



Pembroke Gardens Alderbury

A stunning collection of 3 & 4 bedroom homes.

Located in the village of Alderbury, Pembroke Gardens is a fabulous new development of stylish homes within a thriving rural community. With excellent local amenities including shops, pubs, primary school, village hall and social club, Alderbury further benefits from being just 4 miles from the centre of Salisbury. This beautiful city, famous for its spired cathedral rising from the water meadows, offers a wide range of shops, cafés, bars and restaurants, a lively market and highly rated schools. With a host of historic buildings, museums, theatre and arts venues, year-round events and festivals, Salisbury offers something for everyone.

With easy access to three Areas of Outstanding Natural Beauty and surrounded by a wonderful rural landscape of peaceful rivers, rich pastures, wooded downs, picturesque villages and fine heritage sites, you'll be spoilt for choice for great family days out. Pembroke Gardens is close to the A36, providing speedy road links to Salisbury, Bath, Bristol and Southampton. Regular bus services operate from Alderbury to Salisbury, while Salisbury railway station is just 5 miles away, from where there are direct trains to London Waterloo, with a journey time of 84 minutes, while trains to Bath and Bristol take 54 and 68 minutes respectively.

Pembroke Gardens

Alderbury, Wiltshire SP5 3BD | 01722 638 664

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Development layout



4 bedroom home

- The Knightley
- The Pembroke
- The Mylne

3 bedroom home

- The Elmslie
- The Becket
- The Eveleigh

Affordable Housing *

- 2 bedroom homes
- 3 bedroom homes

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 Becket 3 bedroom home

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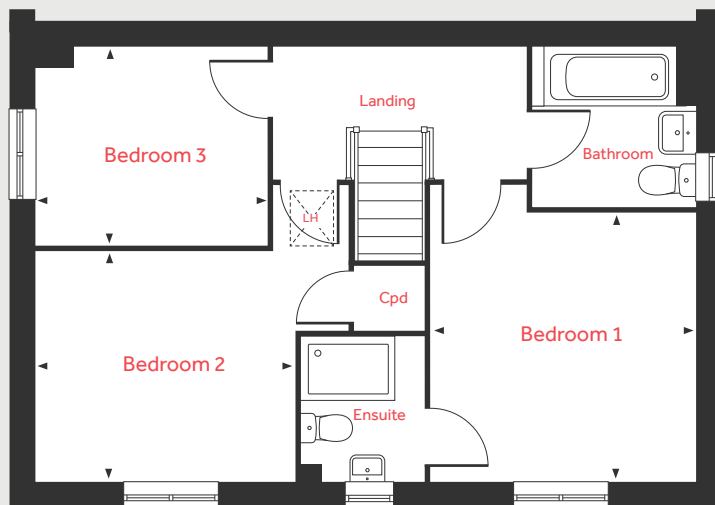
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The Becket

3 bedroom home

First Floor



Ground Floor

Living Room

5.65m x 3.40m 18'6" x 11'2"

Kitchen/Dining Area

5.65m x 2.95m 18'6" x 9'8"

First Floor

Bedroom 1

3.49m x 3.45m 11'5" x 11'4"

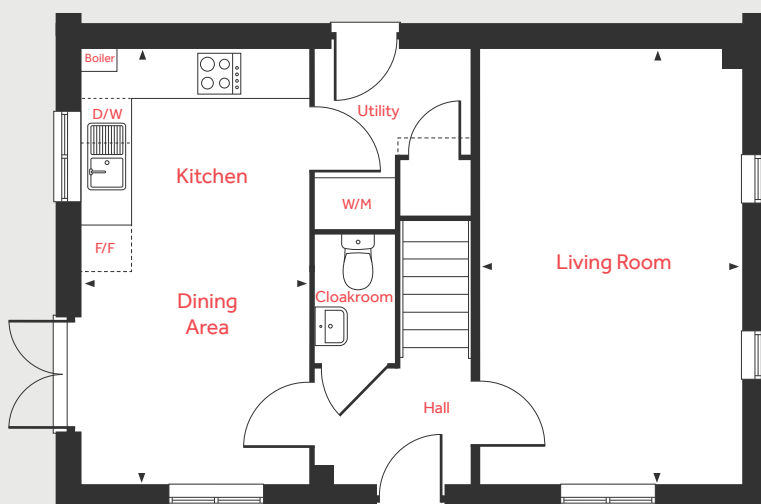
Bedroom 2

3.36m x 2.99m 11'0" x 9'10"

Bedroom 3

3.00m x 2.57m 9'10" x 8'5"

Ground Floor



| | | | |
|-----|--------------------------|-----|---------------------------|
| LH | Loft hatch | W/M | Space for washing machine |
| Cpd | Cupboard | D/W | Space for dishwasher |
| F/F | Space for fridge freezer | ◀ ▶ | 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. March 2022.

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The Eveleigh 3 bedroom home

Pembroke Gardens

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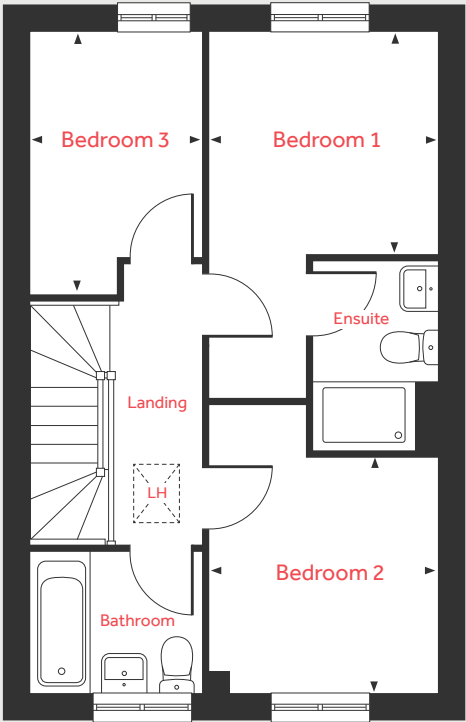
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The Eveleigh

3 bedroom home

First Floor



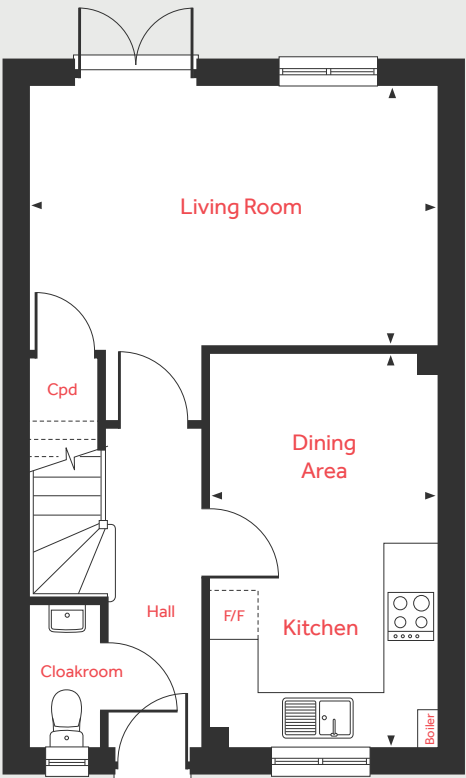
Ground Floor

| | | |
|---------------------|--|---------------|
| Living Room | | |
| 5.00m x 3.20m | | 16'5" x 10'6" |
| Kitchen/Dining Area | | |
| 4.79m x 2.81m | | 15'9" x 9'3" |

First Floor

| | | |
|---------------|--|--------------|
| Bedroom 1 | | |
| 2.78m x 2.72m | | 9'1" x 8'11" |
| Bedroom 2 | | |
| 2.89m x 2.78m | | 9'6" x 9'1" |
| Bedroom 3 | | |
| 3.20m x 2.13m | | 10'6" x 7'0" |

Ground Floor



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

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The Elmslie 3 bedroom home

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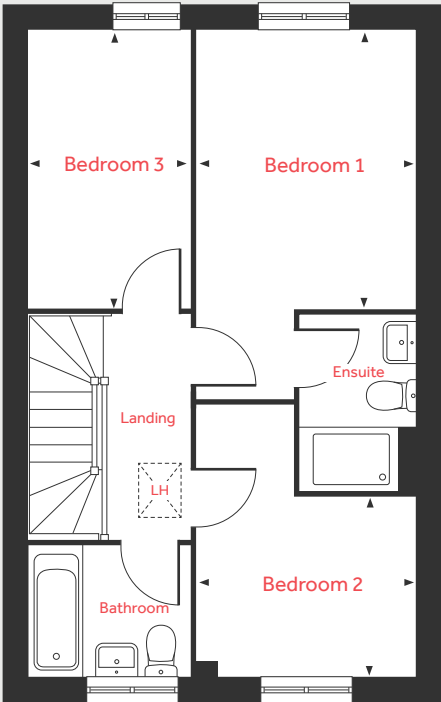
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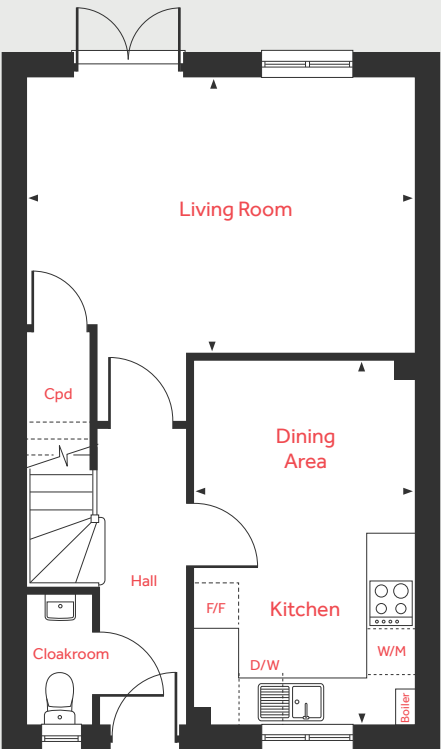
The Elmslie

3 bedroom home

First Floor



Ground Floor



Ground Floor

| | | |
|---------------------|--|---------------|
| Living Room | | |
| 5.12m x 3.68m | | 16'9" x 12'0" |
| Kitchen/Dining Area | | |
| 4.78m x 2.92m | | 15'8" x 9'7" |

First Floor

| | | |
|---------------|--|--------------|
| Bedroom 1 | | |
| 3.65m x 2.86m | | 12'0" x 9'5" |
| Bedroom 2 | | |
| 2.86m x 2.39m | | 9'5" x 7'10" |
| Bedroom 3 | | |
| 3.65m x 2.16m | | 12'0" x 7'1" |

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

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The Knightley 4 bedroom home

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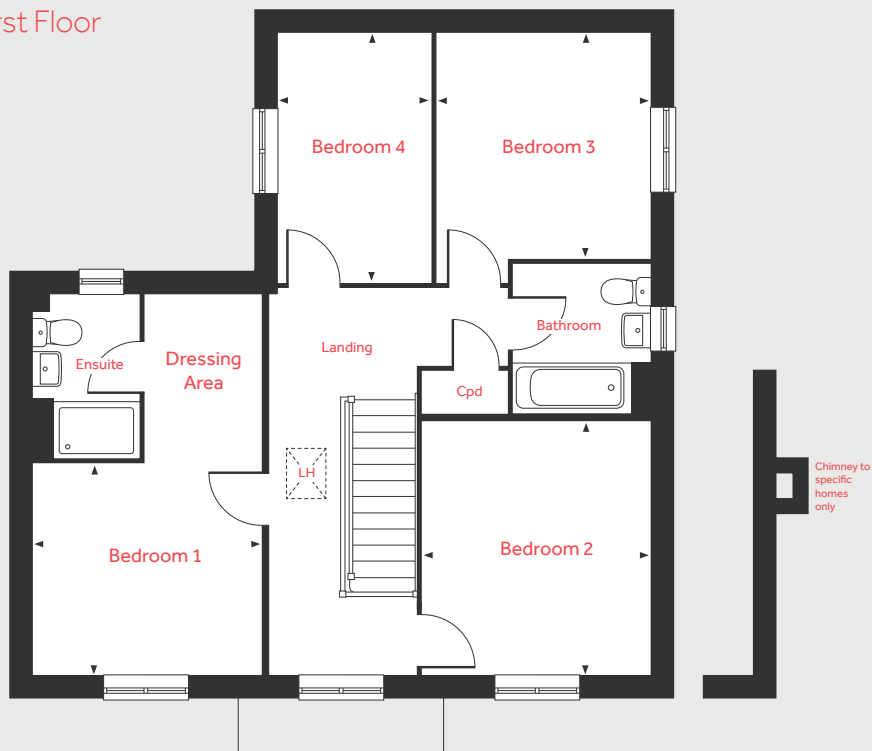
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The Knightley

4 bedroom home

First Floor



Ground Floor

Living Room

5.39m x 3.25m 17'8" x 10'8"

Kitchen/Dining Area

5.25m x 3.79m 17'3" x 12'5"

Family Room

3.96m x 3.22m 13'0" x 10'7"

First Floor

Bedroom 1

3.22m x 3.02m 10'7" x 9'11"

Bedroom 2

3.60m x 3.22m 11'10" x 10'7"

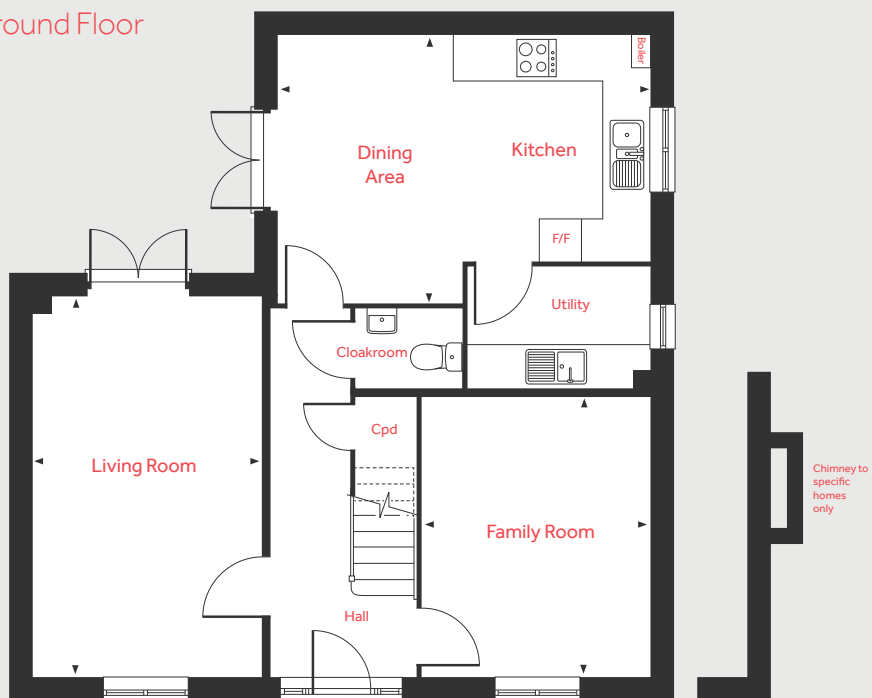
Bedroom 3

3.24m x 3.05m 10'8" x 10'0"

Bedroom 4

3.52m x 2.18m 11'6" x 7'2"

Ground Floor



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

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The Knightley 4 bedroom home (V1)

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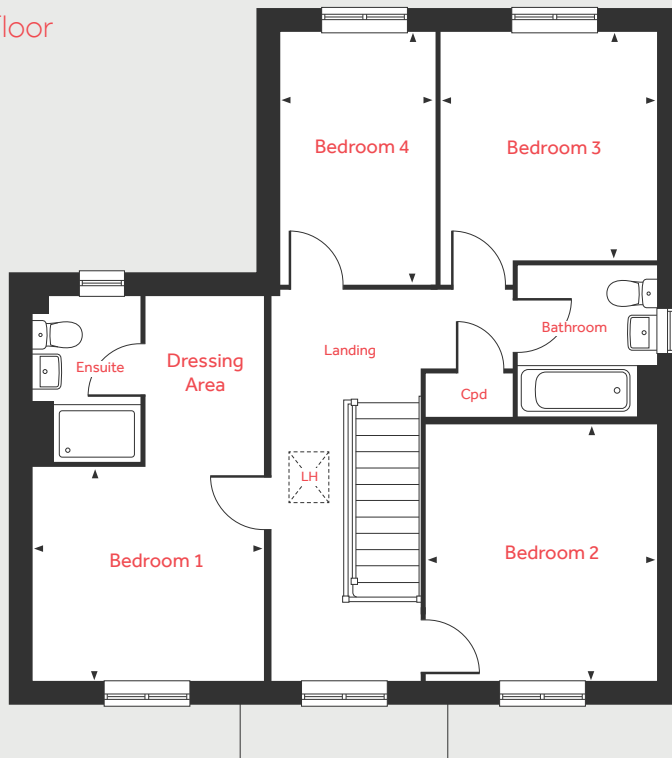
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The Knightley

4 bedroom home (V1)

First Floor



Ground Floor

Living Room

5.39m x 3.25m 17'8" x 10'8"

Kitchen/Dining Area

5.25m x 3.79m 17'3" x 12'5"

Family Room

3.96m x 3.22m 13'0" x 10'7"

First Floor

Bedroom 1

3.22m x 3.02m 10'7" x 9'11"

Bedroom 2

3.60m x 3.22m 11'10" x 10'7"

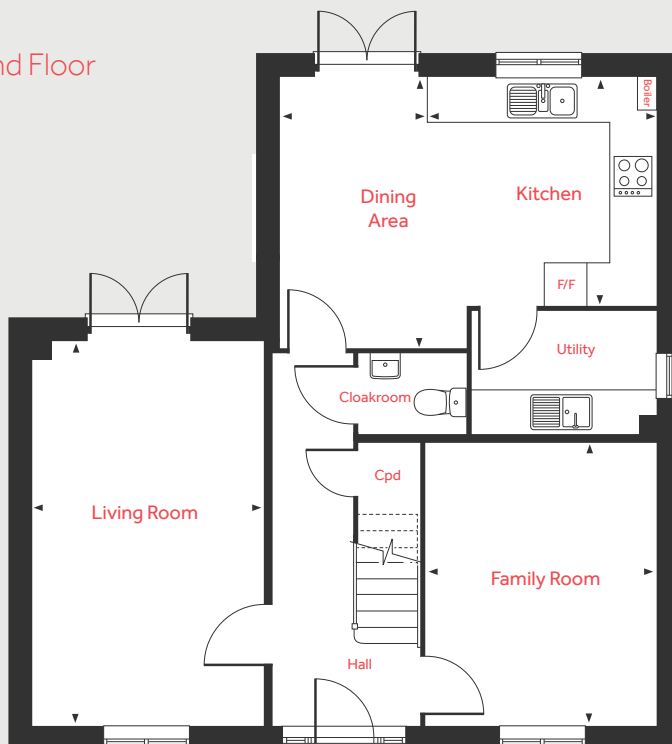
Bedroom 3

3.24m x 3.05m 10'8" x 10'0"

Bedroom 4

3.52m x 2.18m 11'6" x 7'2"

Ground Floor



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

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The Mylne 4 bedroom home

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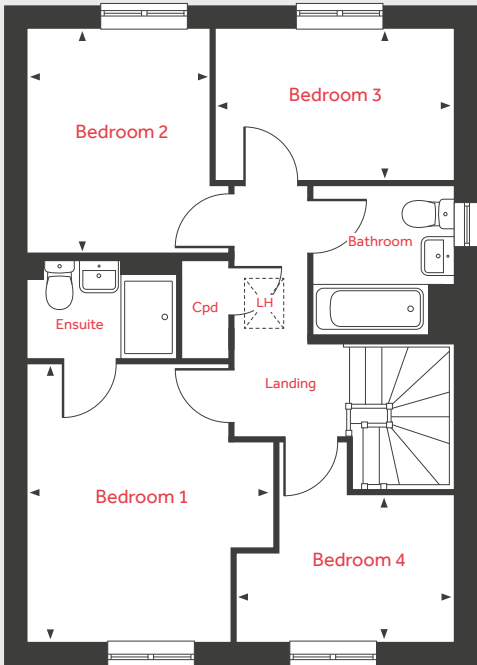
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The Mylne

4 bedroom home

First Floor



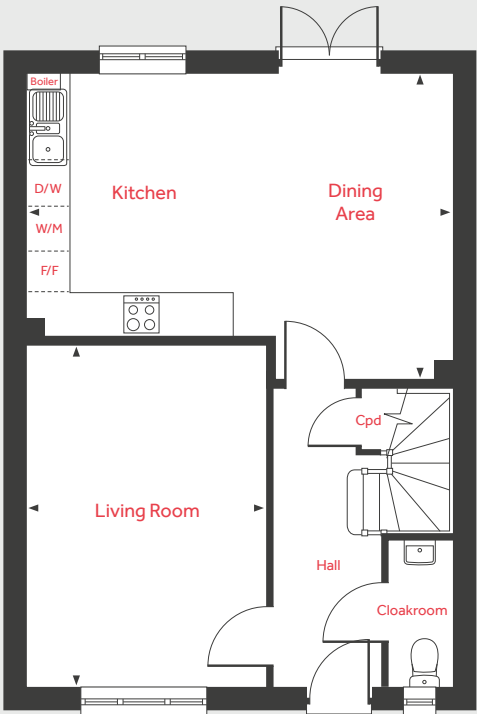
Ground Floor

| | | |
|---------------------|---------------|----------------|
| Living Room | 4.86m x 3.40m | 15'11" x 11'2" |
| Kitchen/Dining Area | 6.09m x 4.40m | 20'0" x 14'5" |

First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3.94m x 3.51m | 12'11" x 11'6" |
| Bedroom 2 | 3.23m x 2.53m | 10'7" x 8'4" |
| Bedroom 3 | 3.44m x 2.19m | 11'3" x 7'2" |
| Bedroom 4 | 3.01m x 2.09m | 9'10" x 6'10" |

Ground Floor



| | | | |
|-----|---------------------------|-----|---------------------------|
| LH | Loft hatch | W/M | Space for washing machine |
| Cpd | Cupboard | D/W | Space for dishwasher |
| F/F | Integrated fridge freezer | ◄ ► | Measuring points |

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The Mylne 4 bedroom home

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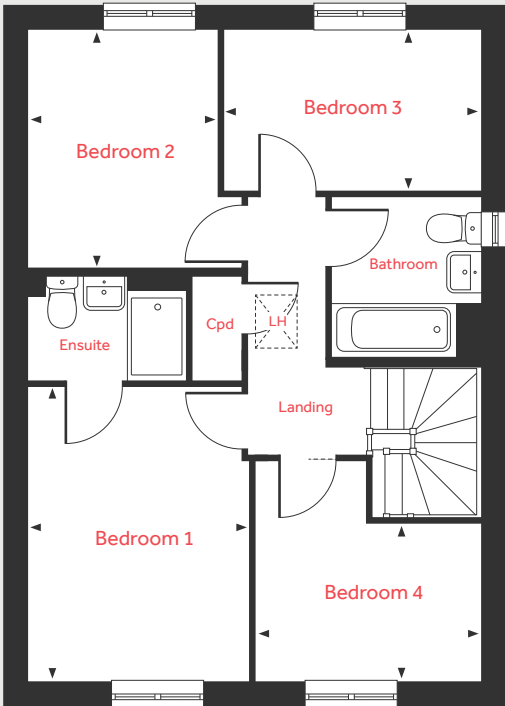
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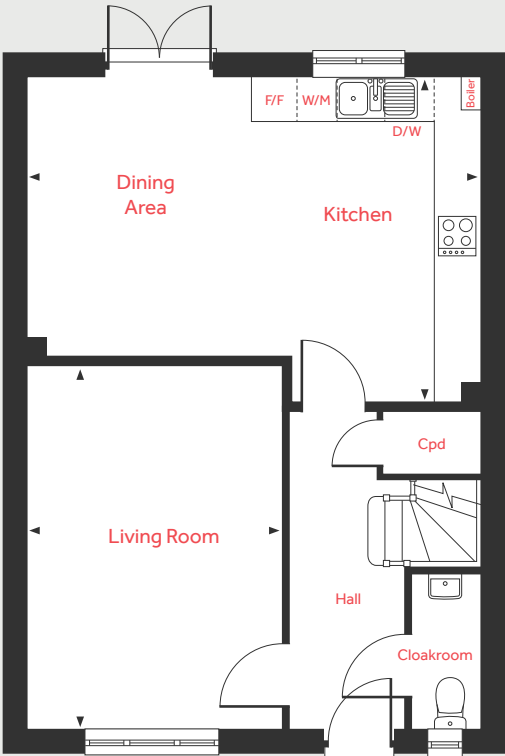
The Mylne

4 bedroom home

First Floor



Ground Floor



Ground Floor

| | | |
|---------------------|---------------|----------------|
| Living Room | 4.86m x 3.40m | 15'11" x 11'2" |
| Kitchen/Dining Area | 6.09m x 4.40m | 20'0" x 14'5" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.94m x 2.96m | 12'11" x 9'9" |
| Bedroom 2 | 3.23m x 2.53m | 10'7" x 8'4" |
| Bedroom 3 | 3.44m x 2.19m | 11'3" x 7'2" |
| Bedroom 4 | 3.01m x 2.09m | 9'10" x 6'10" |

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

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The Pembroke 4 bedroom home

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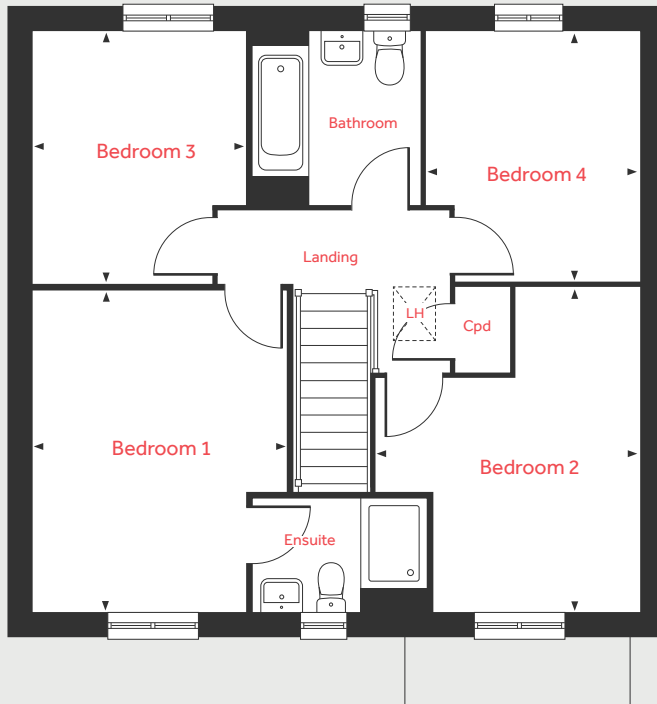
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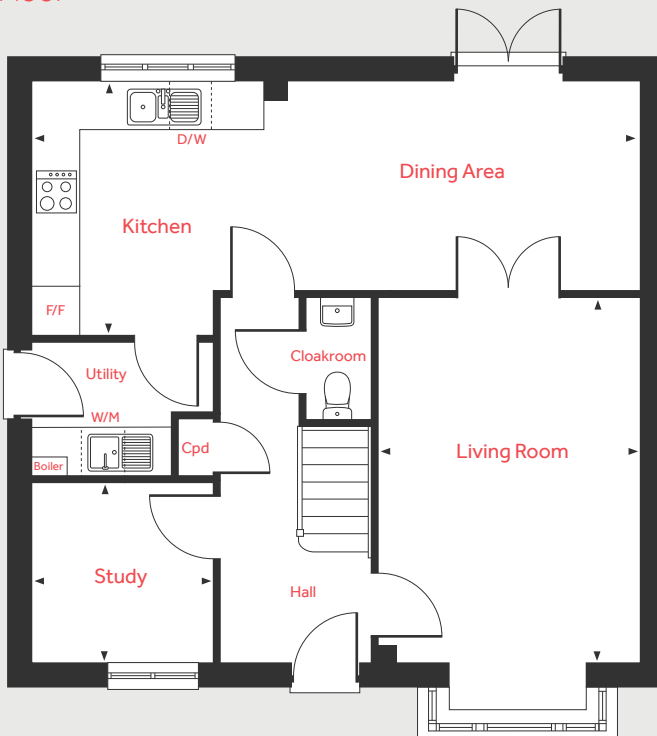
The Pembroke

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

4.85m x 3.49m 15'11" x 11'5"

Kitchen/Dining Area

7.79m x 3.42m 25'7" x 11'3"

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

4.32m x 3.56m 14'2" x 11'8"

Bedroom 3

3.37m x 2.87m 11'0" x 9'5"

Bedroom 4

3.34m x 2.82m 10'11" x 9'3"

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

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Specification

Homes 10 to 15, 16 to 18 and 20 to 43

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.

3 bedroom homes

4 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 (and 4 bed semi's only) | ■ | |
| Chimney hood | | ■ |
| Integrated 70/30 fridge freezer (detached houses only) | | ■ |
| 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, kitchen, 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 | ■ | ■ |

General

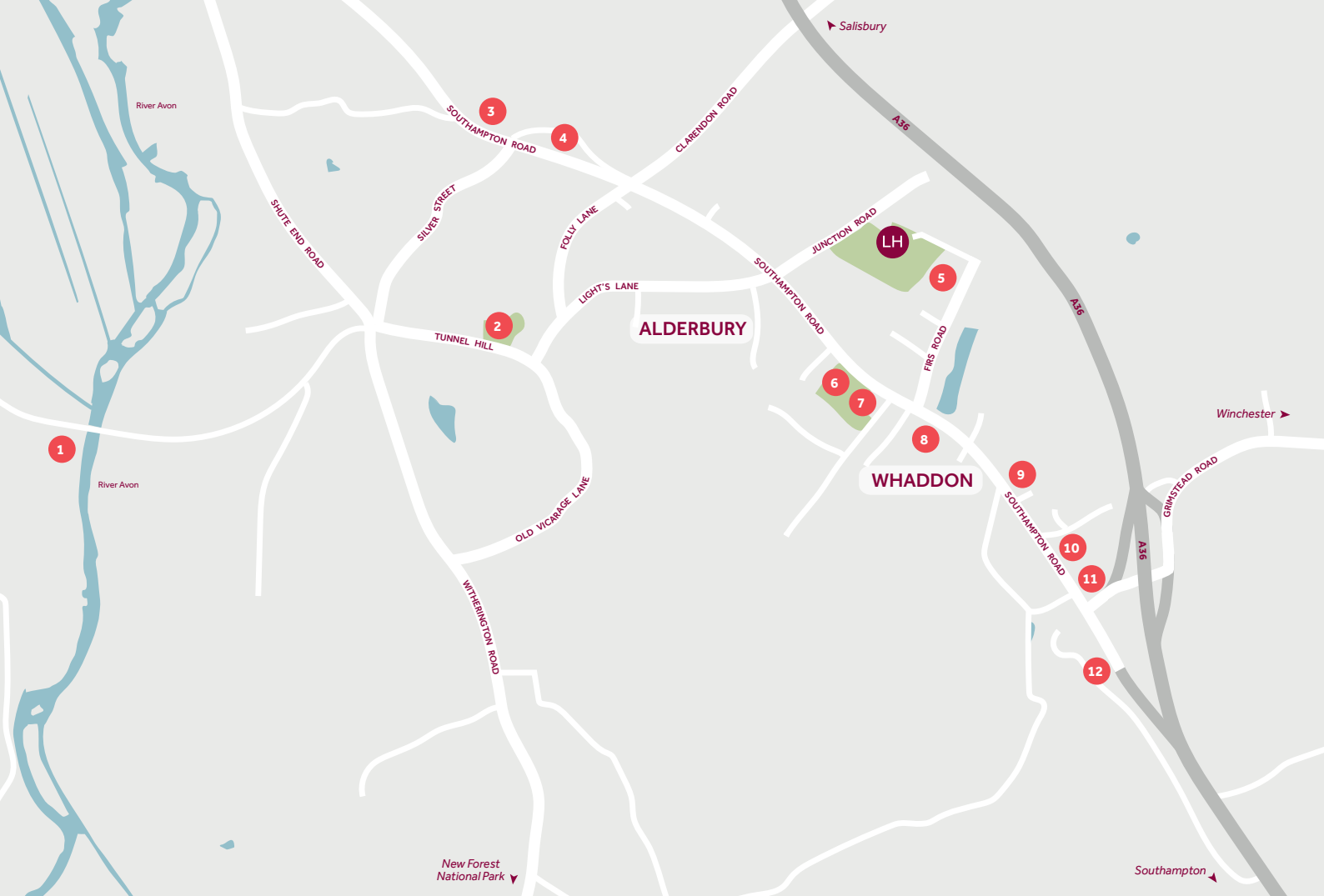
| | | |
|---|---|---|
| Walls in White supermatt emulsion | ■ | ■ |
| Ceilings in white Supermatt emulsion | ■ | ■ |
| Internal woodwork in satin white | ■ | ■ |
| White internal doors with satin chrome fittings | ■ | ■ |
| White satin staircase with white newel caps and handrails | ■ | ■ |
| Gas fired combi boiler | ■ | ■ |
| External door with multipoint locking system | ■ | ■ |
| Low energy external light to front door | ■ | ■ |
| Trickle charging EV point | ■ | ■ |

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. January 2023.

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Around the local neighbourhood

- | | | |
|---|--|--|
| 1 Longford Castle | 5 Alderbury & West Grimstead C of E Primary School | 9 St Mary's Church Hall |
| 2 St Mary's Church | 6 Recreation Ground | 10 Holy Family Catholic Chapel |
| 3 The Green Dragon (Public House) | 7 Alderbury Village Hall & Social Club | 11 Alderbury General Store & Post Office |
| 4 Alderbury Tennis Club | 8 Alderbury Village Stores | 12 The Three Crowns (Public House) |

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