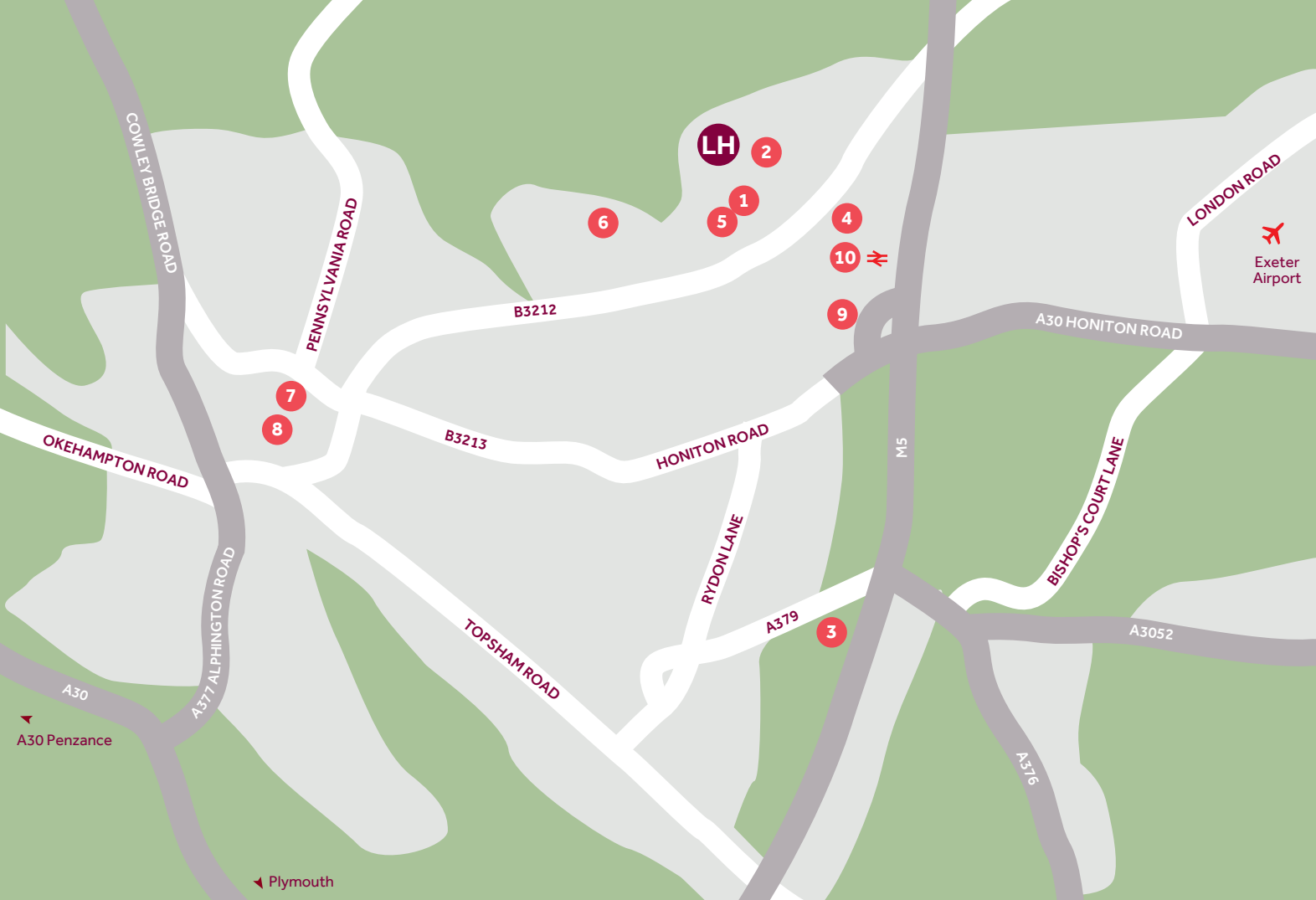


# Harrington Park

Pinhoe



**Linden**  
HOMES



## Around the local neighbourhood

- |  |   |  |
|--|---|--|
| <b>1</b> Pinhoe Village Shops<br>EX4 9EY                             | <b>5</b> Exeter Community Hospital<br>EX1 3RB   | <b>8</b> Exeter Cathedral<br>EX1 1HS                 |
| <b>2</b> Pinhoe Primary School<br>EX4 8PE                            | <b>6</b> Northbrook Swimming Pool<br>EX4 8LZ    | <b>9</b> Exeter College Technology Centre<br>EX1 3RW |
| <b>3</b> Sandy Park stadium,<br>Home of the Exeter Chiefs<br>EX2 7NN | <b>7</b> Princesshay Shopping Centre<br>EX1 1QA | <b>10</b> Pinhoe Train Station<br>EX1 3SY            |
| <b>4</b> Sainsbury's<br>EX1 3PF                                      |   |  |

## Harrington Park Pinhoe

A collection of energy efficient and stylish 1, 2, 3, 4 and 5 bedroom homes in the sought after location of Pinhoe in Exeter.

These new homes are well located to enjoy the best of both worlds - this sought after location benefits from being in close proximity to the centre of Exeter, Topsham and a number of stunning local rural and coastal towns and villages.

Pinhoe has a wealth of options for local education, with a great selection of 'Outstanding' and 'Good' Ofsted-rated schooling options close to home.

For travel and commuting, Harrington Park benefits from excellent road links to the M5 providing easy access to Cornwall and Bristol. Pinhoe train station is just a 15-minute walk and offers easy links to London Paddington (just two hours away by train) and to add to this, Exeter airport is just a short drive away and offers a number of domestic and international flights.



# Harrington Park Pinhoe

## Development layout



### 5 bedroom home

- The Collcutt
- The Lutyens

### 4 bedroom home

- The Aldridge
- The Cottingham
- The Grainger
- The Kempthorne
- The Mylne
- The Crescent
- The Spring

### 3 bedroom home

- The Elmslie
- The Becket
- The Summer

### 2 bedroom home

- Sandstone House
- The Cartwright
- The Ashbee

### 2 bedroom apartment

- Limestone Mews

### 1 and 2 bedroom apartment

- Granite House
- Marble House
- Quartz House

Affordable housing

Shared ownership housing

cs cycle store      bs bin store  
leap local equipped area of play      v visitor parking space

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.





# The Ashbee

2 bedroom home

**Harrington Park**

Pinhoe, Exeter EX4 8NS | 01392 339940

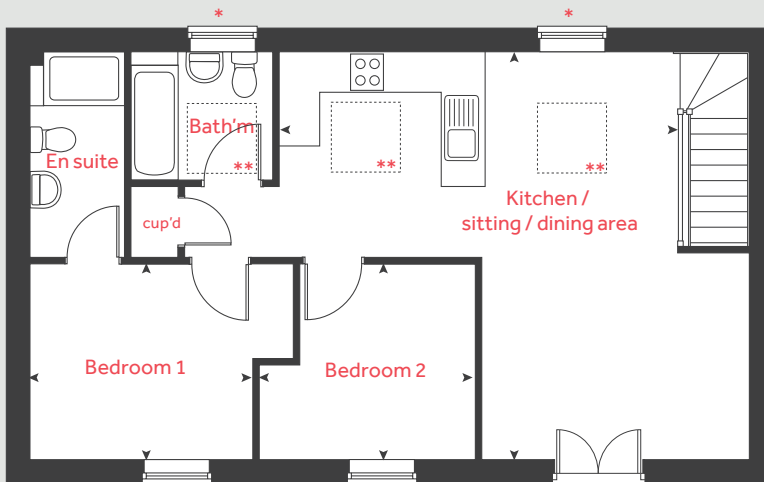
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# The Ashbee

## 2 bedroom home

### First floor



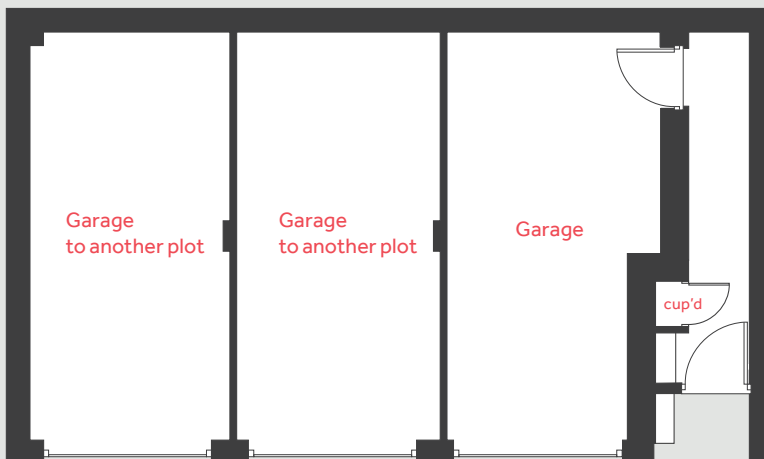
### First floor

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  
3.22m x 2.88m 10' 7" x 9' 5"

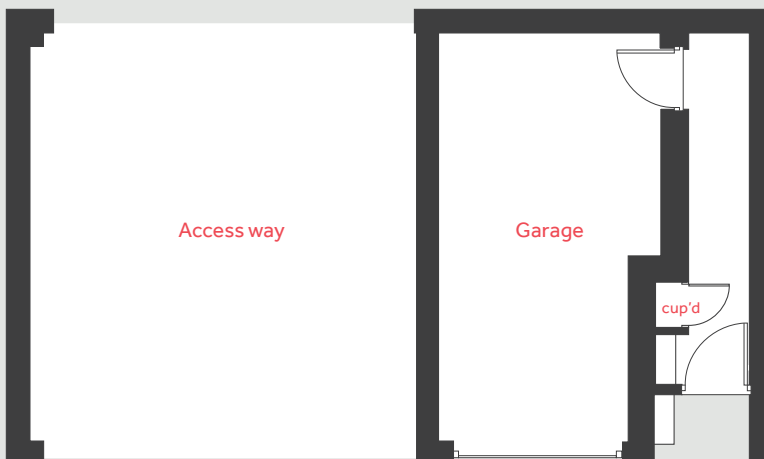
### Ground floor applies to selected plots only



cup'd cupboard < > measuring points

- \* Windows apply to selected plots only. Please see sales executive for further details.
- \*\* Velux windows apply to selected plots only. Please see sales executive for further details.

### Ground floor applies to selected plots only



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# The Cartwright

2 bedroom home

Harrington Park

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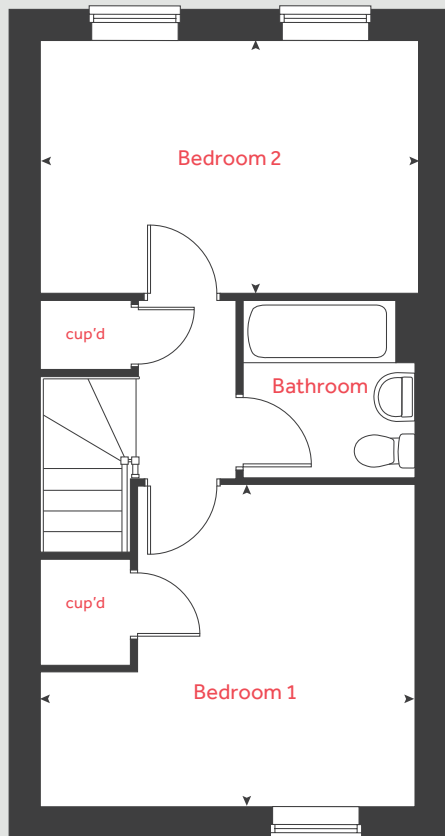
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# The Cartwright

## 2 bedroom home

First floor



### Ground floor

#### Kitchen

4.84m x 2.12m 15' 10" x 6' 11"

#### Sitting room

4.19m x 3.60m 13' 9" x 11' 9"

### First floor

#### Bedroom 1

4.19m x 3.58m 13' 9" x 11' 9"

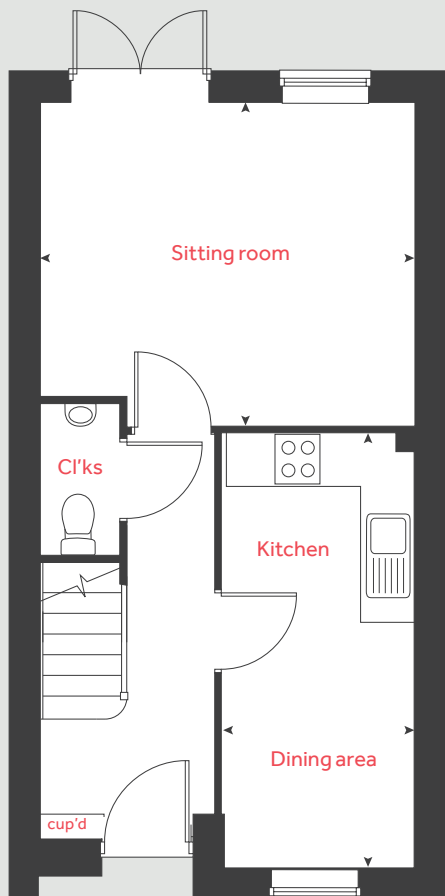
#### Bedroom 2

4.19m x 2.80m 13' 9" x 9' 2"

cup'd cupboard < > measuring points

Homes 92, 93, 94 and 95 are handed. Please see sales executive for further details.

Ground floor



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# The Elmsie

3 bedroom home

**Harrington Park**

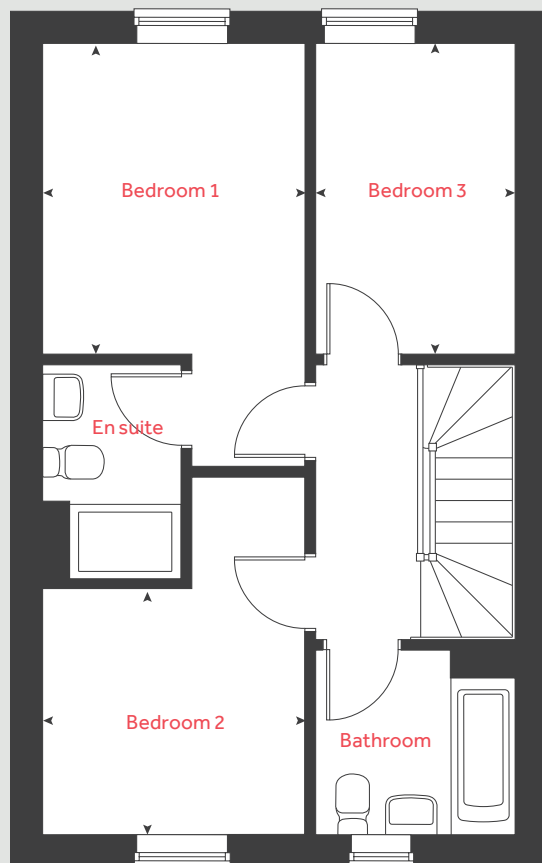
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## First floor



# The Elmsie

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

5.05m x 2.91m 16' 6" x 9' 6"

#### Living room

5.09m x 3.34m 16' 8" x 10' 9"

### First floor

#### Bedroom 1

5.05m x 2.91m 16' 6" x 9' 6"

#### Bedroom 2

2.87m x 2.65m 9' 5" x 8' 7"

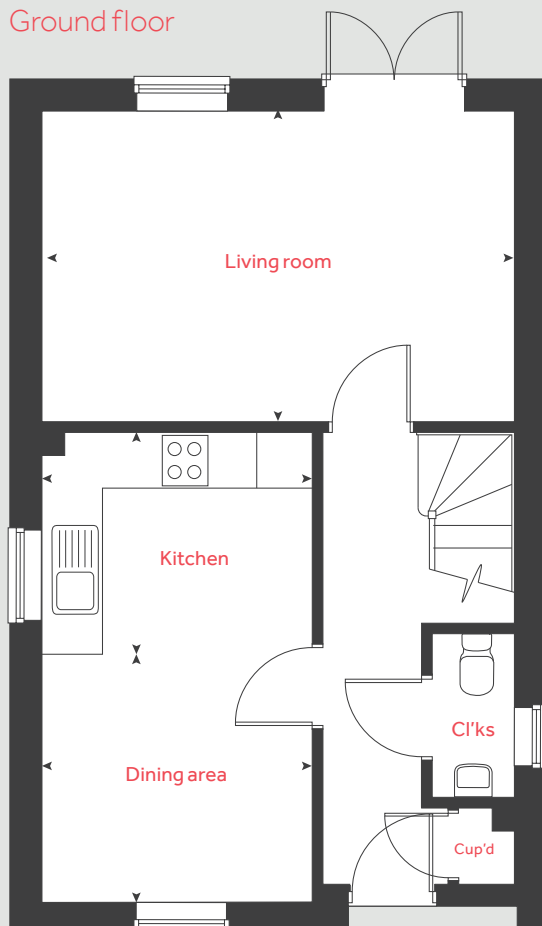
#### Bedroom 3

3.34m x 2.15m 10' 9" x 7' 0"

cup'd cupboard < > measuring points

Homes 35, 36, 190, 197, 198 and 199 are handed. Please see sales executive for further details.

## Ground floor



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# The Becket

3 bedroom home

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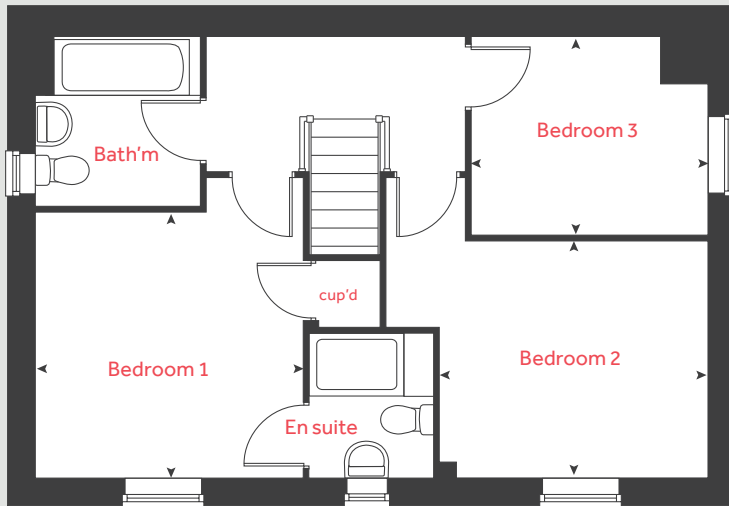
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# The Becket

## 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 10' 11"

##### Bedroom 2

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

##### Bedroom 3

2.96m x 2.47m 9' 8" x 8' 1"

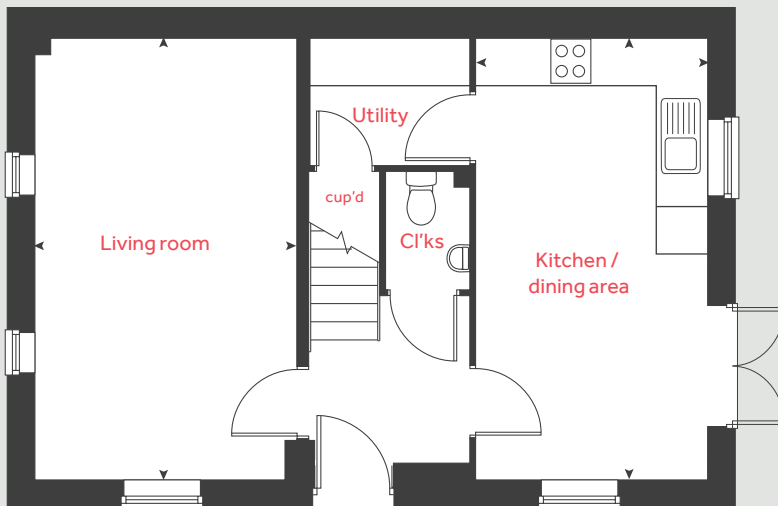
cup'd

cupboard



measuring points

### Ground floor



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# The Mylne

4 bedroom home

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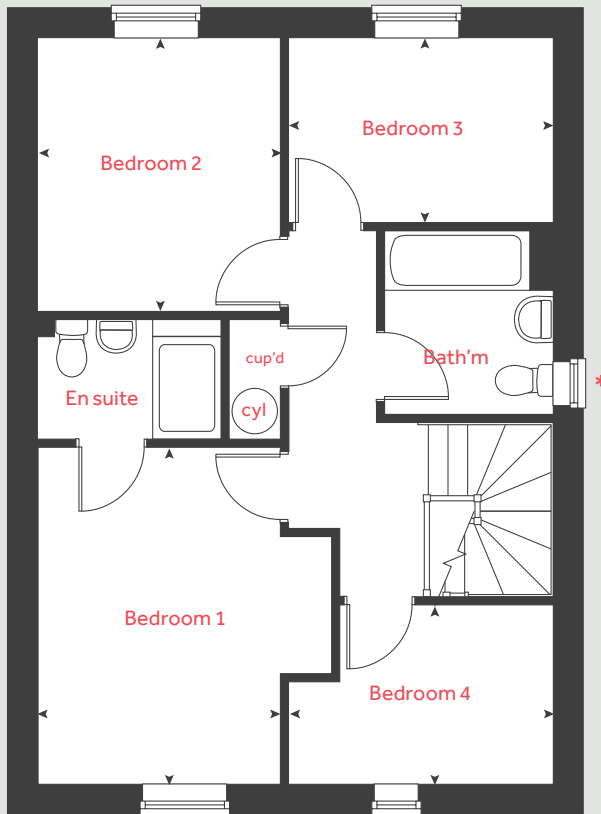
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# The Mylne

## 4 bedroom home

### First floor



### Ground floor

#### Kitchen / dining area

5.17m x 3.14m 17' 0" x 10' 4"

#### Living room

5.45m x 3.57m 17' 11" x 11' 9"

### First floor

#### Bedroom 1

4.87m x 3.41m 15' 11" x 11' 2"

#### Bedroom 2

3.20m x 2.89m 10' 6" x 9' 5"

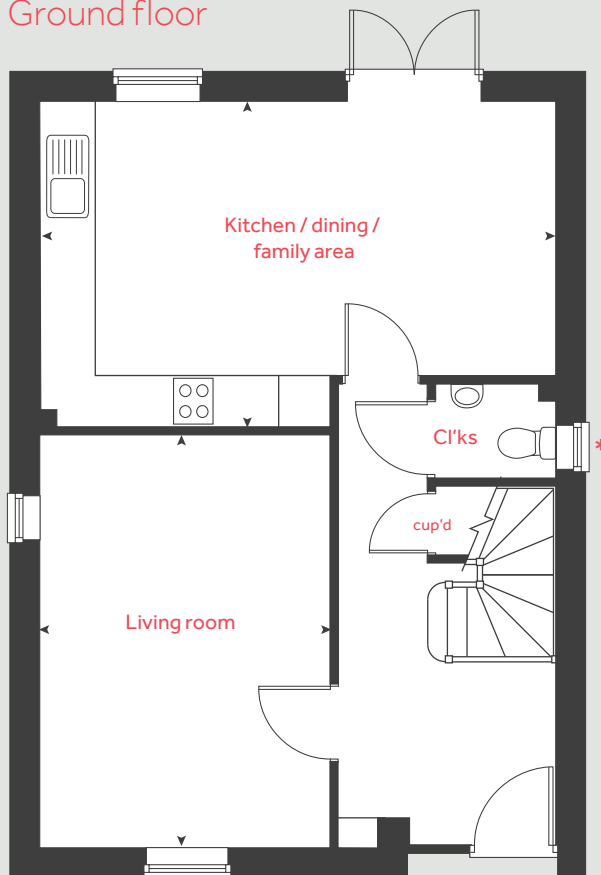
#### Bedroom 3

3.03m x 2.12m 9' 11" x 6' 11"

#### Bedroom 4

3.10m x 2.88m 10' 2" x 9' 5"

### Ground floor



cup'd cupboard < > measuring points

Homes 193, 194 and 195 are handed. Please see sales executive for further details.

\* Windows apply to selected plots only. Please see sales executive for further details.

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# Linden

## HOMES



# The Aldridge

4 bedroom home

Harrington Park

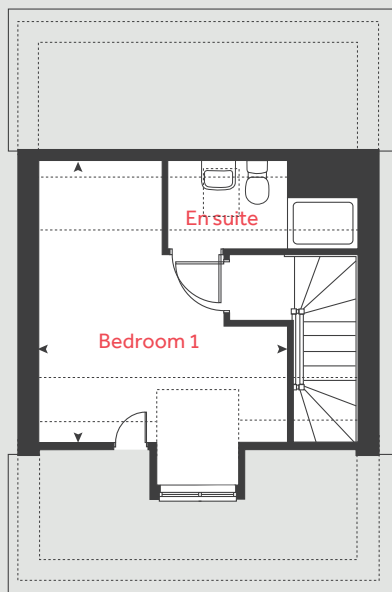
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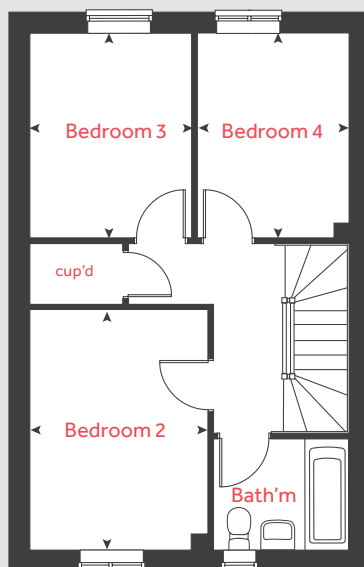
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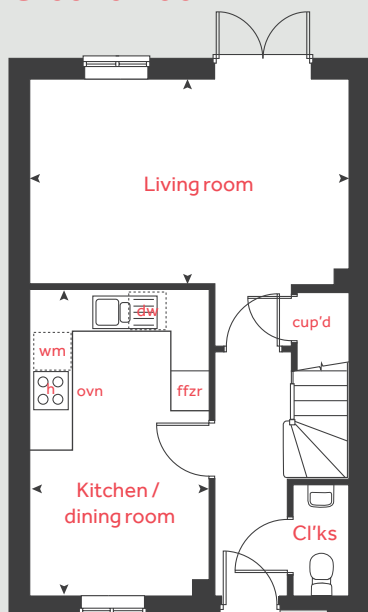
## Second floor



## First floor



## Ground floor



# The Aldridge

## 4 bedroom home

### Ground floor

#### Kitchen / dining area

4.76m x 2.81m 15' 6" x 9' 2"

#### Living room

4.98m x 3.19m 16' 3" x 10' 4"

### First floor

#### Bedroom 2

4.80m x 2.78m 15' 7" x 9' 12"

#### Bedroom 3

3.19m x 2.52m 10' 5" x 8' 3"

#### Bedroom 4

3.19m x 2.36m 10' 5" x 7' 9"

### Second floor

#### Bedroom 1

4.46m x 3.88m 14' 6" x 12' 7"

|      |                 |       |                  |
|------|-----------------|-------|------------------|
| h    | hob             | dw    | dishwasher       |
| ovn  | oven            | cup'd | cupboard         |
| ffzr | fridge freezer  | ◀ ▶   | measuring points |
| wm   | washing machine |       |                  |

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# Linden

## HOMES



# The Cottingham

4 bedroom home

Harrington Park

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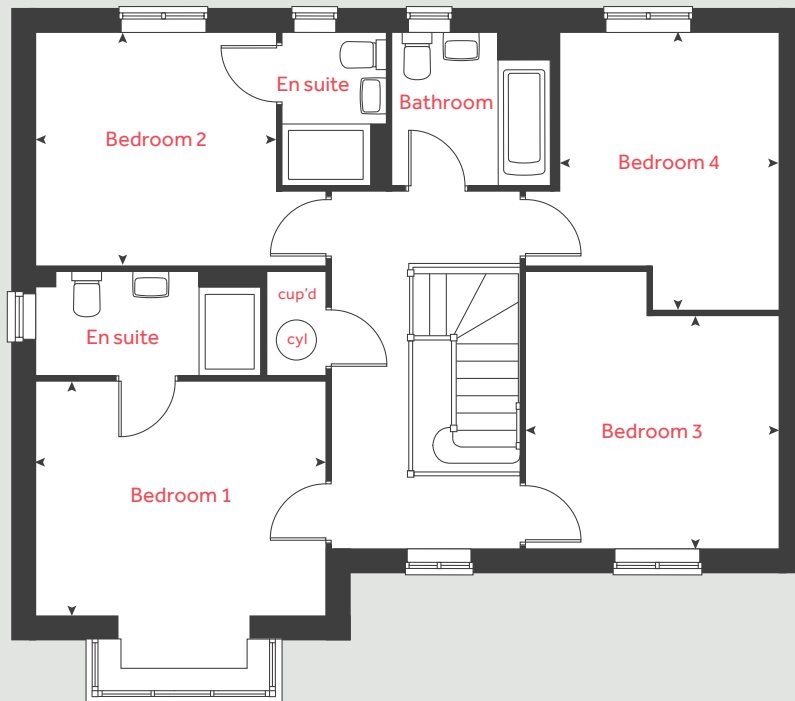
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# The Cottingham

4 bedroom home

## First floor



## Ground floor

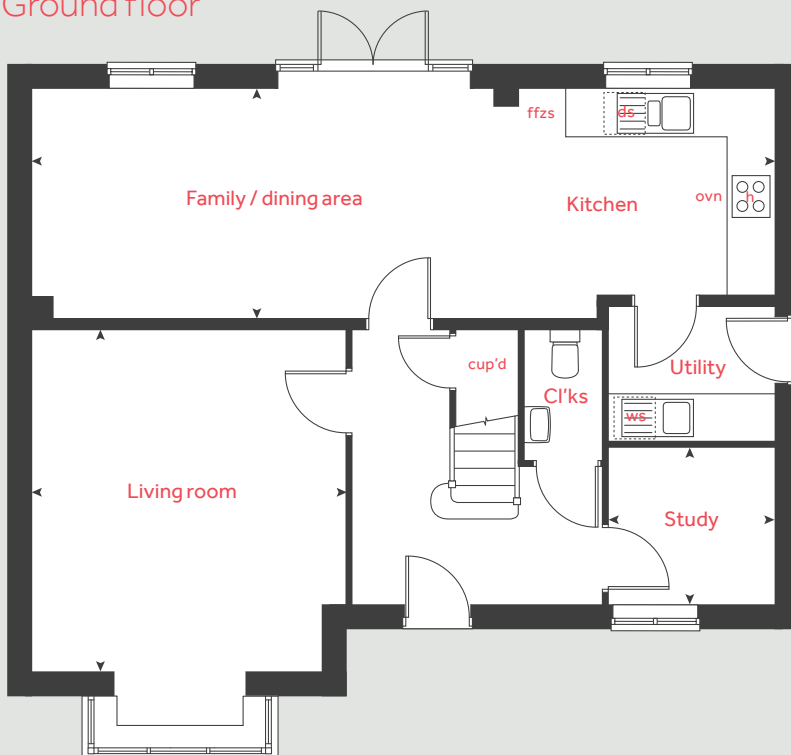
|                                |                 |  |
|--------------------------------|-----------------|--|
| Kitchen / family / dining area |                 |  |
| 9.97m x 3.09m                  | 32' 8" x 10' 1" |  |
| Sitting room                   |                 |  |
| 4.60m x 4.20m                  | 15' 1" x 10' 1" |  |
| Study                          |                 |  |
| 2.20m x 1.78m                  | 7' 2" x 5' 8"   |  |

## 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 3.10m | 12' 2" x 10' 2" |  |
| Bedroom 4     |                 |  |
| 3.73m x 2.93m | 12' 2" x 9' 6"  |  |

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

## Ground floor



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# The Grainger

4 bedroom home

**Harrington Park**

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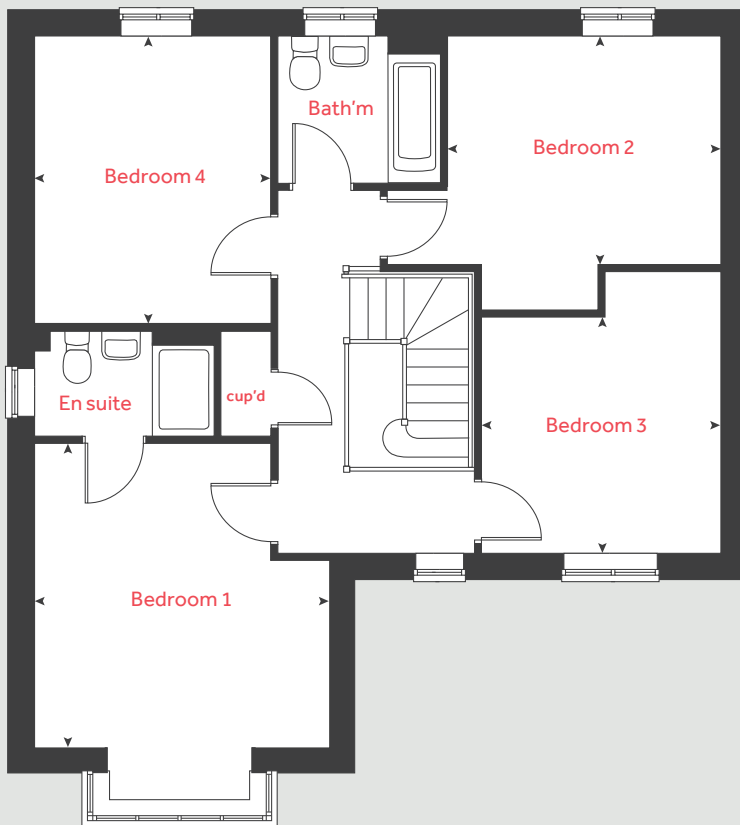
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# The Grainger

## 4 bedroom home

### First floor



### Ground floor

#### Kitchen / dining room

5.83m x 3.68m 19' 1" x 12' 1"

#### Living room

4.39m x 3.90m 14' 5" x 12' 10"

### First floor

#### Bedroom 1

4.01m x 3.90m 13' 2" x 12' 10"

#### Bedroom 2

3.58m x 3.08m 11' 9" x 10' 2"

#### Bedroom 3

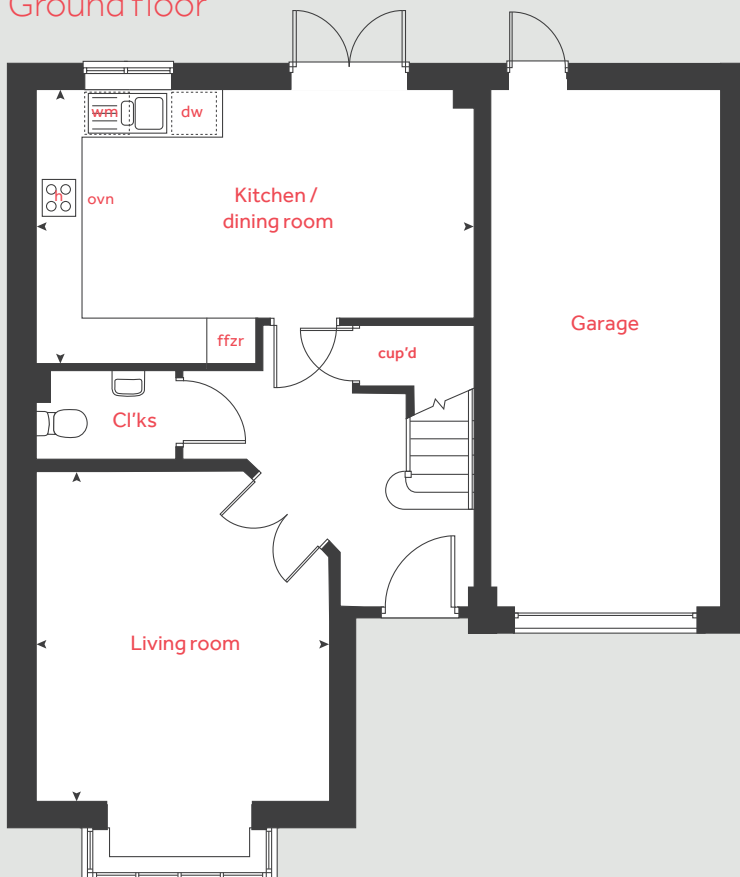
3.36m x 3.16m 11' 0" x 10' 3"

#### Bedroom 4

3.79m x 3.11m 12' 5" x 10' 3"

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

### Ground floor



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# The Kempthorne

4 bedroom home

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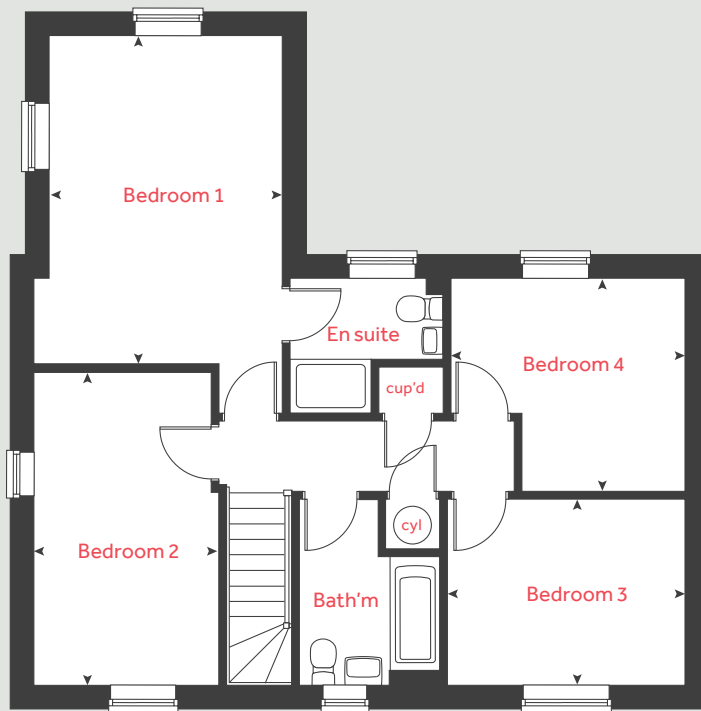
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# The Kempthorne

## 4 bedroom home

### First floor



### Ground floor

Kitchen / dining area  
5.60m x 3.69m 18' 3" x 12' 1"

Living room  
6.04m x 3.88m 19' 8" x 12' 7"

Study  
2.75m x 2.55m 9' 0" x 8' 4"

### First floor

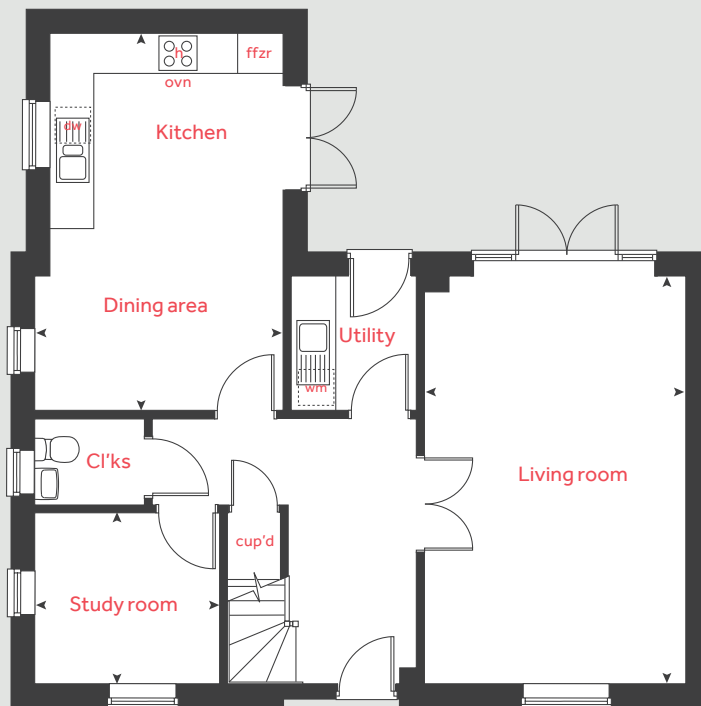
Bedroom 1  
4.89m x 3.69m 16' 0" x 12' 10"

Bedroom 2  
4.66m x 2.75m 15' 2" x 9' 0"

Bedroom 3  
3.53m x 2.78m 11' 5" x 9' 12"

Bedroom 4  
3.48m x 3.18m 11' 4" x 10' 4"

### Ground floor



|     |                 |       |                    |
|-----|-----------------|-------|--------------------|
| h   | hob             | ffzr  | fridge freezer     |
| ovn | oven            | cup'd | cupboard           |
| wm  | washing machine | cyl   | hot water cylinder |
| dw  | dishwasher      | ◀ ▶   | measuring points   |

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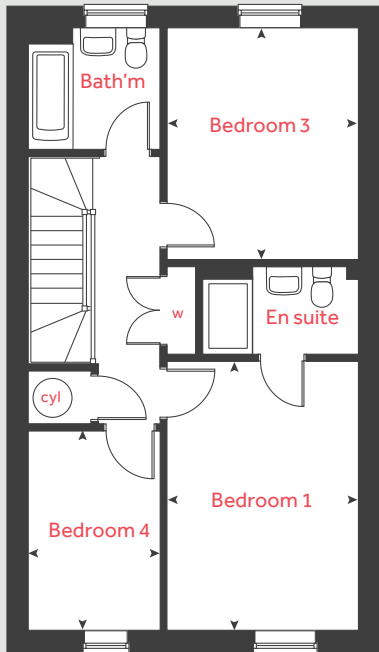
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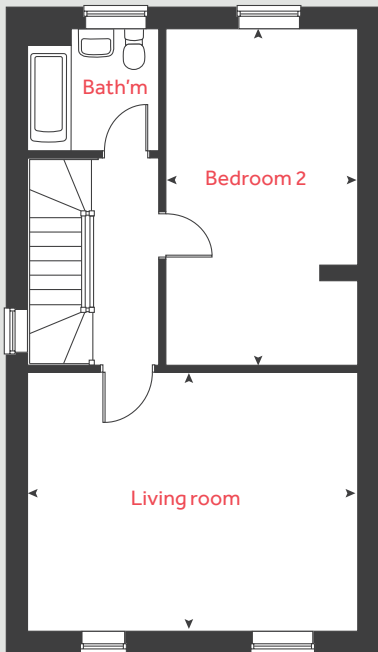
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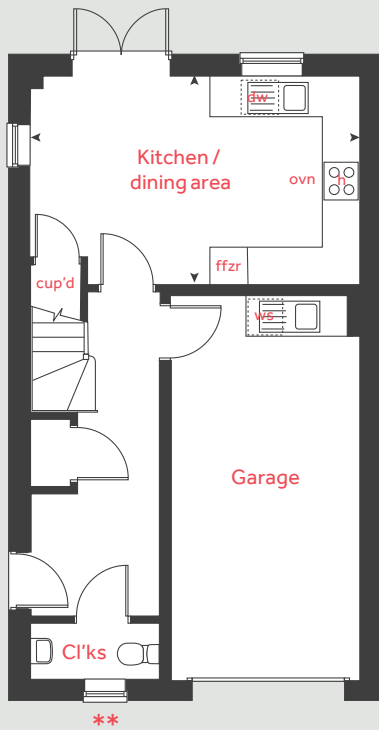
Second floor



First floor



Ground floor



# The Crescent

4 bedroom homes

**Ground floor**  
Kitchen / dining area  
4.78m x 2.91m      15' 8" x 9' 6"

**First floor**  
Bedroom 1  
3.76m x 2.87m      12' 1" x 9' 5"  
Bedroom 3  
2.87m x 2.37m      9' 5" x 7' 9"  
Bedroom 4  
3.66m x 2.15m      12' 0" x 7' 1"

**Second floor**  
Bedroom 2  
3.67m x 2.87m      12' 1" x 9' 5"  
Living room  
2.87m x 2.37m      9' 5" x 7' 9"

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

- \* Side door applies to plot 265 only. Please see sales consultant for further details.
- \*\* Window applies to plot 265 only. Please see sales consultant for further details.



# The Crescent

4 bedroom homes

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# The Crescent

4 bedroom homes

Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area

5.29m x 2.91m

17' 4" x 9' 6"

First floor

Bedroom 1

4.30m x 3.05m

12' 1" x 9' 5"

Bedroom 3

3.72m x 3.10m

9' 5" x 7' 9"

Bedroom 4

3.60m x 2.10m

12' 0" x 7' 1"

Second floor

Bedroom 2

5.39m x 3.10m

12' 1" x 9' 5"

Living room

5.29m x 4.16m

9' 5" x 7' 9"

hob

ws

washing machine

oven

cup'd

cu

ffzs

fridge freezer space

cyl

hot water c

ds

dishwasher space

◀ ▶

measuring



# The Lutyens

5 bedroom home

**Harrington Park**

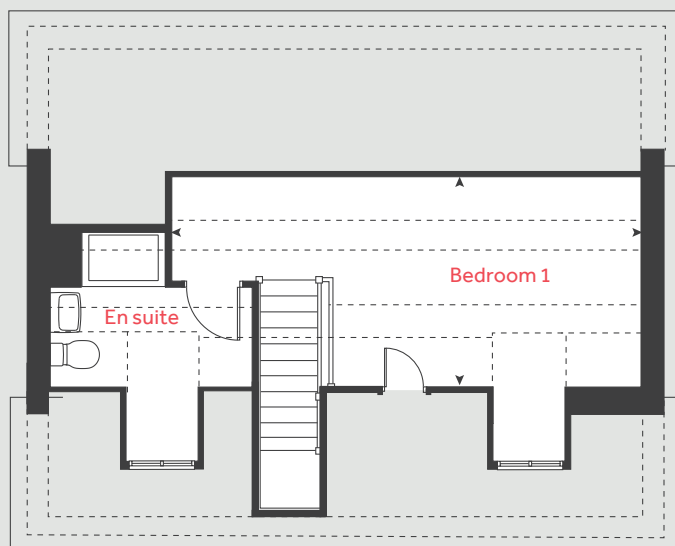
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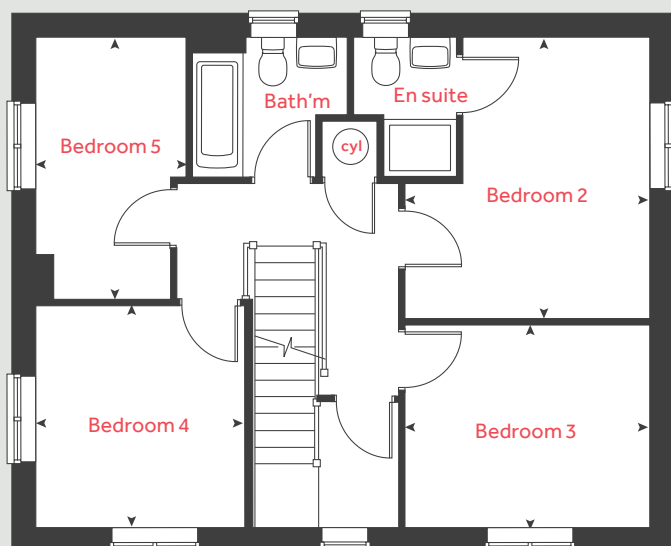
**Linden**  
HOMES



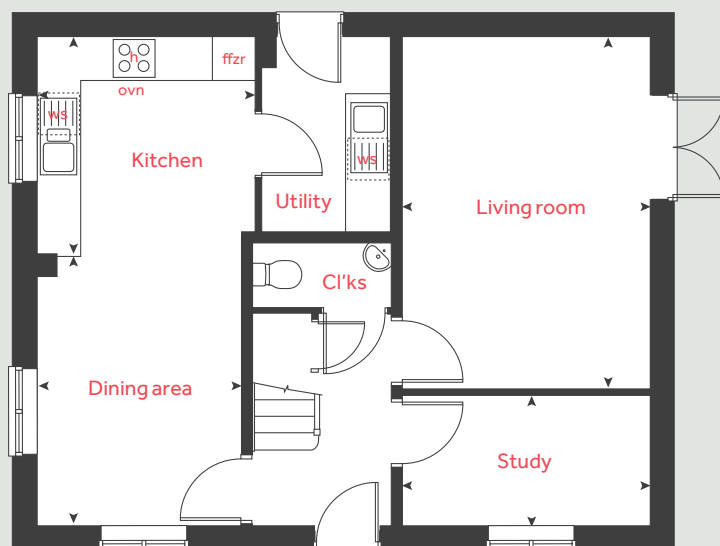
## Second floor



## First floor



## Ground floor



# The Lutyens

## 5 bedroom home

### Ground floor

|             |               |                  |
|-------------|---------------|------------------|
| Kitchen     | 2.99m x 2.98m | 9' 10" x 9' 10"  |
| Living room | 4.82m x 3.41m | 15' 10" x 11' 2" |
| Dining area | 3.73m x 2.81m | 12' 3" x 9' 3"   |
| Study       | 3.41m x 1.80m | 11' 2" x 5' 11"  |

### First floor

|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 2 | 3.85m x 3.35m | 12' 8" x 11' 0" |
| Bedroom 3 | 3.35m x 2.77m | 11' 0" x 9' 1"  |
| Bedroom 4 | 3.04m x 2.87m | 10' 0" x 9' 5"  |
| Bedroom 5 | 3.59m x 2.06m | 11' 9" x 6' 9"  |

### Second floor

|           |               |                  |
|-----------|---------------|------------------|
| Bedroom 1 | 6.67m x 3.09m | 21' 11" x 10' 1" |
|-----------|---------------|------------------|

|      |                |       |                    |
|------|----------------|-------|--------------------|
| h    | hob            | wm    | washing machine    |
| ovn  | oven           | cyl   | hot water cylinder |
| ffzr | fridge freezer | cup'd | cupboard           |
| dw   | dishwasher     | ◀ ▶   | 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 products 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 see your sales consultant.

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# Linden

## HOMES



# The Collcutt

5 bedroom home

**Harrington Park**

Pinhoe, Exeter EX4 8NS | 01392 339940

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

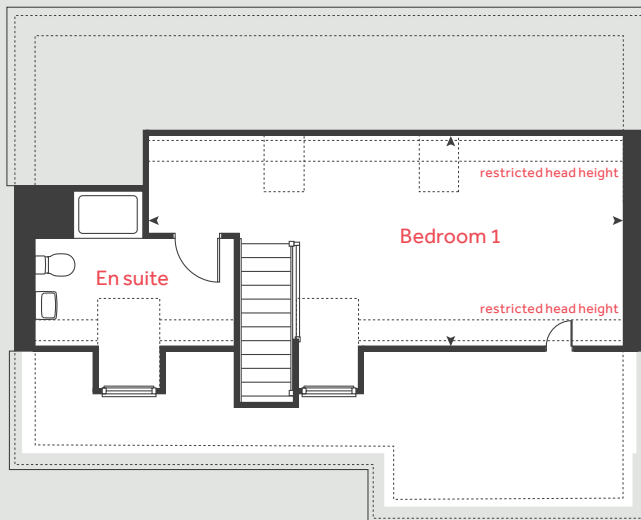
**Linden**  
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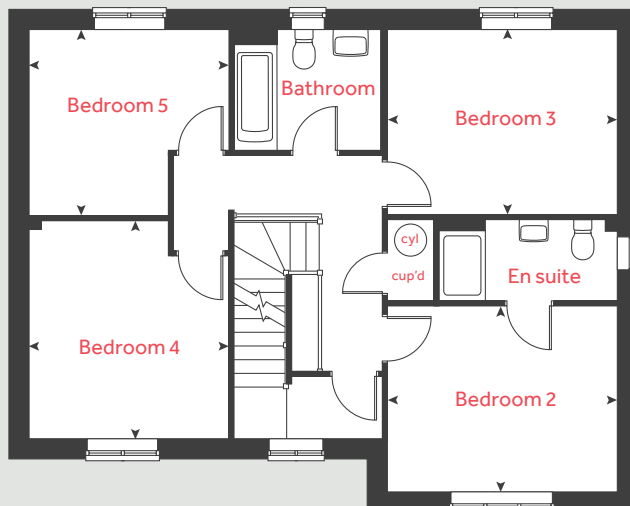
# The Collcutt

## 5 bedroom home

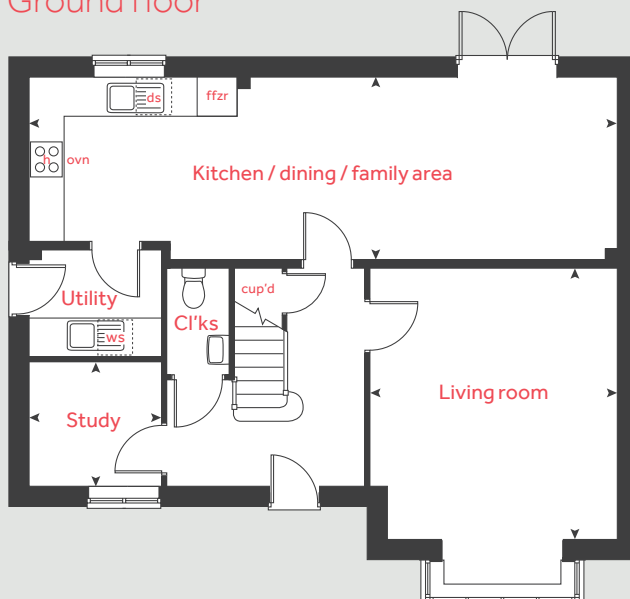
### Second floor



### First floor



### Ground floor



#### Ground floor

##### Kitchen / dining / family area

9.98m x 3.09m 32' 9" x 10' 2"

##### Living room

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

##### Study

2.21m x 2.11m 7' 3" x 6' 11"

#### First floor

##### Bedroom 2

3.90m x 3.14m 12' 9" x 10' 3"

##### Bedroom 3

3.90m x 3.12m 12' 9" x 10' 2"

##### Bedroom 4

3.71m x 3.38m 12' 2" x 11' 1"

##### Bedroom 5

3.38m x 3.14m 11' 1" x 10' 4"

#### Second floor

##### Bedroom 1

8.03m x 3.56m 26' 4" x 11' 7"

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

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# Specification

We give you so much more

**Harrington Park**

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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.

|  | 2 bedroom homes | 3 bedroom homes | 4 bedroom homes | 4 bedroom homes |
|--|-----------------|-----------------|-----------------|-----------------|
| <b>Kitchen</b>   |                 |                 |                 |                 |
| Fully fitted Kitchen with soft close doors and drawers   | ■               | ■               | ■               | ■               |
| Laminate worktops with matching upstand  | ■               | ■               | ■               | ■               |
| Stainless steel splashback behind hob  | ■               | ■               | ■               | ■               |
| Integrated silver extractor hood   | ■               | ■               | ■               | ■               |
| Inset stainless steel sink with mixer tap  | ■               | ■               | ■               | ■               |
| Gas hob  | ■               | ■               | ■               | ■               |
| Double oven  |                 |                 | ■               | ■               |
| Single oven  | ■               | ■               |                 |                 |
| Interated fridge / freezer   |                 |                 | ■               | ■               |
| <b>Bathrooms and en suites</b>   |                 |                 |                 |                 |
| White sanitaryware with contemporary chrome fittings   | ■               | ■               | ■               | ■               |
| Bath with shower mixer in main bathroom  | ■               | ■               | ■               | ■               |
| Thermostatic shower in en suites (where applicable)  | ■               | ■               | ■               | ■               |
| Porcelanosa tiles in bathroom, en suites and WC (please ask the sales executive for extent of tiled areas) | ■               | ■               | ■               | ■               |
| <b>Electrical and lighting</b>   |                 |                 |                 |                 |
| Telecoms master point in cupboard cupboard, with additional point in lounge adjacent to main TV position   | ■               | ■               | ■               | ■               |
| Combined appliance switching in kitchen  | ■               | ■               | ■               | ■               |
| Contemporary low energy external light to front of home  | ■               | ■               | ■               | ■               |
| Power and lighting to garages within curtilage of plot   | ■               | ■               | ■               | ■               |
| <b>Internal finishes</b>   |                 |                 |                 |                 |
| White ladder door with satin finish door furniture   | ■               | ■               | ■               | ■               |
| White walls with smooth white ceilings   | ■               | ■               | ■               | ■               |
| White gloss woodwork   | ■               | ■               | ■               | ■               |
| <b>Heating</b>   |                 |                 |                 |                 |
| White compact radiators  | ■               | ■               | ■               | ■               |
| <b>General</b>   |                 |                 |                 |                 |
| PVC U double glazed windows  | ■               | ■               | ■               | ■               |
| Rear garden boundary fences (as applicable)  | ■               | ■               | ■               | ■               |

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 executive.

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