

# The Oaks

Chudleigh



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## The Oaks Chudleigh

Our stunning collection of 2, 3 and 4 bedroom homes in the historic town of Chudleigh.

The Oaks offers modern living at its finest. This stylish development - our signature Linden Collection range of 2,3 and 4 bedroom homes - blends the tranquility of village life with all the conveniences of nearby city of Exeter.

The charming town of Chudleigh has a post office, pharmacy, convenience store, supermarket, sports centre and pubs, restaurants and takeaways.

The Oaks is well connected, with Exeter just a 20 minute drive away via the A38 Devon Expressway, while the same road will take you to Dartmoor National Park. For rail travel, Newton Abbot train station is 7 miles away and offers services to Exeter (30 minutes), Plymouth (40 minutes) and London Paddington (2 hours 40 minutes).

### The Oaks

Chudleigh TQ13 0EA | 01626 221631

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# The Oaks Chudleigh

## Development layout



### 4 bedroom home

- The Aslin
- The Burnet
- The Cottingham
- The Kempthorne
- The Leverton
- The Mylne
- The Radford

### 3 bedroom home

- The Elliot
- The Eveleigh
- The Mountford
- The Turner

### 2 bedroom home

- The Ashbee
- The Harcourt
- The Hardwick

### Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- Commerical / employment

- |                           |                               |
|---------------------------|-------------------------------|
| <b>ps</b> pumping station | <b>ss</b> substation          |
| <b>v</b> visitor space    | <b>lap</b> local area of play |
| <b>gg</b> gas governor    |                               |

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 Chudleigh local shops      | 5 Exeter Racecourse                | 9 Devon Guild of Craftsmen        |
| 2 Ugbrooke House and Gardens | 6 Haldon Forest Park               | 10 Exeter Cathedral and Quayside  |
| 3 Ashcombe Adventure Centre  | 7 Canonteign Falls                 | 11 Exeter Airport                 |
| 4 Chudleigh Swimming Pool    | 8 Teign Valley Golf Club and Hotel | 12 Exeter St Davids Train Station |

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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# Specification

We give you so much more

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

2 & 3 bedroom homes

4 bedroom homes

### Kitchen

Fitted kitchen with laminate worktop and upstand	■	■
Single built-under oven	■	■
Gas hob	■	■
Chimney extractor hood		■
Integrated extractor hood	■	
Stainless steel splashback	■	■
Spaces for dishwasher and washer / dryer, with plumbing and electrical supply	■	■
Single bowl stainless steel sink with mixer tap	■	■
Multigrid appliance switching to kitchen	■	■

### 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	■	■
White Vicaima doors with chrome ironmongery	■	■
Gas combi boiler	■	
System boiler*		■
External door with multipoint locking system	■	■
Low energy external light to front door	■	■

\* Applies to selected homes only. Please see sales consultant for further details.

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 see our sales consultant.

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## The Hardwick 2 bedroom home

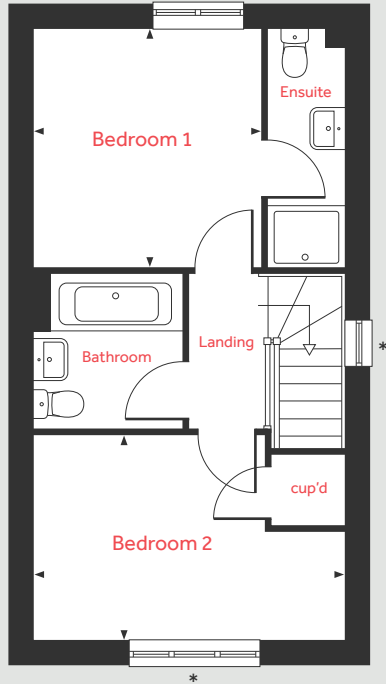
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## First Floor



# The Hardwick

## 2 bedroom home

Ground floor	metres	feet / inches
Living room	3.70 x 3.51	12' 1" x 11' 6"
Kitchen / dining area	4.08 x 3.16	13' 5" x 10' 4"

First floor	metres	feet / inches
Bedroom 1	3.16 x 3.01	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.70	13' 4" x 8' 10"

h	hob	ffzs	fridge / freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

### The Hardwick | DCHUD

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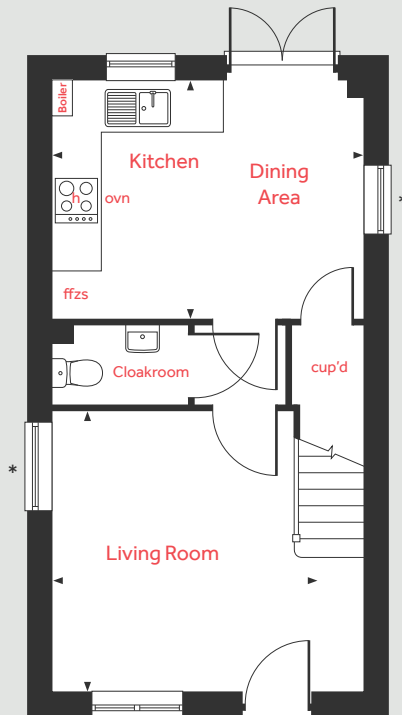
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## Ground Floor



\*Home specific windows.





## The Harcourt 2 bedroom home

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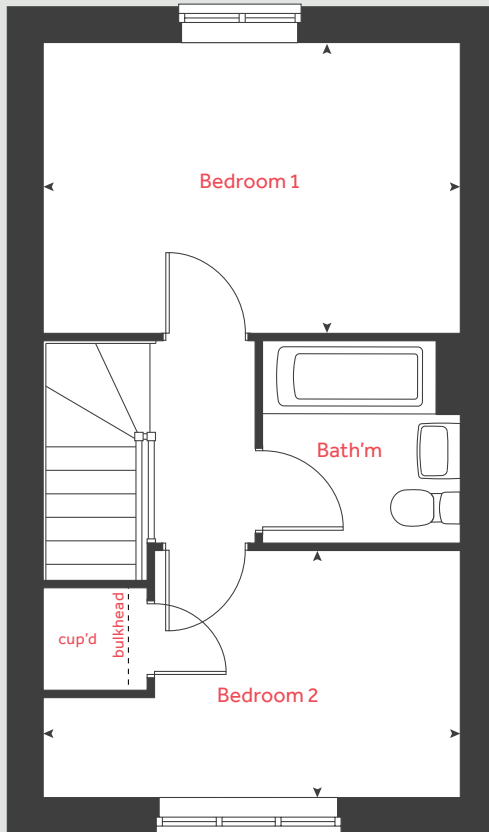
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# The Harcourt

## 2 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.00	14' 11" x 6' 7"
Sitting room	4.08 x 2.75	13' 5" x 9' 1"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.84	13' 4" x 9' 4"
Bedroom 2	4.08 x 2.41	13' 4" x 7' 11"

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

### The Harcourt | DCHUD |

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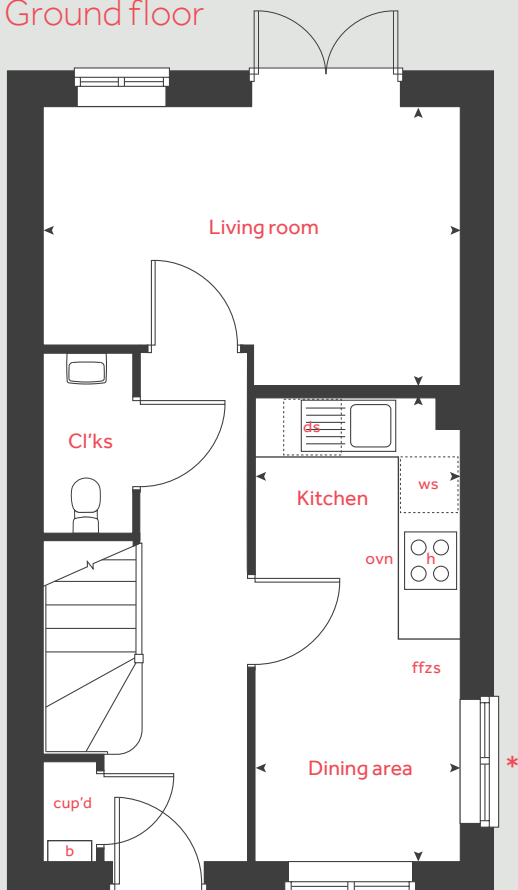
\* Window applies to selected plots only. Please see sales consultant for further details.

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### Ground floor



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## The Turner 3 bedroom home

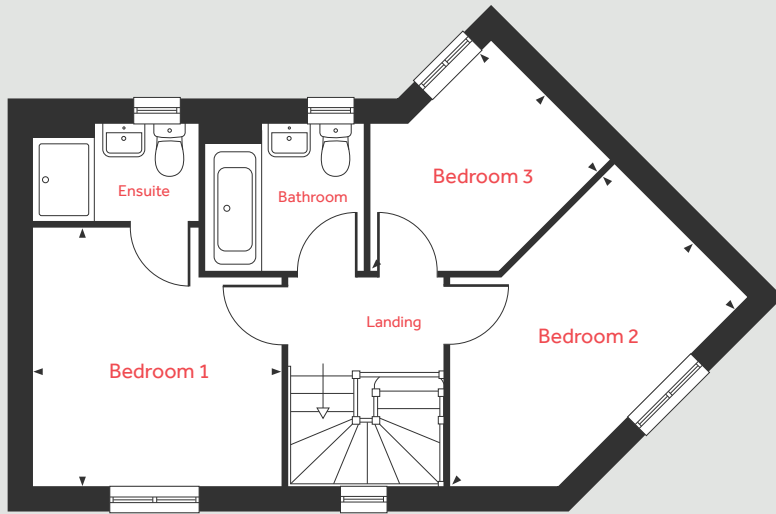
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## First Floor



# The Turner

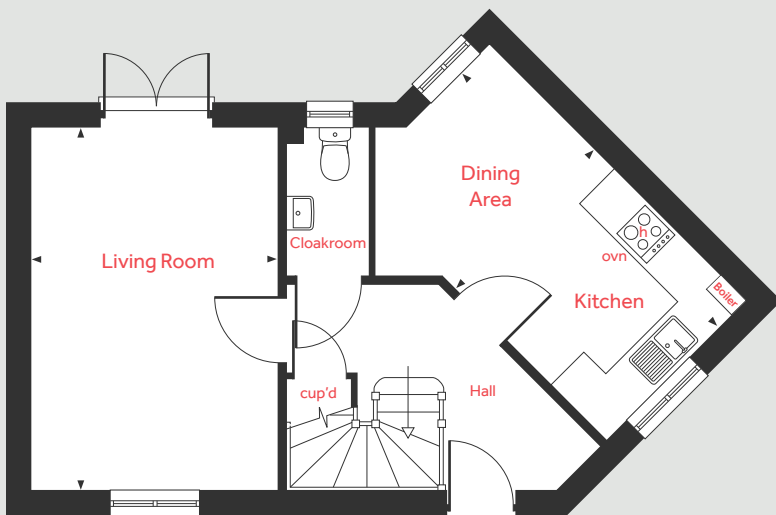
3 bedroom home

Ground floor	metres	feet / inches
Living room	4.80 x 3.22	15' 9" x 10' 7"
Kitchen / dining area	4.80 x 2.57	15' 9" x 8' 4"

First floor	metres	feet / inches
Bedroom 1	3.43 x 3.26	11' 3" x 10' 8"
Bedroom 2	4.51 x 2.48	14' 9" x 8' 1"
Bedroom 3	3.24 x 2.25	10' 7" x 7' 4"

h	hob	ffzs	fridge / freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

## Ground Floor



### The Turner | DCHUD

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## The Mountford 3 bedroom home

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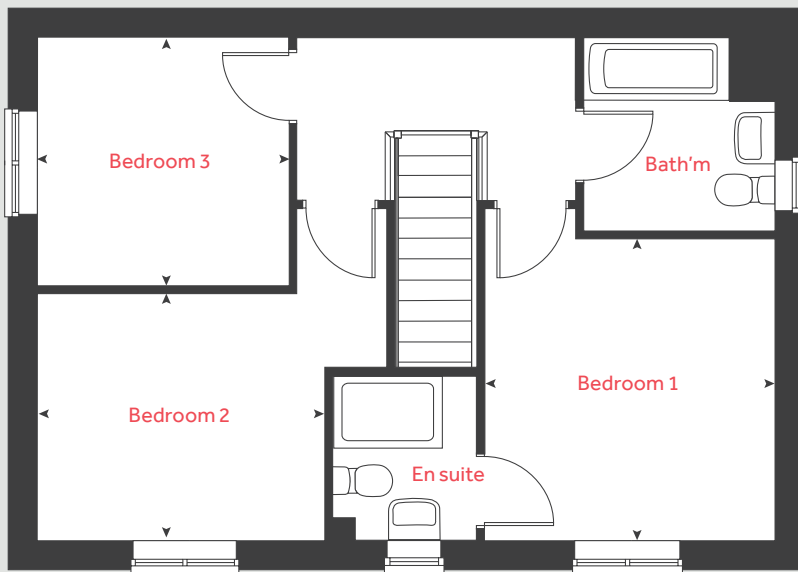
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# The Mountford

3 bedroom home

## First floor



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

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"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points

### The Mountford | DCHUD |

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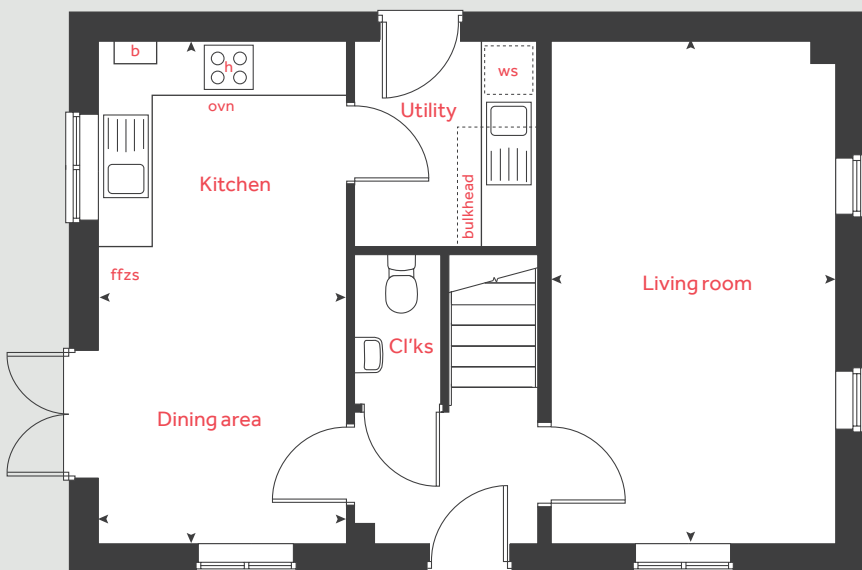
- 1 Alternative layout applies to selected plots only. Please see sales consultant for further details.
- 2 Alternative layout applies to selected plots only. Please see sales consultant for further details.

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## Ground floor



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# The Eveleigh 3 bedroom home

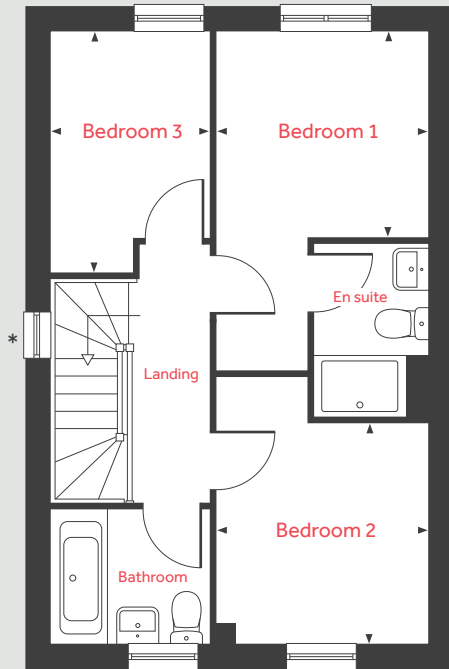
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## First Floor



# The Eveleigh

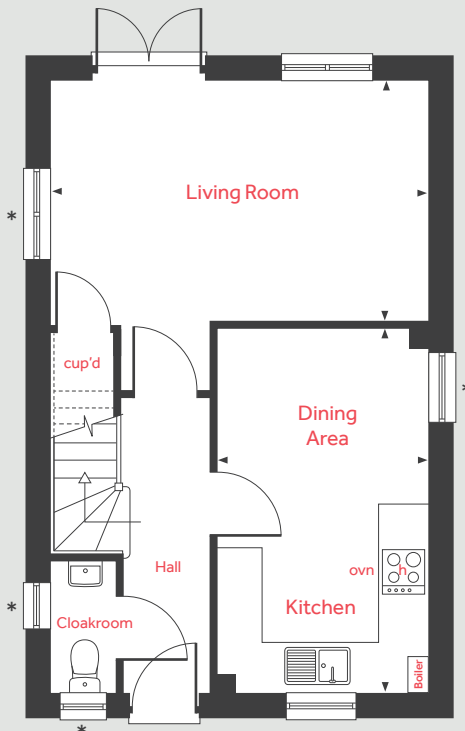
3 bedroom home

Ground floor	metres	feet / inches
Living room	4.98 x 3.20	12' 1" x 11' 6"
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"

First floor	metres	feet / inches
Bedroom 1	2.78 x 2.72	9' 1" x 8' 11"
Bedroom 2	2.90 x 2.78	9' 6" x 9' 1"
Bedroom 3	3.20 x 2.12	10' 6" x 6' 11"

h	hob	ffzs	fridge / freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

## Ground Floor



### The Eveleigh | DCHUD

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## The Elliot 3 bedroom home

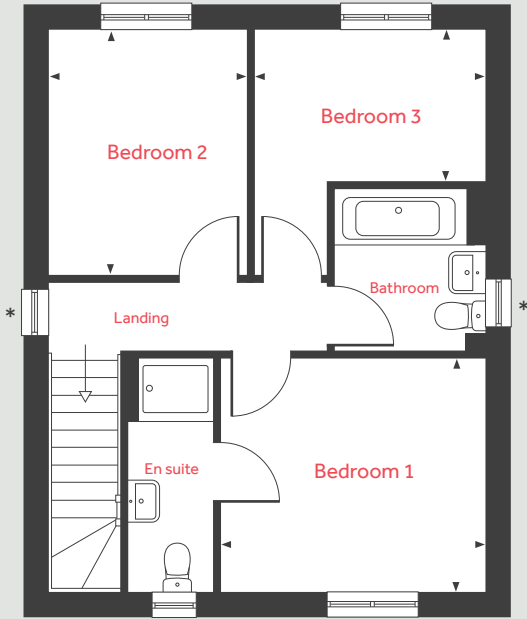
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## First Floor



# The Elliot

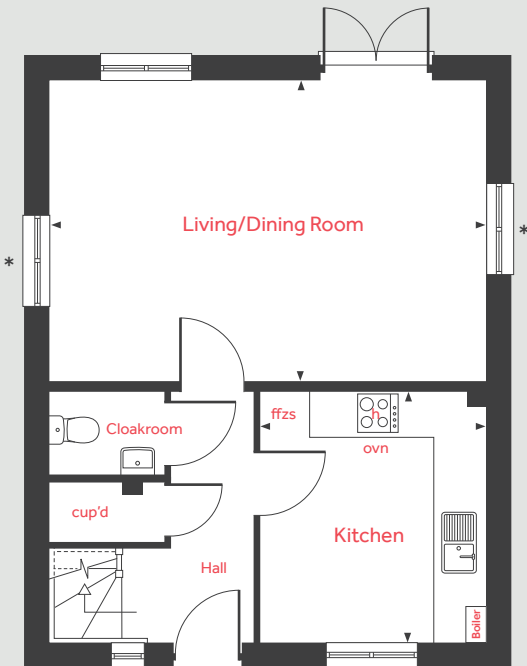
## 3 bedroom home

Ground floor	metres	feet / inches
Living / dining room	5.70 x 3.95	18' 8" x 12' 11"
Kitchen	3.29 x 2.95	10' 9" x 9' 8"

First floor	metres	feet / inches
Bedroom 1	3.45 x 3.07	11' 4" x 10' 1"
Bedroom 2	3.21 x 2.60	10' 6" x 8' 6"
Bedroom 3	3.03 x 2.01	9' 11" x 6' 7"

h	hob	ffzs	fridge / freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

## Ground Floor



### The Elliot | DCHUD

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# The Mylne

4 bedroom home

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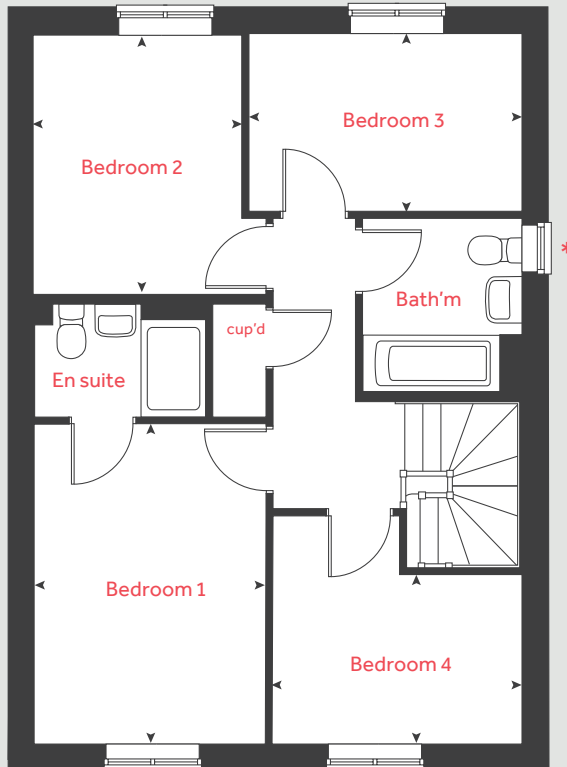
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# The Mylne

4 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining / family	6.04 x 3.77	19' 9" x 12' 3"
Living room	4.85 x 3.39	15' 9" x 11' 1"

## First floor

Bedroom 1	3.93 x 2.95	12' 11" x 9' 7"
Bedroom 2	3.20 x 2.57	10' 6" x 8' 5"
Bedroom 3	3.38 x 2.22	11' 1" x 7' 3"
Bedroom 4	3.00 x 2.08	10' 2" x 6' 10"

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

## The Mylne | DCHUD |

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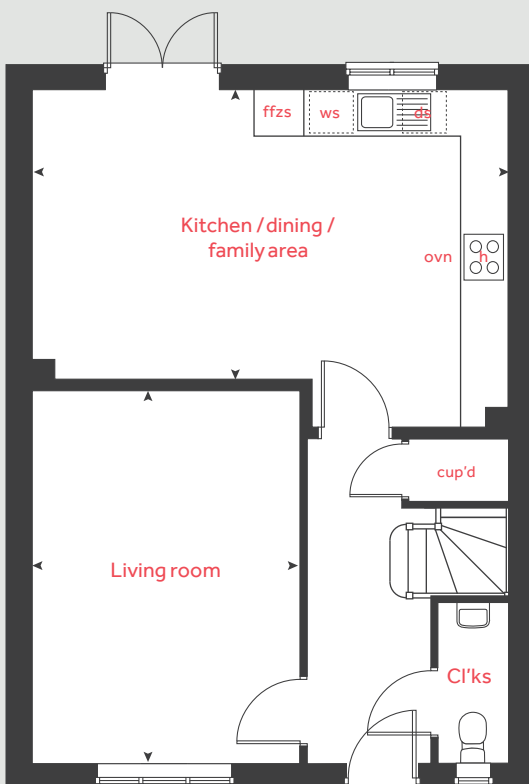
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## Ground floor



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# The Cottingham

4 bedroom home

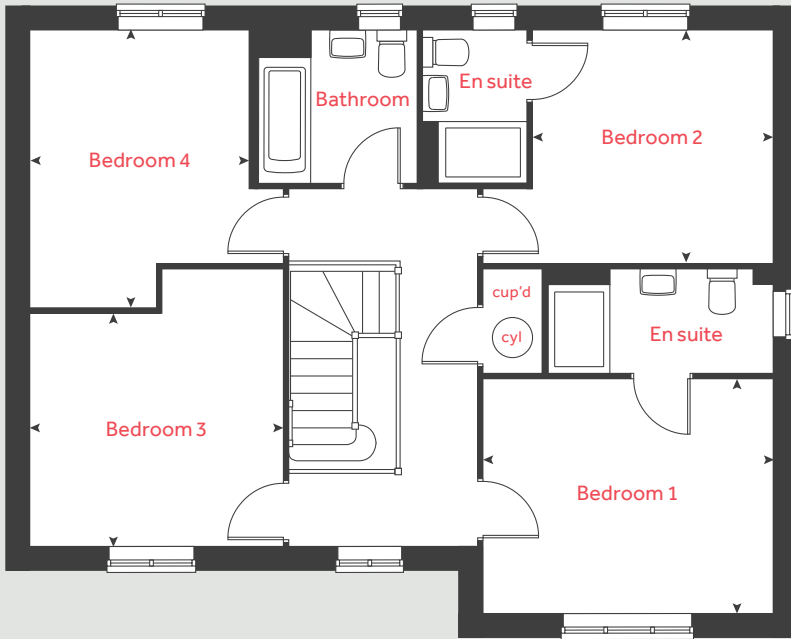
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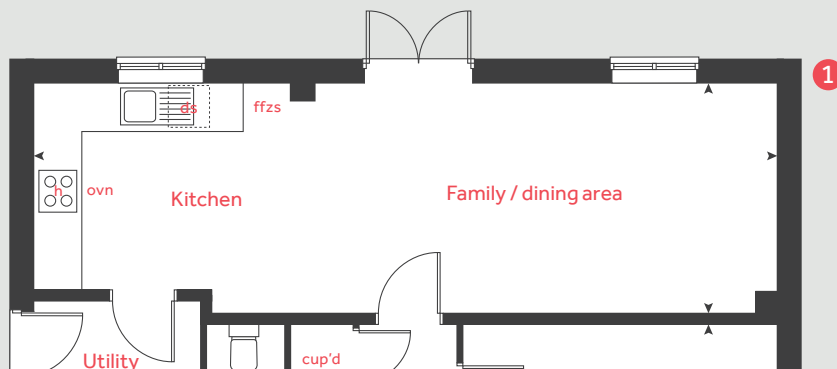
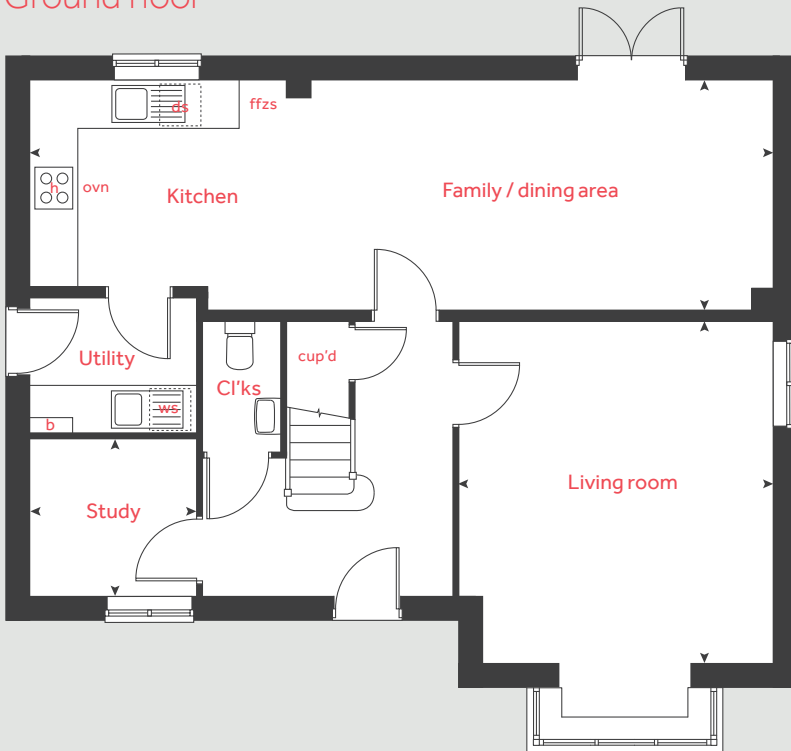
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## First floor



## Ground floor



# The Cottingham

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family	9.97 x 3.09	32' 8" x 10' 1"
Living room	4.60 x 4.20	15' 1" x 13' 9"
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"

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

### The Cottingham | DCHUD |

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## The Leverton 4 bedroom home

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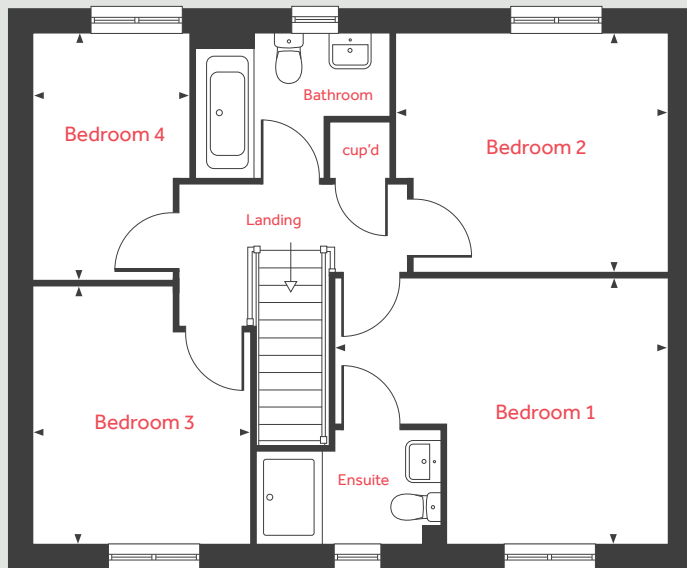
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# The Leverton

## 4 bedroom home

### First Floor



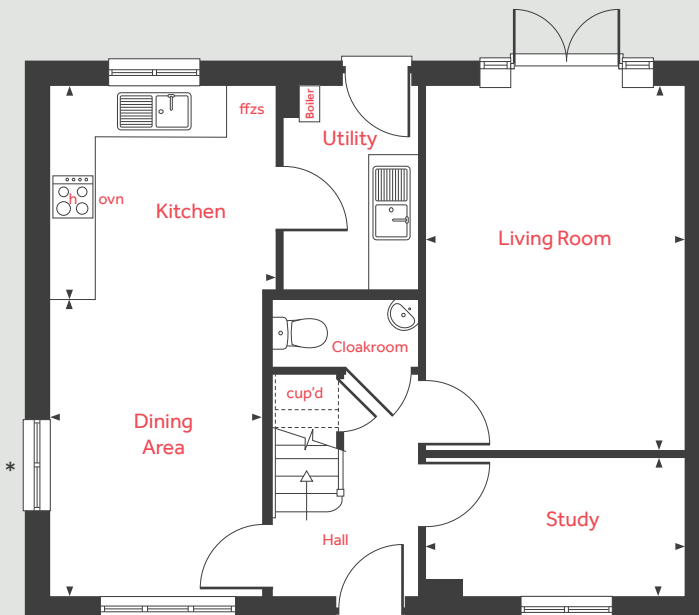
Ground floor	metres	feet / inches
Living room	4.81 x 3.39	15' 9" x 11' 1"
Kitchen	3.24 x 2.80	10' 7" x 9' 2"
Dining area	3.91 x 2.81	12' 10" x 9' 2"
Study	3.39 x 1.82	11' 1" x 5' 11"

### First floor

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"

h	hob	ffzs	fridge / freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

### Ground Floor



### The Leverton | DCHUD

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# The Kempthorne 4 bedroom home

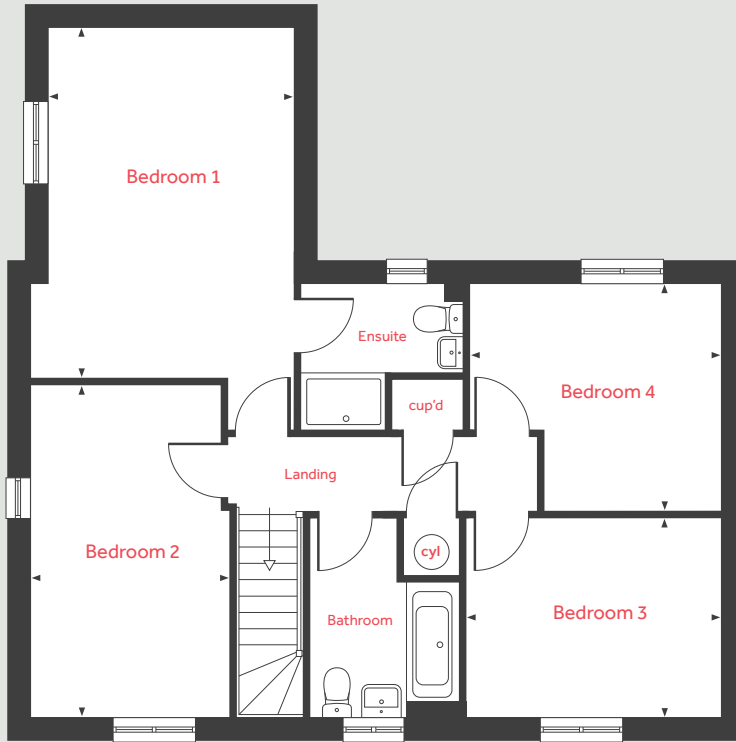
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## First Floor



# The Kempthorne

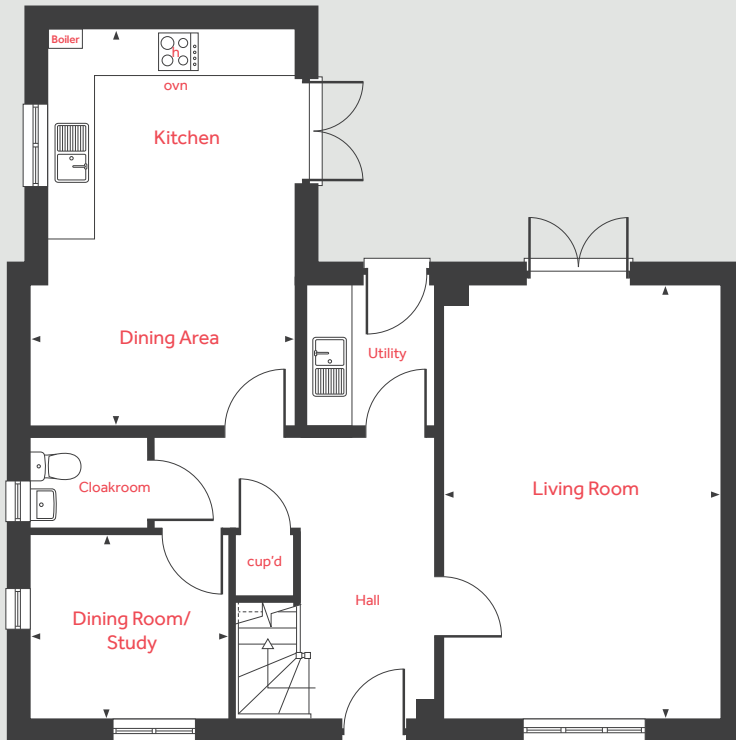
## 4 bedroom home

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	metres	feet / inches
Bedroom 1	4.87 x 3.45	15' 11" x 11' 3"
Bedroom 2	4.69 x 2.70	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"

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

## Ground Floor



### The Kempthorne | DCHUD

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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# Linden

## HOMES