

## Around the local neighbourhood

- |  |  |  |
|--|--|--|
| <b>1</b> Sainsbury's<br>SO30 2UH           | <b>5</b> Southampton Airport<br>SO18 2NL     | <b>9</b> Purbani<br>SO30 2EA                     |
| <b>2</b> Hedge End Retail Park<br>SO30 4RT | <b>6</b> Bitterne Leisure Centre<br>SO18 6AQ | <b>10</b> Marwell Zoo<br>SO21 1JY                |
| <b>3</b> Wildern School<br>SO30 4EJ        | <b>7</b> Regginas Italian<br>SO30 2EA        | <b>11</b> Ageas Bowl<br>SO30 3XH                 |
| <b>4</b> Hedge End Station<br>SO30 2RZ     | <b>8</b> Elsie's Tea Rooms<br>SO30 2EA       | <b>12</b> Itchen Valley Country Park<br>SO30 3HQ |

## Boorley Park Botley

A new community of 2, 3, 4 & 5 bedroom homes just outside the attractive village of Botley.

Boorley Park is already a thriving community where people are proud to call home. With a primary school now open and plans for allotments, local centre including a community centre, sports facilities and lots of open space for you to enjoy it is easy to see why.

Surrounded by Hampshire countryside and just over a mile from the quaint village of Botley, these beautiful energy efficient 2, 3, 4

and 5 bedroom homes are perfect for anyone looking for country living, yet want to stay well connected.

Excellent shopping at Hedge End (1.7 miles) and the attractions and city connections of Southampton (7.4 miles) deliver all you need for modern day living.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). May 2021.

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**Boorley Park**

Boorley Green, Botley SO32 2UA | 02380 083 924

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# Development layout



## 5 bedroom home

- The Kitchener  
Homes 275, 281, 282, 319, 325 & 326

## 4 bedroom home

- The Rutherford  
Homes 248, 310 & 314
- The Fairford  
Homes 261, 262, 276, 284 & 292
- The Fulford  
Homes 239, 240, 241, 274, 286, 287, 290, 296, 297, 306, 307, 318, 321, 322 & 323
- The Thornford  
Homes 308, 312 & 313
- The Heathfield  
Homes 277, 283, 291, 311 & 316
- The Oxford  
Homes 238, 280, 285, 288, 289, 293, 298, 317, 320 & 324

## 3 bedroom home

- The Elmwood  
Homes 247 & 299
- The Fincham  
Homes 226, 227, 242, 273, 274, 279, 294, 309 & 315
- The Langham  
Home 278
- The Appleby  
Homes 295 & 305
- The Haywood  
Homes 213, 214, 215, 216, 217, 218, 236, 237, 327, 328, 329, 330, 331, 332 & 333

## 2 bedroom home

- The Walton  
Homes 228, 229, 249, 250, 259, 260, 263 & 353
- The Harper  
Homes 243, 244, 245 & 246

## Affordable Housing \*

BCP Bin Collection Point    ▶ Garage Entrance  
v Visitor Parking Space    ■ Shed

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.



## The Kitchener 5 bedroom home

Boorley Park

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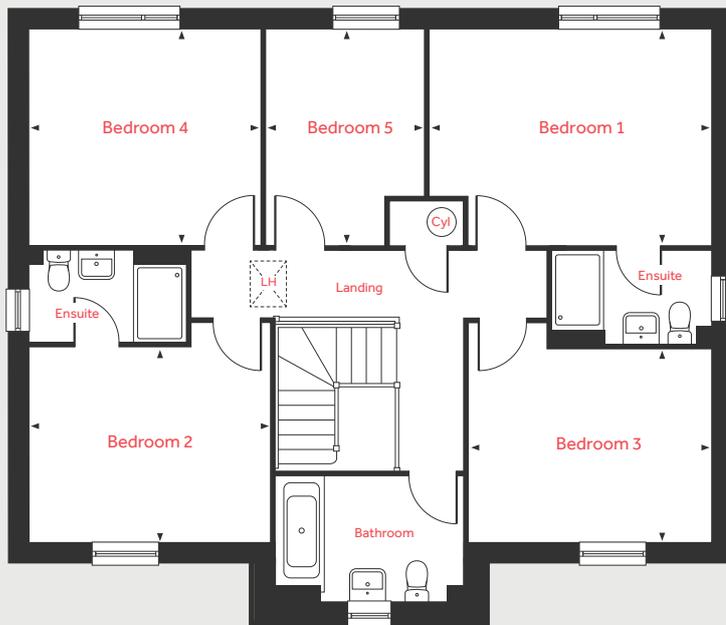
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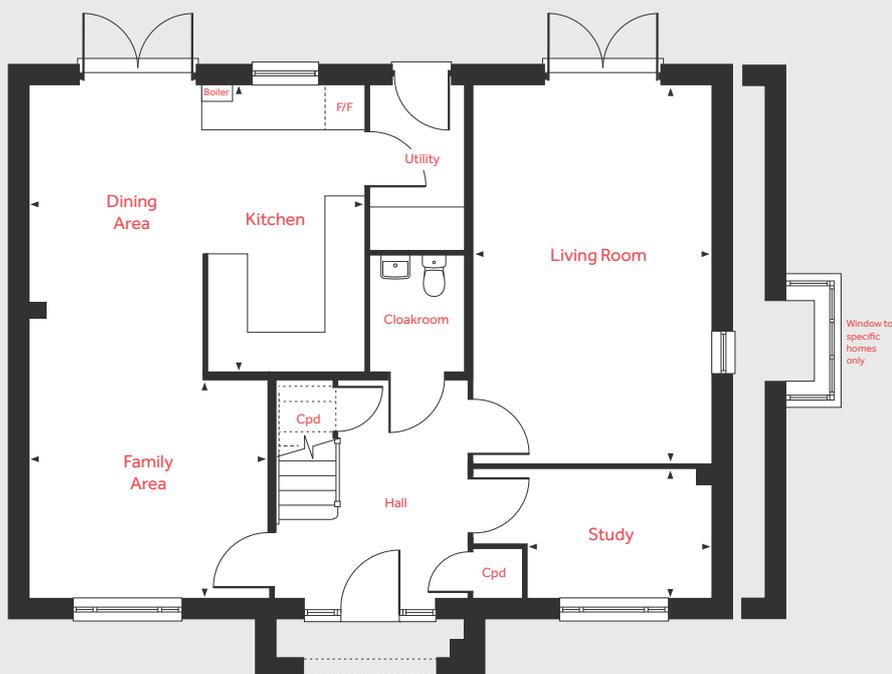
# The Kitchener

## 5 bedroom home

### First Floor



### Ground Floor



#### Ground Floor

Kitchen/Dining Area	5.17m x 4.42m	17'0" x 14'6"
Living Room	5.87m x 3.67m	19'3" x 12'0"
Family Area	3.67m x 3.43m	12'0" x 11'3"
Study	3.67m x 1.98m	12'0" x 6'7"

#### First Floor

Bedroom 1	4.32m x 3.30m	14'2" x 10'10"
Bedroom 2	3.73m x 3.00m	12'3" x 10'3"
Bedroom 3	3.75m x 3.02m	12'3" x 9'11"
Bedroom 4	3.57m x 3.30m	11'9" x 10'2"
Bedroom 5	3.30m x 2.44m	10'11" x 8'0"

F/F	Space for fridge freezer	Cyl	Hot water cylinder
LH		◀ ▶	Measuring points
Cpd			Cupboard

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# The Rutherford

4 bedroom home

Boorley Park

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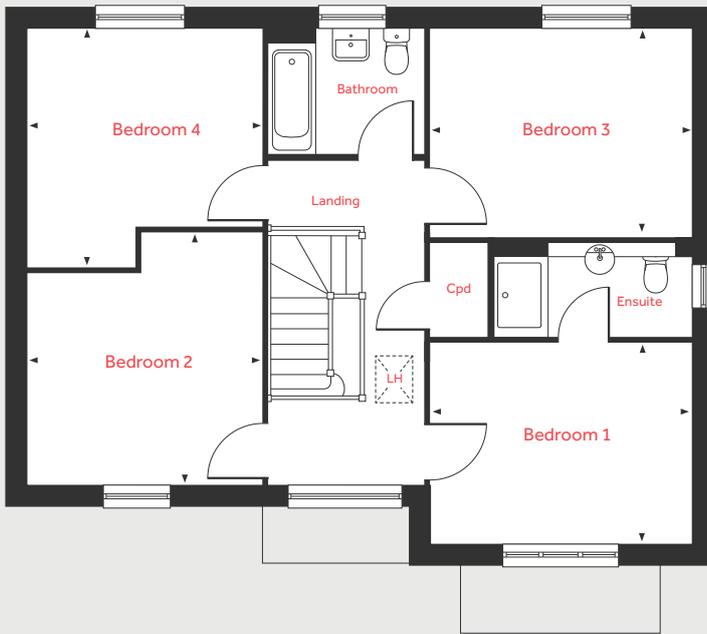
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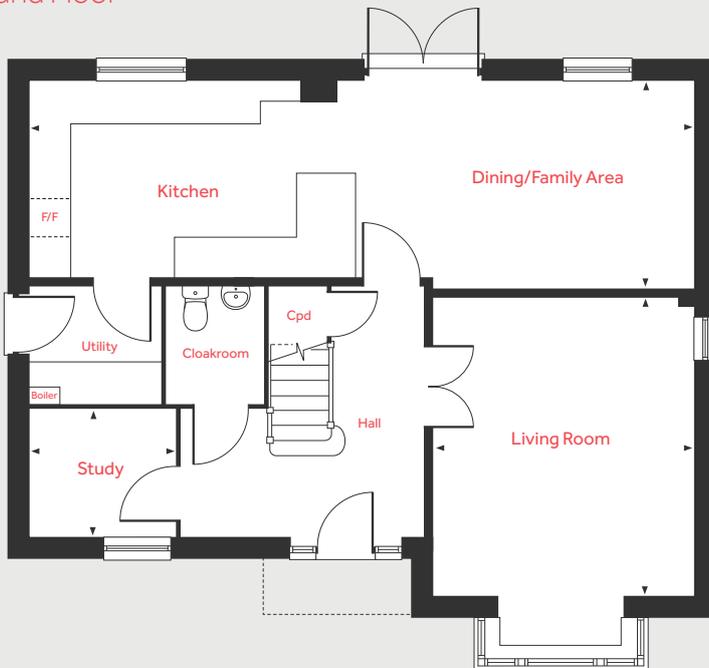
# The Rutherford

## 4 bedroom home

### First Floor



### Ground Floor



#### Ground Floor

##### Kitchen/Dining/Family Area

10.28m x 3.21m 33'9" x 10'6"

##### Living Room

4.58m x 3.95m 15'0" x 12'11"

##### Study

2.23m x 1.97m 7'4" x 6'6"

#### First Floor

##### Bedroom 1

3.95m x 3.09m 12'11" x 10'2"

##### Bedroom 2

3.86m x 3.55m 12'8" x 11'8"

##### Bedroom 3

3.95m x 3.20m 12'11" x 10'6"

##### Bedroom 4

3.65m x 3.55m 12'0" x 11'8"

F/F space for fridge freezer Cpd Cupboard  
LH Loft hatch < > Measuring points

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## The Fairford 4 bedroom home

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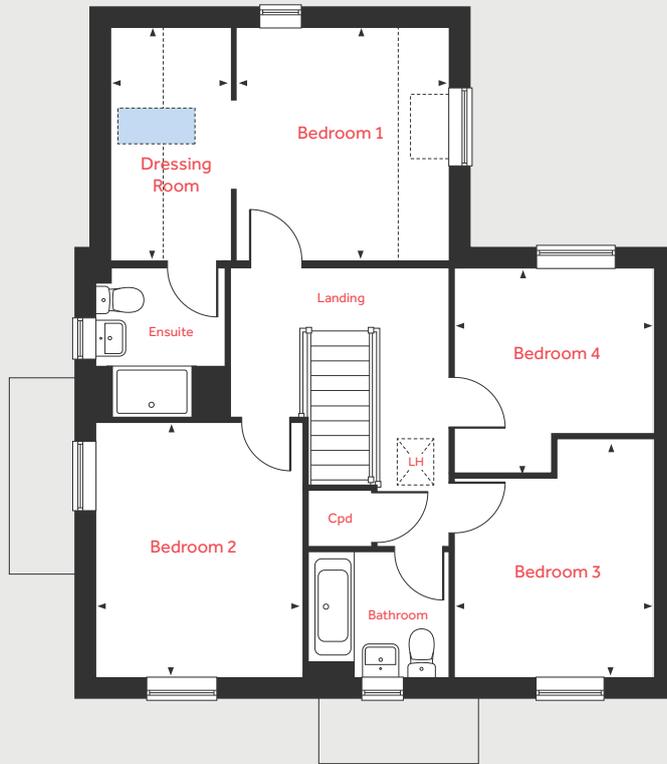
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# The Fairford

4 bedroom home

## First Floor



## Ground Floor



### Ground Floor

Living Room	5.12m x 3.08m	16'10" x 10'1"
Kitchen/Family Room	4.76m x 5.14m	15'7" x 16'10"
Dining Room	3.52m x 3.00m	11'7" x 9'10"
Study	3.00m x 2.65m	9'10" x 8'9"

### First Floor

Bedroom 1	3.56m x 3.26m	11'8" x 10'8"
Dressing Room	3.56m x 1.80m	11'8" x 5'11"
Bedroom 2	3.90m x 3.15m	12'10" x 10'4"
Bedroom 3	3.68m x 3.06m	12'1" x 10'0"
Bedroom 4	3.12m x 3.06m	10'3" x 10'0"

F/F	Space for fridge freezer	- - -	Reduced ceiling height
LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Fulford 4 bedroom home

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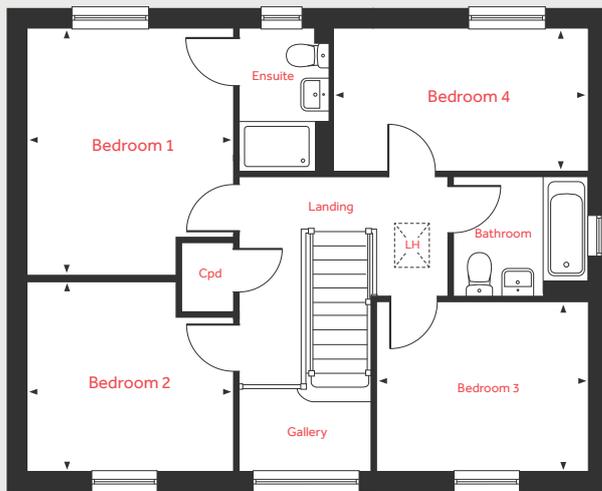
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# The Fulford

4 bedroom home

## First Floor



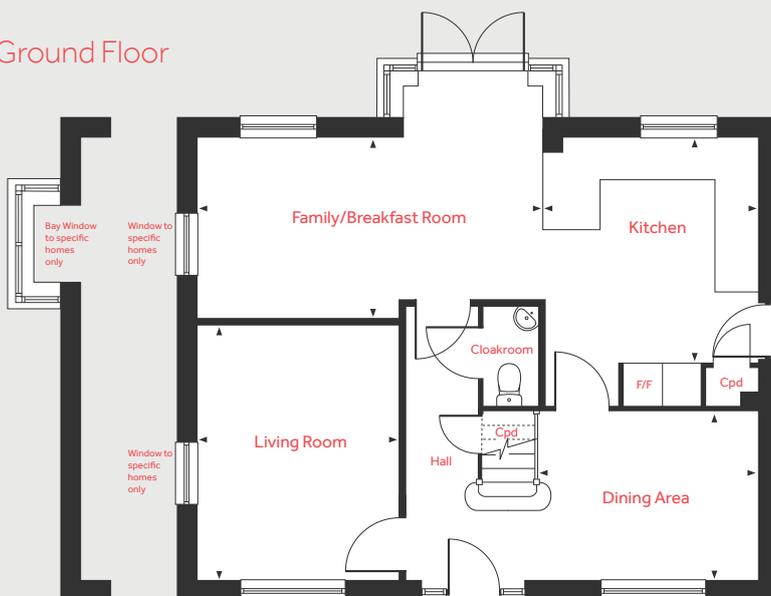
## Ground Floor

<b>Living Room</b>	4.10m x 3.22m	13'5" x 10'7"
<b>Kitchen</b>	4.34m x 3.36m	14'3" x 11'0"
<b>Family/Breakfast Room</b>	5.60m x 2.91m	18'5" x 9'7"
<b>Dining Area</b>	3.49m x 2.74m	11'5" x 9'0"

## First Floor

<b>Bedroom 1</b>	3.97m x 3.27m	13'0" x 10'9"
<b>Bedroom 2</b>	3.27m x 3.09m	10'9" x 10'2"
<b>Bedroom 3</b>	3.38m x 2.74m	11'1" x 9'0"
<b>Bedroom 4</b>	4.06m x 2.30m	13'4" x 7'7"

## Ground Floor



F/F	space for fridge freezer	- - -	Reduced ceiling height
LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Thornford 4 bedroom home

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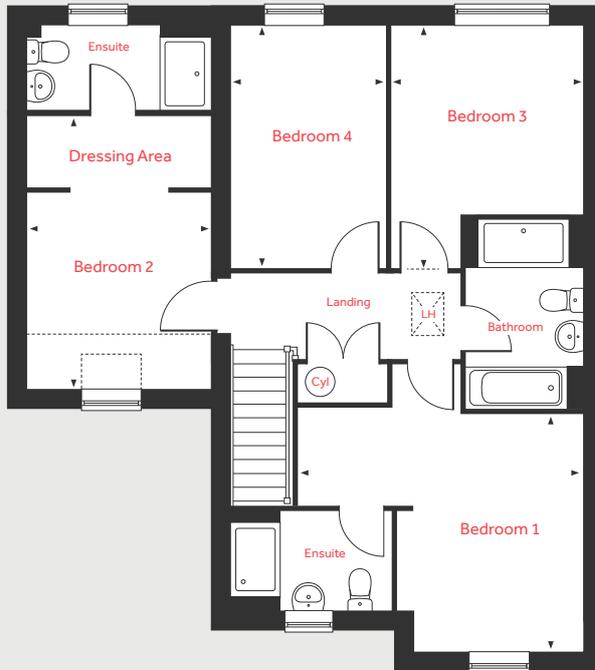
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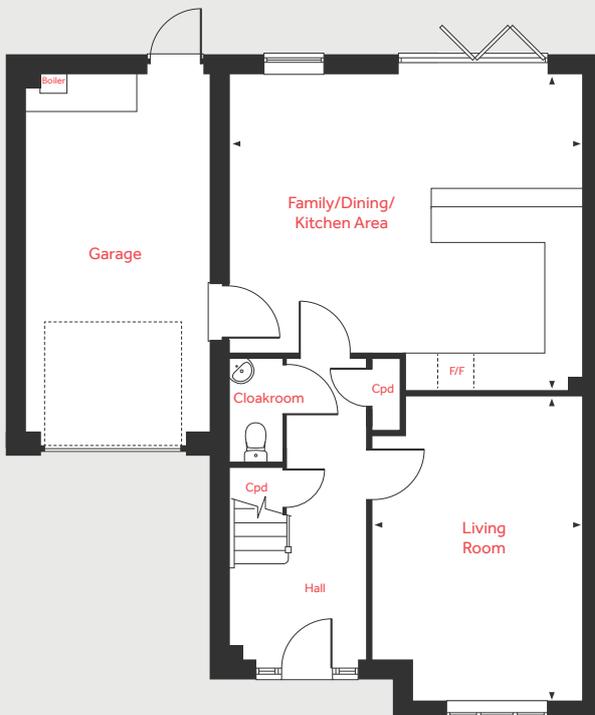
# The Thornford

4 bedroom home

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

5.04m x 3.44m      16'6" x 11'3"

#### Family/Dining/Kitchen Area

5.81m x 5.27m      19'1" x 17'3"

### First Floor

#### Bedroom 1

4.71m x 3.91m      15'5" x 12'10"

#### Bedroom 2

4.54m x 3.00m      14'11" x 10'7"

#### Bedroom 3

4.05m x 3.17m      13'3" x 10'5"

#### Bedroom 4

4.05m x 2.55m      13'3" x 8'4"

F/F	space for fridge freezer	Cyl	Hot water cylinder
LH	Loft hatch	---	Reduced ceiling height
Cpd	Cupboard	◀ ▶	Measuring points

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## The Heathfield 4 bedroom home

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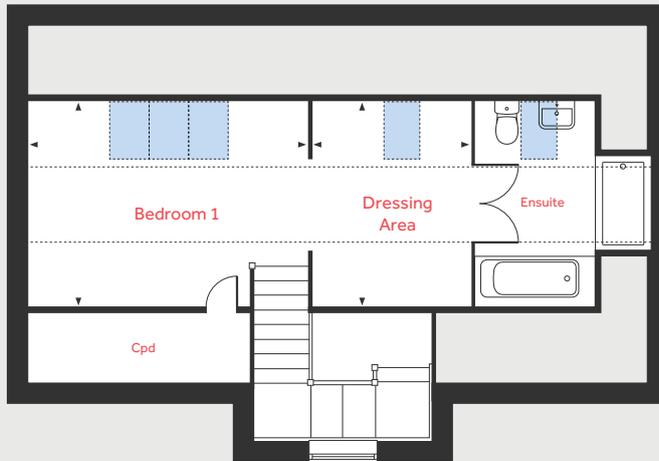
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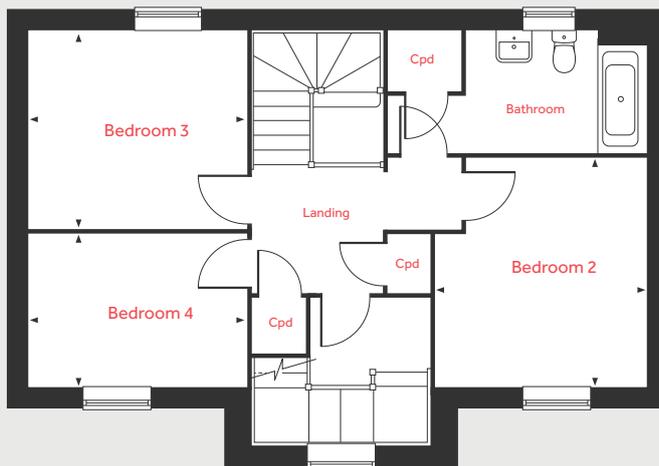
# The Heathfield

4 bedroom home

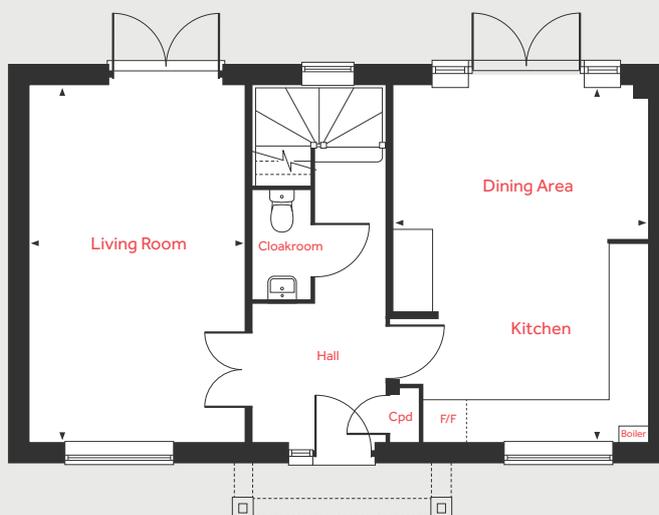
## Second Floor



## First Floor



## Ground Floor



### Ground Floor

Kitchen/Dining Area  
5.49m x 3.95m      18'4" x 13'0"

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

### First Floor

Bedroom 2  
3.57m x 3.28m      11'9" x 10'9"

Bedroom 3  
3.37m x 3.11m      11'1" x 10'3"

Bedroom 4  
3.39m x 2.37m      11'2" x 7'10"

### Second Floor

Bedroom 1  
4.34m x 3.20m      14'3" x 10'6"

Dressing Area  
3.20m x 2.49m      10'6" x 8'2"

F/F    Space for fridge freezer    - - -    Reduced ceiling height  
Cpd    Cupboard    ◀ ▶    Measuring points  
[Blue Box]    Velux Window

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# The Oxford 4 bedroom home

Boorley Park

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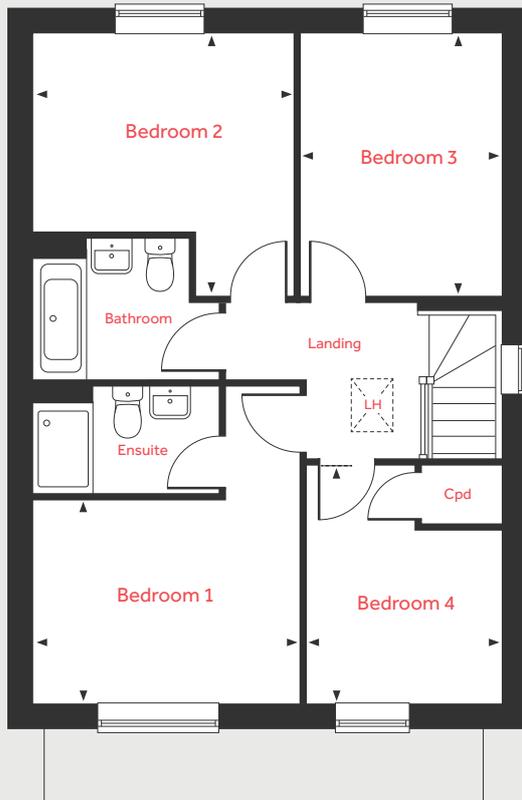
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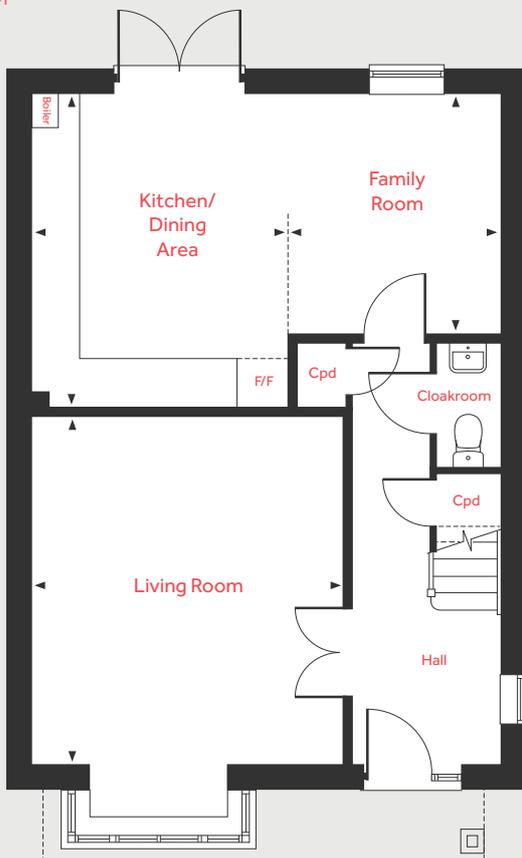
# The Oxford

4 bedroom home

## First Floor



## Ground Floor



### Ground Floor

**Living Room**  
4.72m x 4.22m      15'6" x 13'10"

**Kitchen/Dining Area**  
4.32m x 3.46m      14'2" x 11'4"

**Family Room**  
3.29m x 2.91m      10'10" x 9'7"

### First Floor

**Bedroom 1**  
3.65m x 2.75m      12'0" x 9'0"

**Bedroom 2**  
3.64m x 3.61m      11'11" x 11'10"

**Bedroom 3**  
3.62m x 2.69m      11'11" x 8'10"

**Bedroom 4**  
3.22m x 2.63m      10'7" x 8'7"

F/F      Space for fridge freezer      Cpd      Cupboard  
LH      Loft hatch      ◀ ▶      Measuring points

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# The Elmwood

3 bedroom home

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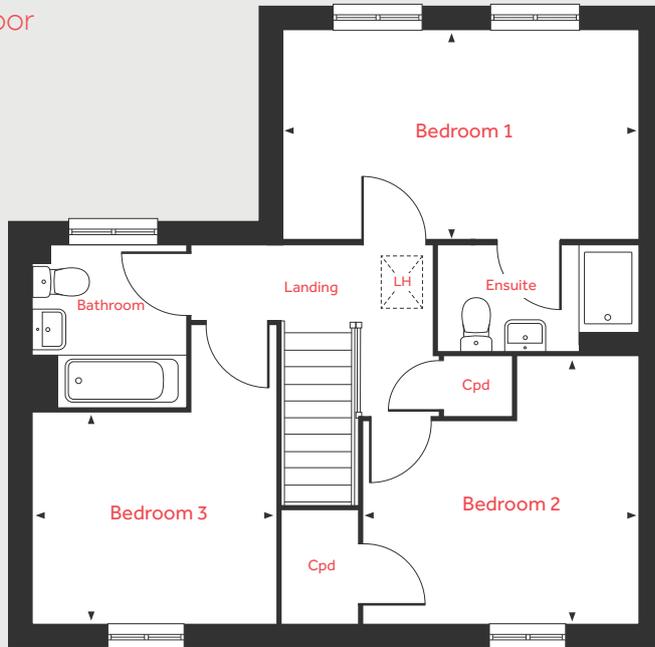
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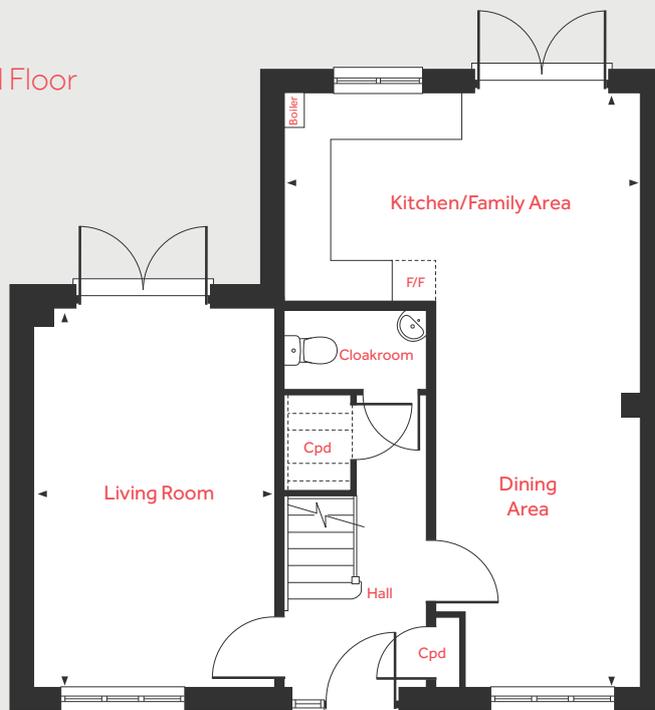
# The Elmwood

3 bedroom home

First Floor



Ground Floor



## Ground Floor

### Kitchen/Family/Dining Area

8.06m x 4.80m      26'5" x 15'9"

### Living Room

5.14m x 3.21m      16'10" x 10'6"

## First Floor

### Bedroom 1

4.80m x 2.82m      15'9" x 9'3"

### Bedroom 2

3.71m x 3.61m      12'2" x 11'10"

### Bedroom 3

3.25m x 2.86m      10'8" x 9'5"

F/F    Space for fridge freezer    Cpd    Cupboard  
LH    Loft hatch    ◀ ▶    Measuring points

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## The Fincham 3 bedroom home

Boorley Park

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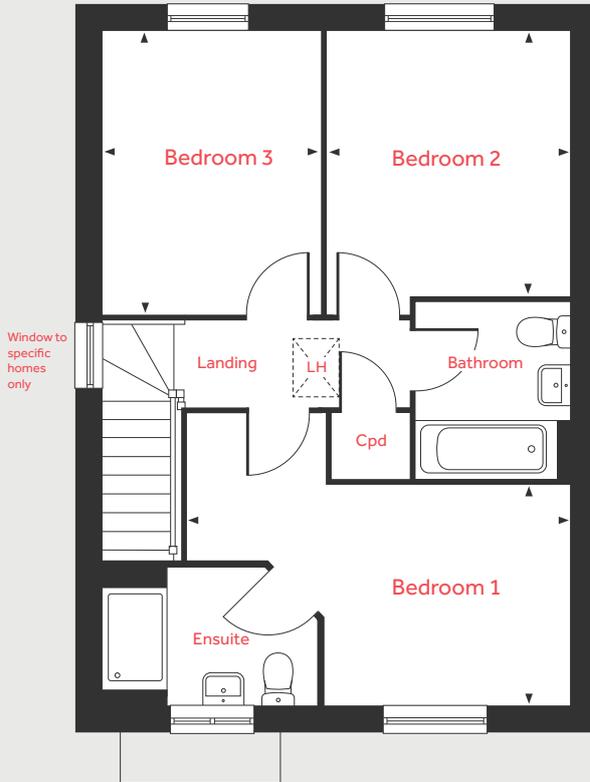
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# The Fincham

3 bedroom home

## First Floor



## Ground Floor

Living/Kitchen/Dining Area

8.29m x 5.77m      27'2" x 18'11"

## First Floor

Bedroom 1

4.70m x 2.71m      15'5" x 8'11"

Bedroom 2

3.24m x 3.00m      10'8" x 9'10"

Bedroom 3

3.47m x 2.67m      11'5" x 8'9"

## Ground Floor



F/F      Space for fridge freezer      Cpd      Cupboard  
LH      Loft hatch      ◀ ▶      Measuring points

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# The Langham

3 bedroom home

**Boorley Park**

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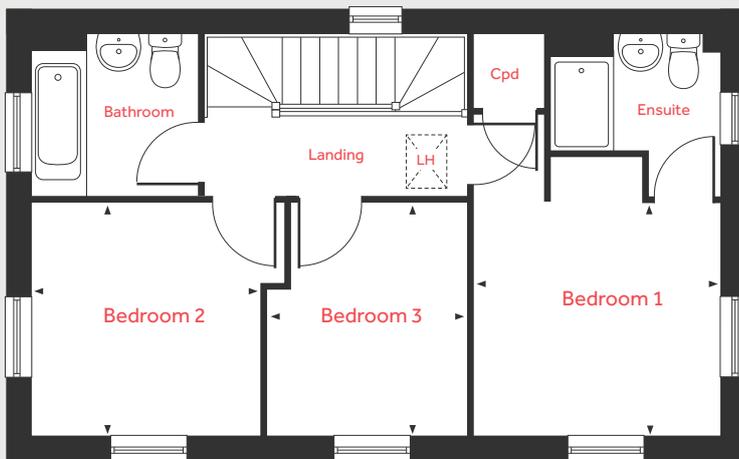
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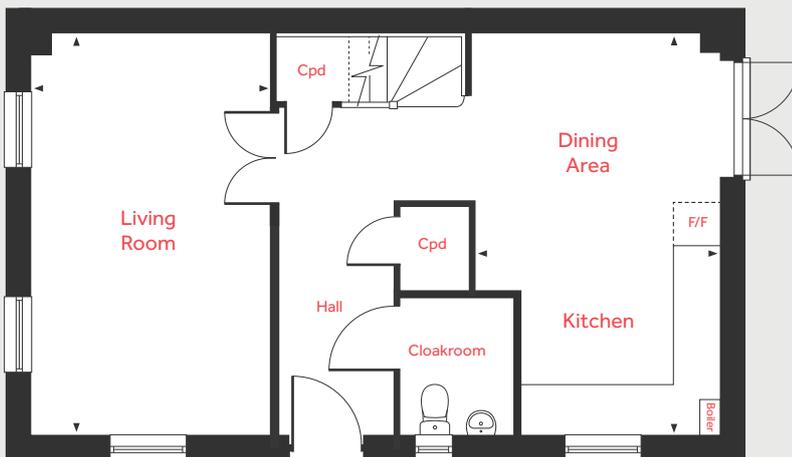
# The Langham

## 3 bedroom home

### First Floor



### Ground Floor



#### Ground Floor

Kitchen/Dining Area  
5.25m x 3.28m 17'3" x 10'9"

Living Room  
5.25m x 3.09m 17'3" x 10'2"

#### First Floor

Bedroom 1  
3.21m x 3.04m 10'6" x 10'0"

Bedroom 2  
3.04m x 2.96m 10'0" x 9'9"

Bedroom 3  
3.04m x 2.57m 10'0" x 8'5"

F/F Space for fridge freezer Cpd Cupboard  
LH Loft hatch ◀ ▶ Measuring points

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# The Appleby 3 bedroom home

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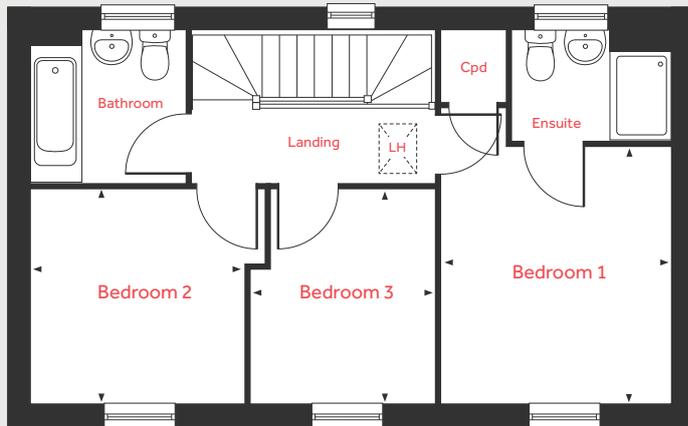
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# The Appleby

## 3 bedroom home

### First Floor



### Ground Floor

Kitchen/Dining Area  
5.25m x 3.28m 17'3" x 10'9"

Living Room  
5.25m x 3.09m 17'3" x 10'2"

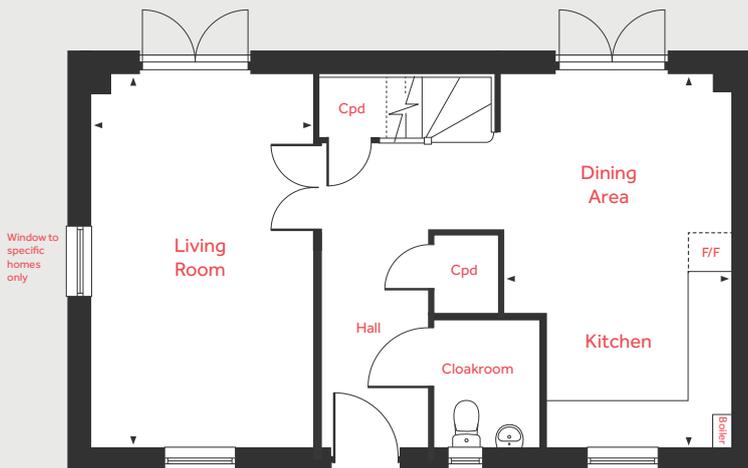
### First Floor

Bedroom 1  
3.64m x 3.33m 11'11" x 10'11"

Bedroom 2  
3.04m x 2.96m 10'0" x 9'9"

Bedroom 3  
3.04m x 2.57m 10'0" x 8'5"

### Ground Floor



F/F Space for fridge freezer Cpd Cupboard  
LH Loft hatch ◀ ▶ Measuring points

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# The Haywood 3 bedroom home

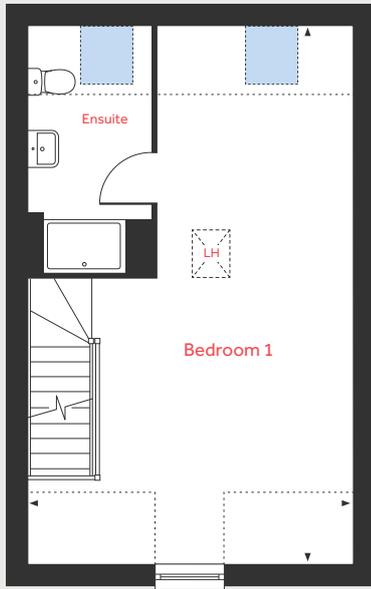
Boorley Park

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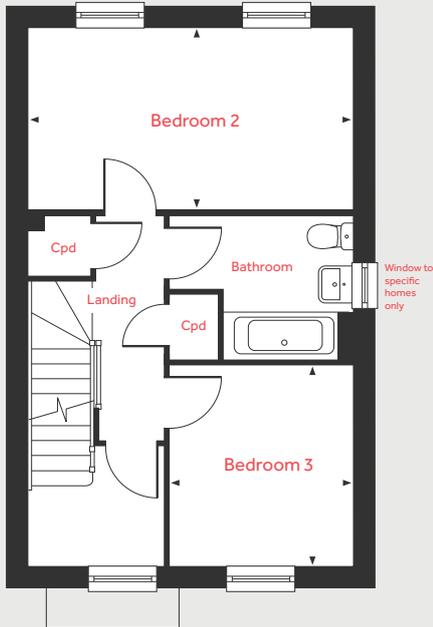
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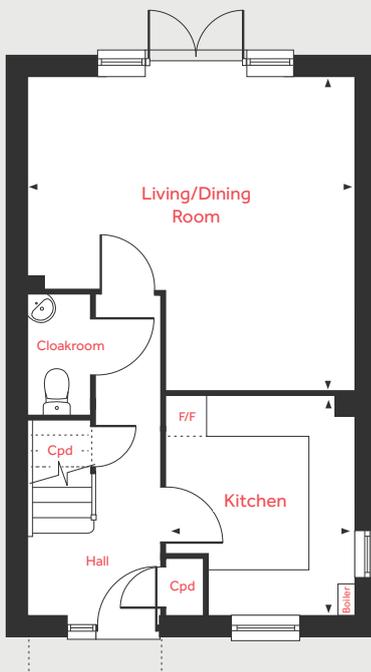
## Second Floor



## First Floor



## Ground Floor



# The Haywood

## 3 bedroom home

### Ground Floor

#### Living/Dining Room

4.83m x 4.73m 15'10" x 15'6"

#### Kitchen

3.26m x 2.74m 10'8" x 9'0"

### First Floor

#### Bedroom 2

4.82m x 2.72m 15'10" x 8'11"

#### Bedroom 3

2.99m x 2.71m 9'10" x 8'11"

### Second Floor

#### Bedroom 1

8.06m x 4.82m 26'5" x 15'10"

F/F	Space for fridge freezer	- - -	Reduced ceiling height
Cpd	Cupboard	◀ ▶	Measuring points
	Velux Window		

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. August 2021.

# Linden

## HOMES



## The Walton 2 bedroom home

Boorley Park

Boorley Green, Botley SO32 2UA | 02380 083 924

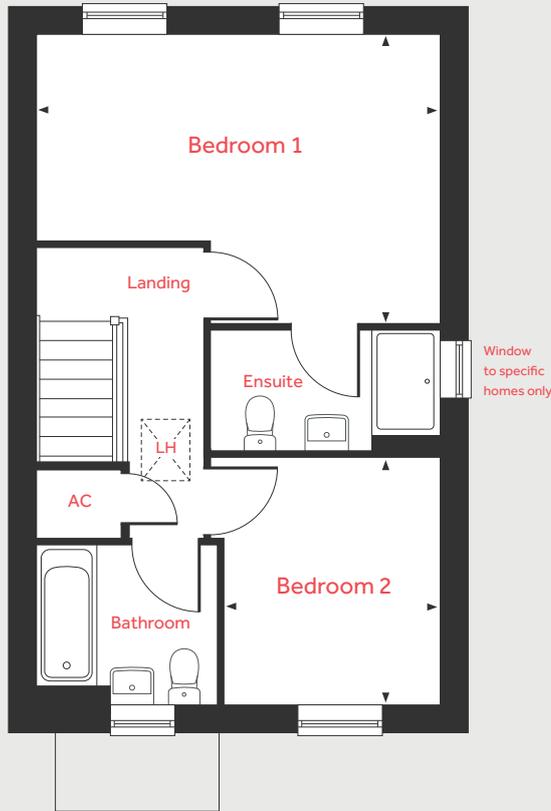
[lindenhomes.co.uk](http://lindenhomes.co.uk)

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# The Walton

2 bedroom home

## First Floor



## Ground Floor

### Living/Dining Area

4.82m x 4.79m 15'10" x 15'9"

### Kitchen

3.26m x 2.72m 10'9" x 8'11"

## First Floor

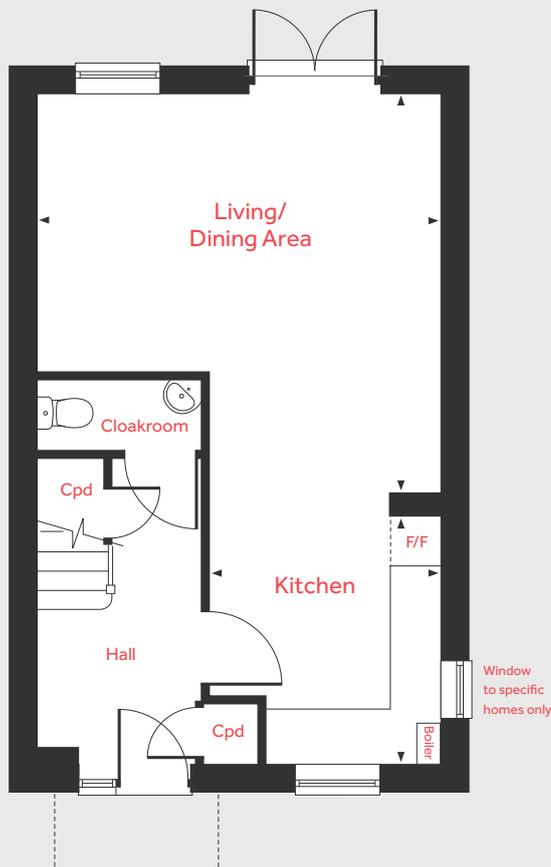
### Bedroom 1

4.82m x 3.46m 15'10" x 11'4"

### Bedroom 2

2.98m x 2.73m 9'9" x 8'11"

## Ground Floor



F/F	Space for fridge freezer	AC	Airing cupboard
LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Harper 2 bedroom home

Boorley Park

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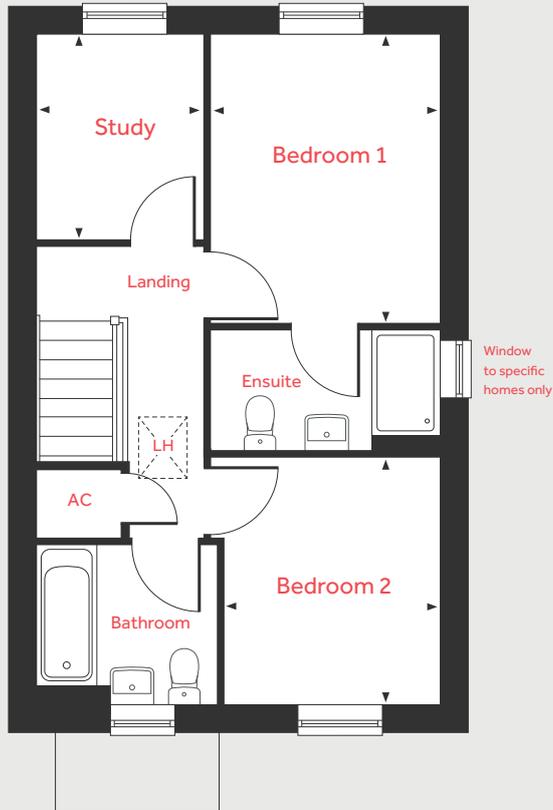
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# The Harper

2 bedroom home

## First Floor



### Ground Floor

#### Living/Dining Area

4.82m x 4.79m 15'10" x 15'9"

#### Kitchen

3.26m x 2.72m 10'9" x 8'11"

### First Floor

#### Bedroom 1

3.46m x 2.76m 11'4" x 9'0"

#### Bedroom 2

2.98m x 2.73m 9'9" x 8'11"

#### Study

2.45m x 2.04m 8'1" x 6'8"

## Ground Floor



F/F	Space for fridge freezer	AC	Airing cupboard
LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		

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## Specification

Homes 226 to 229, 247 to 250, 273 to 299, 305 to 333

We give you so much more

**Boorley Park**

Boorley Green, Botley SO32 2UA | 02380 083 924

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# Specification

## We give you so much more

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

2 bedroom semi/terraced homes

3 bedroom semi/terraced homes

4 bedroom detached homes

5 bedroom detached homes

### Kitchens

Fitted kitchen with laminate worktop and upstand	■	■	■	■
Single oven	■	■	■	■
4 burner gas hob	■	■	■	■
Chimney hood			■	■
Integrated extractor	■	■		
Stainless steel splashback to hob	■	■	■	■
1 bowl stainless steel sink with mixer tap to kitchen	■	■	■	■
Multigrid appliance switching to kitchen	■	■	■	■
Space for washer/dryer with plumbing and electrical supply	■	■	■	■
Space for dishwasher with plumbing and electrical supply	■	■	■	■

### Bathrooms, cloakrooms & ensuites

Contemporary white sanitaryware with chrome fittings	■	■	■	■
Splashback tiling to basin in bathroom, ensuite and cloakroom	■	■	■	■
Half-height tiling to the walls above bath	■	■	■	■
Full-height tiling to shower enclosures	■	■	■	■
Bathroom and ensuite white radiator	■	■	■	■
Hand held shower to bath	■	■	■	■

### Electrical & lighting

TV point in living room	■	■	■	■
Telephone BT points to living room and study (if applicable). (includes Virgin Ready point)	■	■	■	■
Pendant low energy fittings	■	■	■	■
White plastic switchplates and sockets	■	■	■	■

### Other

Walls in matt white emulsion	■	■	■	■
Ceilings - flush smooth finish in matt white emulsion	■	■	■	■
Internal woodwork in satinwood white	■	■	■	■
Softwood staircase	■	■	■	■
Gas fired condensing boiler to 5 beds only (4 beds with 2 ensuites)			■	■
Combi boiler	■	■	■	
External door with multipoint locking system	■	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. February 2023.

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