Green Oaks

Quedgeley

NEW HOMES QUALITY CODE

Linden HOMES

Around the local neighbourhood

1. Tesco Express, GL2 2GT
2. Asda, GL2 2SN
3. Kingsway local centre, GL2 2GT
4. The Olympus Centre retail park, GL2 4QL
5. Kingsway health centre, GL2 2FY
6. Kingsway primary school, GL2 2ZZ
7. Waterwells primary school, GL2 2FX
8. Severn Vale secondary school, GL2 4PR
9. Kingsway Manor Farm Park, GL2 2AU
10. Kingsway community centre, GL2 2GT
11. Buckenham Walk tennis courts, GL2 2ES
12. Quedgeley health and fitness club, GL2 4PR

Green Oaks Quedgeley

A collection of 2, 3 and 4 bedroom homes close to the vibrant city of Gloucester and with excellent transport links.

This exciting new development in Quedgeley is on the outskirts of the historic Cathedral city of Gloucester and perfectly placed for easy access to the M5.

There are convenience shops, supermarkets, schools, medical, sports and leisure facilities close by and the city centre is a 15 minute bus, or car drive away. The popular Gloucester Quays designer outlet and scenic docks area with its restaurants, bars, cinema and open air markets is only 4 miles away.

The beautiful Cotswolds, an Area of Outstanding Natural Beauty, is only a few miles' drive, as is the scenic Severn Estuary and Robinswood Hill Country Park. Trains from the city centre's railway station run to Bristol, Bath, Cheltenham, Worcester, Swindon, London Paddington and Cardiff. For international travel, Bristol Airport is just 43 miles away.

Linden Homes, Cotswolds region
Cleeve Hall, Cheltenham Road, Bishops Cleeve, Cheltenham, Gloucestershire
GL52 8GD. T: 01242 388502

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Green Oaks
Quedgeley, Gloucester GL2 2FY | **01452 404895**

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Linden HOMES

Green Oaks
Quedgeley

4 bedroom homes

- The Aldridge
- The Foulston
- The Knightley
- The Pembroke
- The Leverton
- The Harford
- Sage Home

3 bedroom homes

- The Alwin
- The Becket
- The Elmslie
- Sage Home

2 bedroom home

- The Ashbee

Pre-sold homes

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home

Sage Homes
built by Bovis Homes

bcp	bin collection point	**gg**	gas governor
ss	substation	**v**	visitor parking space
cp	car port		

Please note: Hedgehog highways apply to fences.
Please see sales consultant for further details.

The Ashbee

2 bedroom home

Green Oaks

Quedgeley, Gloucester GL2 2FY | **01452 404895**

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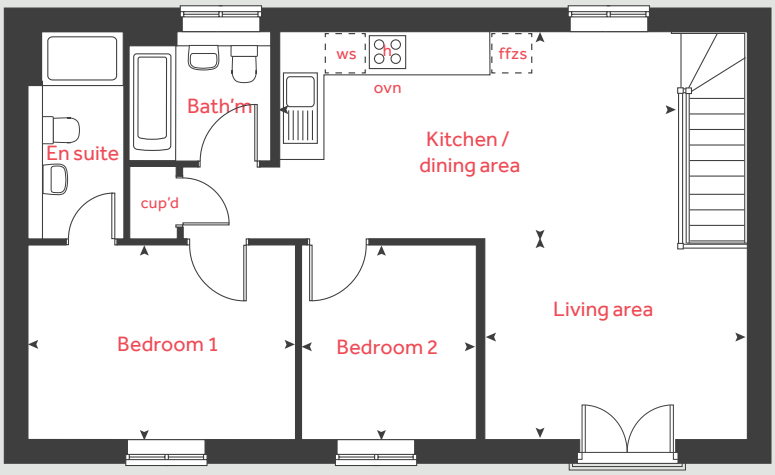
Linden HOMES

The Ashbee

2 bedroom home

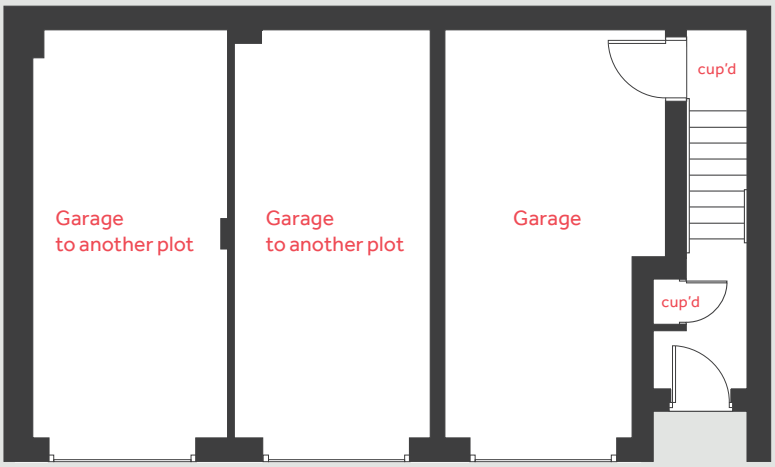
First floor

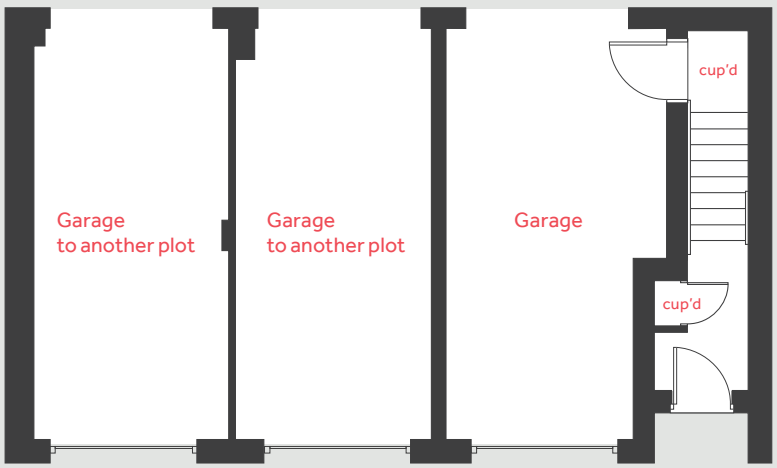


First floor	metres	feet / inches
Kitchen / dining area	5.80 x 3.06	19' 0" x 10' 0"
Living area	3.85 x 2.93	12' 7" x 9' 7"
Bedroom 1	3.98 x 2.88	13' 0" x 9' 5"
Bedroom 2	2.88 x 2.59	9' 5" x 8' 5"

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

Ground floor





1

The Ashbee | Green Oaks, Quedgeley |

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.

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1 Alternative layout to selected plots only.
Please see sales consultant for further details.

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Linden HOMES

The Becket

3 bedroom home

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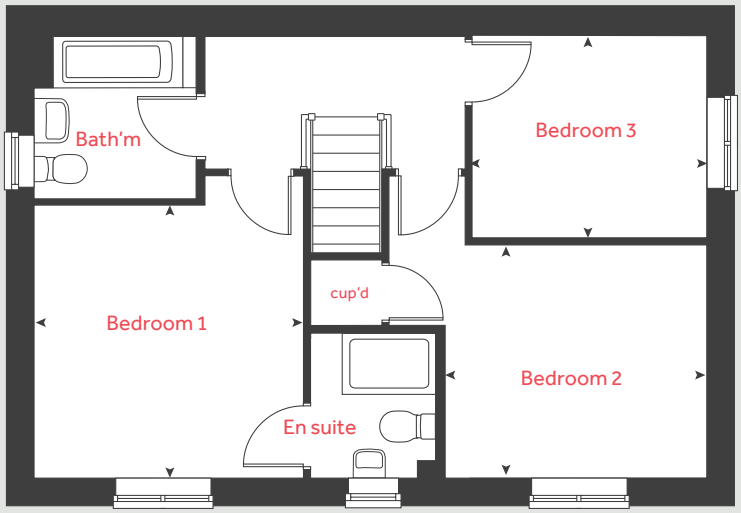
Linden HOMES

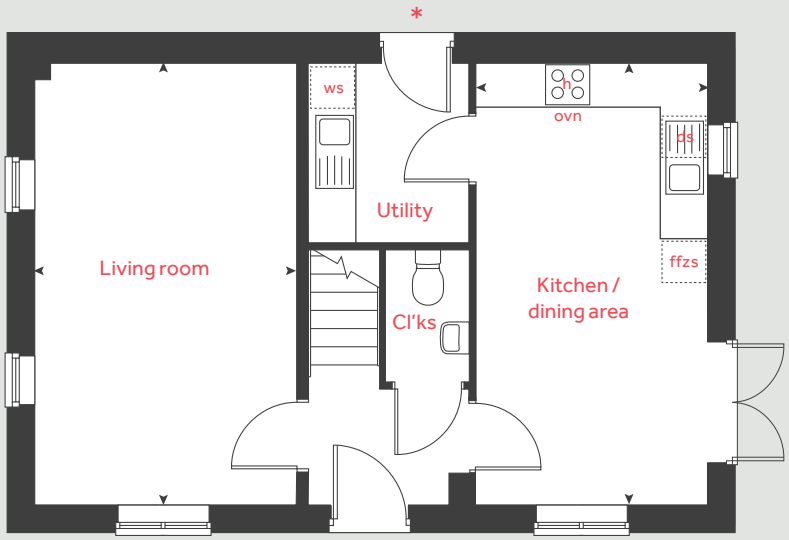
The Becket

3 bedroom home

First floor



Ground 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
3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 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		

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

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Linden HOMES

The Elmslie

3 bedroom home

Green Oaks

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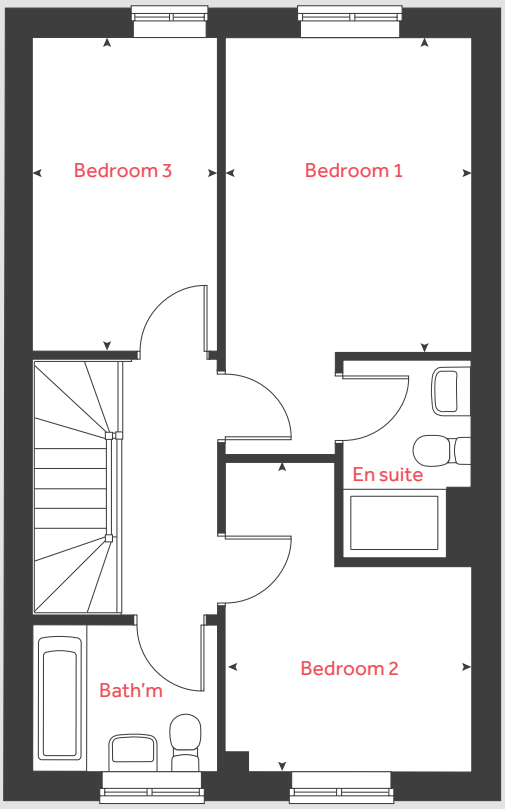
Linden HOMES

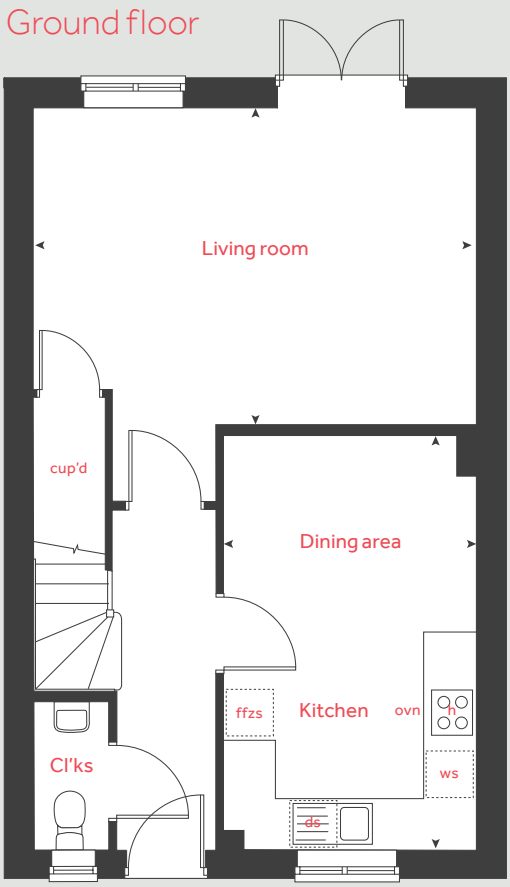
The Elmslie

3 bedroom home

First floor



Ground floor



Ground floor

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

Living room
5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1
3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3
3.65m x 2.15m 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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Linden HOMES

The Alwin

3 bedroom home

Green Oaks

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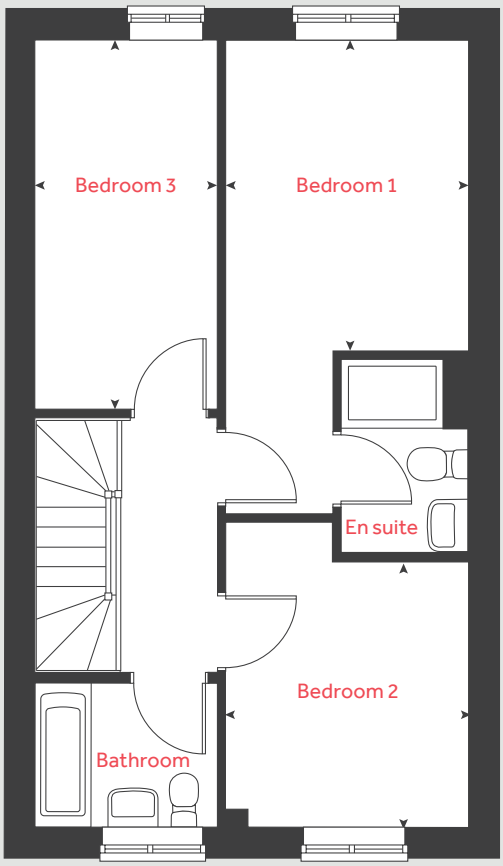
Linden HOMES

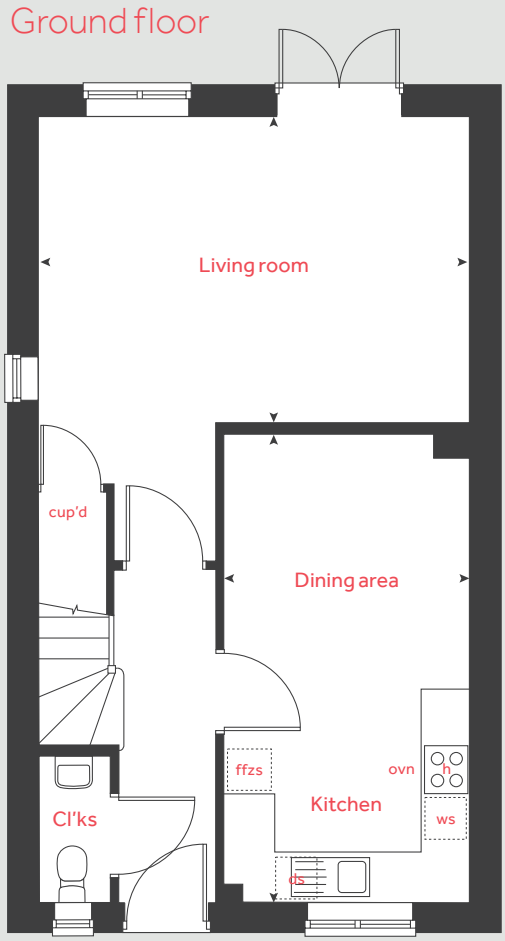
The Alwin

3 bedroom home

First floor



Ground floor



Ground floor

Kitchen / dining area
5.46m x 2.91m 19' 7" x 9' 7"

Living room
5.90m x 3.63m 19' 4" x 11' 11"

First floor

Bedroom 1
3.63m x 2.86m 11' 11" x 9' 4"

Bedroom 2
2.86m x 2.37m 9' 4" x 7' 9"

Bedroom 3
4.34m x 2.51m 14' 3" x 8' 3"

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

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Linden HOMES

The Aldridge

4 bedroom home

Green Oaks

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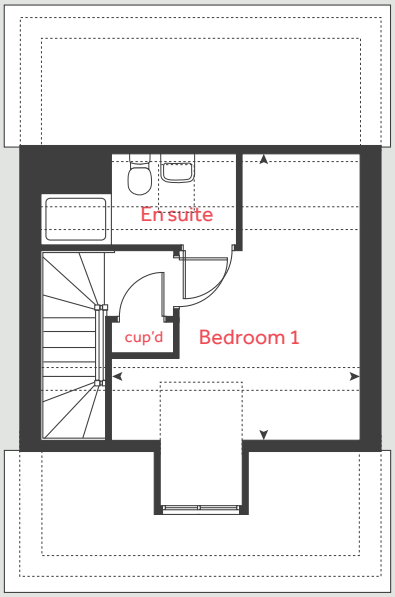
Linden HOMES

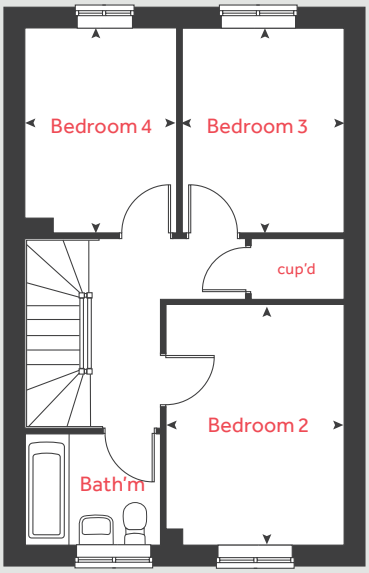
The Aldridge

4 bedroom home

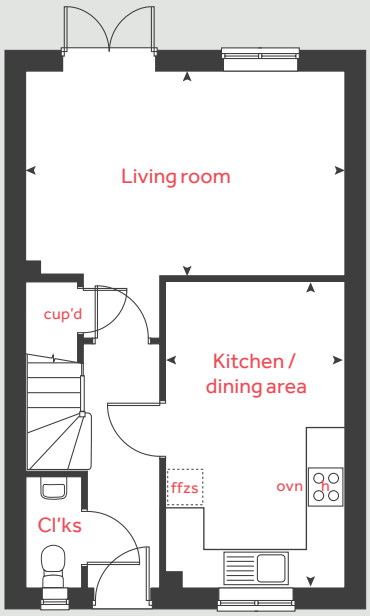
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

Living room
4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 2
3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3
3.19m x 2.52m 10' 6" x 8' 5"

Bedroom 4
3.19m x 2.36m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.29m x 3.88m 14' 1" x 12' 9"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points
ffzs	fridge freezer space		

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Linden HOMES

The Foulston

4 bedroom home

Green Oaks

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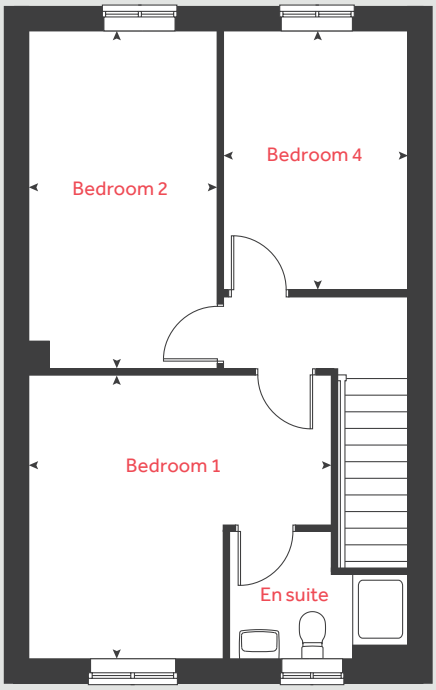
Linden HOMES

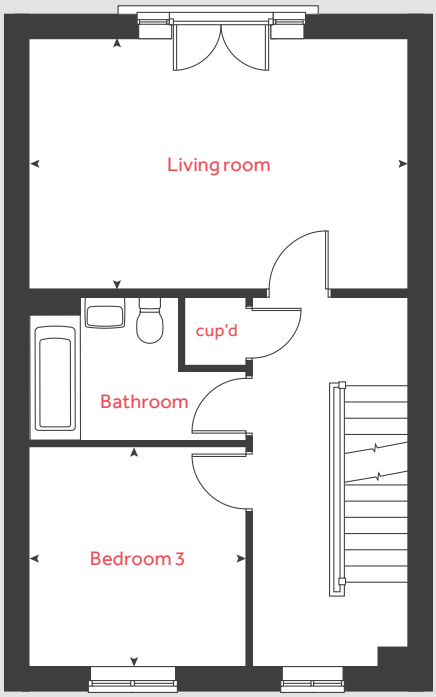
The Foulston

4 bedroom home

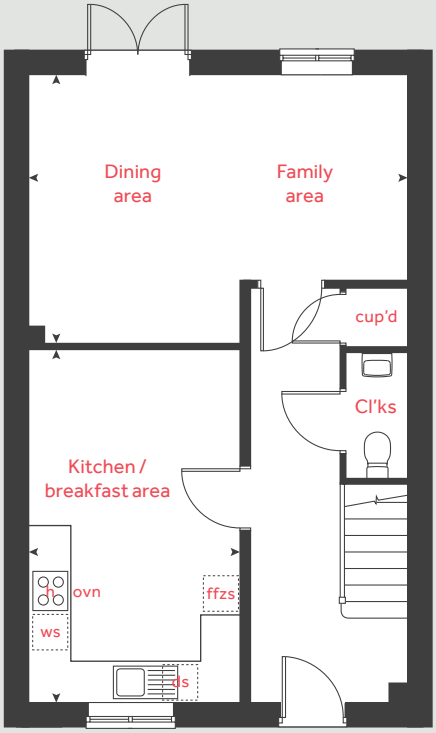
Second floor



First floor



Ground floor



Ground floor

Kitchen / breakfast area
4.98m x 3.01m 16' 4" x 9' 10"

Family / dining area
5.32m x 3.79m 17' 5" x 12' 5"

First floor

Living room
5.32m x 3.52m 17' 5" x 11' 7"

Bedroom 3
3.11m x 3.03m 10' 2" x 9' 11"

Second floor

Bedroom 1
4.22m x 4.02m 13' 10" x 13' 2"

Bedroom 2
4.72m x 2.62m 15' 6" x 8' 7"

Bedroom 4
3.62m x 2.62m 11' 10" x 8' 7"

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 Pembroke

4 bedroom home

Green Oaks

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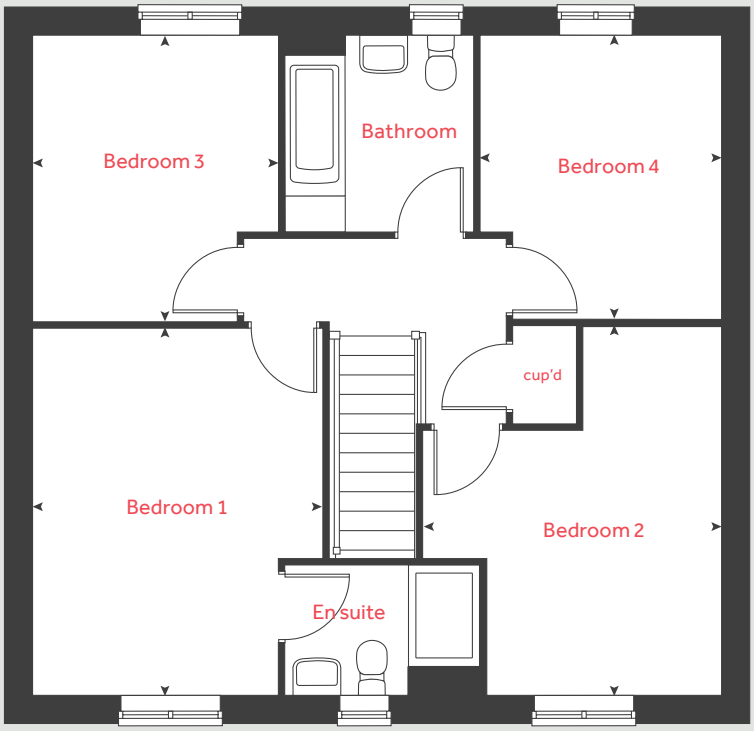
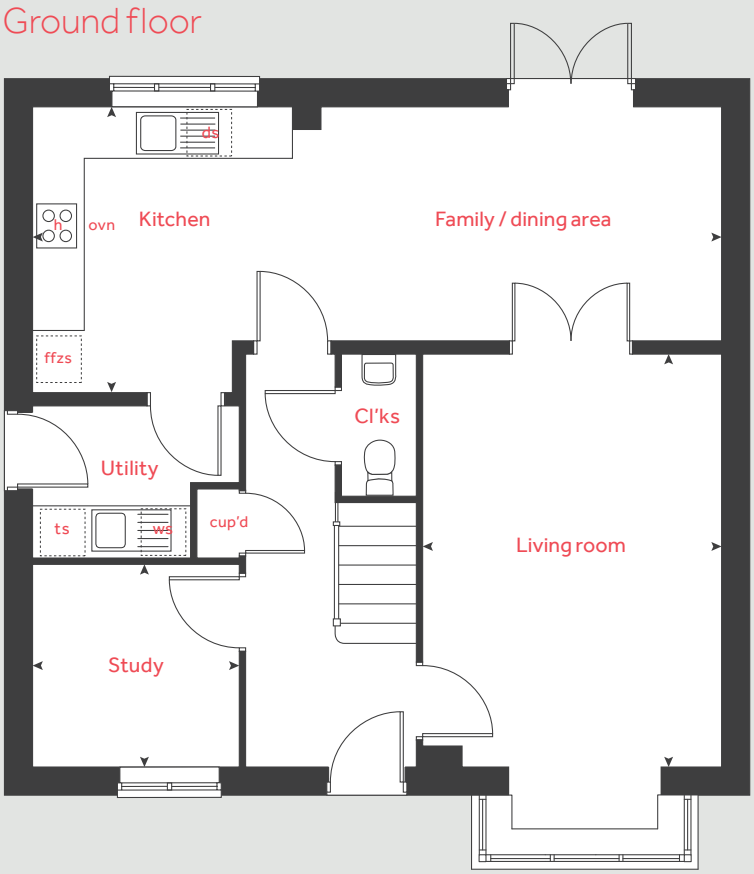
The Pembroke

4 bedroom home

First floor



Ground floor



Ground floor

Kitchen / family / dining area
8.07m x 3.36m 26' 6" x 11' 0"

Living room
4.83m x 3.48m 15' 10" x 11' 5"

Study
2.40m x 2.35m 7' 11" x 7' 9"

First floor

Bedroom 1
4.29m x 3.38m 14' 1" x 11' 1"

Bedroom 2
4.31m x 2.73m 14' 2" x 9' 0"

Bedroom 3
3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4
3.32m x 2.81m 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

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Linden HOMES

The Knightley

4 bedroom home

Green Oaks

Quedgeley, Gloucester GL2 2FY | **01452 404895**

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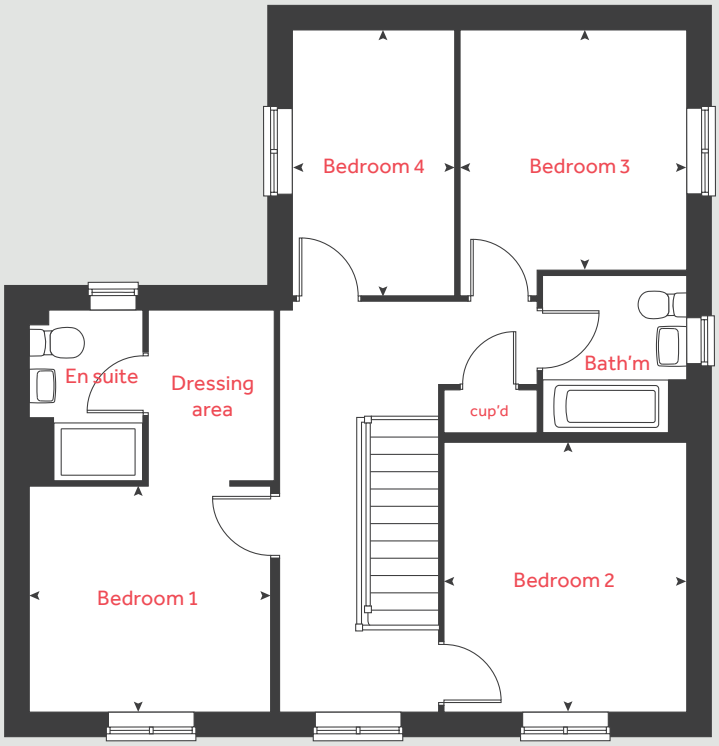
Linden HOMES

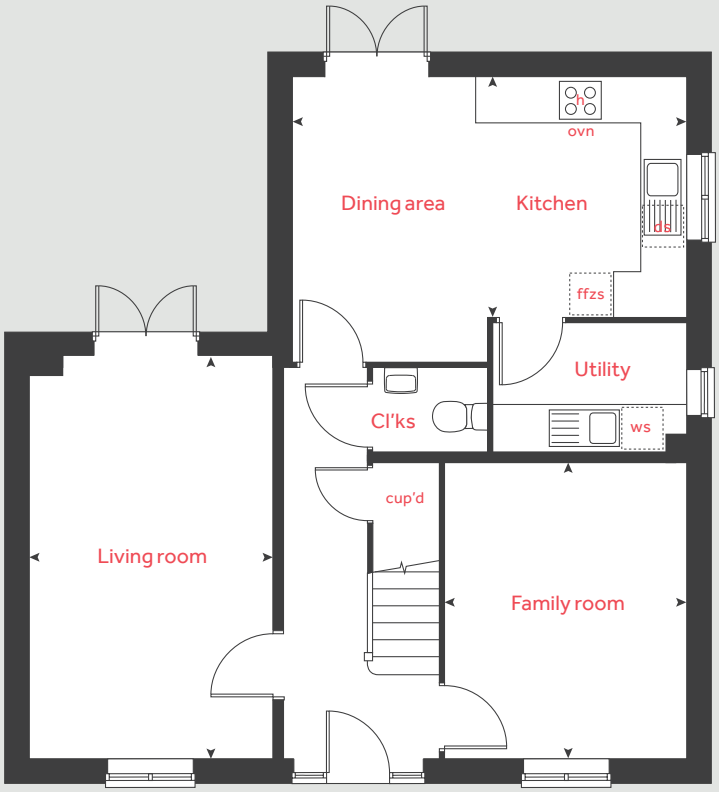
The Knightley

4 bedroom home

First floor



Ground floor



Ground floor

Kitchen / dining area
5.25m x 3.20m 17' 2" x 10' 5"

Living room
5.36m x 3.22m 17' 7" x 10' 7"

Family room
3.93m x 3.21m 12' 10" x 10' 5"

First floor

Bedroom 1
3.20m x 2.98m 10' 6" x 9' 10"

Bedroom 2
3.58m x 3.21m 10' 7" x 11' 9"

Bedroom 3
3.17m x 3.01m 10' 5" x 9' 11"

Bedroom 4
3.52m x 2.15m 11' 7" x 7' 1"

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

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Linden HOMES

The Harford

4 bedroom home

Green Oaks

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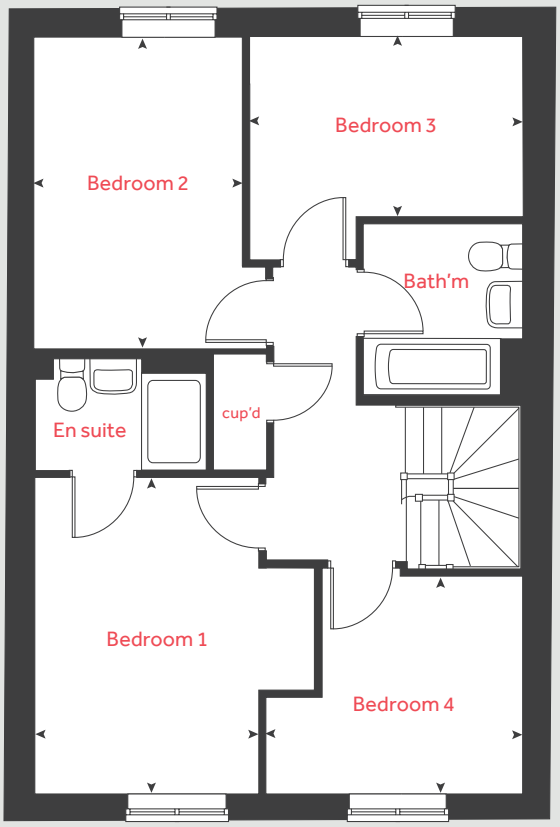
Linden HOMES

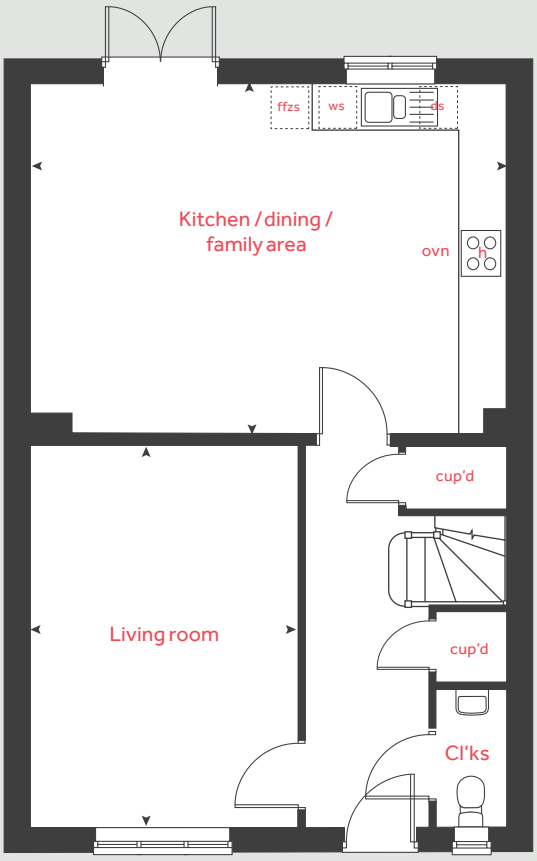
The Harford

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 4.43	19' 10" x 14' 6"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor		
Bedroom 1	3.93 x 2.76	12' 10" x 9' 0"
Bedroom 2	3.88 x 2.56	12' 8" x 8' 4"
Bedroom 3	3.38 x 2.24	11' 1" x 7' 4"
Bedroom 4	3.18 x 2.70	10' 5" x 8' 10"

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

The Harford | Green Oaks, Quedgeley |

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Linden HOMES

3 bedroom Sage Home

Homes 34-38, 41 & 93

Sage Homes built by Linden HOMES

3 bedroom Sage Home

Homes 34-38, 41 & 93

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.91	15′ 8″ x 9′ 6″
Living room	5.09 x 3.63	16′ 9″ x 11′ 11″

First floor		
Bedroom 1	3.66 x 2.86	12′ 0″ x 9′ 4″
Bedroom 2	2.85 x 2.37	9′ 4″ x 7′ 9″
Bedroom 3	3.65 x 2.15	12′ 0″ x 7′ 1″

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

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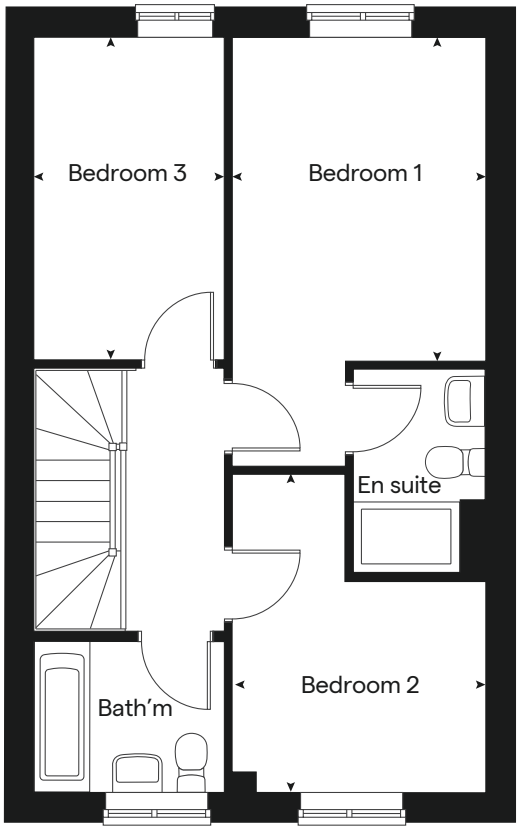
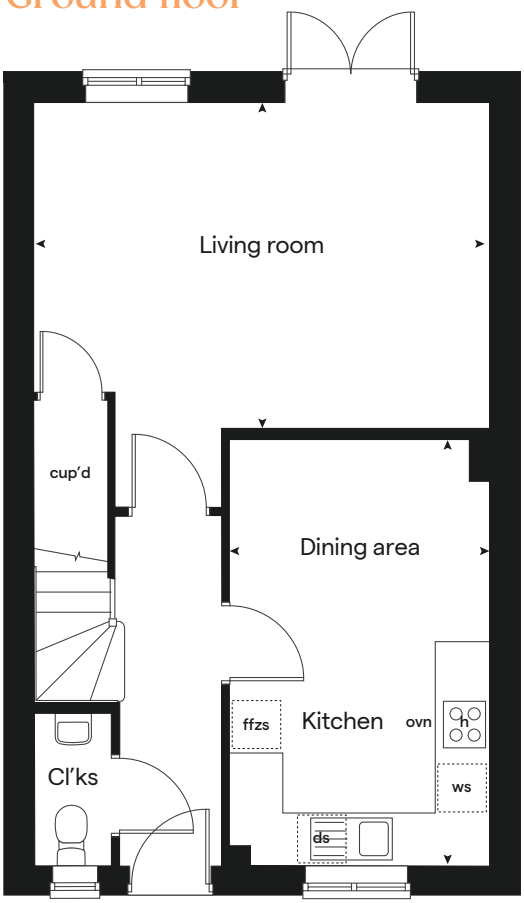
HQUE2 (Elmslie) DS09907 / 04.24

Sage Homes
built by
Linden HOMES

First floor



Ground floor



3 bedroom Sage Home

Homes 58, 59, 94, 113, 114, 116 & 117

Sage Homes built by Linden HOMES

3 bedroom Sage Home

Homes 58, 59, 94, 113, 114, 116 & 117

Ground floor	metres	feet / inches
Kitchen / dining area	5.46 x 2.91	19′ 7″ x 9′ 7″
Living room	5.90 x 3.63	19′ 4″ x 11′ 11″

First floor		
Bedroom 1	3.63 x 2.86	11′ 11″ x 9′ 4″
Bedroom 2	2.86 x 2.37	9′ 4″ x 7′ 9″
Bedroom 3	4.34 x 2.51	14′ 3″ x 8′ 3″

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

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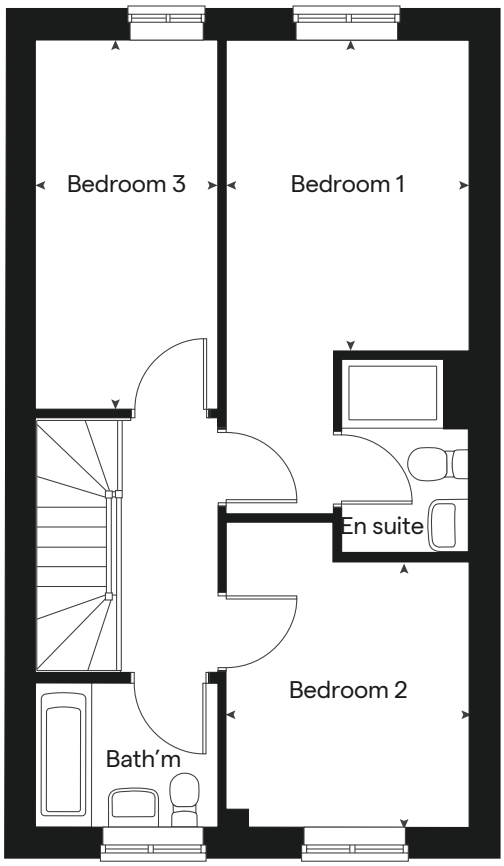
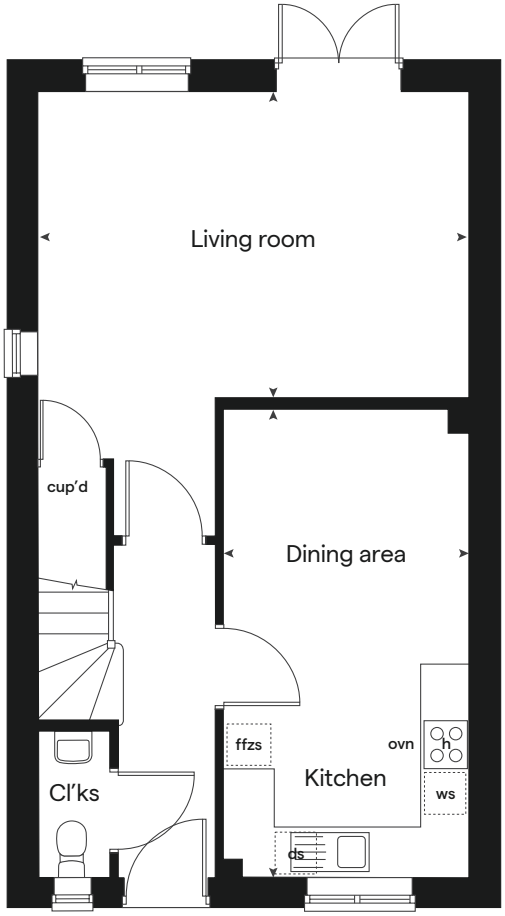
Sage Homes
built by
Linden HOMES

First floor



Ground floor



3 bedroom Sage Home

Homes 75, 81 & 108

Sage Homes built by Linden HOMES

3 bedroom Sage Home

Homes 75, 81 & 108

Ground floor	metres	feet / inches
Kitchen / dining area	5.46 x 2.91	19′ 7″ x 9′ 7″
Living room	5.90 x 3.63	19′ 4″ x 11′ 11″

First floor		
Bedroom 1	3.63 x 2.86	11′ 11″ x 9′ 4″
Bedroom 2	2.86 x 2.37	9′ 4″ x 7′ 9″
Bedroom 3	4.34 x 2.51	14′ 3″ x 8′ 3″

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

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

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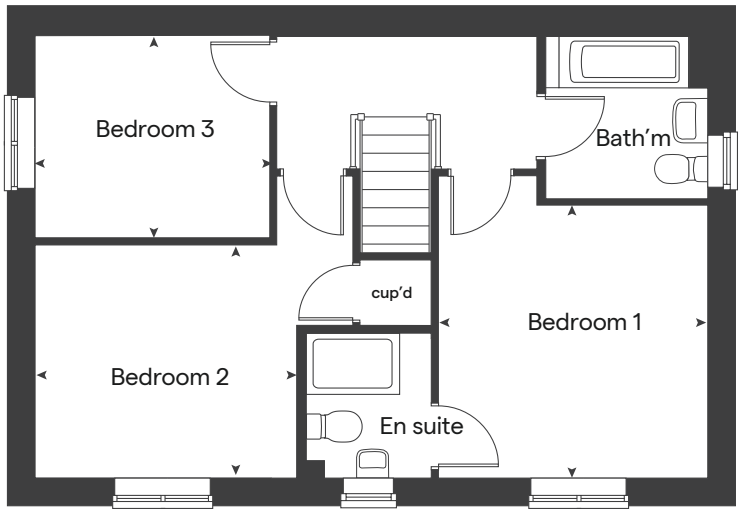
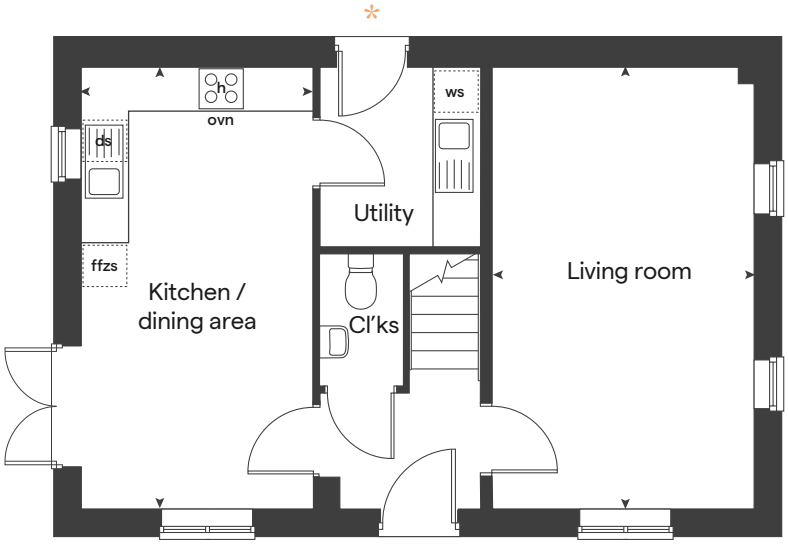
Sage Homes
built by
Linden HOMES

First floor



Ground floor



4 bedroom Sage Home

Homes 39, 40, 84, 85 & 95

Sage Homes built by Linden HOMES

4 bedroom Sage Home

Homes 39, 40, 84, 85 &, 95

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15′ 8″ x 10′ 6″
Living room	4.98 x 3.19	16′ 4″ x 10′ 6″

First floor		
Bedroom 2	3.74 x 2.77	12′ 3″ x 9′ 1″
Bedroom 3	3.19 x 2.52	10′ 6″ x 8′ 5″
Bedroom 4	3.19 x 2.36	10′ 6″ x 7′ 9″

Second floor		
Bedroom 1	4.29 x 3.88	14′ 1″ x 12′ 9″

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

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Sage Homes
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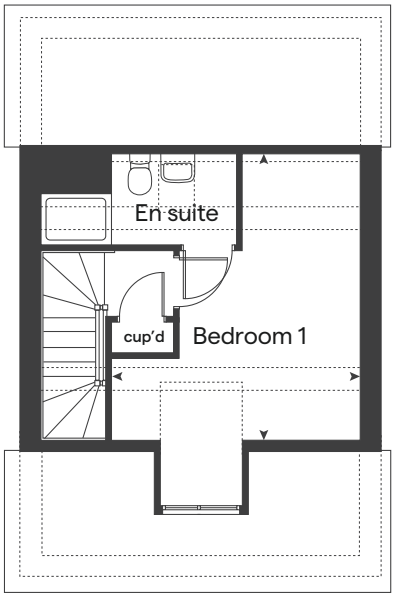
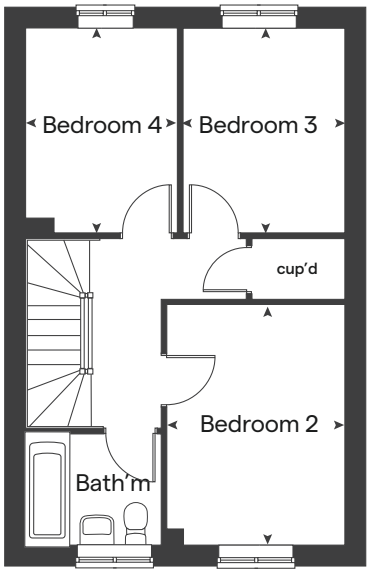
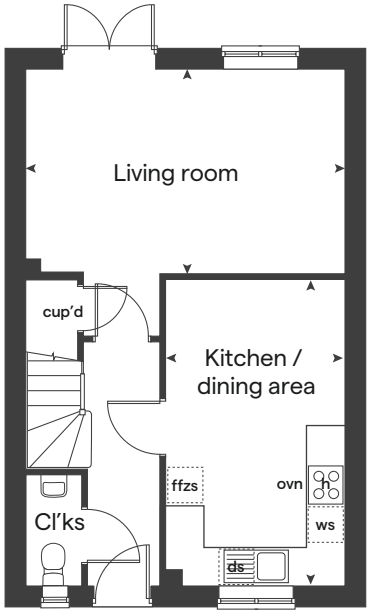
Second floor



First floor



Ground floor



4 bedroom Sage Home

Home 74

Sage Homes built by Linden HOMES

4 bedroom Sage Home

Home 74

Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 4.43	19′ 10″ x 14′ 6″
Living room	4.83 x 3.39	15′ 10″ x 11′ 2″

First floor		
Bedroom 1	3.93 x 2.76	12′ 10″ x 9′ 0″
Bedroom 2	3.88 x 2.56	12′ 8″ x 8′ 4″
Bedroom 3	3.38 x 2.24	11′ 1″ x 7′ 4″
Bedroom 4	3.18 x 2.70	10′ 5″ x 8′ 10″

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

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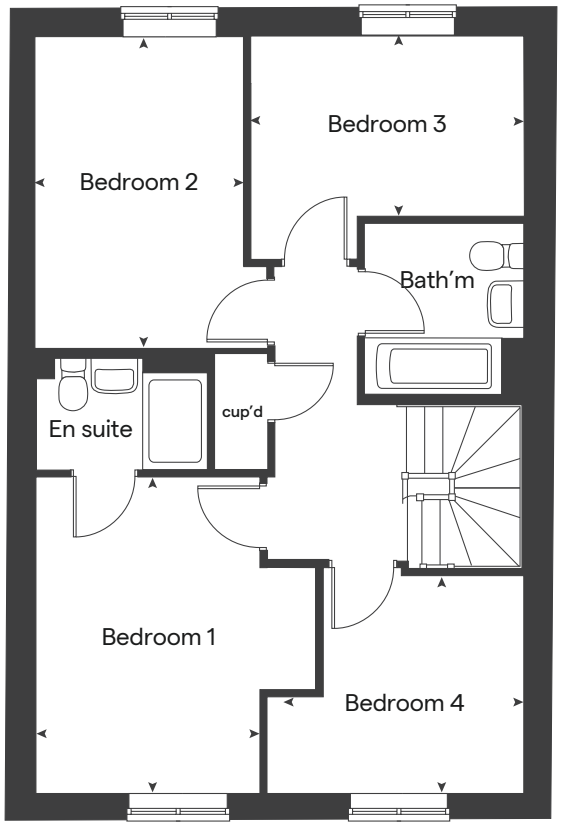
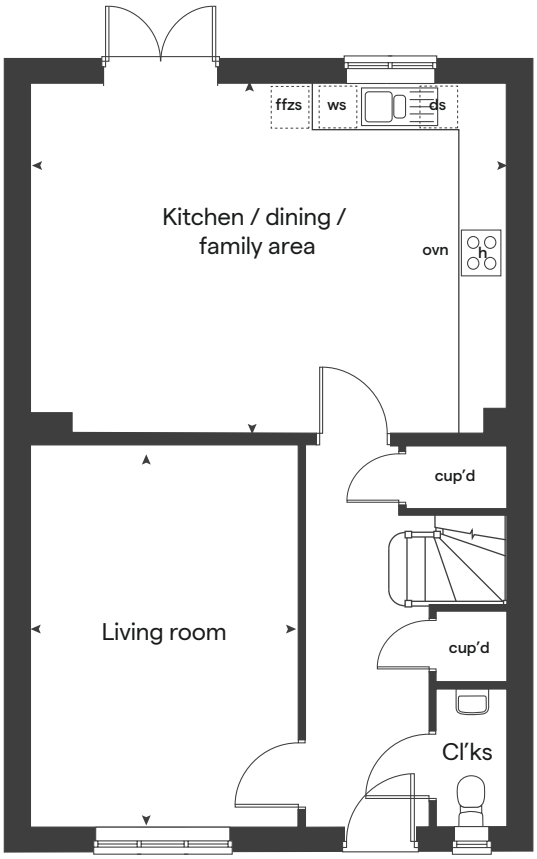
HQUE2 (Harford) DS09907 / 04.24

Sage Homes
built by
Linden HOMES

First floor



Ground floor



Green Oaks

Quedgeley

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.

	2 bedroom	The Ashbee	3 bedroom	The Elmslie	The Becket	The Alwin	4 bedroom	The Harford	The Aldridge	The Leverton	The Foulston	The Pembroke	The Knightley
Kitchen													
Symphony Koncept 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 built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood							▪	▪	▪	▪	▪	▪	
White pendant light holder	▪		▪	▪	▪		▪	▪	▪	▪	▪	▪	
Fridge / freezer space	▪		▪	▪	▪		▪	▪	▪	▪	▪	▪	
Space for integrated 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 sanitary ware	▪		▪	▪	▪		▪	▪	▪	▪	▪	▪	
Ideal Standard close coupled WC to cloakroom			▪	▪	▪		▪	▪	▪	▪	▪	▪	
Ideal Standard low profile shower tray with glass enclosure in en suite	▪		▪	▪	▪		▪	▪	▪	▪	▪	▪	
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	▪		▪	▪	▪		▪	▪	▪	▪	▪	▪	
Bedrooms													
Dressing area to bedroom 1													▪

▪ Fitted as standard - included in the property
* Subject to stage of construction

	2 bedroom	The Ashbee	3 bedroom	The Elmslie	The Becket	The Alwin	4 bedroom	The Harford	The Aldridge	The Leverton	The Foulston	The Pembroke	The Knightley
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 / bi-fold door and path to garage personnel door (where applicable)		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
General													
White painted walls and smooth white ceilings		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
TV point to lounge and family room (where applicable)		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
Master telephone socket to lounge and study where applicable		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
Ideal combi-boiler 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)		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
Enclosed fenced rear garden, and garden gate (where applicable)		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
NHBC Buildmark cover		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪
First two years' customer service support from Linden Homes		▪		▪	▪	▪		▪	▪	▪	▪	▪	▪

Green Oaks

Quedgeley

Use this guide to see what features are included in your new home.

	3 bedroom			4 bedroom	
	Homes 34, 35, 36, 37, 38, 41 & 93	Homes 75, 81, 108	Homes 58, 59, 94, 113, 114, 116 & 117	Home 74	Homes 39, 40, 84, 85 & 95
Kitchen					
Symphony Koncept 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 built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood				▪	▪
White pendant light holder	▪	▪	▪	▪	▪
Fridge / freezer space	▪	▪	▪	▪	▪
Space for integrated 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 sanitary ware	▪	▪	▪	▪	▪
Ideal Standard close coupled WC to cloakroom	▪	▪	▪	▪	▪
Ideal Standard low profile shower tray with glass enclosure in en suite	▪	▪	▪	▪	▪
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	▪	▪	▪	▪	▪

▪ Fitted as standard - included in the property
* Subject to stage of construction

	3 bedroom			4 bedroom	
	Homes 34, 35, 36, 37, 38, 41 & 93	Homes 75, 81, 108	Homes 58, 59, 94, 113, 114, 116 & 117	Home 74	Homes 39, 40, 84, 85 & 95
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 (where applicable)	▪	▪	▪	▪	▪
General					
White painted walls and smooth white ceilings	▪	▪	▪	▪	▪
TV point to lounge and family room (where applicable)	▪	▪	▪	▪	▪
Master telephone socket to lounge and study where applicable	▪	▪	▪	▪	▪
Ideal combi-boiler 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)	▪	▪	▪	▪	▪
Enclosed fenced rear garden, and garden gate (where applicable)	▪	▪	▪	▪	▪
EV charging points	▪	▪	▪	▪	▪
NHBC Buildmark cover	▪	▪	▪	▪	▪
First two years' customer service support from Linden Homes	▪	▪	▪	▪	▪