

Around the local neighbourhood

- | | | |
|--|---|--|
| 1 King's Park Shopping Centre OX12 9AJ | 5 St James CE Primary School OX12 0JN | 9 Grove Village Hall OX12 7JY |
| 2 Waitrose OX12 8BD | 6 King Alfred's Academy OX12 9BY | 10 Wantage Leisure Centre OX12 9BY |
| 3 Dews Meadow Farm Shop OX12 0HP | 7 Church of St James the Great OX12 0LP | 11 Ardington School of Crafts OX12 8PN |
| 4 Community Shop OX12 0JL | 8 Post Office OX12 8AX | 12 Williams Racing F1 OX12 0DQ |



The Nurseries East Hanney

This stunning collection of 2, 3 and 4 bedroom homes is on the edge of the pretty Oxfordshire village of East Hanney in the Vale of the White Horse and only 13 miles from Oxford.

The village has its own pub, Italian restaurant, community shop and sub-post office. There's also a farm shop and a Memorial Hall that's home to many local community groups. Numerous other activities are catered for in the village with everything from tennis to bell ringing. There's a primary school with an Ofsted 'good' rating with pre-school facilities that also serves villagers in West Hanney, just a field away!

You'll also find a variety of independent shops and facilities in the nearby market town of Wantage, only 4 miles away. Or, explore the great outdoors on the ancient chalk downs and ridgeway and see the Bronze Age White Horse.

So, if you're looking for a quality new home in an attractive village surrounded by the rolling Oxfordshire countryside, your search ends here!

The Nurseries

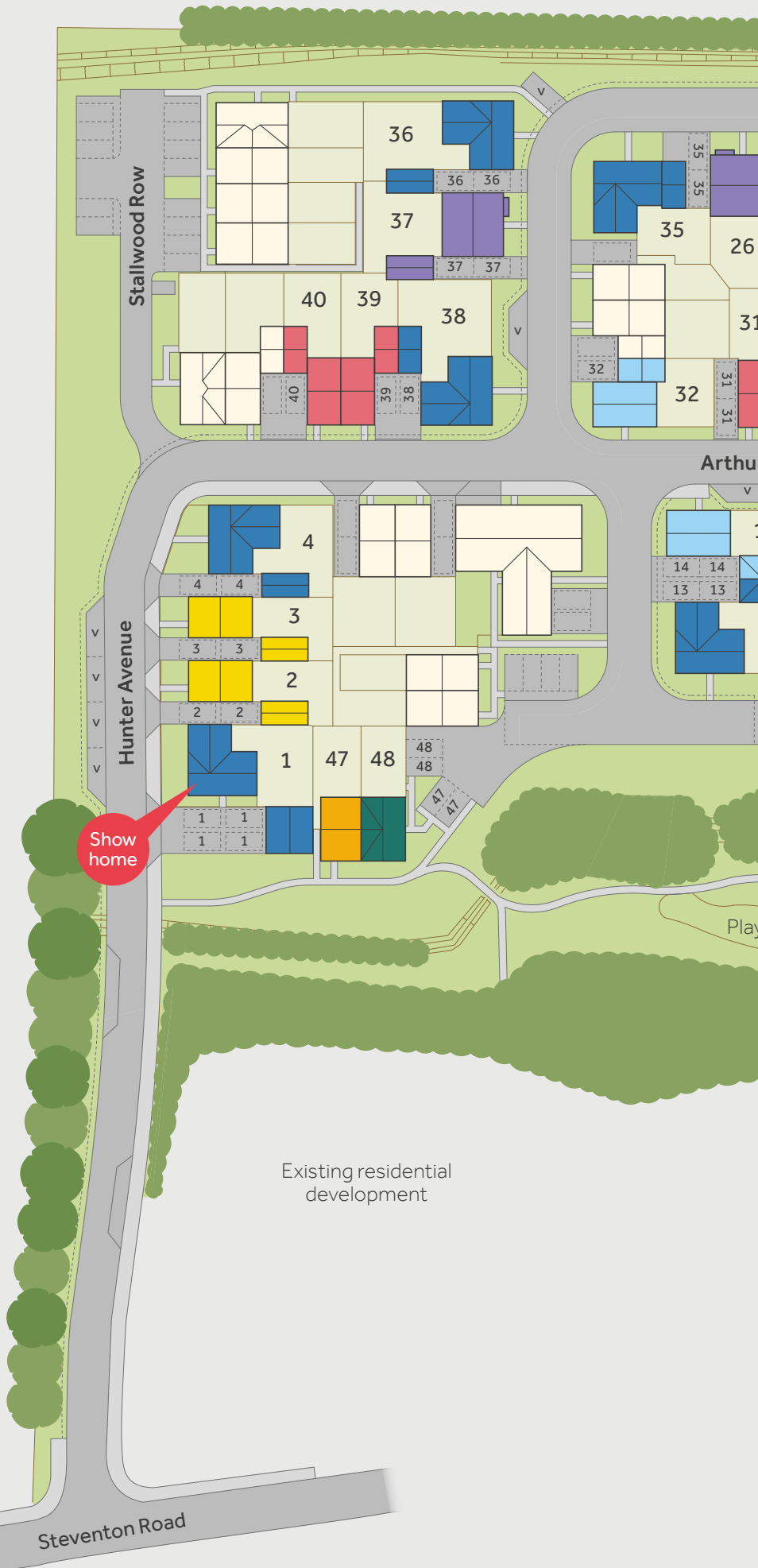
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Existing residential development



Existing residential development

Steventon Road



to East Hanney

The Nurseries East Hanney

Development layout





4 bedroom home

-  The Knightley
-  The Pembroke


3 bedroom home

-  The Becket
-  The Elmslie
-  The Eveleigh
-  The Mountford

2 bedroom home

-  The Ashbee
-  The Cartwright

-  Affordable housing

-  visitor parking space

Not to scale. Hedgehog highways to fences. 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 see our sales consultant for further details.



Specification

We give you so much more

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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Linden Homes, Cotswolds region
Cleeve Hall, Cheltenham Road, Bishops Cleeve, Cheltenham, Gloucestershire GL52 8GD. T: 01242 388 502
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East Hanney

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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.



Kitchen

| | 2 bedroom The Ashbee The Cartwright | 3 bedroom The Becket The Elmslie The Eveleigh The Mountford | 4 bedroom The Pembroke The Knightley |
|--|---|---|--|
| Symphony Konzept range kitchen | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ ■ | ■ ■ ■ ■ | |
| Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap | | | ■ ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | | ■ ■ | ■ ■ |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood | ■ ■ | ■ ■ ■ ■ | |
| Indesit hob (60cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel hood | | | ■ ■ |
| Track light fitting | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Fridge / freezer space | ■ ■ | ■ ■ ■ ■ | |
| Integrated (Indesit) 70/30 fridge-freezer | | | ■ ■ |
| Space for integrated dishwasher with plumbing and electrics | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Space for washing machine with plumbing and electrics in utility | | ■ ■ | ■ ■ |
| Space for washing machine with plumbing and electrics in kitchen | ■ ■ | ■ ■ | |

Bathrooms and en suite(s)

| | 2 bedroom The Ashbee The Cartwright | 3 bedroom The Becket The Elmslie The Eveleigh The Mountford | 4 bedroom The Pembroke The Knightley |
|--|---|---|--|
| Ideal Standard contemporary white Tempo Arc sanitary ware suite | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Ideal Standard close coupled WC to cloakroom | ■ | ■ ■ ■ ■ | ■ ■ |
| Ideal Standard low profile shower tray with glass enclosure | ■ | ■ ■ ■ ■ | ■ ■ |
| Handheld hair wash attachment | ■ | ■ ■ ■ ■ | ■ ■ |
| Shower over the bath | ■ | | |
| Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| White batten light holder | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Radiator in bathroom / en suite | ■ ■ | ■ ■ ■ ■ | ■ ■ |

Doors and Windows

| | 2 bedroom The Ashbee The Cartwright | 3 bedroom The Becket The Elmslie The Eveleigh The Mountford | 4 bedroom The Pembroke The Knightley |
|---|---|---|--|
| Front door with multi-point security locking system and security chain | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Front door number - chrome plated door numeral | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| PVCu double glazing to windows | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Double glazed PVCu French doors | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Internal ladder style doors with brass satin finish handles | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Paving outside French door and path to garage personnel door (where applicable) | ■ | ■ ■ ■ ■ | ■ ■ |

General

| | 2 bedroom The Ashbee The Cartwright | 3 bedroom The Becket The Elmslie The Eveleigh The Mountford | 4 bedroom The Pembroke The Knightley |
|---|---|---|--|
| White painted walls and smooth white ceilings | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Multi-media point in living room | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| TV point to family room (where applicable) | | | ■ ■ |
| Master telephone socket (plus to study where shown) | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s) | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Brushed chrome front porch light and wiring only to the rear door | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Mains operated doorbell (push), satin chrome finish | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Mains wired smoke detectors with battery back-up | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Battery powered carbon monoxide detector (wall mounted) to be provided on ground floor | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Power and lighting to 'on plot' garage (where applicable) | ■ ■ | ■ ■ | ■ ■ |
| Outside tap | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| Enclosed fenced rear garden, and garden gate (where applicable) | ■ | ■ ■ ■ ■ | ■ ■ |
| Landscaping to front gardens | ■ ■ | ■ ■ ■ ■ | ■ ■ |
| 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 Cartwright

2 bedroom home

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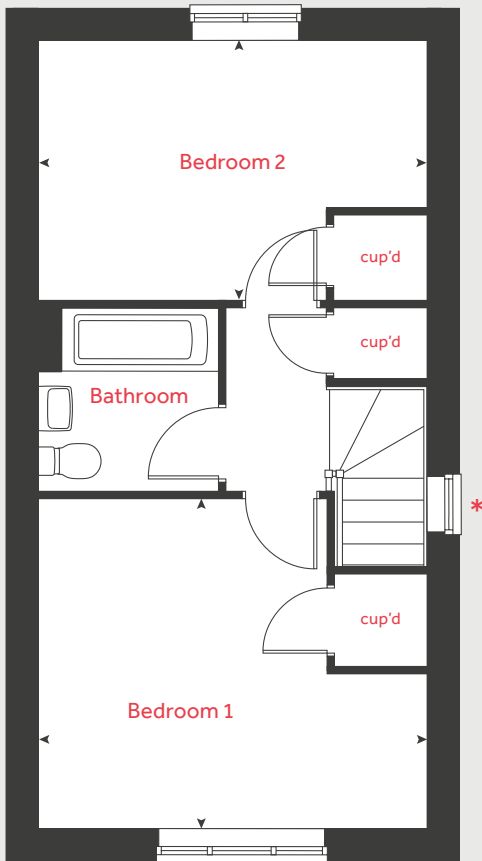
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The Cartwright

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.88m x 2.16m 16' 0" x 7' 1"

Living room

4.25m x 3.62m 13' 11" x 11' 10"

First floor

Bedroom 1

4.25m x 3.61m 13' 11" x 11' 10"

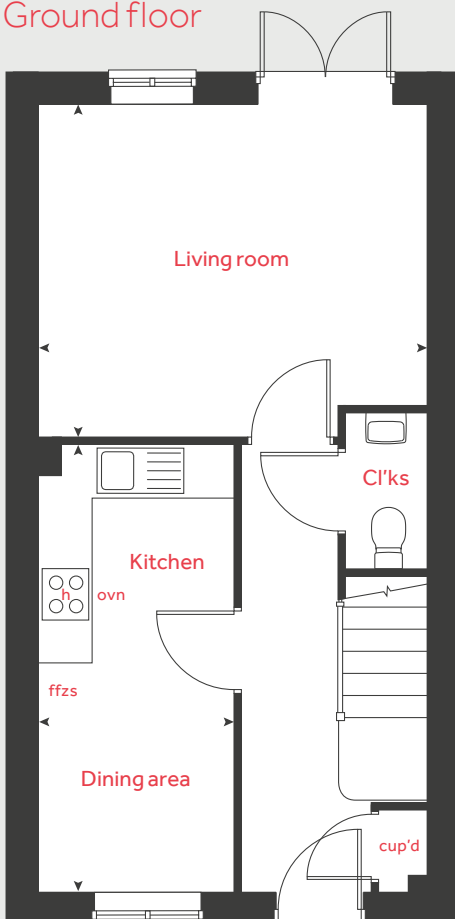
Bedroom 2

4.25m x 2.81m 13' 11" x 9' 2"

| | | | |
|------|----------------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | < > | measuring points |
| ffzs | fridge freezer space | | |

* Window applies to selected plots only.
Please see sales consultant for further details.

Ground floor



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The Ashbee

2 bedroom home

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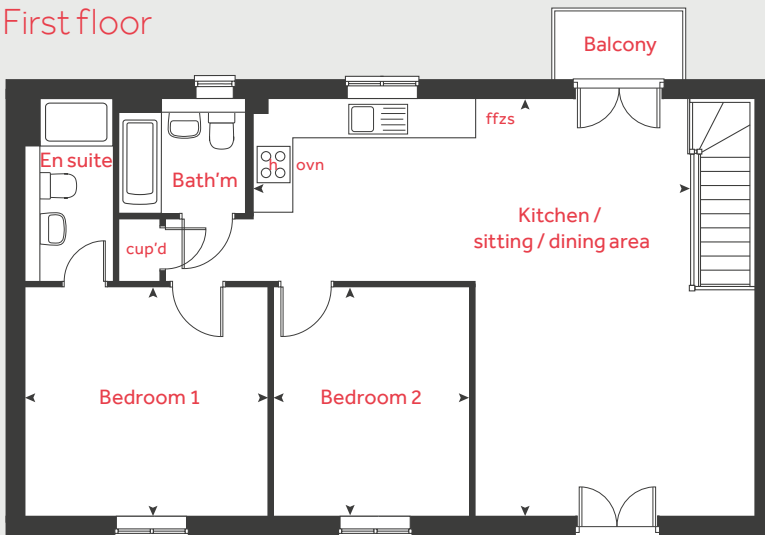
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The Ashbee

2 bedroom home

First floor



First floor

Kitchen / sitting / dining area

6.89m x 6.04m 22' 7" x 19' 8"

Bedroom 1

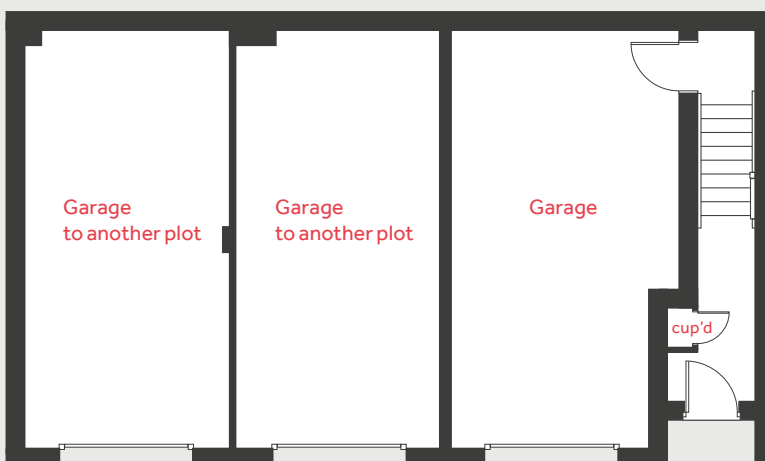
3.94m x 2.88m 12' 11" x 9' 5"

Bedroom 2

2.90m x 2.59m 9' 6" x 8' 6"

| | | | |
|------|----------------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | ◀ ▶ | measuring points |
| ffzs | fridge freezer space | | |

Ground floor



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The Elmslie

3 bedroom home

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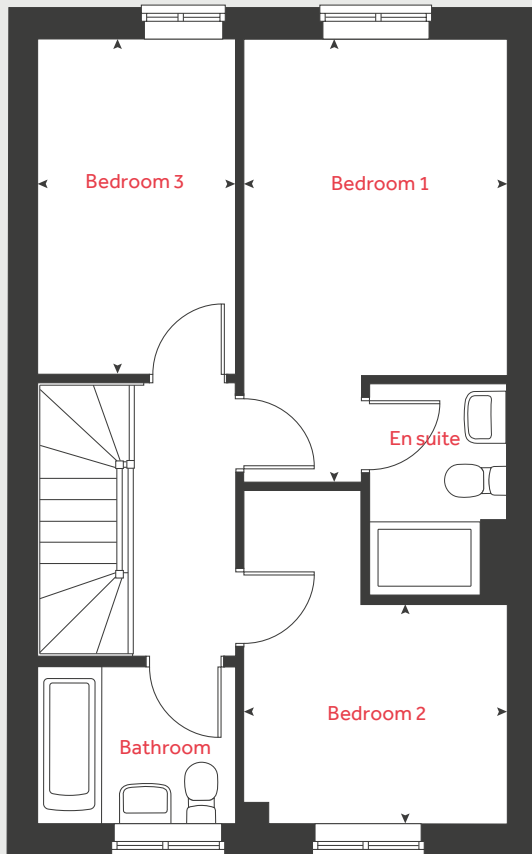
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.75m x 2.91m 15' 7" x 9' 7"

Living room

5.09m x 3.63m 16' 8" x 11' 11"

First floor

Bedroom 1

3.61m x 2.85m 12' 0" x 9' 4"

Bedroom 2

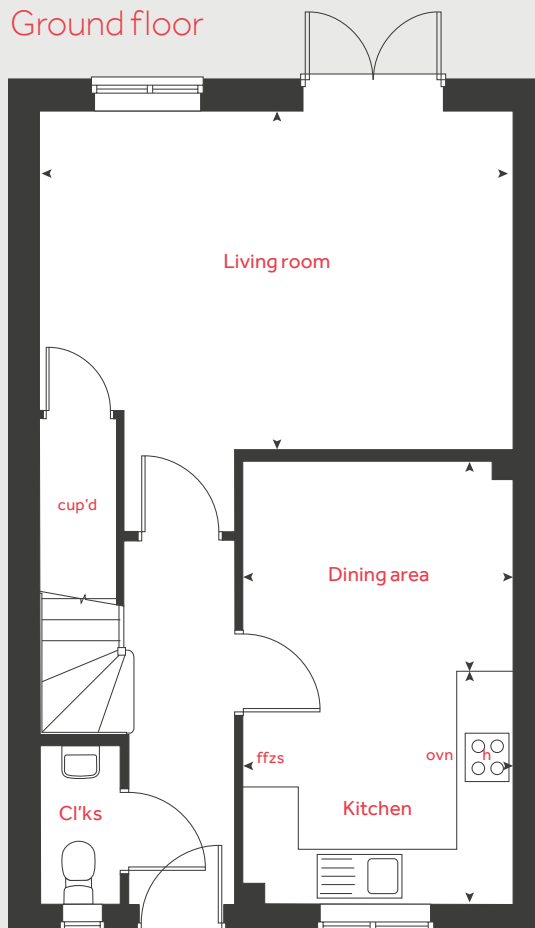
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.64m x 2.15m 11' 11" x 7' 1"

| | | | |
|------|----------------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | ◀ ▶ | measuring points |
| ffzs | fridge freezer space | | |

Ground floor



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The Becket

3 bedroom home

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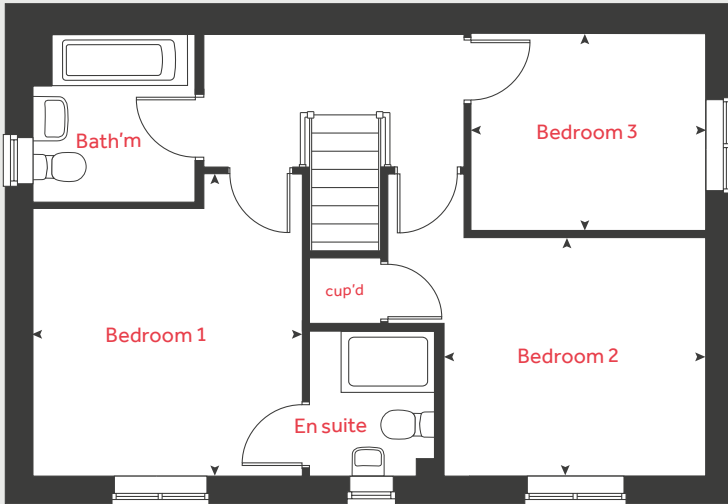
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.90m 18' 4" x 9' 6"

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

First floor

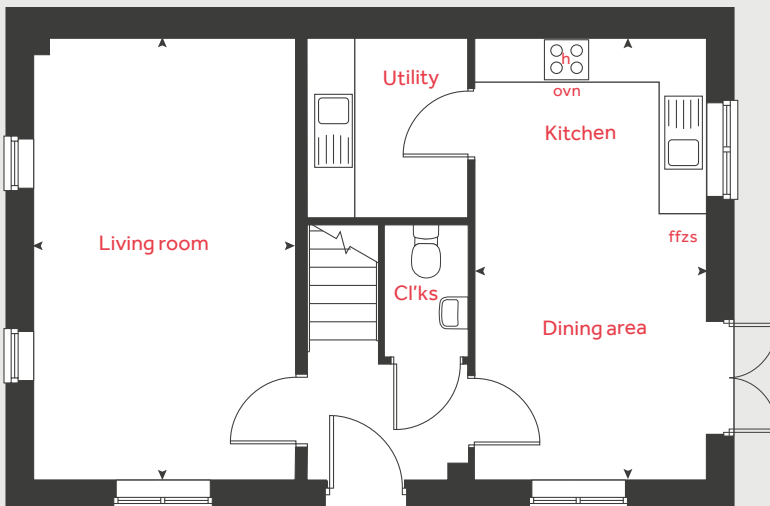
Bedroom 1
3.40m x 3.33m 11' 2" x 11' 1"

Bedroom 2
3.34m x 3.01m 10' 12" x 9' 10"

Bedroom 3
2.99m x 2.51m 9' 10" x 8' 3"

h hob cup'd cupboard
ovn oven < > measuring points
ffzs fridge freezer space

Ground floor



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The Mountford

3 bedroom home

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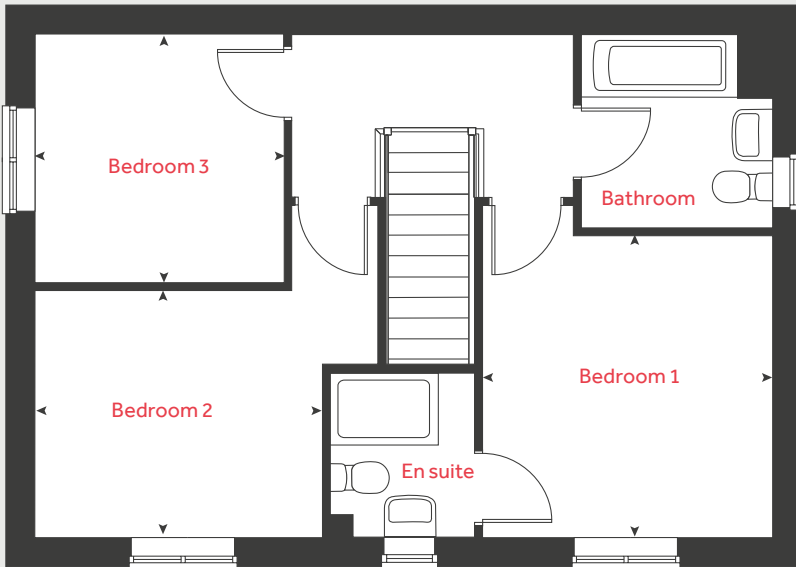
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The Mountford

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.64m x 3.29m 18' 6" x 10' 9"

Living room
5.64m x 3.17m 18' 6" x 10' 4"

First floor

Bedroom 1
3.39m x 3.22m 11' 1" x 10' 7"

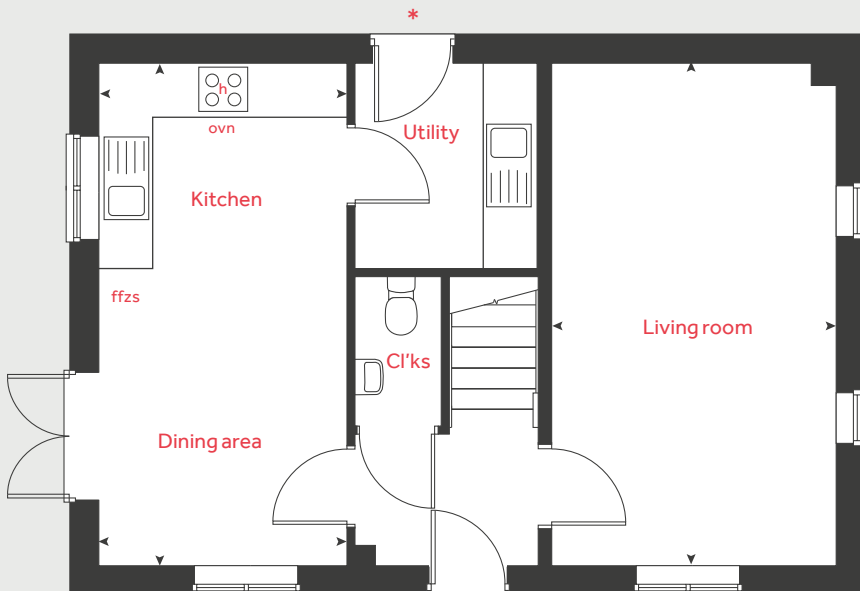
Bedroom 2
3.17m x 2.78m 10' 5" x 9' 1"

Bedroom 3
2.90m x 2.79m 9' 6" x 9' 2"

| | | | |
|------|----------------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | ◀ ▶ | measuring points |
| ffzs | fridge freezer space | | |

* Rear door applies to selected plots only.
Please see sales consultant for further details.

Ground floor



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The Eveleigh

3 bedroom home

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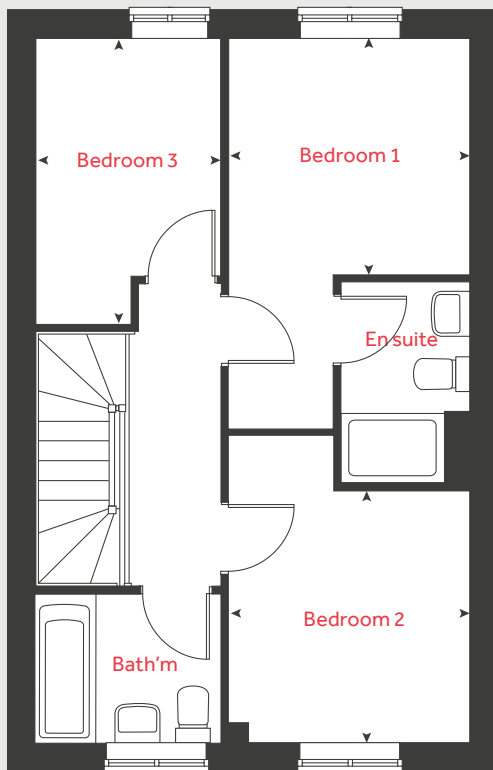
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The Eveleigh

3 bedroom home

First floor



Ground floor

Kitchen / dining area
4.82m x 2.84m 15' 9" x 9' 4"

Living room
5.03m x 3.23m 16' 6" x 10' 7"

First floor

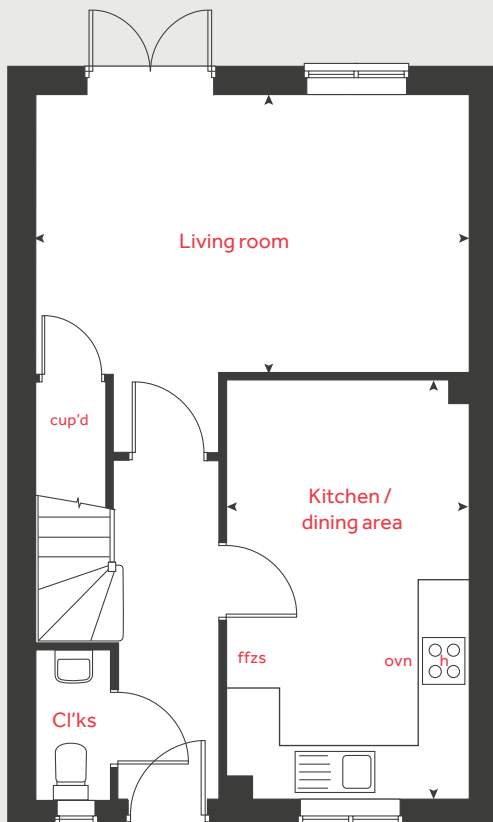
Bedroom 1
2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3
3.19m x 2.12m 10' 6" x 7' 0"

| | | | |
|------|----------------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | < > | measuring points |
| ffzs | fridge freezer space | | |

Ground floor



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The Knightley

4 bedroom home

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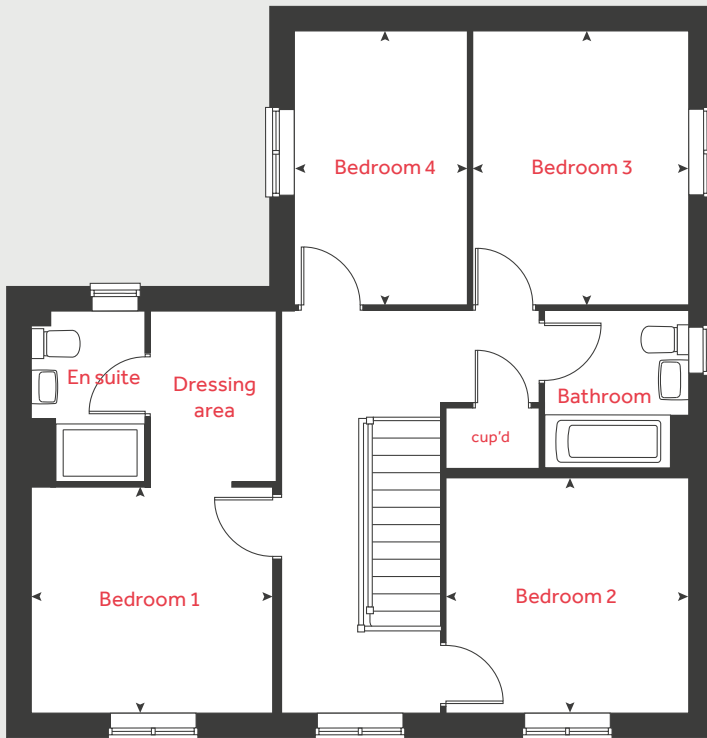
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The Knightley

4 bedroom home

First floor



Ground floor

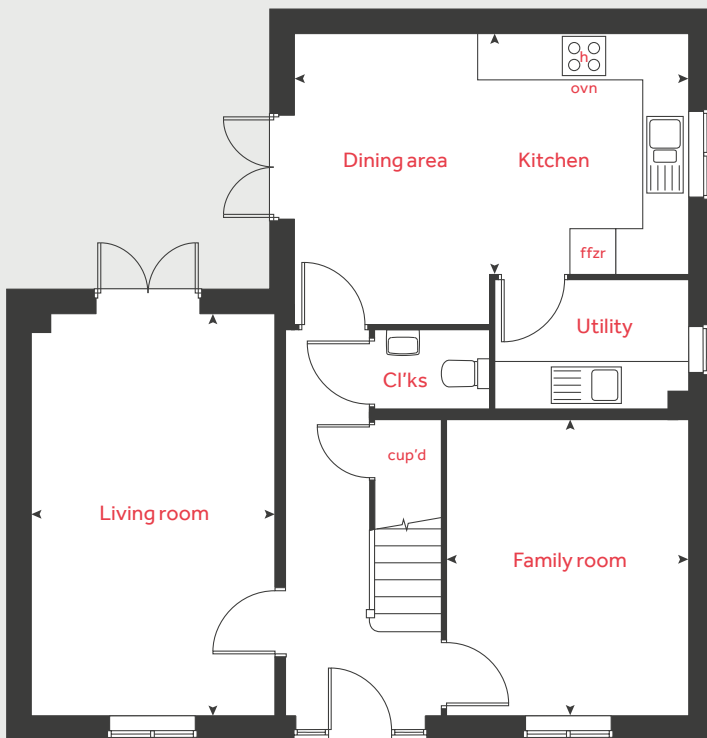
| | | |
|-----------------------|---------------|------------------|
| Kitchen / dining area | 5.30m x 3.23m | 17' 5" x 10' 7" |
| Living room | 5.42m x 3.23m | 17' 9" x 10' 7" |
| Family room | 3.99m x 3.25m | 12' 11" x 10' 7" |

First floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.25m x 3.02m | 10' 8" x 9' 10" |
| Bedroom 2 | 3.25m x 3.18m | 10' 8" x 10' 5" |
| Bedroom 3 | 3.66m x 2.91m | 12' 0" x 9' 7" |
| Bedroom 4 | 3.66m x 2.33m | 12' 0" x 7' 7" |

| | | | |
|------|----------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | < > | measuring points |
| ffzr | fridge freezer | | |

Ground floor



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The Pembroke

4 bedroom home

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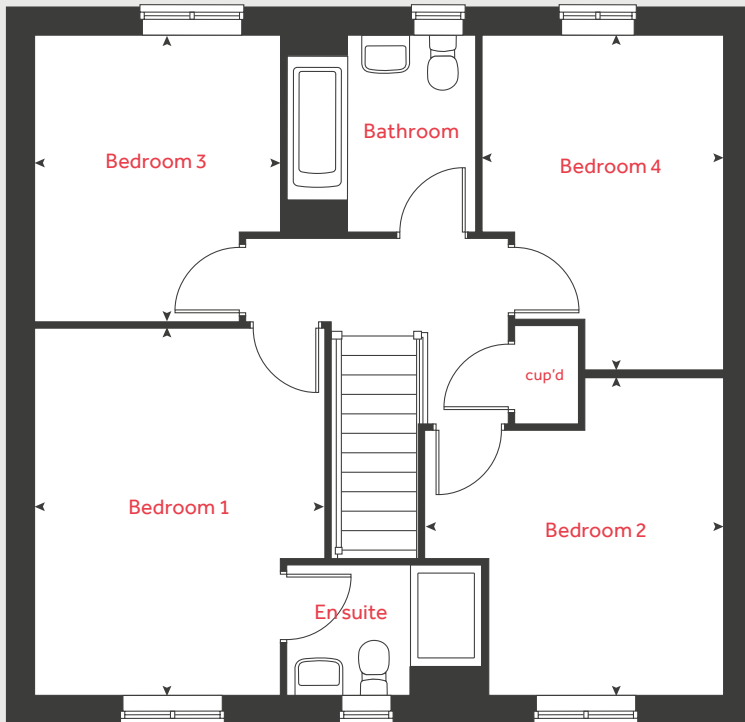
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The Pembroke

4 bedroom home

First floor



Ground floor

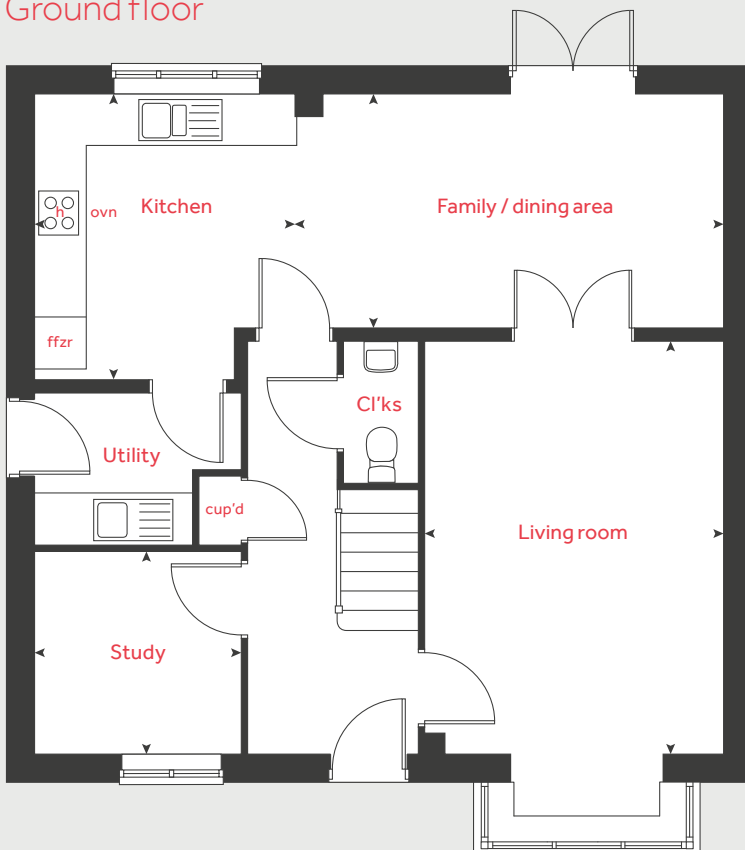
| | | |
|-----------------------------|---------------|-----------------|
| Kitchen | 3.40m x 3.28m | 11' 2" x 10' 9" |
| Living room | 4.88m x 3.52m | 16' 0" x 11' 7" |
| Family / dining area | 5.32m x 2.80m | 17' 5" x 9' 2" |
| Study | 2.44m x 2.40m | 8' 0" x 7' 10" |

First floor

| | | |
|------------------|---------------|-----------------|
| Bedroom 1 | 4.32m x 3.43m | 14' 2" x 11' 3" |
| Bedroom 2 | 3.76m x 3.52m | 12' 4" x 11' 7" |
| Bedroom 3 | 3.40m x 2.90m | 11' 2" x 9' 6" |
| Bedroom 4 | 3.96m x 2.85m | 13' 0" x 9' 4" |

| | | | |
|------|----------------|-------|------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | ◀ ▶ | measuring points |
| ffzr | fridge freezer | | |

Ground floor



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