

# Bamford Park at Windmill View

Lighthorne



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# Bamford Park at Windmill View Lighthorne

Development layout

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

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# Development layout

Stoneleigh View boasts a stunning range of 2, 3, 4 and 5 bedroom homes each with unique views and aspects. Discover your dream home in Lighthorne today.



● The Hardwick  
2 bedroom home



● The Cartwright  
2 bedroom home



● The Elmslie  
3 bedroom home



● The Becket  
3 bedroom home



● The Daffodil  
3 bedroom home



● The Mylne  
4 bedroom home



● The Pembroke  
4 bedroom home



● The Knightley  
4 bedroom home



● The Fletcher  
5 bedroom home

- 1 and 2 bedroom pre-sold apartments
- 1 bedroom pre-sold maisonettes
- 2 bedroom pre-sold homes
- 3 bedroom pre-sold homes
- 4 bedroom pre-sold homes
- v visitor space
- leap local equipped area of play





The streetscene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

**Vistry South West Midlands region**

2 Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 469 290

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# Bamford Park at Windmill View Lighthorne

Housetypes

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# The buying process

1

## Reserve your home

A reservation fee will secure your home for a 56 day period.

---

2

## After you reserve

Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

---

3

## Meet the Builder

After you reserve we will book an appointment to take you through every detail of your home.

---

4

## Exchange of contracts

Your solicitor will check all the details of your purchase and will exchange contracts with us.

---

5

## Legal completion

The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

---





# Welcome to **Bamford Park at Windmill View**

This exciting new development is in the charming Warwickshire town of Lighthorne. Bamford Park at Windmill View offers a contemporary collection of 2, 3, 4 & 5 bedroom homes.





# The Hardwick

2 bedroom home

## Ground floor

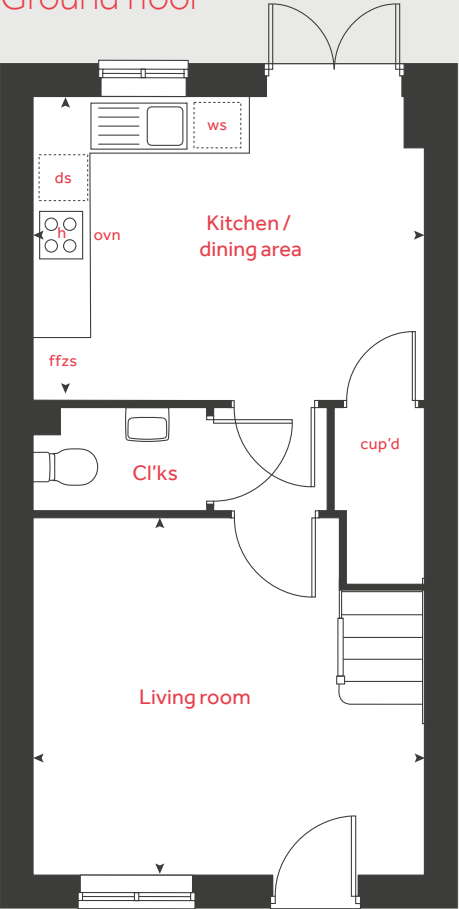
Kitchen / dining area		
4.08m x 3.12m	13' 5" x 10' 2"	
Living room		
4.08m x 3.67m	13' 5" x 12' 0"	

## First floor

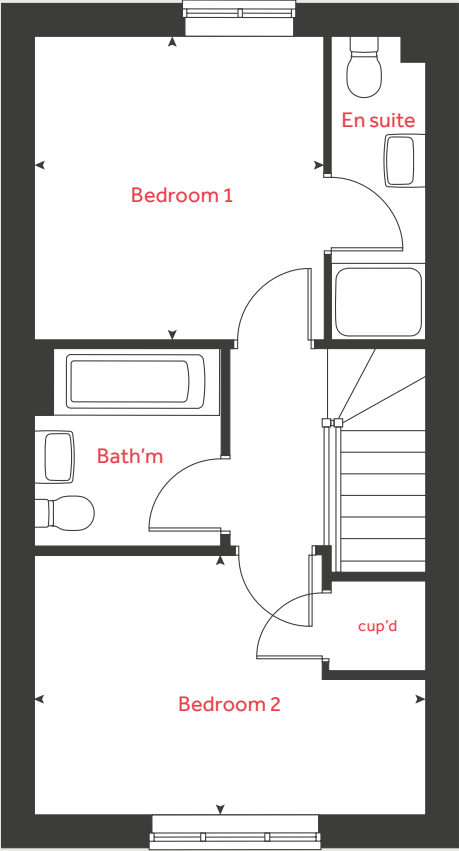
Bedroom 1		
3.14m x 2.98m	10' 3" x 9' 9"	
Bedroom 2		
4.08m x 2.68m	13' 4" x 8' 9"	

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

Ground floor



First floor



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# The Cartwright

2 bedroom home

Ground floor

Kitchen / dining area  
4.83m x 2.11m    15' 10" x 6' 11"

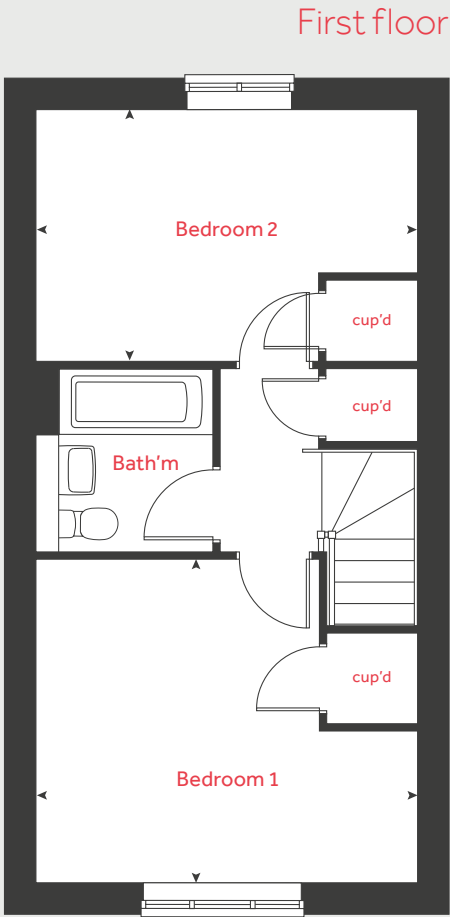
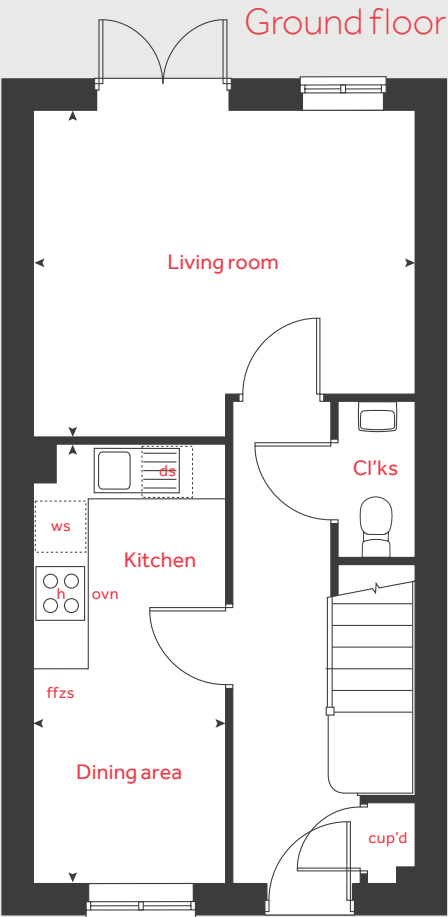
Living room  
4.20m x 3.57m    13' 9" x 11' 8"

First floor

Bedroom 1  
4.20m x 2.76m    13' 9" x 9' 0"

Bedroom 2  
4.20m x 2.76m    13' 9" x 9' 0"

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



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# The Elmslie

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

4.76m x 2.90m    15' 7" x 9' 6"

#### Living room

5.10m x 3.63m    16' 9" x 11' 11"

### First floor

#### Bedroom 1

3.65m x 2.85m    12' 0" x 9' 4"

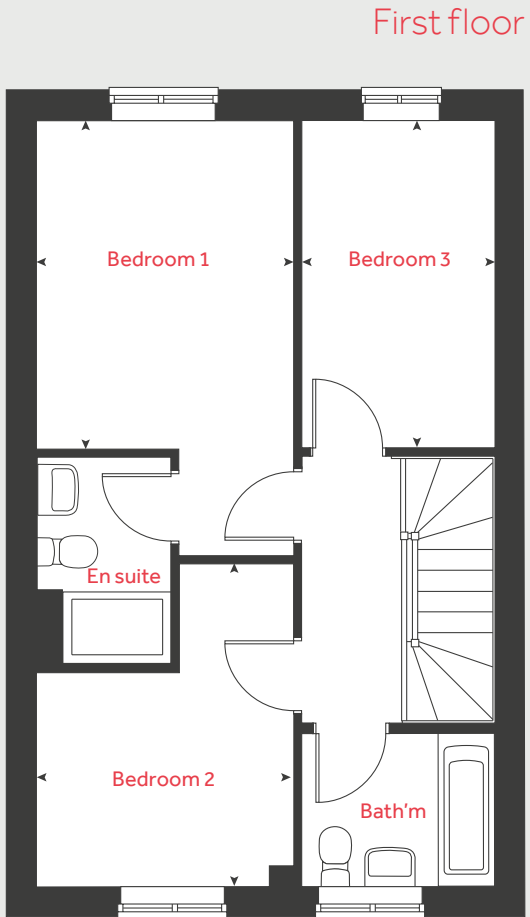
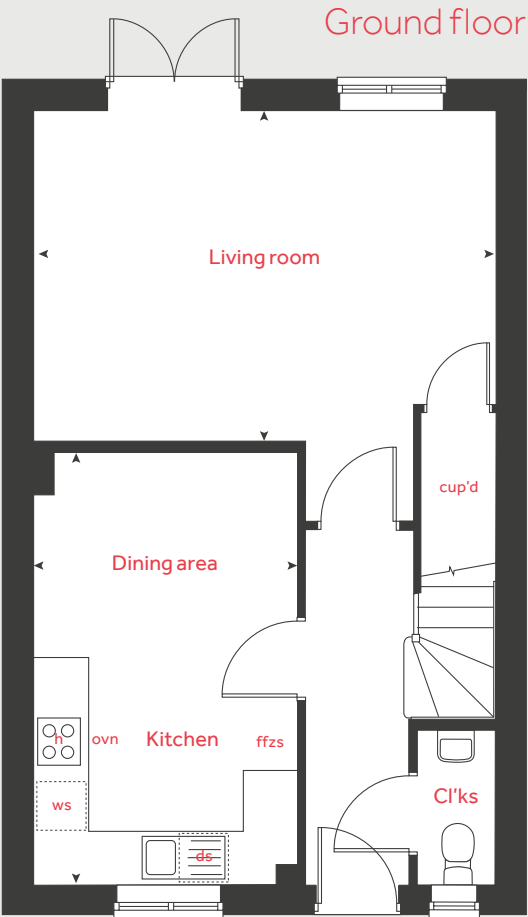
#### Bedroom 2

2.85m x 2.37m    9' 4" x 7' 9"

#### Bedroom 3

3.65m x 2.14m    12' 0" x 7' 1"

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



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# The Becket

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

5.59m x 2.93m 18' 4" x 9' 7"

#### Living room

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

### First floor

#### Bedroom 1

3.47m x 3.43m 11' 4" x 11' 3"

#### Bedroom 2

3.34m x 2.99m 10' 11" x 9' 9"

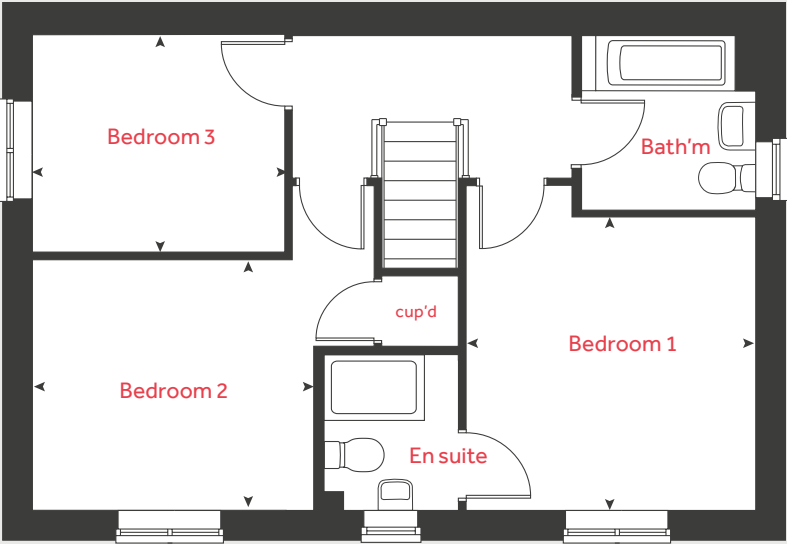
#### Bedroom 3

2.98m x 2.55m 9' 10" x 8' 5"

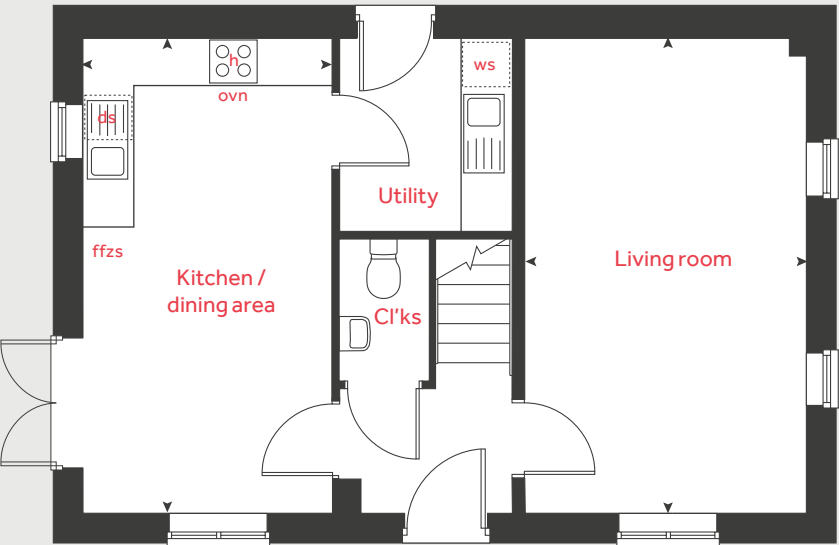
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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### First floor



### Ground floor





# The Daffodil

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

5.73m x 2.68m 18' 9" x 8' 9"

#### Living room

4.63m x 3.97m 15' 2" x 13' 0"

### First floor

#### Bedroom 1

3.39m x 3.22m 11' 1" x 10' 6"

#### Bedroom 2

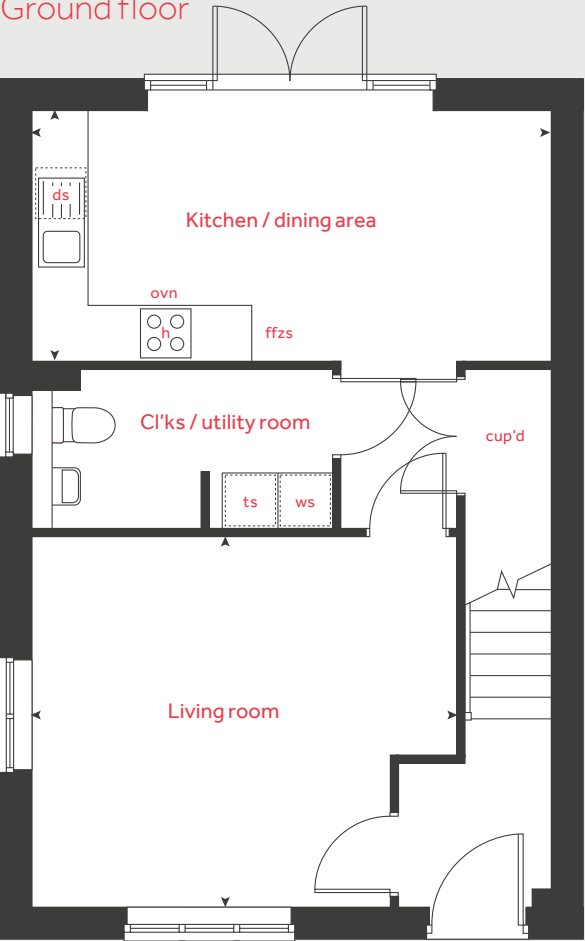
3.29m x 3.14m 10' 9" x 10' 3"

#### Bedroom 3

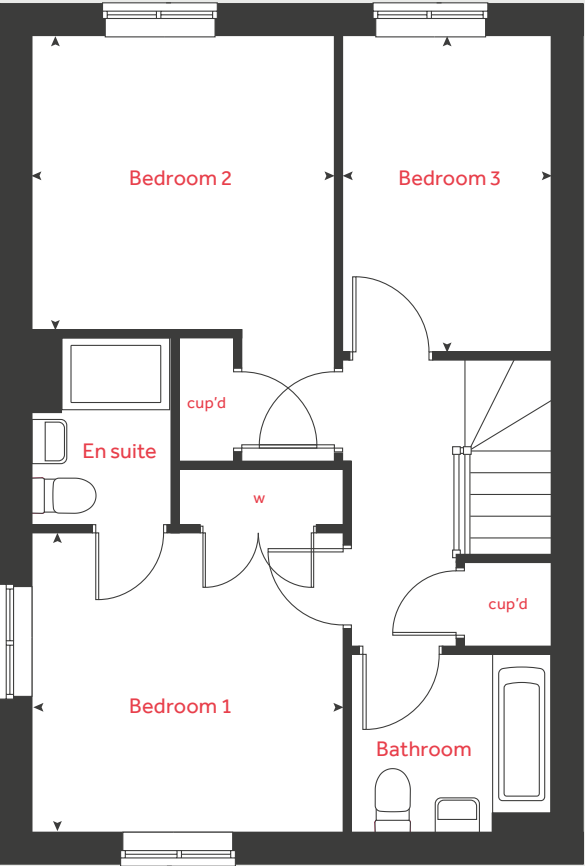
3.37m x 2.33m 11' 0" x 7' 7"

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

Ground floor



First floor



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# The Mylne

4 bedroom home

## Ground floor

Kitchen / dining / family area

6.04m x 3.76m 19' 9" x 12' 4"

Living room

4.84m x 3.38m 15' 10" x 11' 1"

## First floor

Bedroom 1

3.92m x 2.94m 13' 0" x 9' 7"

Bedroom 2

3.20m x 2.50m 10' 6" x 8' 2"

Bedroom 3

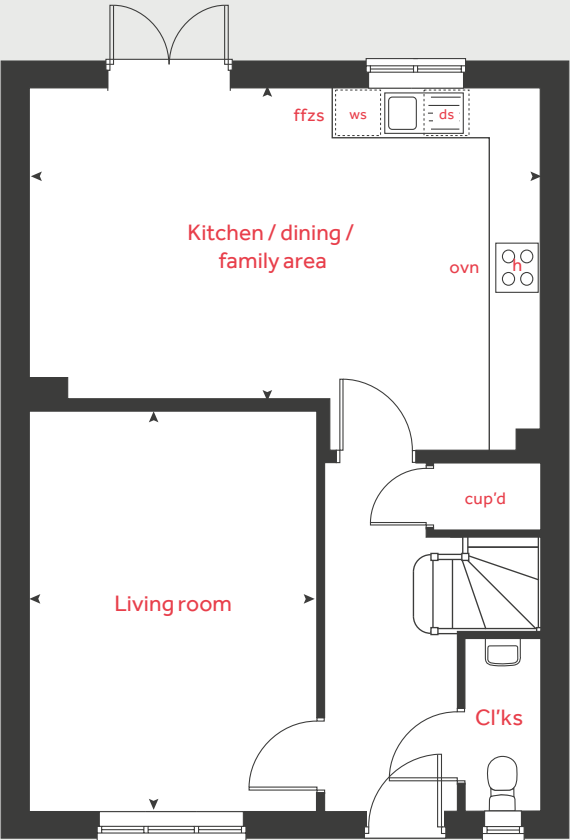
3.42m x 2.17m 11' 2" x 7' 1"

Bedroom 4

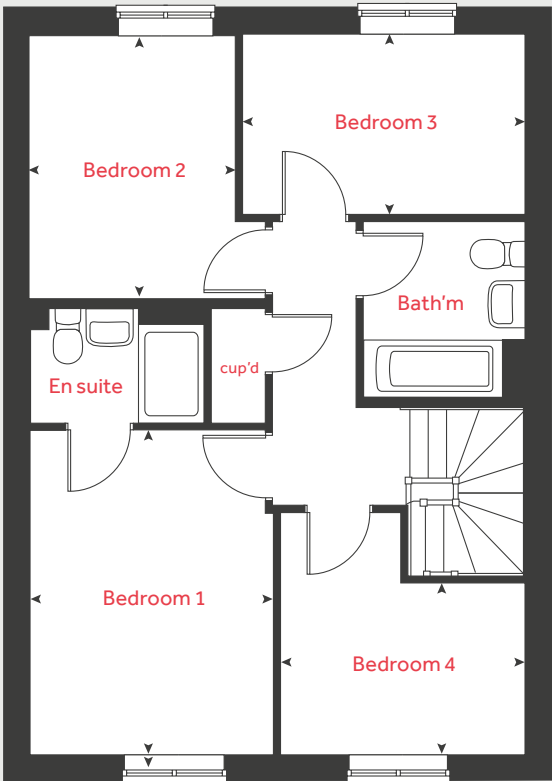
2.99m x 1.97m 9' 10" x 6' 5"

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

Ground floor



First floor



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# The Pembroke

4 bedroom home

## Ground floor

Kitchen / family / dining area

8.06m x 2.75m      26' 6" x 9' 0"

Living room

4.83m x 3.47m      15' 10" x 11' 5"

Study

2.39m x 2.35m      7' 11" x 7' 9"

## First floor

Bedroom 1

3.45m x 3.38m      11' 4" x 11' 1"

Bedroom 2

4.27m x 3.47m      14' 0" x 11' 4"

Bedroom 3

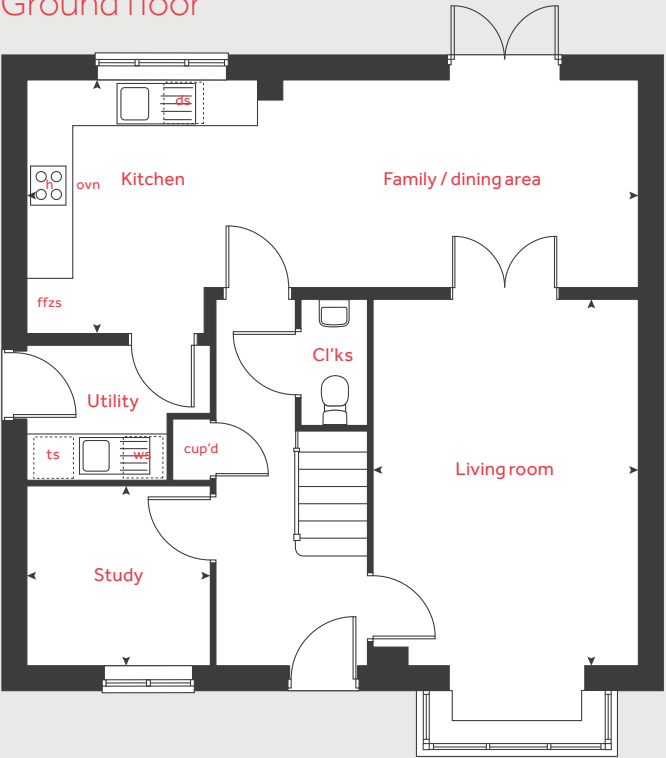
3.34m x 2.85m      11' 0" x 9' 4"

Bedroom 4

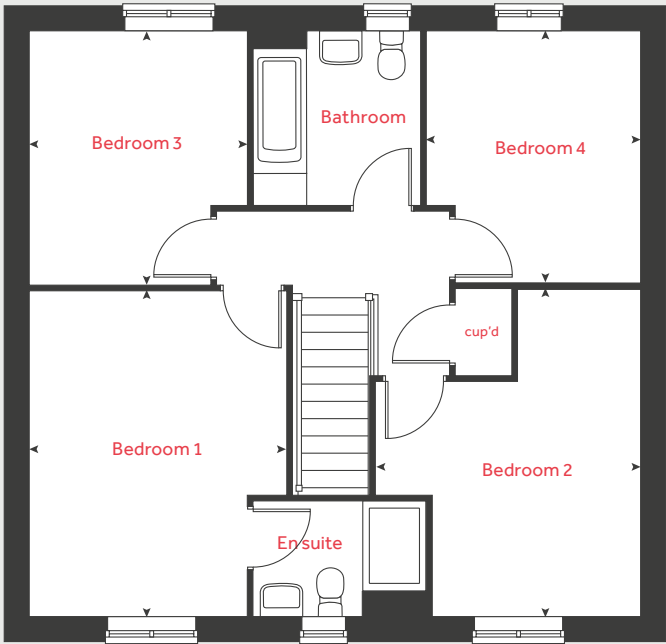
3.32m x 2.80m      10' 11" x 9' 3"

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

Ground floor



First floor



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# The Knightley

4 bedroom home

## Ground floor

### Kitchen / dining area

5.25m x 3.19m    17' 2" x 10' 5"

### Living room

5.36m x 3.23m    17' 7" x 10' 7"

### Family room

3.93m x 3.20m    12' 10" x 10' 5"

## First floor

### Bedroom 1

5.37m x 3.20m    17' 7" x 10' 6"

### Bedroom 2

3.58m x 3.20m    11' 8" x 10' 6"

### Bedroom 3

3.16m x 3.00m    10' 5" x 9' 11"

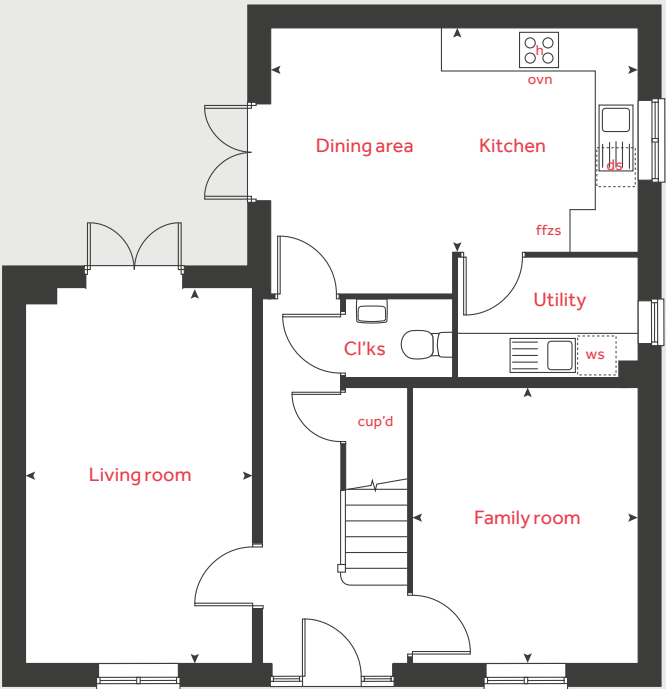
### Bedroom 4

3.52m x 2.14m    11' 7" x 7' 1"

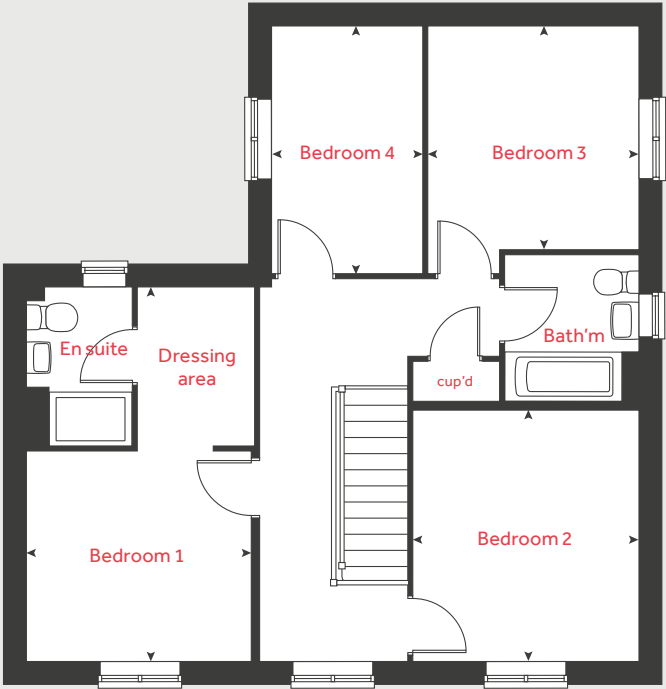
h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

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Ground floor



First floor







# The Fletcher

5 bedroom home

## Ground floor

Kitchen / dining area  
8.29m x 2.75m    27' 2" x 9' 0"

Living room  
4.83m x 3.69m    15' 10" x 12' 1"

Study  
2.39m x 2.34m    7' 10" x 7' 8"

## First floor

Bedroom 1  
5.88m x 3.44m    19' 3" x 11' 3"

Bedroom 4  
3.52m x 3.02m    11' 6" x 9' 10"

Bedroom 5  
3.41m x 2.66m    11' 2" x 8' 8"

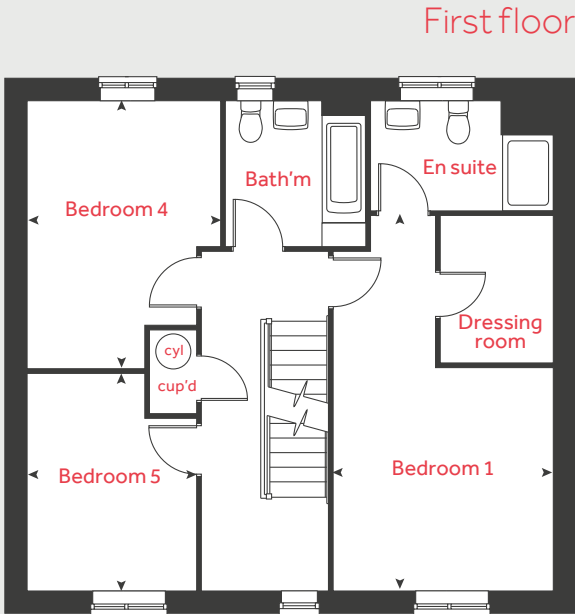
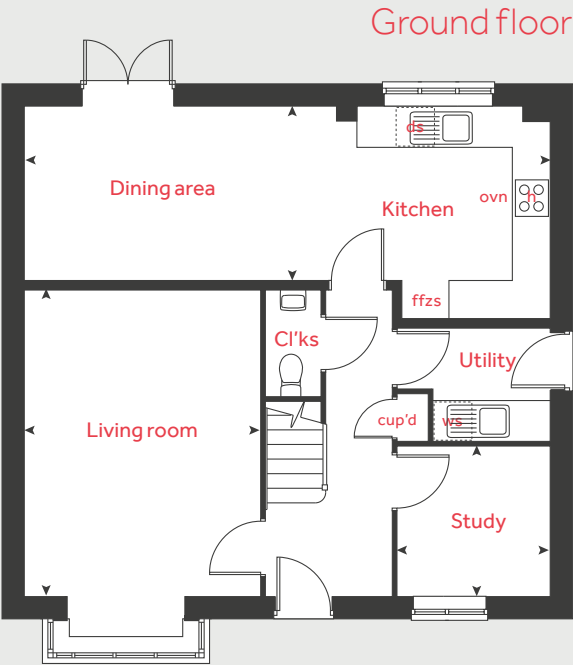
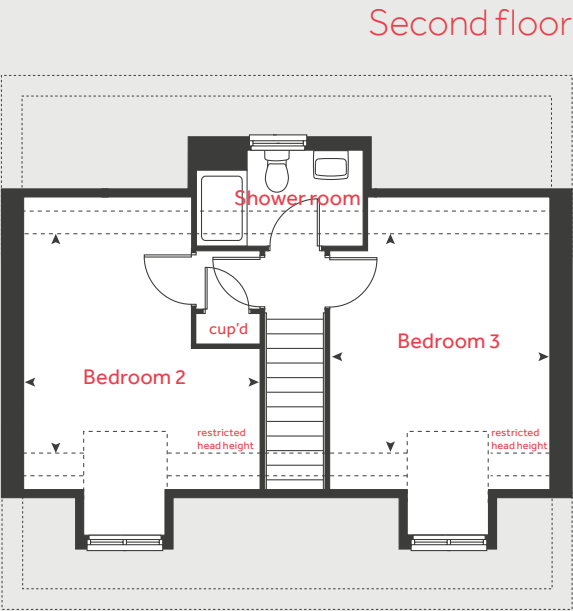
## Second floor

Bedroom 2  
3.96m x 3.66m    12' 10" x 12' 0"

Bedroom 3  
3.96m x 3.45m    12' 10" x 11' 3"

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

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# Beautiful spaces for you to **Enhance**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes.

Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home. The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

# Bamford Park at Windmill View

Lighthorne CV35 0AE

01926 291607

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# Bamford Park at Windmill View Lighthorne

Specification

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# Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

## Kitchen

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Becket The Daffodil	4 bedroom The Mylne The Pembroke The Knightley	5 bedroom The Fletcher
Symphony Konzept range kitchen with laminate worktop	■ ■	■ ■ ■	■ ■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■ ■	■ ■ ■	■ ■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■ ■	■ ■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and Indesit integrated hood	■ ■	■ ■ ■		
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■ ■	■
Fridge / freezer space	■ ■	■ ■ ■	■ ■ ■	■
Space for dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)	■ ■	■ ■ ■	■ ■ ■	■

## Bathrooms and en suite(s)

Contemporary white sanitaryware suite	■ ■	■ ■ ■	■ ■ ■	■
Close coupled WC to cloakroom	■ ■	■ ■ ■	■ ■ ■	■
Low profile shower tray with glass enclosure in en suite	■	■ ■ ■	■ ■ ■	■
Handheld hair wash attachment in bathroom	■	■ ■ ■	■ ■ ■	■

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Becket The Daffodil	4 bedroom The Mylne The Pembroke The Knightley	5 bedroom The Fletcher
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Shower over the bath		■					
Choice of standard wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■

## Doors and Windows

Front door with multi-point security locking system and security chain	■ ■	■ ■ ■	■ ■ ■	■ ■ ■	■
PVCu double glazing to windows	■ ■	■ ■ ■	■ ■ ■	■ ■ ■	■
Double glazed PVCu French doors	■ ■	■ ■ ■	■ ■ ■	■ ■ ■	■
Internal doors to be ladder door style pre-primed with brass satin finish handles	■ ■	■ ■ ■	■ ■ ■	■ ■ ■	■
Paving outside French doors and path	■ ■	■ ■ ■	■ ■ ■	■ ■ ■	■

## Bedrooms

Dressing area to bedroom 1			■	■	■
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### General

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Becket The Daffodil	4 bedroom The Mylne The Pembroke The Knightley	5 bedroom The Fletcher
PV solar panels	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
Multi-media point in living room	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Ideal combi-boiler with honeywell heating control and room thermostat(s)	■	■	■	■
Ideal system boiler and separate hot water cylinder, with honeywell heating control and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)		■	■	■
Car charging point	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
10 year NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction



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 refer to our sales consultant.



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