

Haddon Green

Norman Cross, Peterborough



Linden
HOMES



A taste of local life

Haddon Green

Norman Cross, Peterborough PE7 3TB | 01733 592 940

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Welcome to Haddon Green



A collection of 3, 4 & 5 bedroom homes five miles southwest of Peterborough city centre

Situated five miles southwest of Peterborough city centre, Haddon Peake is one of our new housing developments that offers the best of both worlds. You can enjoy life amongst the villages, with the option to venture into more bustling urban areas.

Our new houses and apartments near Stilton and Yaxley have 3, 4 & 5-bedroom options, making them the perfect choice for first-time buyers and growing families alike. Both villages steeped in history, with old buildings that give each area a unique charm. When it comes to amenities, you'll be situated within reach of schools, employment opportunities in cities, and a road network that'll get you to London and more local destinations.

Those seeking out a village setting will be pleased to know that Stilton is a four-minute drive away from our new homes for sale. This village – thought to be the original home of its namesake cheese – is surrounded by the beautiful Cambridgeshire countryside and has a handful of old inns such as The Talbot Inn and The Bell Inn Hotel. You can easily access the village off the A1 via the B1043.

Haddon Green is part of the larger consortium, Great Haddon Wood, a large parcel of land undergoing a significant program for new homes and building a new and thriving community with sustainability as a key part of its focus.

Keep a look out for Great Haddon Wood when trying to find us!





The perfect position

Education for everyone

When deciding on a new home for you and the family, we understand how important it is to be able to choose a good school. The good news is that Peterborough is noted for its array of excellent schools.

With renowned state schools including the 'Good' Stanground Academy, 'Good' rated Braybrook Primary School, and St John's Primary School nearby, you'll be spoiled for choice living in one of our new homes near Peterborough.



Yaxley football club
1.6 miles | 5 mins drive



Co-op
2.0 miles | 6 mins drive



Elton Furze Golf Club
6.3 miles | 9 mins drive





Queensgate shopping Centre
10.3 miles | 16 mins drive





Haddon Green

Ferry Meadows
5.4 miles | 8 mins drive



Boongate retail park
8.6 miles | 10 mins drive



Vivacity Premier Fitness
3.6 miles | 10 mins drive



Dobbies Garden Centre
3.1 miles | 9 mins drive



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream 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 moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

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**.

Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions



Haddon Green

Norman Cross,
Peterborough PE7 3TB

From A1 - junction 16

- Take the exit to Norman Cross
- Exit onto the a15 London Road towards Yaxley and Haddon
- Follow the road
- Turn left off the A15 on to Central Boulevard



Cover photograph of local countryside. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Linden homes Limited, East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396600.

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Development plan

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Haddon Green Peterborough



5 bedroom home

- The Fletcher

4 bedroom homes

- Sage Home
- The Burnet
- The Knightley
- The Leverton
- The Mylne
- The Pembroke

3 bedroom homes

- The Aslin
- The Eveleigh
- The Mountford

Pre-sold homes

- 1 & 2 bedroom apartments
- 2 bedroom homes
- 4 bedroom homes

- V Visitor parking space
- SUDS Sustainable drainage systems
- ESS Energy storage system

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



Specification

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Peterborough

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



Kitchen

3 bedroom
The Mountford

4 bedroom
The Mylne
The Leverton
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 (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■					
Indesit hob (60 cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood		■	■	■	■	■
White pendant light holder	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen		■				
Space for washing machine with plumbing and electrics in utility	■		■	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal Standard shower tray with glass enclosure in ensuite	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■

Doors and Windows

3 bedroom
The Mountford

4 bedroom
The Mylne
The Leverton
The Pembroke
The Knightley

5 bedroom
The Fletcher

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

General

White painted walls and smooth white ceilings	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to lounge	■	■	■	■	■	■
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)	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■
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 Mountford

3 bedroom home

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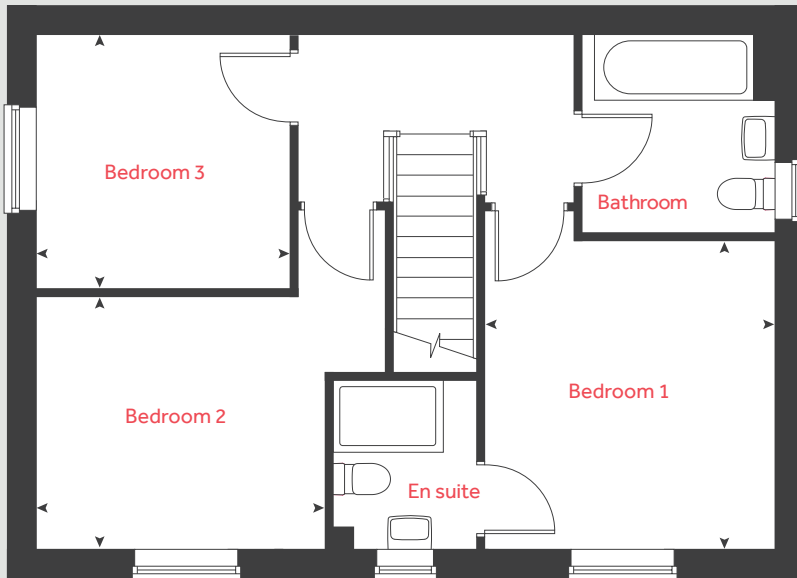
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The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Living room	5.59 x 3.12	18'4" x 10'3"
Kitchen / dining area	5.59 x 2.70	18'4" x 8'10"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.18	11'0" x 10'5"
Bedroom 2	3.14 x 2.74	10'4" x 9'0"
Bedroom 3	2.76 x 2.76	9'1" x 9'1"

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

The Mountford | CMOU011A HADDON |

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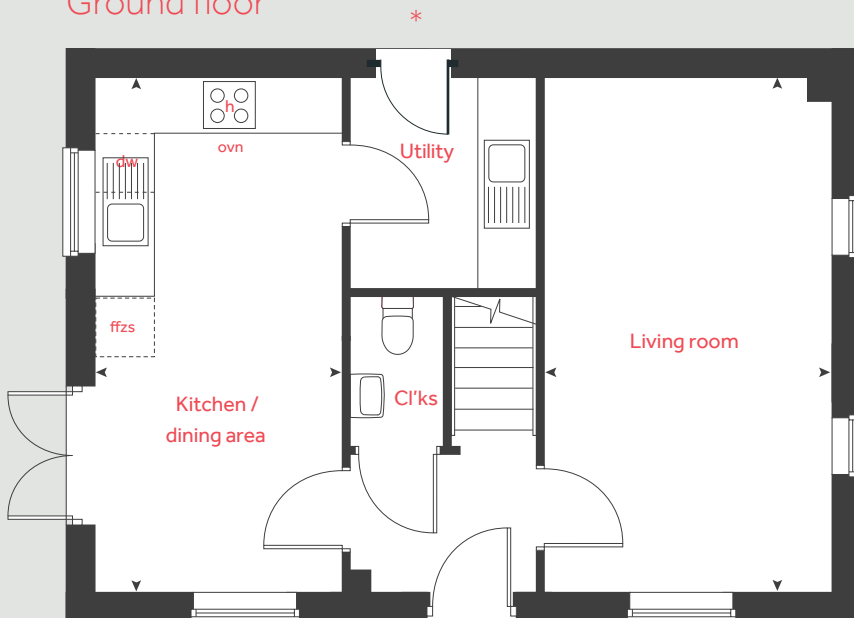
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* Door applicable to plot 147 only. Please see sales consultant for further information

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Ground floor



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The Eveleigh

3 bedroom home

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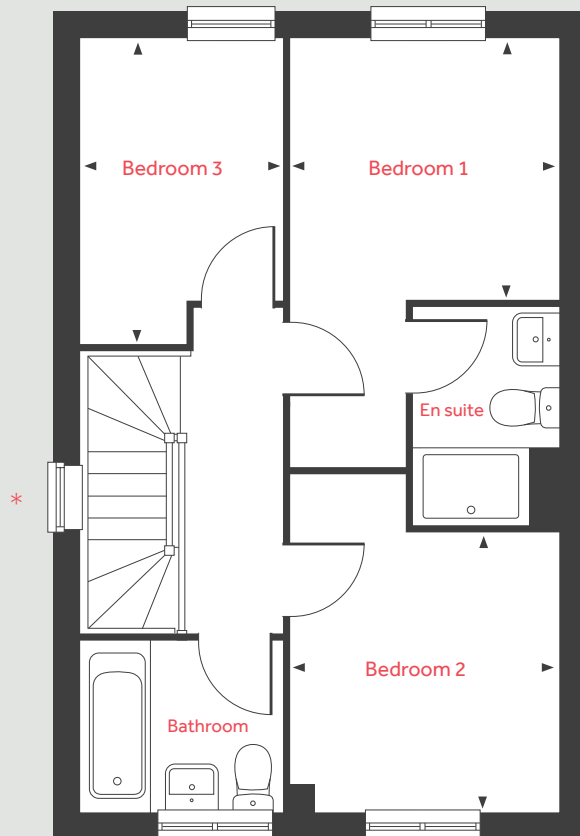
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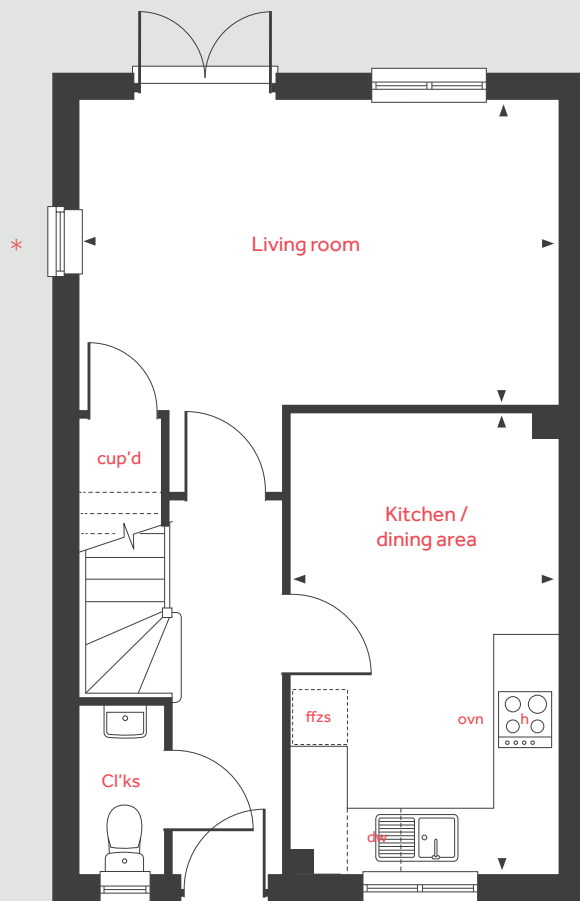
The Eveleigh

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.98 x 3.19	16'4" x 10'6"
Kitchen / dining area	4.78 x 2.80	15'8" x 9'2"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9'1" x 8'11"
Bedroom 2	2.89 x 2.77	9'6" x 9'1"
Bedroom 3	3.19 x 2.12	10'6" x 6'11"

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

The Eveleigh | CEVE011A HADDON |

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* Window applicable for plot 105 only. Please see sales consultant for further information

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The Aslin

3 bedroom home

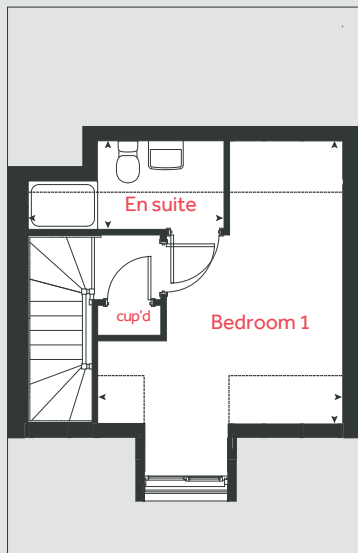
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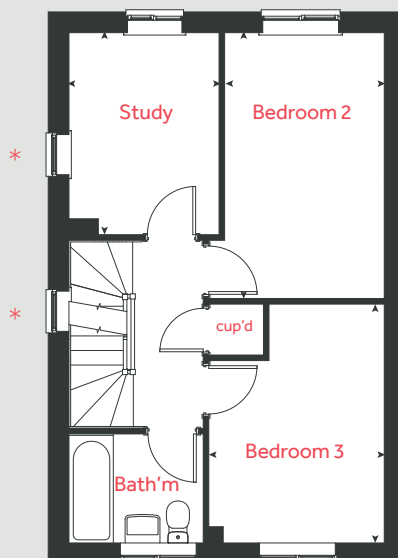
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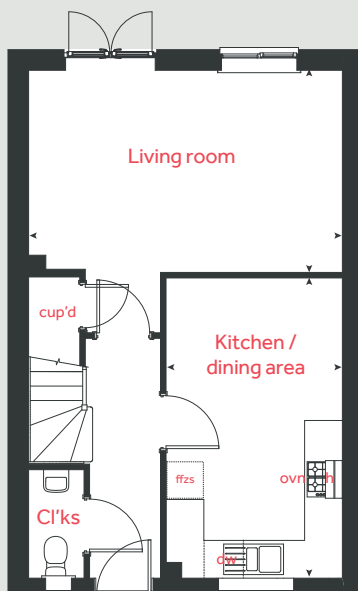
Second floor



First floor



Ground floor



The Aslin

3 bedroom home

Ground floor	metres	feet / inches
Living room	4.98 x 3.21	16'4" x 10'6"
Kitchen / dining area	4.77 x 2.80	15'8" x 9'2"

First floor	metres	feet / inches
Study	3.19 x 2.37	10'6" x 7'9"
Bedroom 2	4.20 x 2.52	13'9" x 8'3"
Bedroom 3	4.29 x 2.77	14'1" x 9'1"

Second floor	metres	feet / inches
Bedroom 1	4.30 x 3.88	14'1" x 12'9"

ovn	oven	cup'd	cupboard
h	hob	◀ ▶	measuring points
dw	dishwasher space	- - -	reduced ceiling height
ffzs	fridge freezer space		

The Aslin | CASL011A HADDON |

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* Window not applicable to plot 136 and 153 only. Please see sales consultant for further information

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The Pembroke

4 bedroom home

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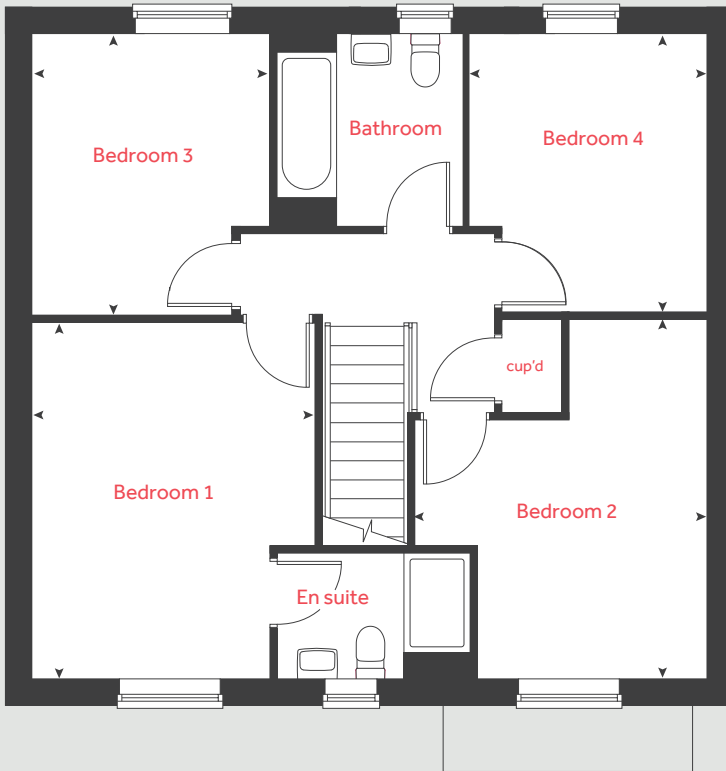
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The Pembroke

4 bedroom home

First floor

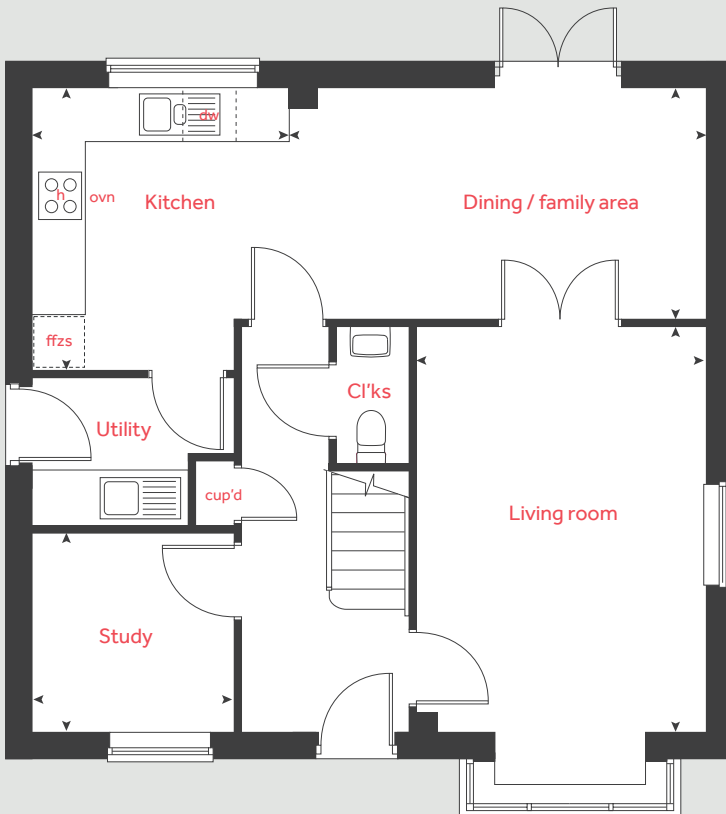


Ground floor	metres	feet / inches
Living room	4.83 x 3.49	15'10" x 11'5"
Kitchen	3.35 x 3.05	11'0" x 10'0"
Dining / family area	5.02 x 2.75	16'6" x 9'0"
Study	2.40 x 2.36	7'10" x 7'9"

First floor	metres	feet / inches
Bedroom 1	4.28 x 3.39	14'1" x 11'1"
Bedroom 2	4.31 x 2.74	14'2" x 9'0"
Bedroom 3	3.36 x 2.87	11'0" x 9'5"
Bedroom 4	3.33 x 2.81	10'11" x 9'3"

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

Ground floor



The Pembroke | CPEM001A HADDON |

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* Omit window to plot 145 only. Please see sales consultant for further information

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The Mylne

4 bedroom home

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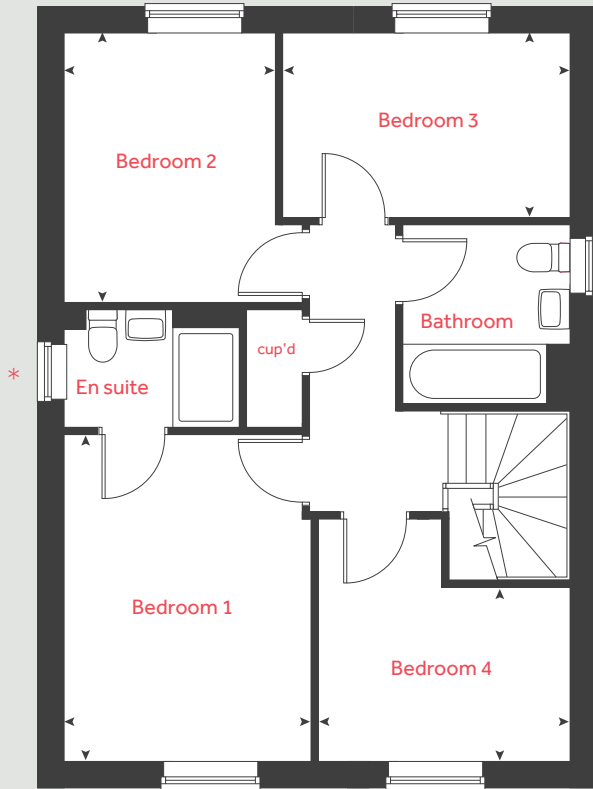
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The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Living room	4.84 x 3.40	15'11" x 11'2"
Kitchen	4.38 x 3.07	14'4" x 10'1"
Dining / family area	3.76 x 2.97	12'4" x 9'9"

First floor

Bedroom 1	3.94 x 2.95	12'11" x 9'8"
Bedroom 2	3.21 x 2.52	10'6" x 8'3"
Bedroom 3	3.43 x 2.19	11'3" x 7'2"
Bedroom 4	3.00 x 2.08	9'10" x 6'10"

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

The Mylne | CMYL011A HADDON |

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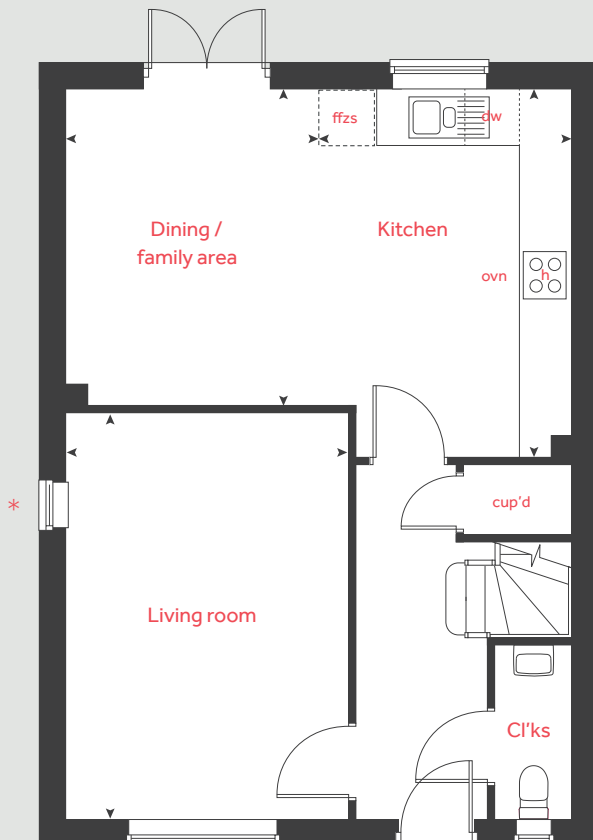
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* Window applicable for plot 138 only. Please see sales consultant for further information

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Ground floor



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The Leverton

4 bedroom home

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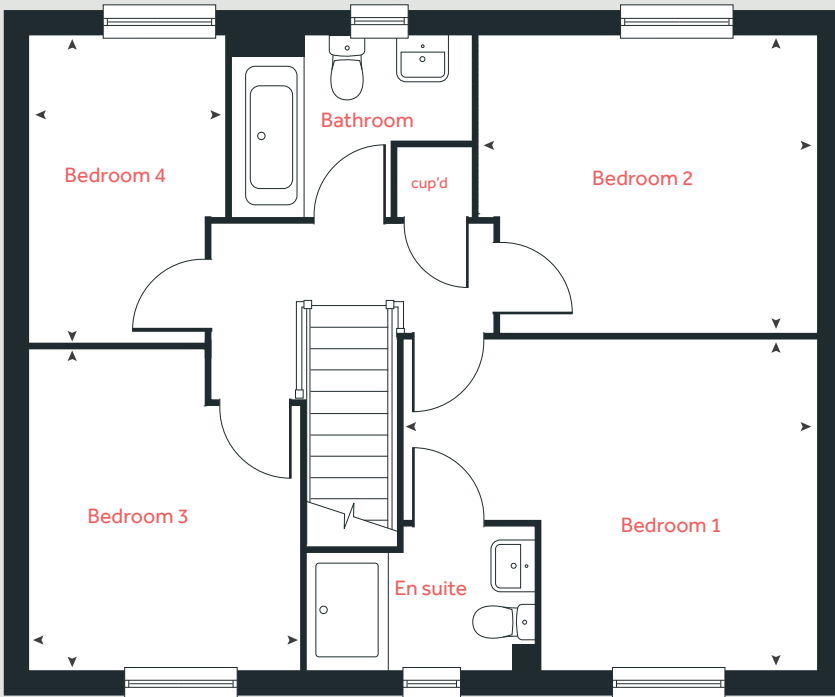
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The Leverton

4 bedroom home

First floor



Ground floor	metres	feet / inches
Living room	4.81 x 3.40	15'9" x 11'2"
Kitchen	2.98 x 2.77	9'9" x 9'1"
Dining area	3.95 x 2.81	13'0" x 9'3"
Study	3.40 x 1.82	11'2" x 6'0"

First floor	metres	feet / inches
Bedroom 1	4.39 x 3.48	14'5" x 11'5"
Bedroom 2	3.56 x 3.15	11'8" x 10'4"
Bedroom 3	3.37 x 2.87	11'1" x 9'5"
Bedroom 4	3.26 x 2.07	10'8" x 6'9"

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

The Leverton | CLEV001A HADDON |

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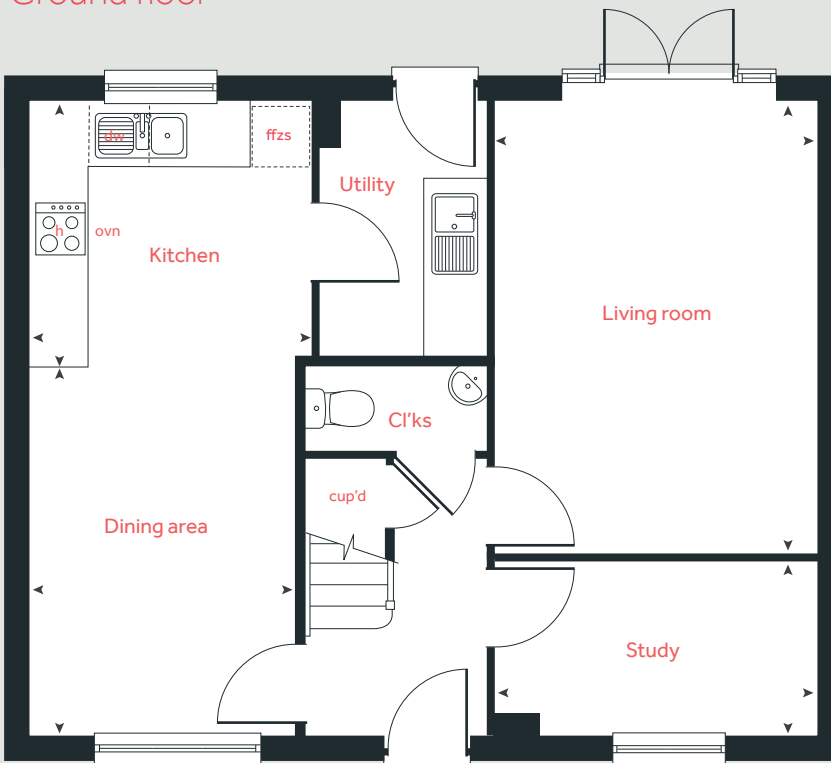
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Ground floor



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The Knightley

4 bedroom home

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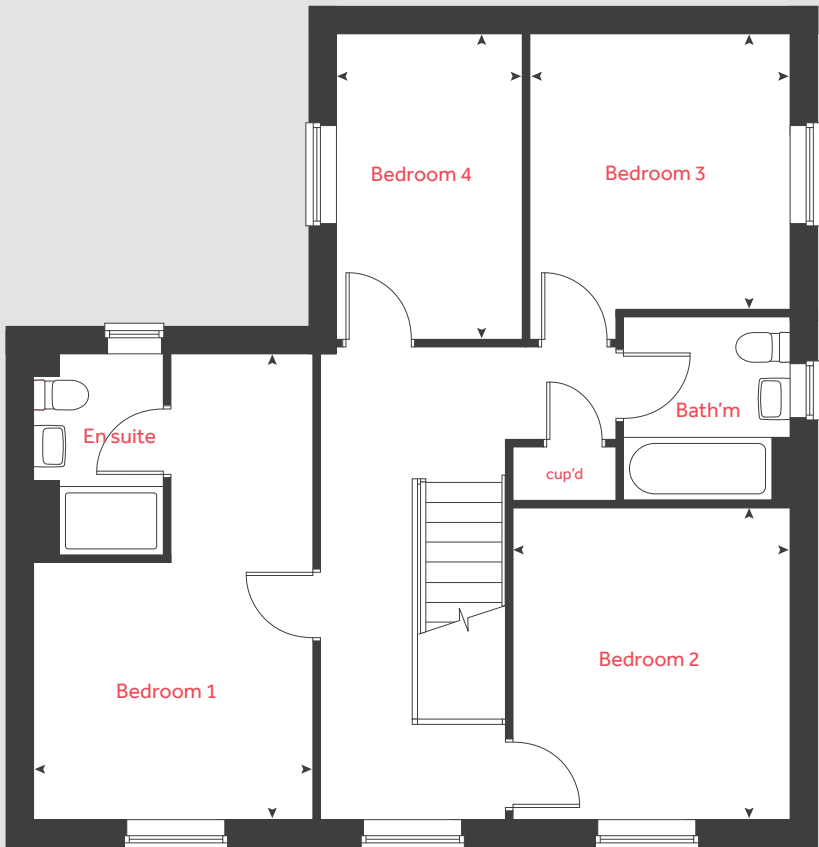
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The Knightley

4 bedroom home

First floor



Ground floor	metres	feet / inches
Living room	5.37 x 3.23	17'7" x 10'7"
Kitchen	3.20 x 2.85	10'6" x 9'4"
Dining area	3.79 x 2.40	12'5" x 7'11"
Family room	3.94 x 3.22	12'11" x 10'7"

First floor	metres	feet / inches
Bedroom 1	3.20 x 2.99	10'6" x 9'10"
Bedroom 2	3.59 x 3.22	11'9" x 10'7"
Bedroom 3	3.18 x 3.02	10'5" x 9'11"
Bedroom 3	3.53 x 2.15	11'7" x 7'1"

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

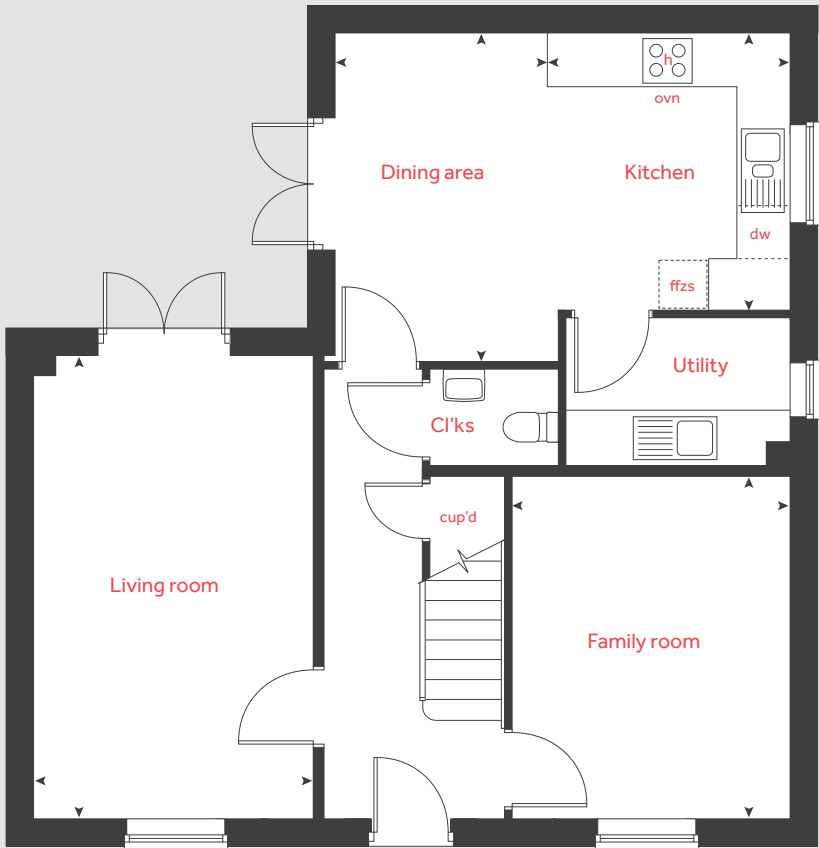
The Knightley | CKNI001A HADDON |

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Ground floor





The Burnet

4 bedroom home

Haddon Green

Norman Cross, Peterborough PE7 3TB | **01733 592 940**

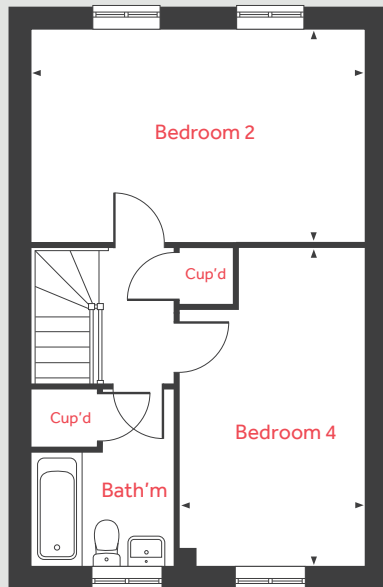
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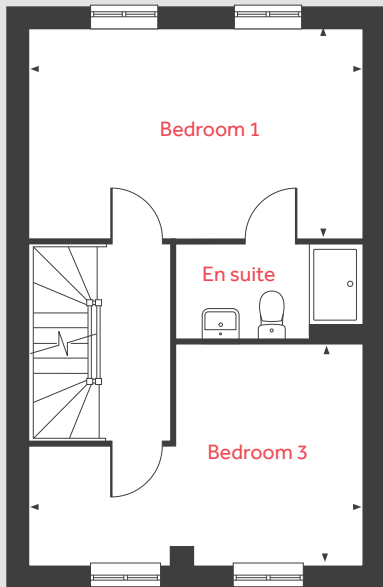
The Burnet

4 bedroom home

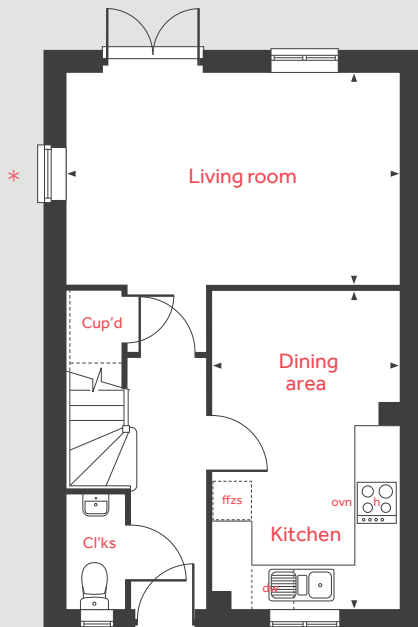
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.98 x 3.19	16' 4" x 10' 4"
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"

First floor	metres	feet / inches
Bedroom 1	4.98 x 3.19	16' 4" x 10' 8"
Bedroom 3	4.98 x 3.26	16' 4" x 10' 9"

Second floor	metres	feet / inches
Bedroom 2	4.98 x 3.19	16' 4" x 10' 6"
Bedroom 4	4.47 x 2.78	15' 8" x 9' 1"

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

The Burnet | CBUR011A HADDON |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

* Window applicable for plot 1 only. Please see sales consultant for further information

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The Fletcher

5 bedroom home

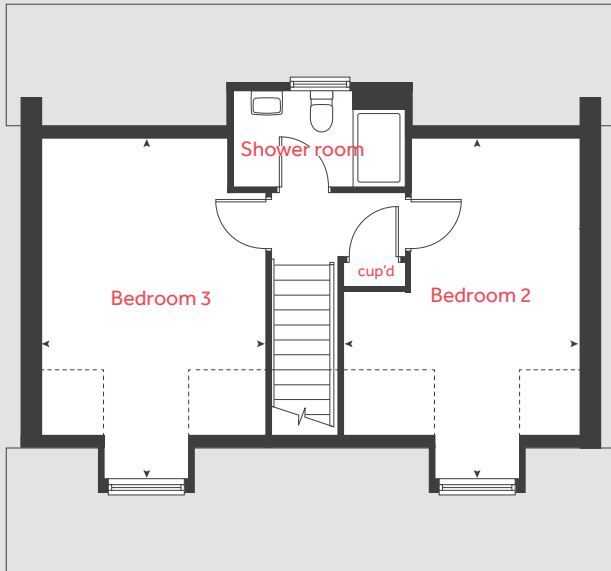
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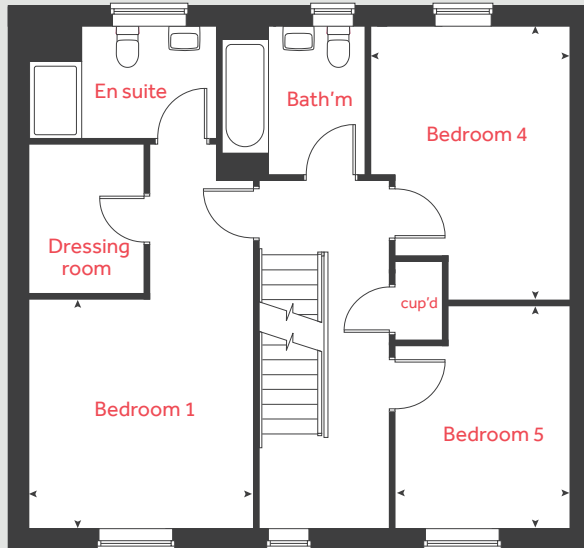
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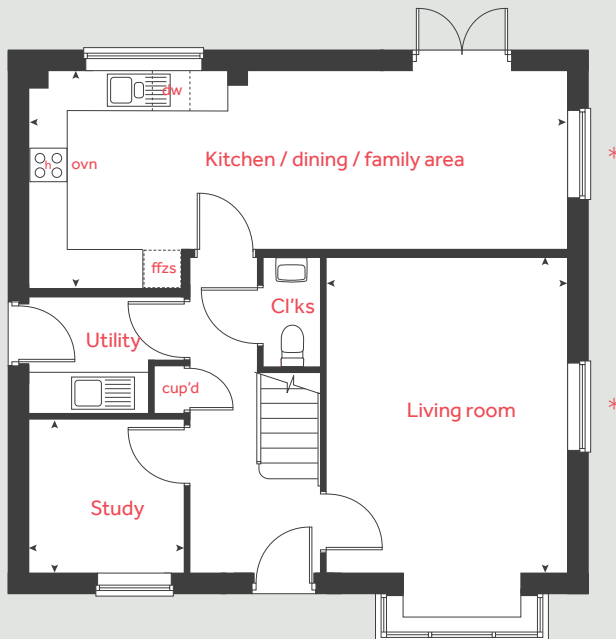
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Ground floor	metres	feet / inches
Living room	4.83 x 3.34	15' 10" x 12' 2"
Kitchen / dining area	8.29 x 3.34	27' 2" x 11' 0"
Study	2.41 x 2.37	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	3.52 x 3.46	11' 7" x 11' 4"
Bedroom 4	4.47 x 3.05	13' 10" x 10' 0"
Bedroom 5	2.67 x 3.42	8' 9" x 11' 3"

Second floor	metres	feet / inches
Bedroom 2	5.50 x 3.66	18' 0" x 12' 0"
Bedroom 3	5.50 x 3.46	13' 8" x 11' 4"

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

The Fletcher | CFLE001A HADDON |

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* Window applicable for plot 10 only. Please see sales consultant for further information

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