

Albany Park

Church Crookham



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Albany Park Church Crookham

A beautiful range of 2, 3, 4 and 5 bedroom homes.

Albany Park is a fabulous new development of stylish, energy-efficient homes, conveniently situated off Redfields Lane in Church Crookham. Adjacent to open countryside, this thriving village enjoys a host of facilities including pubs, shops, post office and pharmacy, plus sports facilities, a community centre, parish church and good local schools. Albany Park further benefits by being just over 2 miles from the centre of Fleet, where you'll find pubs and restaurants, shops including Waitrose, Sainsbury's and Marks & Spencer, along with the Hart Leisure Centre and further sport, leisure and entertainment opportunities.

With easy access to the Surrey Hills, North Wessex Downs, South Downs National Park and a host of quaint villages, fine heritage sites and exciting visitor attractions, you'll be spoilt for choice for great family days out. With excellent road links, including the nearby M3, affording good access to London and nearby towns such as Farnham, Guildford and Basingstoke, you couldn't be better placed. Regular bus services operate from Church Crookham to Fleet, while Fleet railway station is just over 3 miles from Albany Park, from where there are regular trains to London Waterloo (42 mins), Basingstoke (18 mins) and Southampton (63 mins).

Albany Park

Church Crookham GU52 0RL | 01252 908 976

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Development layout



5 bedroom home

- The Anemone

4 bedroom home

- The Jasmine
- The Lupin
- The Foxglove

3 bedroom home

- The Hollyhock
- The Peony
- The Bluebell
- The Campion
- The Poppy

2 bedroom home

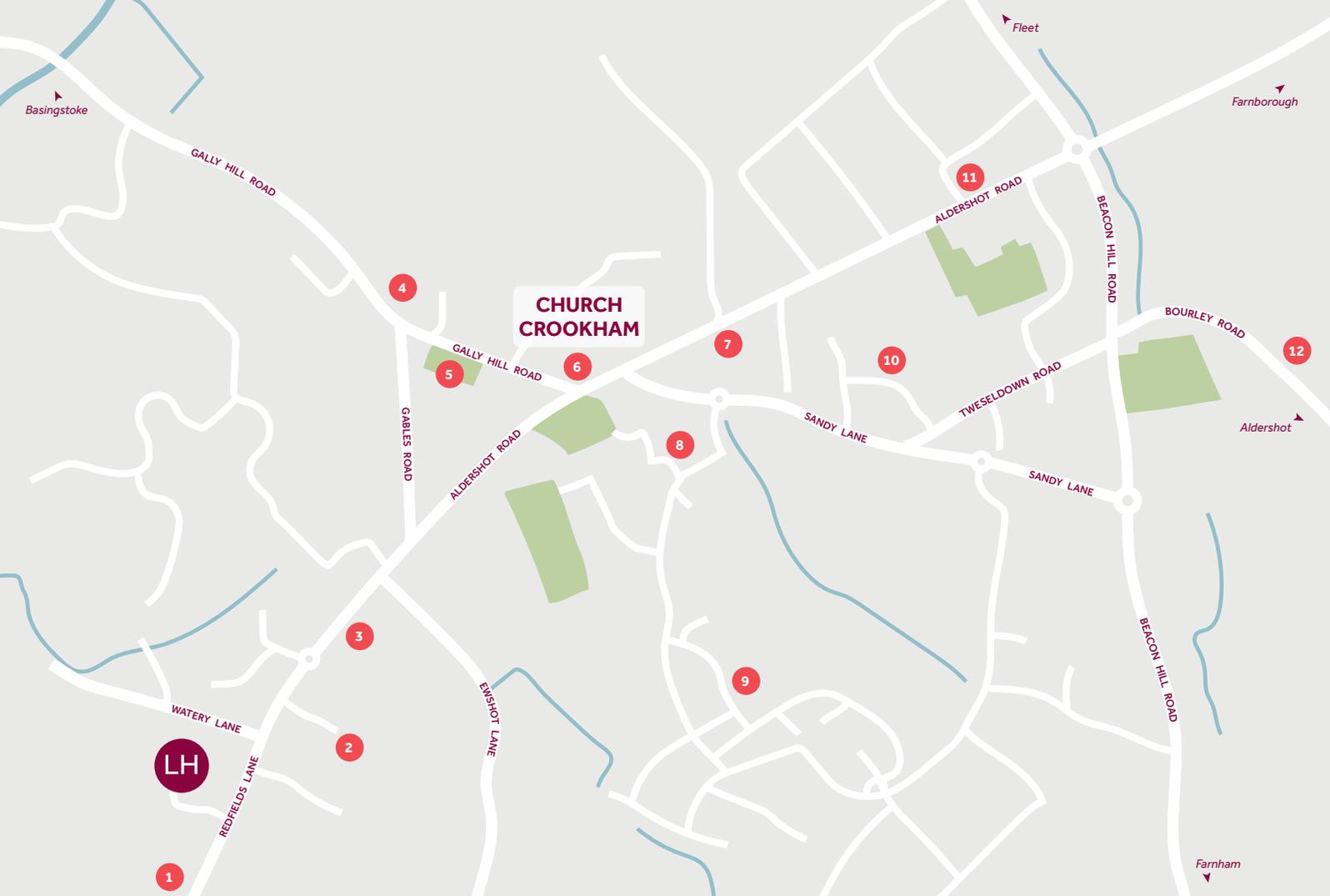
- The Cowslip
- The Ivy
- The Clematis

Affordable Housing *

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v Visitor Parking Space
- Cycle/Bin store
- Shed
- ▶ Drive Through/Car Port Entrance

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



Around the local neighbourhood

- | | | |
|--|--|---|
| 1 St Nicholas' School
(Independent day school) | 5 Christ Church | 9 Church Crookham
Community Centre |
| 2 Bright Horizons
Day Nursery & Preschool | 6 The Wyvern
Pub/Restaurant | 10 Church Crookham
Junior School |
| 3 Redfields Garden Centre | 7 The Cooperative
Food Store & Post Office | 11 Church Crookham
Pharmacy |
| 4 Crookham C of E
Infant School | 8 Sainsbury's Local | 12 Tweseldown Racecourse
& Equestrian Venue |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
May 2022.



The Hollyhock 3 bedroom home

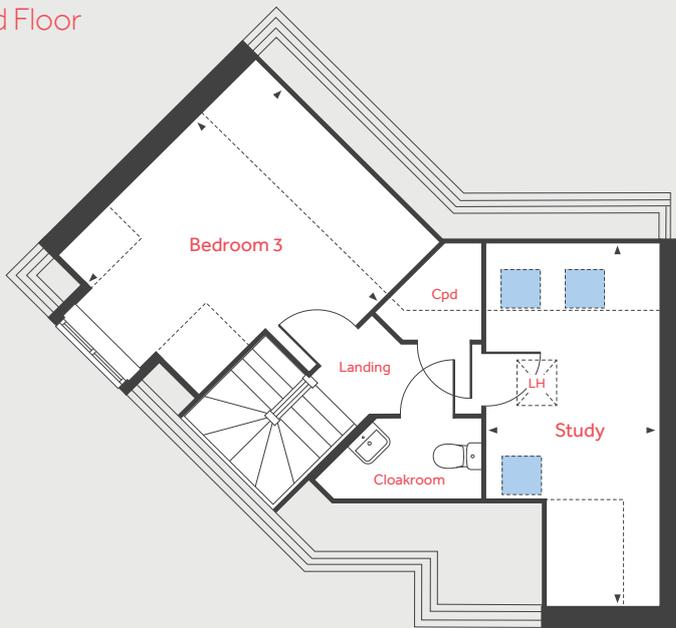
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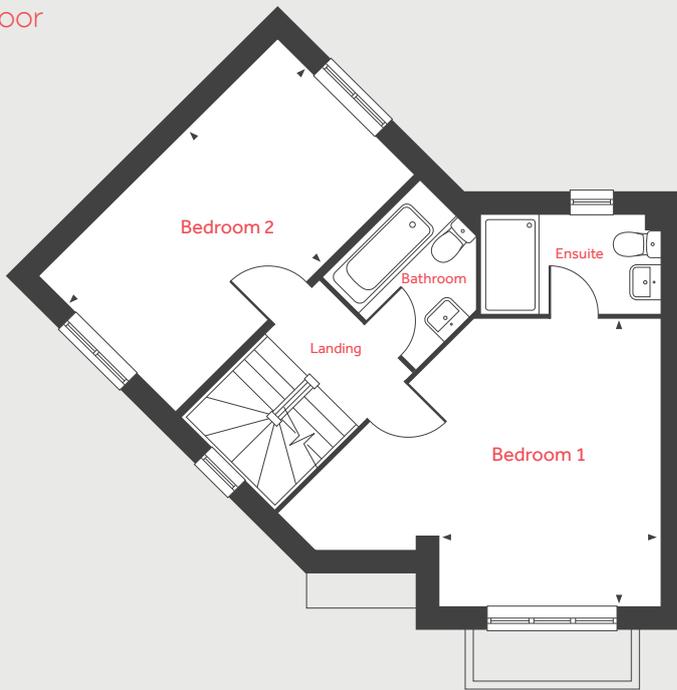
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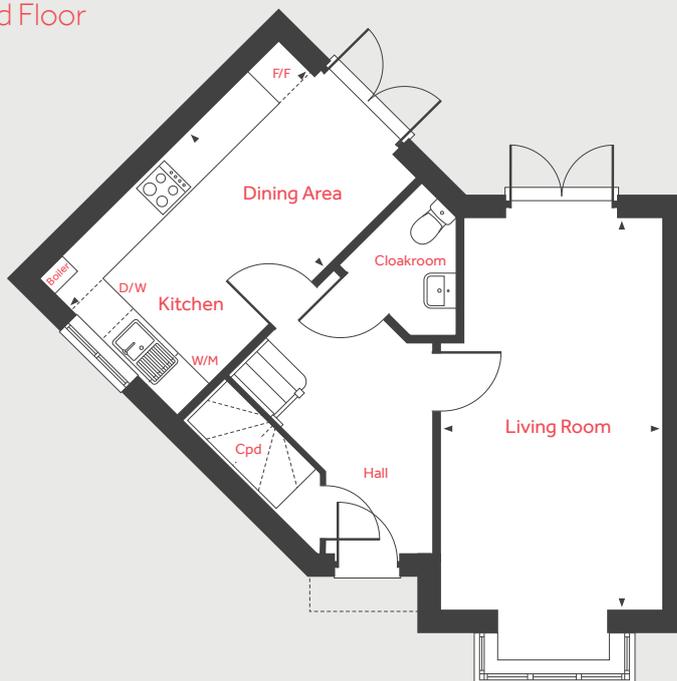
Second Floor



First Floor



Ground Floor



The Hollyhock

3 bedroom home

Ground Floor

Living Room
5.52m x 3.09m 18'2" x 10'2"

Kitchen/Dining Area
4.76m x 2.70m 15'8" x 8'10"

First Floor

Bedroom 1
4.05m x 3.09m 13'4" x 10'2"

Bedroom 2
4.74m x 2.70m 15'7" x 8'10"

Second Floor

Study
4.81m x 2.41m 15'10" x 7'11"

Bedroom 3
3.66m x 3.61m 12'0" x 11'10"

LH	Loft hatch	F/F	Space for dishwasher
Cpd	Cupboard	- - -	Reduced ceiling height
F/F	Space for fridge freezer	■	Velux window
W/M	Space for washing machine	◀ ▶	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 product 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 ask your Sales Consultant. May 2022.

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Specification

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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.

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

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchens				
Symphony fitted kitchen with premium worktops, upstand and stainless steel splashback behind hob	■	■	■	■
Single stainless steel under work top electric oven	■	■	■	■
Stainless steel 60 cm gas hob	■	■	■	■
Integrated hood	■	■		
Chimney hood			■	■
Space for fridge freezer	■	■	■	■
Space for dishwasher with plumbing and electric supply	■	■	■	■
Space for washing machine with plumbing and electric supply	■	■	■	■
Single bowl stainless steel sink with chrome mixer tap	■	■	■	■
Bathrooms, cloakrooms & ensuites				
Contemporary white sanitaryware with chrome fittings	■	■	■	■
Half height tiling to walls above bath	■	■	■	■
Full height tiling to shower enclosure	■	■	■	■
Splashback tiling above basin only	■	■	■	■
Electrical & lighting				
White pendant lights throughout (except cloakroom, bathroom and ensuite)	■	■	■	■
Telephone BT point in Living Room adjacent to main TV position	■	■		
Telephone BT points in Living Room adjacent to main TV position, and Family Room			■	■
White switches, plates and sockets	■	■	■	■
Cloakroom, Bathroom and Ensuite to have white batten holder	■	■	■	■
Media plate to living room	■	■	■	■
General				
Walls in White supermatt emulsion	■	■	■	■
Ceilings in white Supermatt emulsion	■	■	■	■
Internal woodwork in satin white	■	■	■	■
White internal doors with satin chrome fittings	■	■	■	■
White gloss staircase with white newel caps and handrails	■	■	■	■
Gas fired combi boiler	■	■		
Gas fired boiler with cylinder or combi boiler (refer to specific house types and plots)			■	■
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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