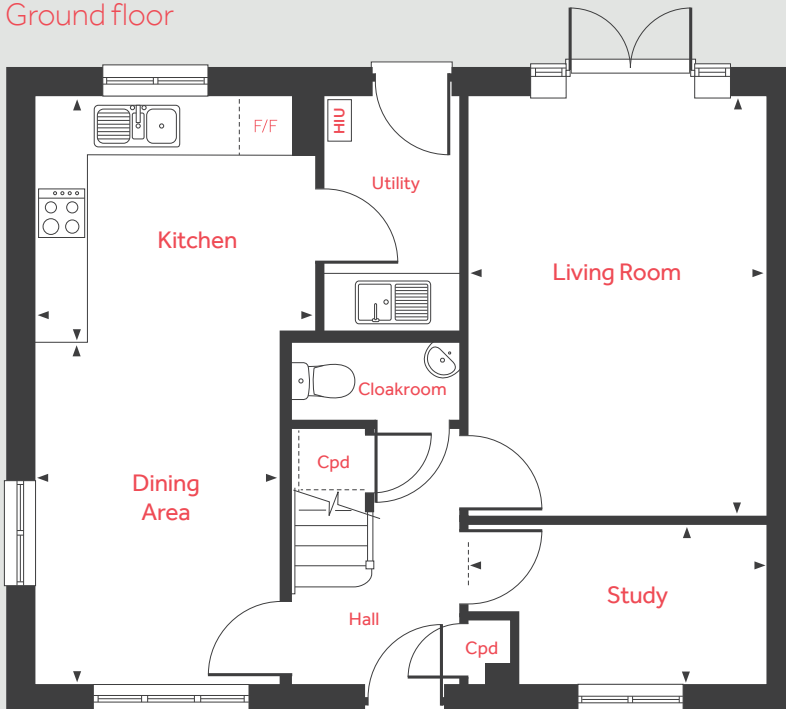


Ground floor	metres	feet / inches
Living room	4.81 x 3.39	15' 9" x 11' 1"
Kitchen	3.24 x 2.80	10' 7" x 9' 2"
Dining area	4.73 x 3.43	15' 6" x 11' 3"
Study	3.39 x 1.82	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.40 x 3.49	14' 5" x 11' 5"
Bedroom 2	3.59 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.38 x 2.88	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.08	10' 8" x 6' 10"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

Ground floor



The Goodridge | Sandrock

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Linden
HOMES



The Lutyens 5 bedroom home

Homes 31, 32, 36, 38 & 58

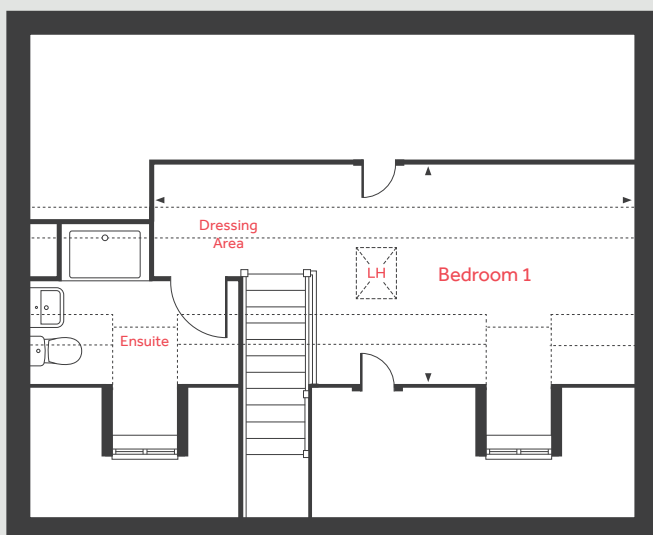
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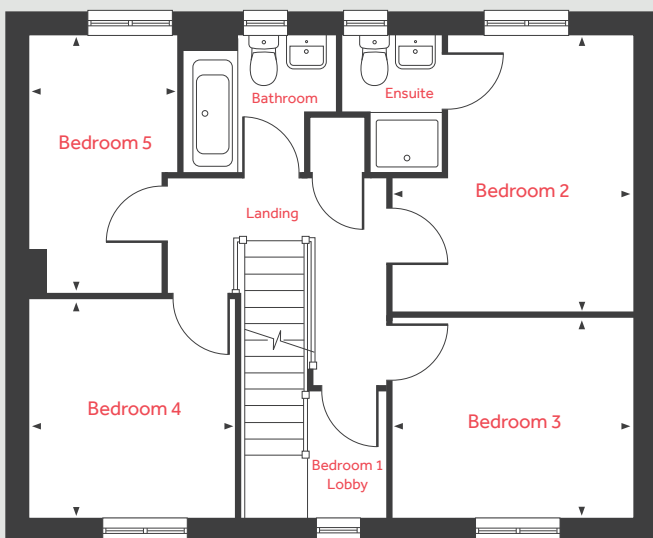
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Linden
HOMES

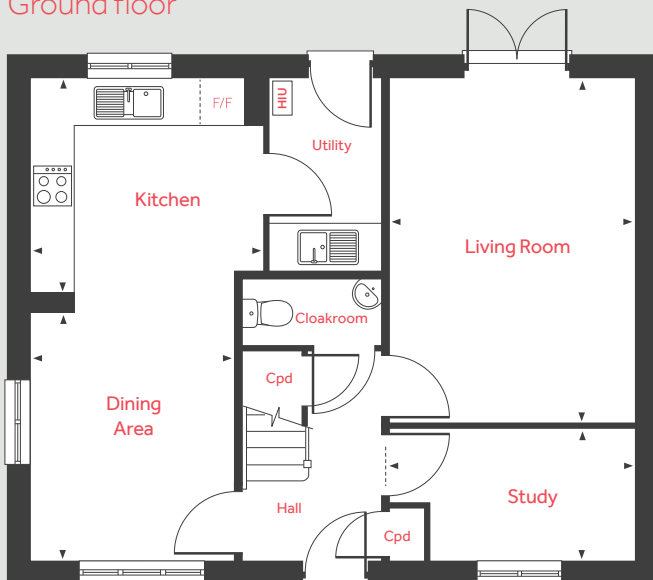
Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Homes 31, 32, 36, 38 & 58

Ground floor	metres	feet / inches
Living room	4.81 x 3.39	15' 9" x 11' 1"
Kitchen	3.24 x 2.98	10' 7" x 9' 9"
Dining area	5.46 x 2.81	11' 4" x 9' 2"
Study	3.39 x 1.82	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	3.86 x 3.36	12' 8" x 11' 0"
Bedroom 2	3.36 x 2.78	11' 0" x 9' 1"
Bedroom 3	3.05 x 2.88	10' 0" x 9' 5"
Bedroom 4	3.59 x 2.07	11' 9" x 6' 9"

Second floor	metres	feet / inches
Bedroom 1 / dressing	6.69 x 3.08	21' 11" x 10' 1"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer	---	Reduced ceiling height

The Lutyens | Sandrock

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 Mountford 3 bedroom home

Home 57

Sandrock

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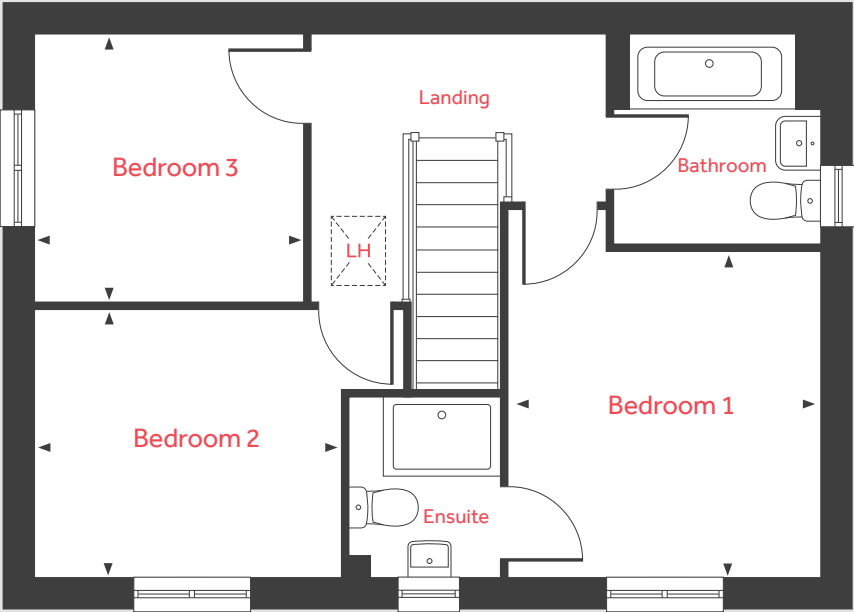
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The Mountford

3 bedroom home

Home 57

First floor



Ground floor	metres	feet / inches
Living room	5.59 x 3.11	18' 4" x 10' 2"
Kitchen / dining area	5.59 x 2.70	18' 4" x 8' 10"

First floor	metres	feet / inches
Bedroom 1	3.36 x 3.19	11' 0" x 10' 5"
Bedroom 2	3.15 x 2.75	10' 4" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 0" x 9' 0"

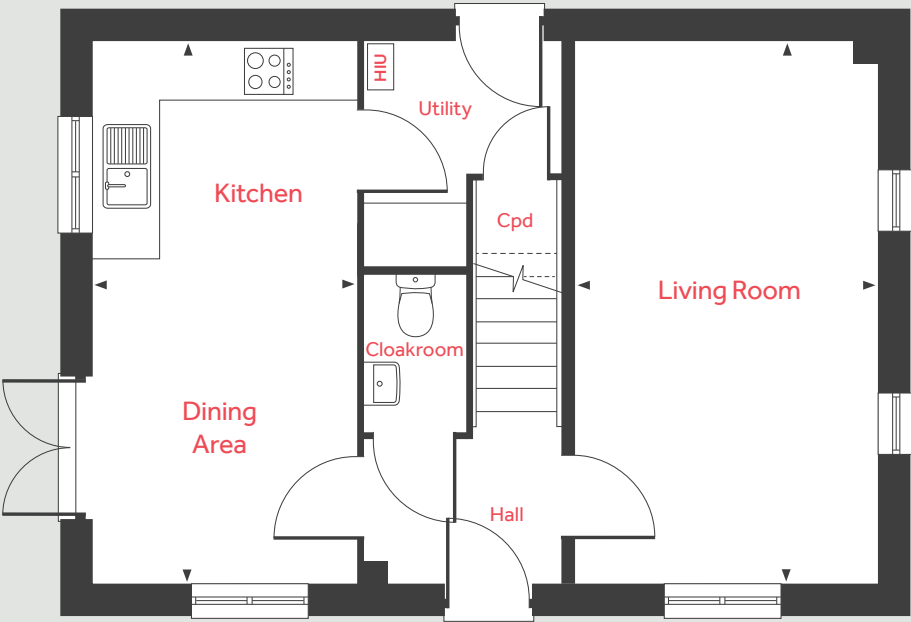
LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points

The Mountford | Sandrock

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Ground floor



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The Ripley 4 bedroom home

Homes 39, 40, 44, 45, 61 & 62

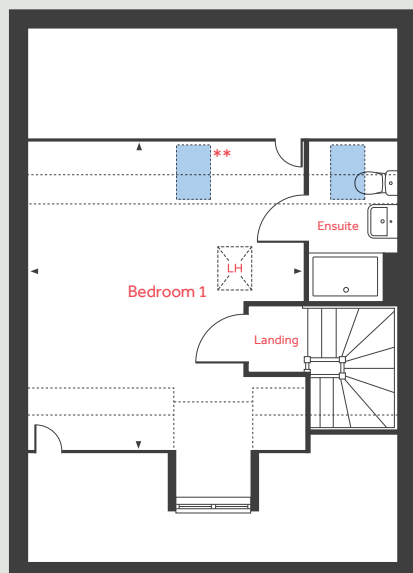
Sandrock

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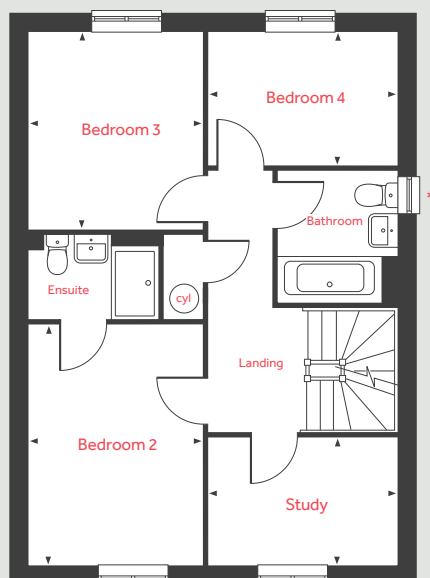
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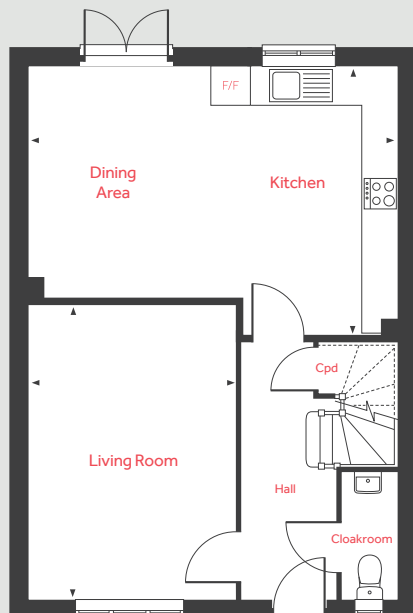
Second floor



First floor



Ground floor



The Ripley

4 bedroom home

Homes 39, 40, 44, 45,
61 & 62

Ground floor	metres	feet / inches
Living room	4.83 x 3.39	15' 10" x 11' 1"
Kitchen / dining area	6.04 x 4.37	19' 9" x 14' 4"

First floor	metres	feet / inches
Bedroom 2	5.32 x 3.52	17' 5" x 11' 6"
Bedroom 3	3.12 x 3.02	10' 3" x 9' 11"
Bedroom 4	5.32 x 3.52	17' 5" x 11' 6"
Study	3.12 x 3.02	10' 3" x 9' 11"

Second floor	metres	feet / inches
Bedroom 1	5.12 x 4.51	16' 9" x 14' 9"

LH	Loft hatch	cyl	Hot water cylinder
Cpd	Cupboard		Velux window
F/F	Integrated fridge freezer included with detached property	◀ ▶	Measuring points
		- - -	Reduced ceiling height

The Ripley | Sandrock

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* Window applies to selected plots only.

** Velux window applies to selected plots only.

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The Kempthorne 4 bedroom home

Homes 28 & 33

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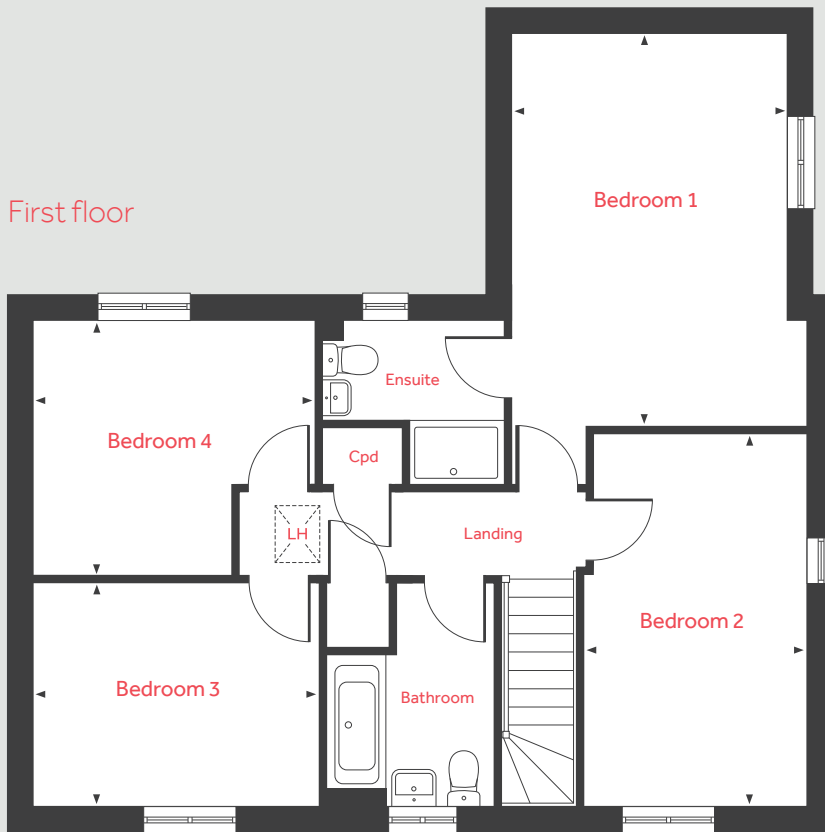
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The Kempthorne

4 bedroom home

Homes 28 & 33

First floor



Ground floor	metres	feet / inches
Living room	6.04 x 3.85	19' 9" x 12' 7"
Kitchen / dining	5.57 x 3.67	18' 3" x 12' 0"
Dining / study	2.78 x 2.57	9' 1" x 8' 5"

First floor

Bedroom 1	4.87 x 3.45	15' 11" x 11' 3"
Bedroom 2	4.69 x 2.78	15' 4" x 9' 1"
Bedroom 3	3.52 x 2.80	11' 6" x 9' 2"
Bedroom 4	3.50 x 3.16	11' 6" x 10' 4"

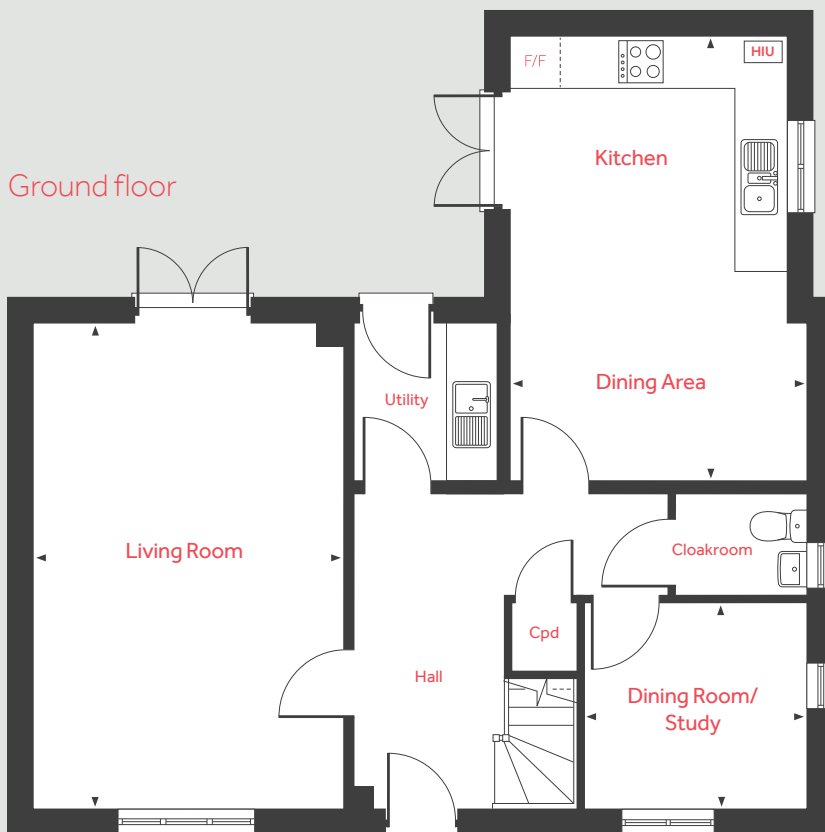
LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer	- - -	Reduced ceiling height

The Kempthorne | Sandrock

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Ground floor



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Specification

Sandrock

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Specification

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 & 3 bedroom homes

4 & 5 bedroom homes

Kitchen

Fitted kitchen with laminate worktop and upstand	■	■
Single built-under oven	■	
Double built-under oven		■
Electric hob	■	■
Chimney extractor hood		■
Integrated extractor hood	■	
Integrated fridge freezer (detached homes only)		■
Stainless steel splashback	■	■
Spaces for dishwasher and washer / dryer, with plumbing and electrical supply	■	■
1½ bowl stainless steel sink with mixer tap		■
Single bowl stainless steel sink with mixer tap	■	
Multigrid appliance switching to kitchen	■	■
Track-mounted spotlights	■	■

Bathroom, en suite and cloakroom

Contemporary white sanitaryware and chrome fittings	■	■
Half height tiling to wall with bath	■	■
Full height tiling to shower areas	■	■
Splashback tiling to basins only	■	■

Electrical

TV & BT points to living room	■	
TV & BT points to living room and family room		■
Pendant light fittings to other rooms including low energy fittings	■	■
White plastic switchplates and sockets	■	■

Other

Walls in matt white emulsion	■	■
Ceilings – flush smooth finish in white emulsion	■	■
Internal woodwork in gloss white	■	■
Oak Vicaima doors with chrome ironmongery	■	■
HIU Heat Interface System	■	■
External door with multipoint locking system	■	■
Low energy external light to front door	■	■

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.

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