

Orwell Park

Sutton Courtenay



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Orwell Park Sutton Courtenay

A fine collection of 1, 2, 3, 4 and 5 bedroom homes.

Orwell Park is a stunning new development, conveniently situated in the charming village of Sutton Courtenay in Oxfordshire. With many period buildings, a parish church and village hall, excellent primary school, shops, pubs and riverside walks by the Thames, Sutton Courtenay is the ideal place to live. In addition to the village school, there's an excellent range of state and independent schools in the area and plenty of year-round events and activities for all the family. Here you can enjoy village life, in a brand new home, but also benefit from the amenities and opportunities afforded by a host of towns within easy reach.

The nearest town is Abingdon, just 3 miles away, but you'll also be well placed for Didcot and Oxford, local employment areas such as Milton Park, or for commuting into London. Orwell Park is also close to open countryside, dotted with delightful villages and visitor attractions, plus wonderful walks, including the Ridgeway National Trail. Conveniently situated for the A34, M40 and M4, the nearest train station is Appleford, just over a mile away, from where there are direct trains to Oxford (14 mins) and Didcot (6 mins). Services from Didcot include to Reading (12 mins) and London Paddington (38 mins).

Orwell Park

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Around the local neighbourhood

- | | | |
|--|--|---|
| 1 Park Club Milton
(Health Club) | 5 Petrol Station | 9 The Swan
(Restaurant & Bar) |
| 2 Milton Park
(Business Park) | 6 Burgrey Stores and
Post Office | 10 All Saints' Church |
| 3 Sutton Courtenay
C of E Primary School | 7 Sutton Courtenay
Village Hall | 11 George & Dragon
(Public House) |
| 4 Richard Mathews
Florist | 8 Recreation Ground | 12 The Fish
(Restaurant & Bar) |

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

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Development layout

5 bedroom home

- The Fletcher

4 bedroom home

- The Townsend
- The Burnet
- The Pembroke
- The Cottingham

3 bedroom home

- The Eveleigh
- The Mountford
- The Maxwell

2 bedroom home

- The Hardwick

1 & 2 bedroom apartments

- Lockwood House

Affordable Housing *

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

V	Visitor Parking Space	SS	Sub Station
LEAP	Local Equipped Area of Play		Shed
LAP	Local Area of Play	H	Hedgehog Highway

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.

Development layout



- 5 bedroom home**
 - The Fletcher
- 4 bedroom home**
 - The Townsend
 - The Burnet
 - The Pembroke
 - The Cottingham
- 3 bedroom home**
 - The Eveleigh
 - The Mountford
 - The Maxwell
- 2 bedroom home**
 - The Hardwick
- 1 & 2 bedroom apartments**
 - Lockwood House
- Affordable Housing ***
 - 1 bedroom homes
 - 2 bedroom homes
 - 3 bedroom homes

V	Visitor Parking Space	SS	Sub Station
LEAP	Local Equipped Area of Play		Shed
LAP	Local Area of Play		Hedgehog Highway

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 detail. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. 11.2023.



Specification

We give you so much more

This specification is applicable to selected homes -
44, 45, 46, 69, 70, 71, 72, 73, 80, 81, 82, 83, 87, 88, 89, 90 & 91.

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Specification

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

	1 & 2 bedroom apartments	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchens					
Choice of standard fitted kitchen (doors and worktops)*	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■
Indesit stainless steel single oven and gas hob	■	■	■	■	■
Indesit integrated hood, with stainless steel splashback	■	■	■		
Indesit stainless steel chimney hood, with stainless steel splashback				■	■
Space for fridge/freezer	■	■	■	■	■
Space for dishwasher	■	■	■	■	■
Space for washing machine	■	■	■	■	■
White batten holder for the light	■	■	■	■	■
Bathrooms, cloakrooms & ensembles					
Ideal Standard contemporary white sanitary ware with chrome fittings (pedestal sink and floor standing toilet)	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splash back to all basins, half height over bath and full height to shower cubicle)*	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■
Romans sliding shower screen to ensembles		■	■	■	■
White batten holder for the light	■	■	■	■	■
Electrical & lighting					
White pendant lamps to all other rooms	■	■	■	■	■
Light to front porch and wiring to the rear of house	■	■	■	■	■
Mains powered smoke detectors with back up battery	■	■	■	■	■
Carbon monoxide detector	■	■	■	■	■
Internal finishes					
Internal doors with white finish and satin chrome ironmongery	■	■	■	■	■
Internal walls finished in white emulsion	■	■	■	■	■
Internal woodwork to be white gloss finish	■	■	■	■	■
Staircases to be white painted timber	■	■	■	■	■
Heating					
Gas fired heating feeding radiators fitted with thermostatic valves	■	■	■	■	■
General					
Double glazed windows	■	■	■	■	■

*Subject to stage of construction.

PLEASE NOTE: Elevations, materials and electrical layouts may differ on this phase to that shown in the marketing brochure. Elevations/CGI images are for indicative purposes only. For full details about your specific plot, please speak to the Sales Consultant.

Signed _____ Date _____

Linden Homes subscribes to the consumer Code of Conduct.
Please refer to 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. March 2023.

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The Hardwick 2 bedroom home

Homes 5, 6, 7, 25, 27, 65, 66 & 81

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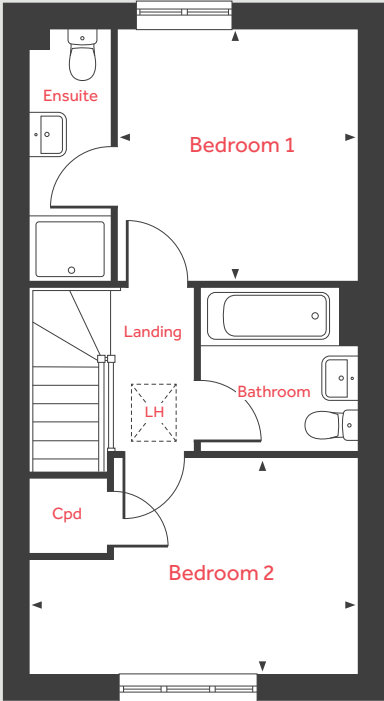
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The Hardwick

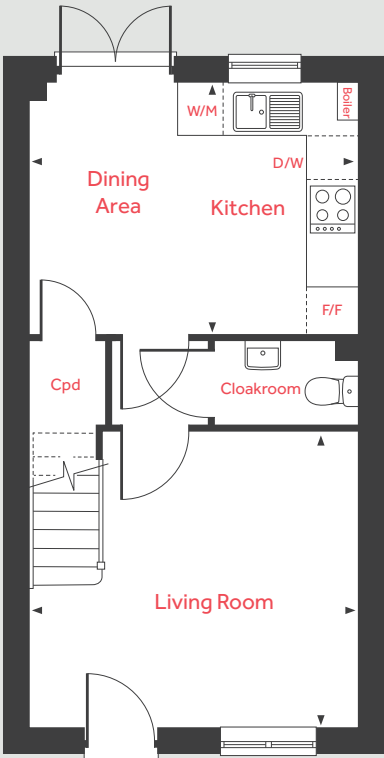
2 bedroom home

Homes 5, 6, 7, 25, 27, 65, 66 & 81

First Floor



Ground Floor



Ground Floor

Living Room		
4.08m x 3.68m		13'4" x 12'1"
Kitchen/Dining Area		
4.08m x 3.16m		13'5" x 10'4"

First Floor

Bedroom 1		
3.16m x 3.01m		10'4" x 9'10"
Bedroom 2		
4.08m x 2.70m		13'4" x 8'10"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Eveleigh 3 bedroom home

Homes 8, 9, 31, 39, 40, 63, 64, 67, 68, 72, 82 & 83

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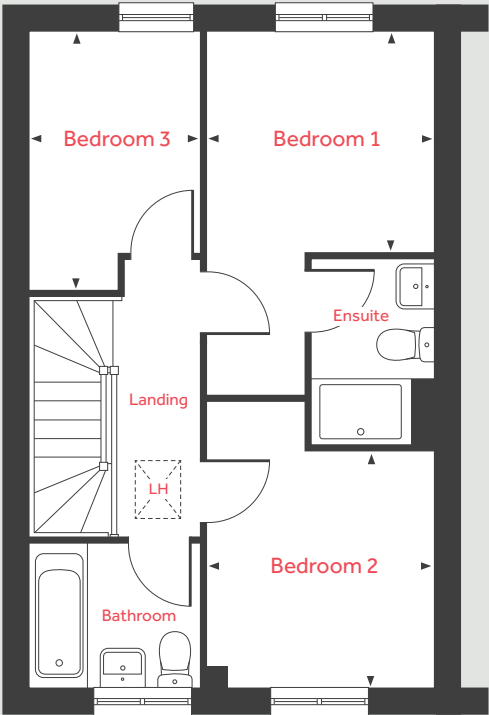
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The Eveleigh

3 bedroom home

Homes 8, 9, 31, 39, 40, 63, 64, 67, 68, 72, 82 & 83

First Floor



Ground Floor

Living Room
4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area
4.78m x 2.80m 15'8" x 9'2"

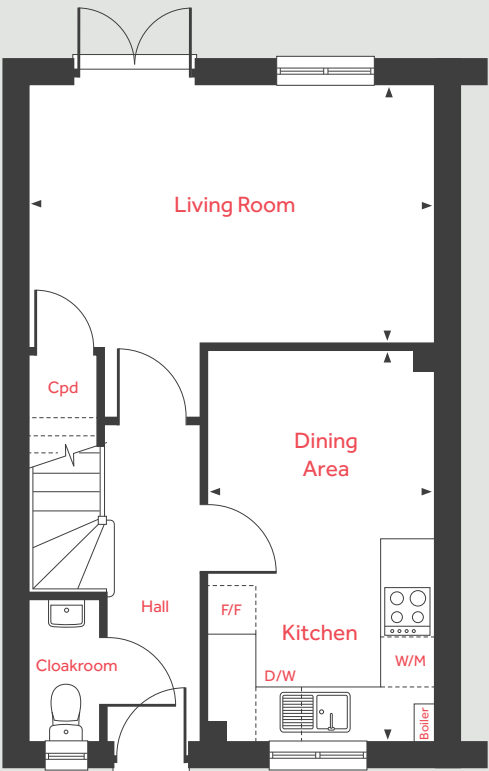
First Floor

Bedroom 1
2.78m x 2.72m 9'1" x 8'11"

Bedroom 2
2.90m x 2.78m 9'6" x 9'1"

Bedroom 3
3.20m x 2.12m 10'6" x 6'11"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Mountford 3 bedroom home

Homes 1, 2, 3, 10, 18, 26, 28, 32, 41, 46, 58 & 80

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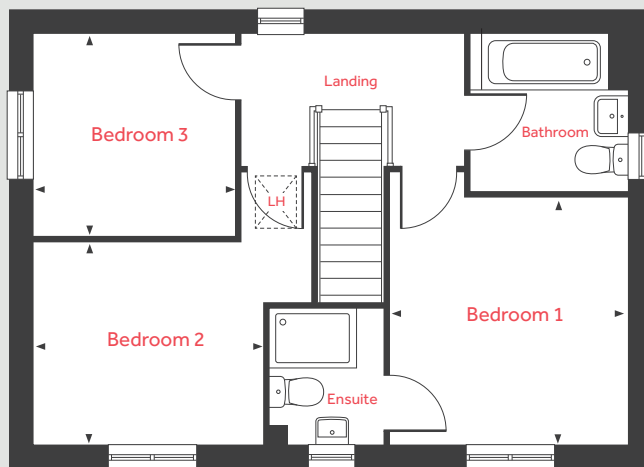
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The Mountford

3 bedroom home

Homes 1, 2, 3, 10, 18, 26, 28, 32, 41, 46, 58 & 80

First Floor



Ground Floor

Living Room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

First Floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

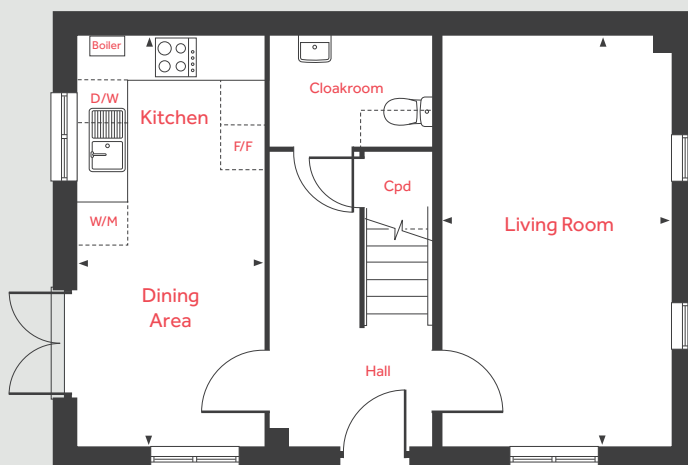
Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Maxwell 3 bedroom home

Home 36

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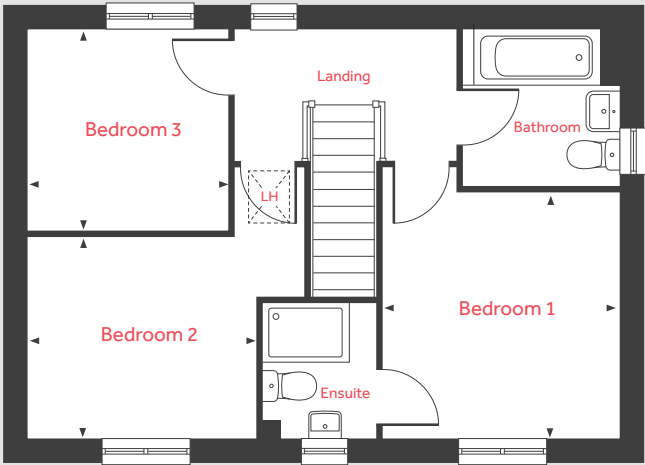
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The Maxwell

3 bedroom home

Home 36

First Floor



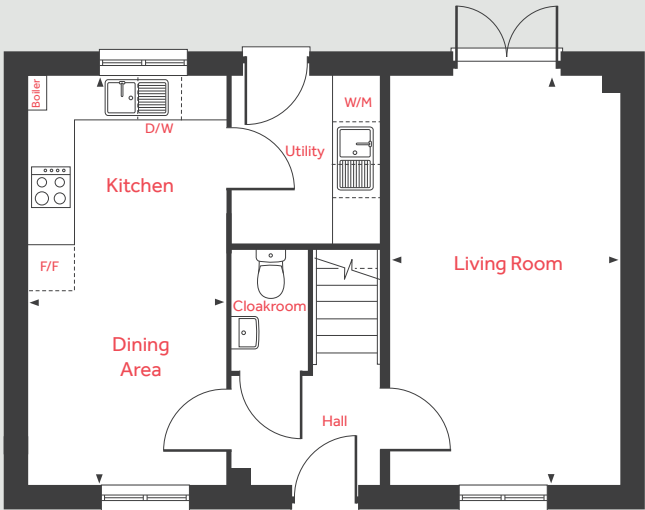
Ground Floor

Living Room
5.59m x 3.11m 18'4" x 10'2"
Kitchen/Dining Area
5.59m x 2.70m 18'4" x 8'10"

First Floor

Bedroom 1
3.36m x 3.19m 11'0" x 10'5"
Bedroom 2
3.15m x 2.75m 10'4" x 9'0"
Bedroom 3
2.76m x 2.76m 9'0" x 9'0"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Townsend 4 bedroom home

Homes 19 & 24

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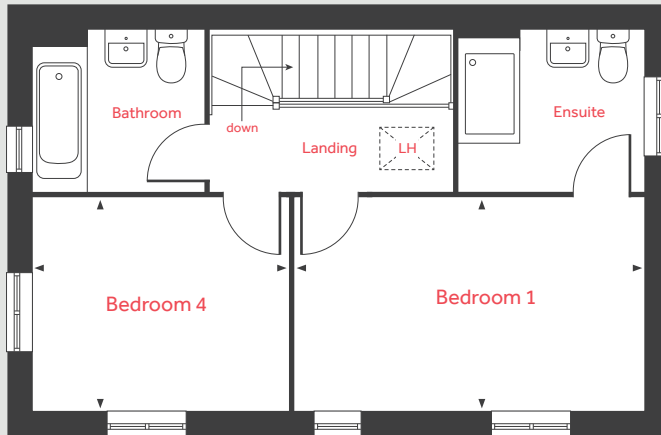
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The Townsend

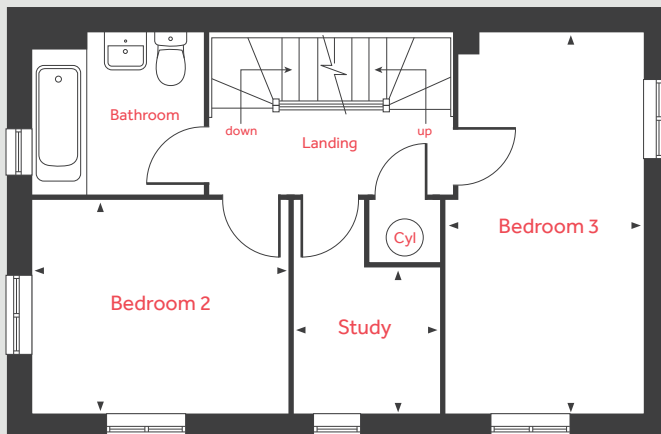
4 bedroom home

Homes 19 & 24

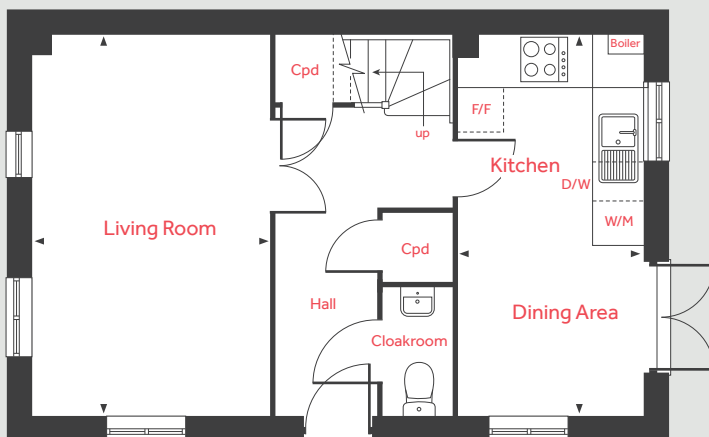
Second Floor



First Floor



Ground Floor



Ground Floor

Living Room

4.98m x 3.14m 16'4" x 10'3"

Kitchen/Dining Area

4.98m x 2.43m 16'4" x 7'11"

First Floor

Bedroom 2

3.36m x 2.81m 11'0" x 9'2"

Bedroom 3

4.98m x 3.19m 16'4" x 8'7"

Study

1.95m x 1.94m 6'5" x 6'4"

Second Floor

Bedroom 1

4.61m x 2.81m 15'1" x 9'2"

Bedroom 4

3.36m x 2.81m 11'0" x 9'2"

LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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The Burnet 4 bedroom home

Homes 20, 21, 22 & 23

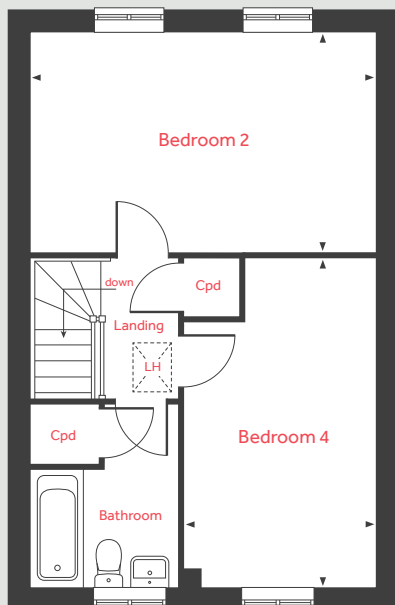
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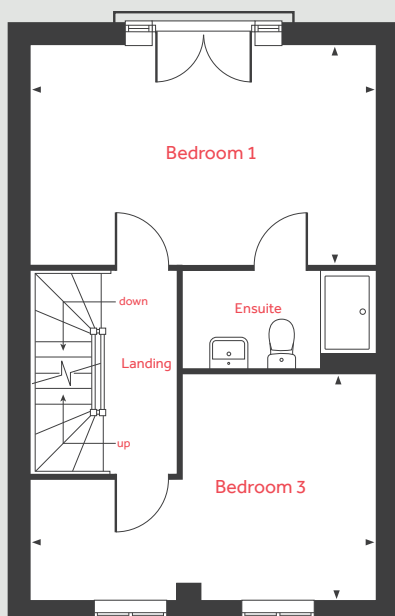
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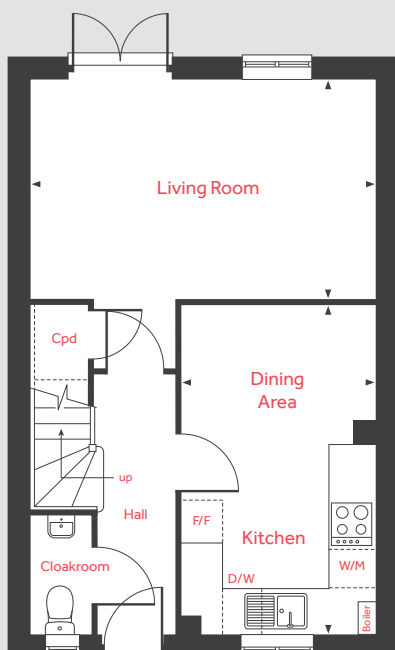
Second Floor



First Floor



Ground Floor



The Burnet

4 bedroom home

Homes 20, 21, 22 & 23

Ground Floor

Living Room

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

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1

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

Bedroom 3

4.98m x 3.28m 16'4" x 10'9"

Second Floor

Bedroom 2

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

Bedroom 4

4.78m x 2.80m 15'8" x 9'2"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Pembroke 4 bedroom home

Homes 4, 17 & 33

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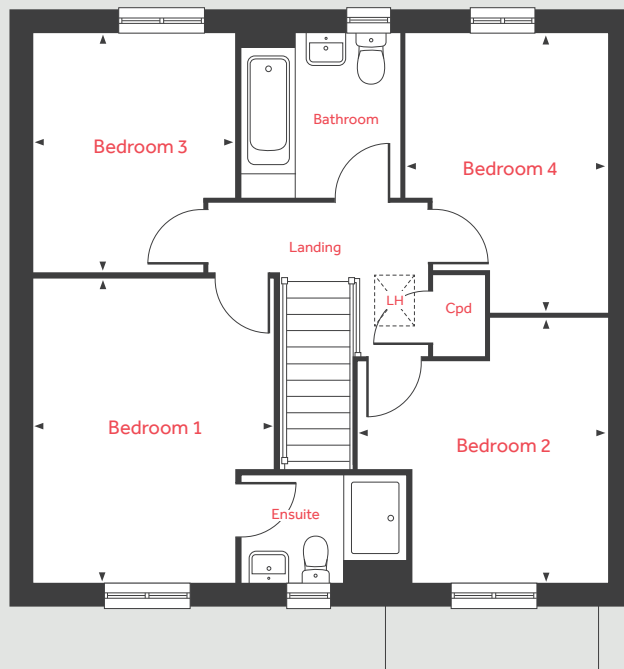
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The Pembroke

4 bedroom home

Homes 4, 17 & 33

First Floor



Ground Floor

Living Room

4.83m x 3.50m 15'10" x 11'5"

Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

Study

2.41m x 2.37m 7'11" x 7'9"

First Floor

Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

Bedroom 2

3.72m x 3.50m 12'2" x 11'5"

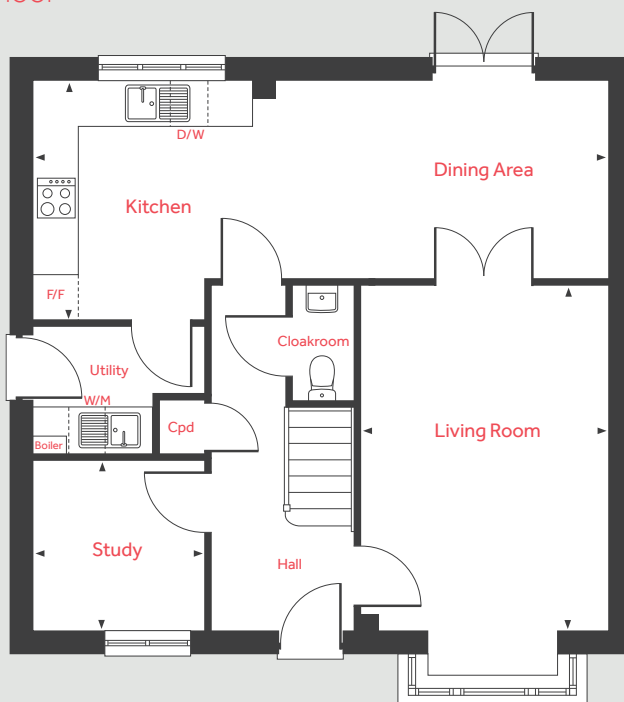
Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Cottingham 4 bedroom home

Homes 38, 42, 43, 69 & 73

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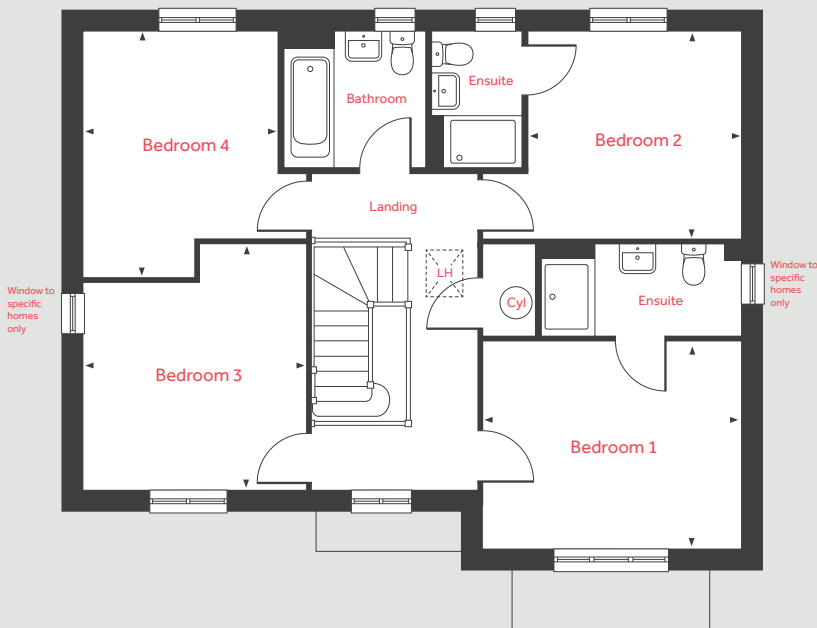
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The Cottingham

4 bedroom home

Homes 38, 42, 43, 69 & 73

First Floor



Ground Floor

Living Room

4.60m x 4.20m 15'1" x 13'9"

Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

Study

2.24m x 2.12m 7'4" x 6'11"

First Floor

Bedroom 1

3.90m x 3.15m 12'9" x 10'4"

Bedroom 2

3.23m x 3.14m 10'7" x 10'4"

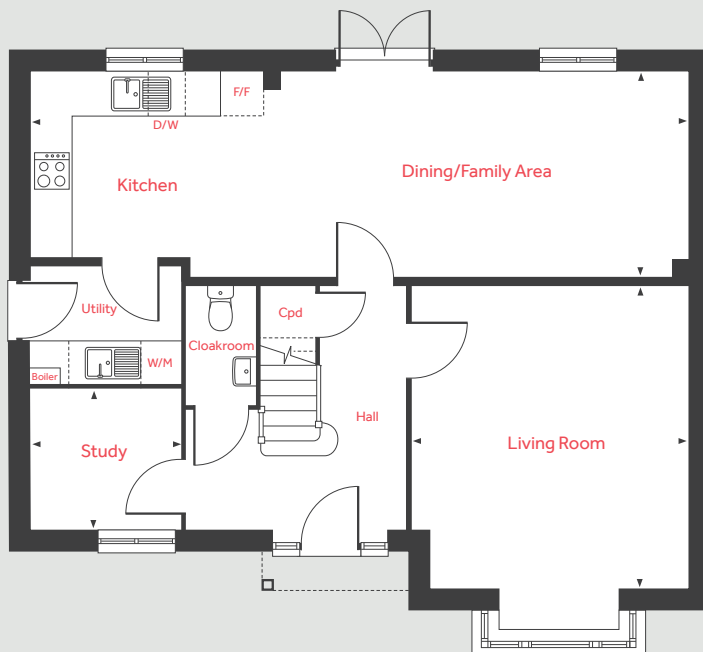
Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

Bedroom 4

3.73m x 2.93m 12'3" x 9'7"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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The Fletcher 5 bedroom home

Homes 34, 35, 37, 44, 45, 70 & 71

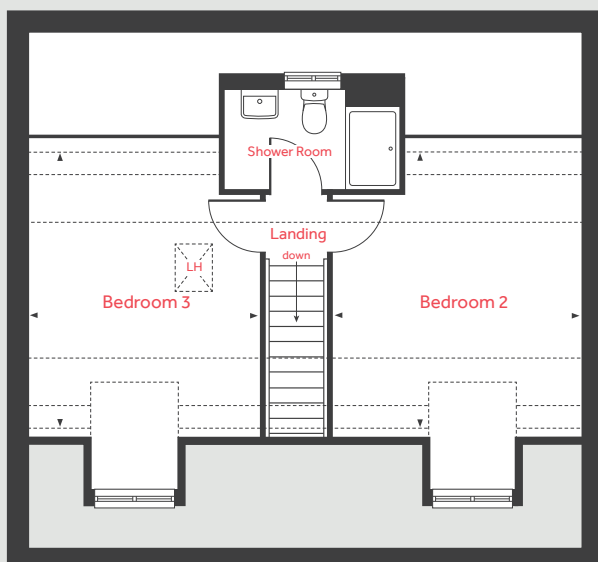
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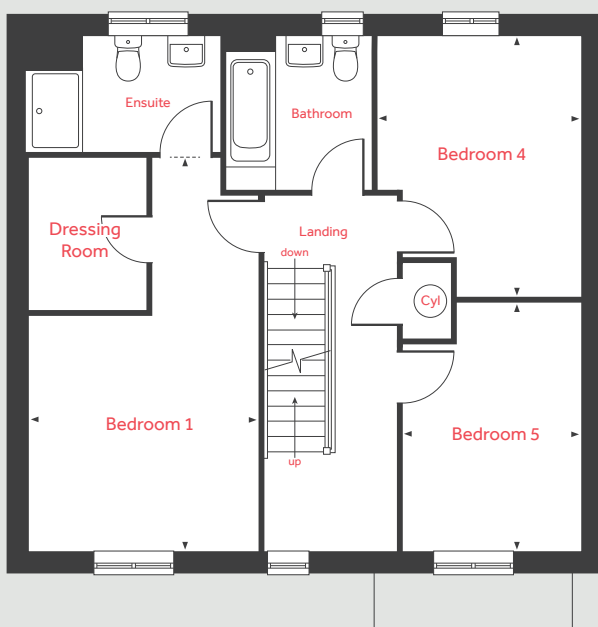
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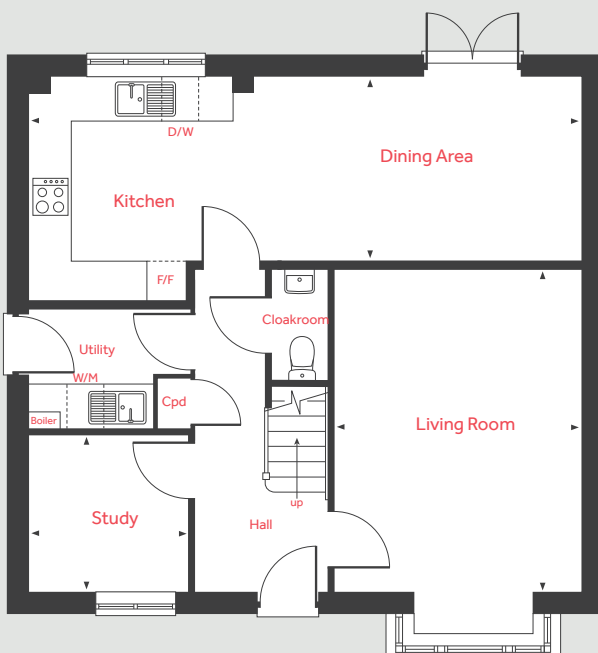
Second Floor



First Floor



Ground Floor



The Fletcher

5 bedroom home

Homes 34, 35, 37, 44, 45, 70 & 71

Ground Floor

Living Room

4.83m x 3.72m

15'10" x 12'2"

Kitchen/Dining Area

8.29m x 2.74m

27'2" x 9'0"

Study

2.41m x 2.37m

7'11" x 7'9"

First Floor

Bedroom 1

5.91m x 3.46m

19'4" x 11'4"

Bedroom 4

3.92m x 3.05m

12'10" x 10'0"

Bedroom 5

3.72m x 2.67m

12'2" x 8'9"

Second Floor

Bedroom 2

4.18m x 3.70m

13'8" x 12'1"

Bedroom 3

4.18m x 3.46m

13'8" x 11'4"

LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer	- - -	Reduced ceiling height

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Lockwood House 1 & 2 bedroom apartments

Homes 87 - 91

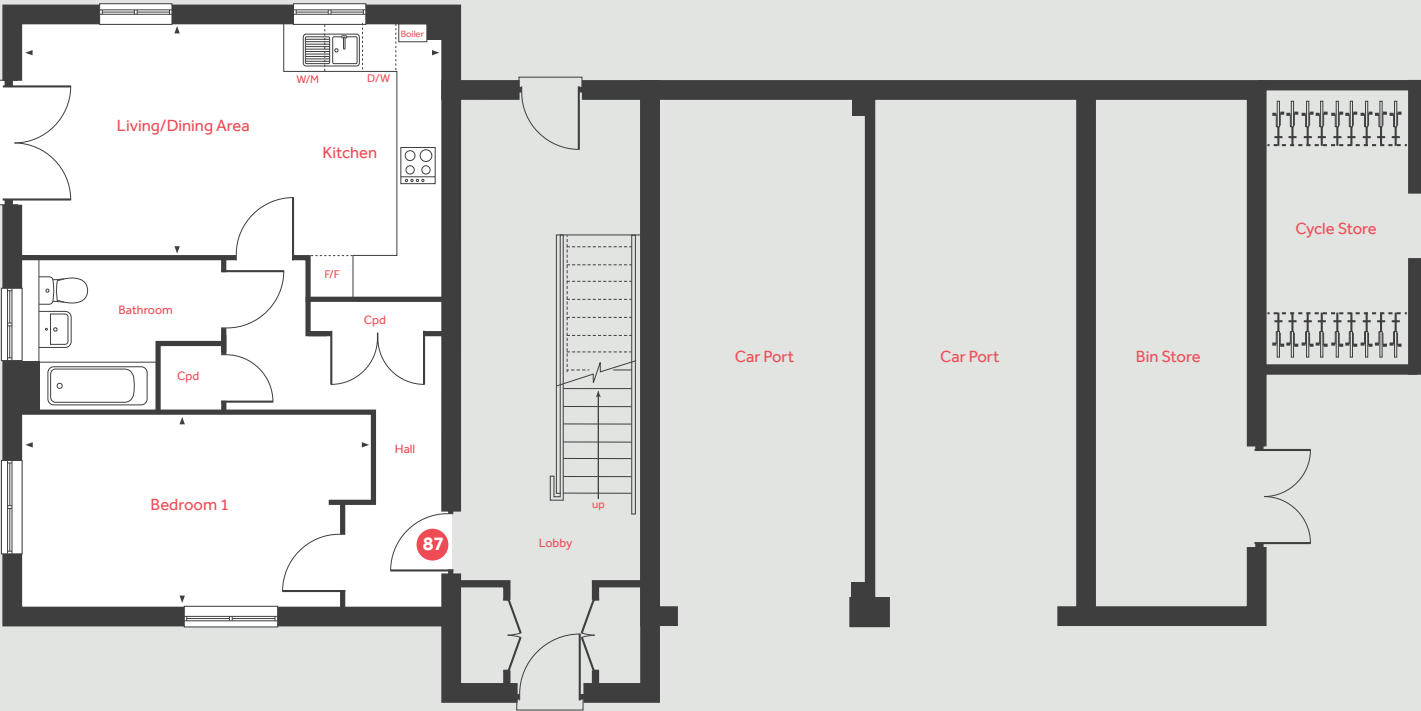
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Ground Floor



Ground Floor Apartment 87

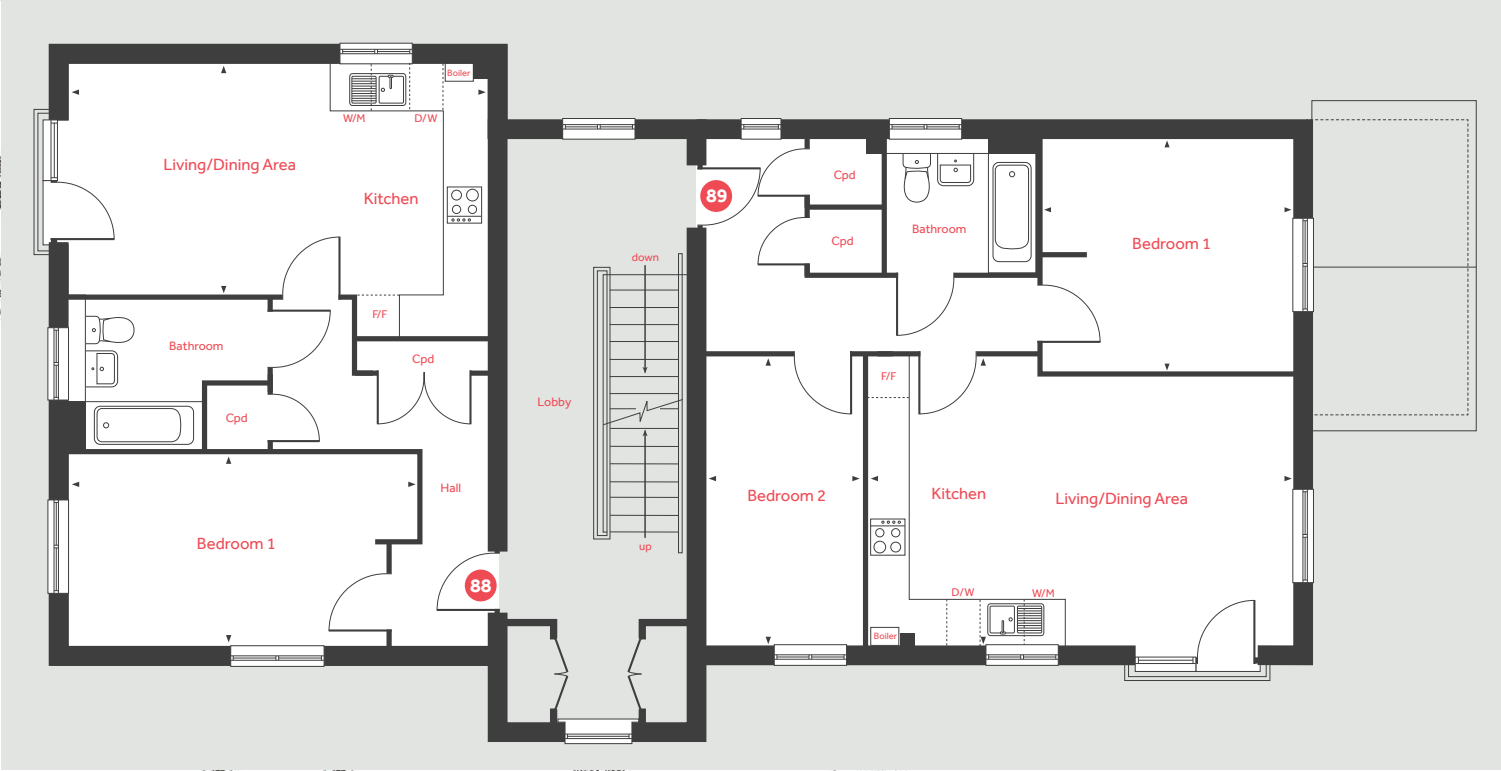
Kitchen/Living/Dining Area
6.09m x 3.36m 20'0" x 11'00"

Bedroom 1
5.09m x 2.80m 16'8" x 9'2"

Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points
D/W	Space for dishwasher		

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August 2021.

First Floor



First Floor Apartment 88

Kitchen/Living/Dining Area
6.09m x 3.36m 20'0" x 11'00"

Bedroom 1
5.09m x 2.80m 16'8" x 9'2"

First Floor Apartment 89

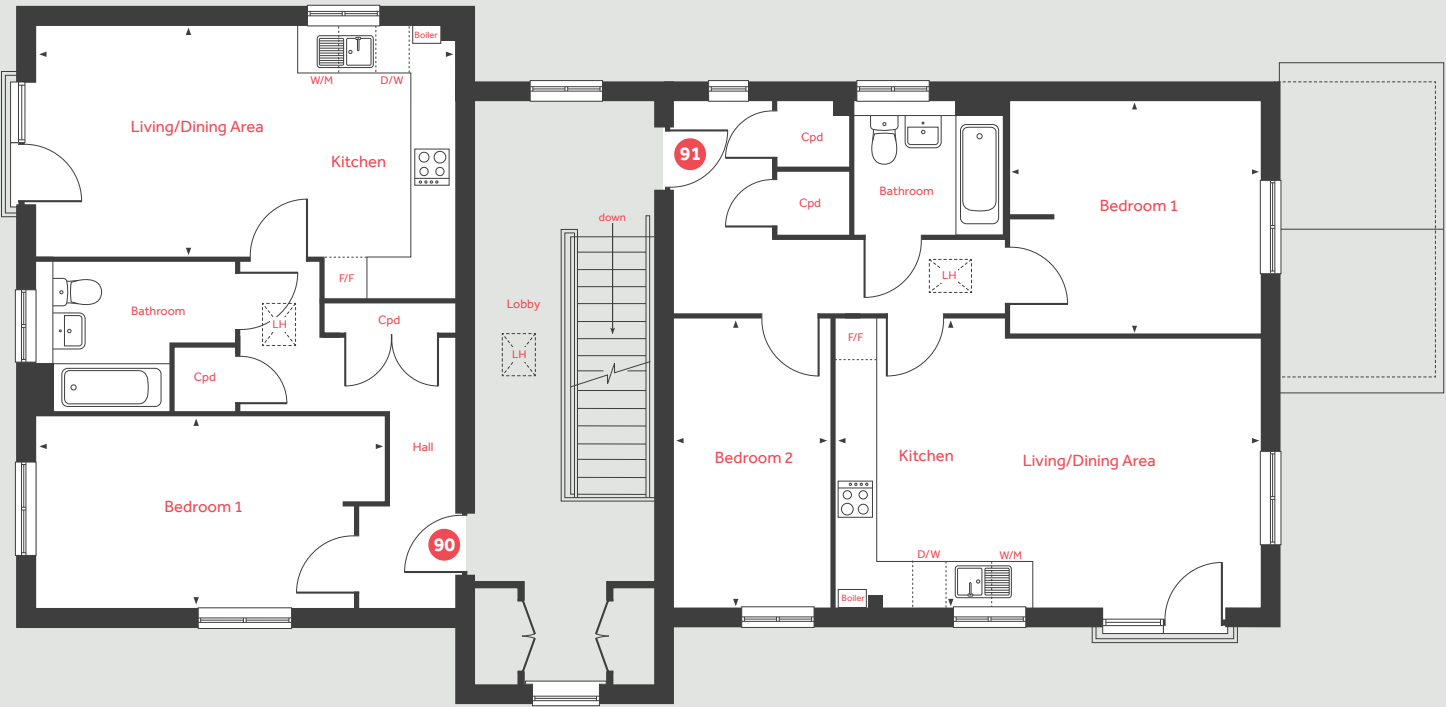
Kitchen/Living/Dining Area
6.21m x 4.22m 20'4" x 13'10"

Bedroom 1
3.66m x 3.37m 12'0" x 11'1"

Bedroom 2
4.22m x 2.25m 13'10" x 7'5"

Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points
D/W	Space for dishwasher		

Second Floor



Second Floor Apartment 90

Kitchen/Living/Dining Area
6.09m x 3.36m 20'0" x 11'00"

Bedroom 1
5.09m x 2.80m 16'8" x 9'2"

Second Floor Apartment 91

Kitchen/Living/Dining Area
6.21m x 4.22m 20'4" x 13'10"

Bedroom 1
3.66m x 3.37m 12'0" x 11'1"

Bedroom 2
4.22m x 2.25m 13'10" x 7'5"

Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points
D/W	Space for dishwasher		