

Albany Park

Church Crookham



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Development plan

Albany Park

Church Crookham GU52 0RL | **01252 980 680**

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Albany Park

Church Crookham



5 bedroom homes

- The Delphinium

4 bedroom homes

- The Cosmos
- The Mallow

3 bedroom homes

- The Poppy
- The Primrose
- The Honeysuckle
- The Wisteria

2 bedroom homes

- The Crocus

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

- Bulk sale

- v** visitor space
- bcp** bin collection point
- bollards

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.

Vistry Southern region

Central 40, Lime Tree Way, Chineham Park, Basingstoke RG24 8GU. Telephone: 01483 705 100

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The Crocus

2 bedroom home

Albany Park

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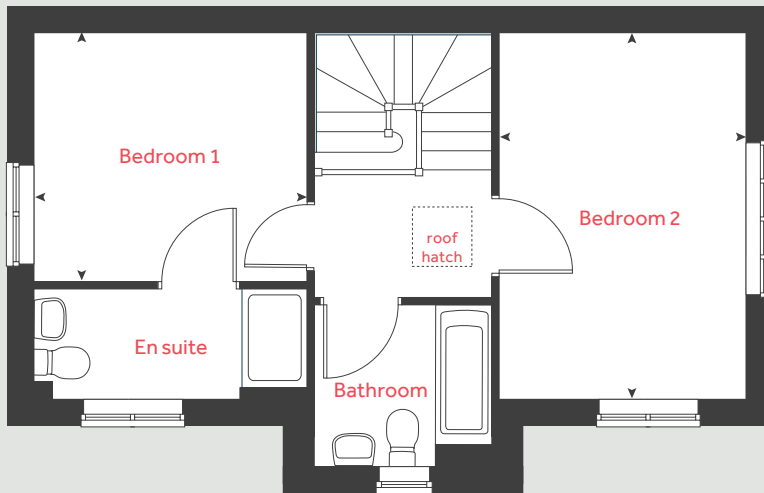
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The Crocus

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.40 x 3.30	14' 5" x 10' 10"
Sitting room	4.40 x 2.96	14' 5" x 9' 9"

First floor

Bedroom 1	3.30 x 3.00	10' 10" x 9' 10"
Bedroom 2	4.40 x 2.96	14' 5" x 9' 9"

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

The Crocus | Type D HCHU3 |

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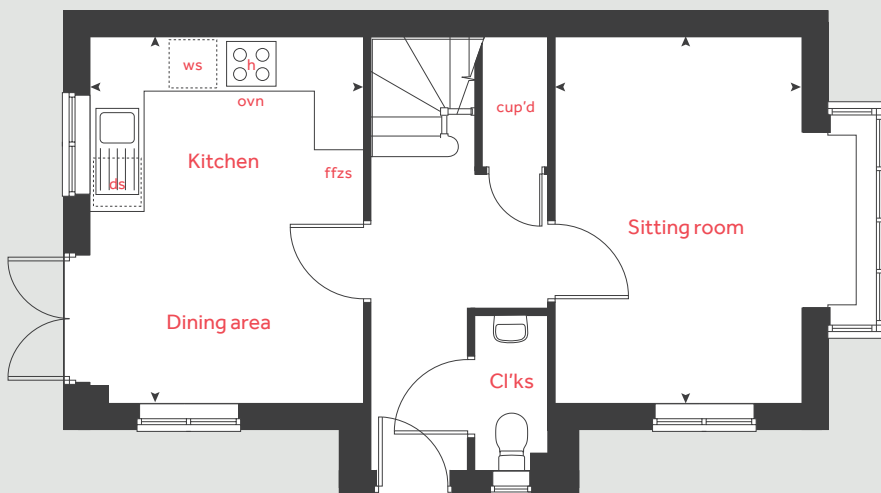
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Ground floor



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The Poppy

3 bedroom home

Albany Park

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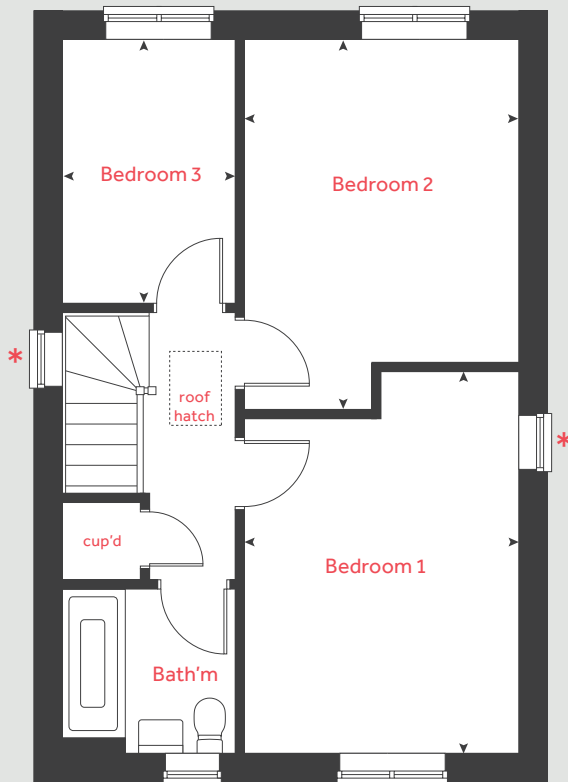
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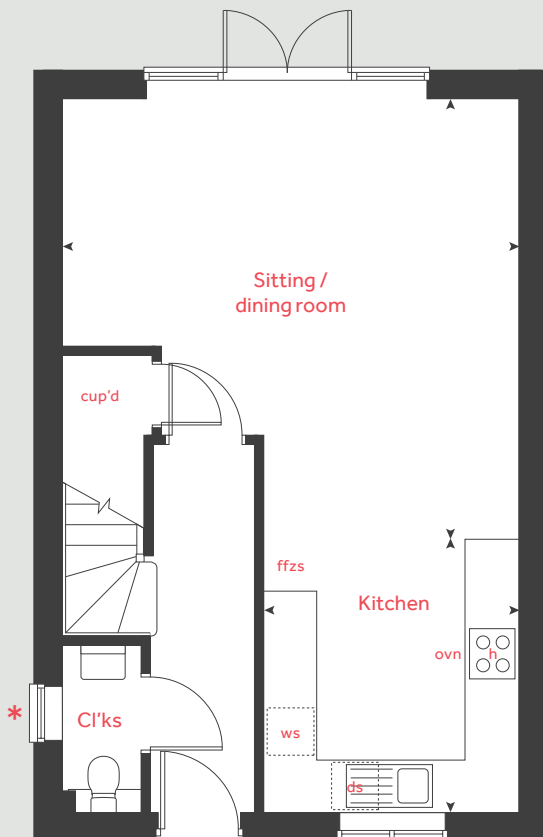
The Poppy

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.09 x 2.92	10' 2" x 9' 7"
Sitting / dining room	5.20 x 5.03	17' 1" x 16' 6"

First floor	metres	feet / inches
Bedroom 1	4.74 x 3.03	15' 7" x 9' 11"
Bedroom 2	4.16 x 2.75	13' 8" x 9' 0"
Bedroom 3	3.07 x 2.38	10' 1" x 7' 10"

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

The Poppy | Type E HCHU3 |

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The Primrose

3 bedroom home

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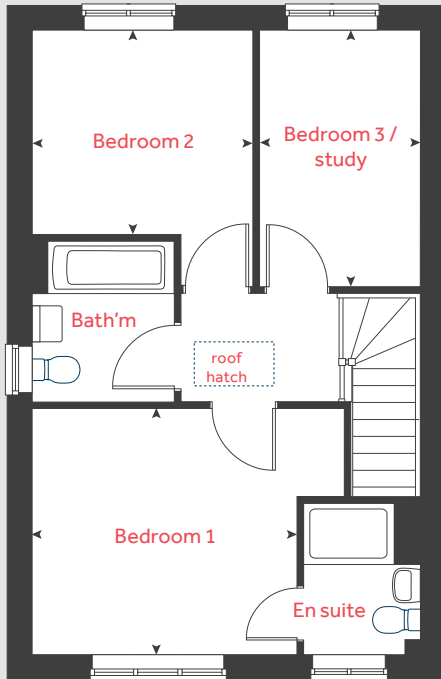
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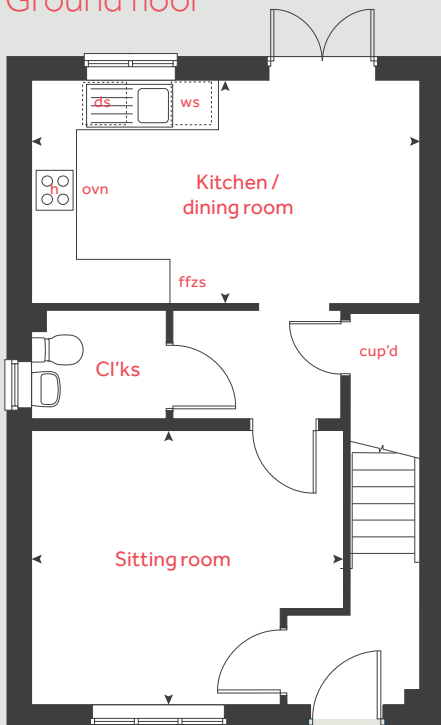
The Primrose

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	2.98 x 2.50	9' 9" x 8' 2"
Dining area	2.98 x 2.69	9' 9" x 8' 10"
Sitting room	4.18 x 3.67	13' 9" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.55 x 3.30	11' 8" x 10' 10"
Bedroom 2	3.50 x 2.96	11' 6" x 9' 8"
Bedroom 3	3.50 x 2.16	11' 6" x 7' 1"

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

The Primrose | N30501 HCHU3 |

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The Honeysuckle

3 bedroom home

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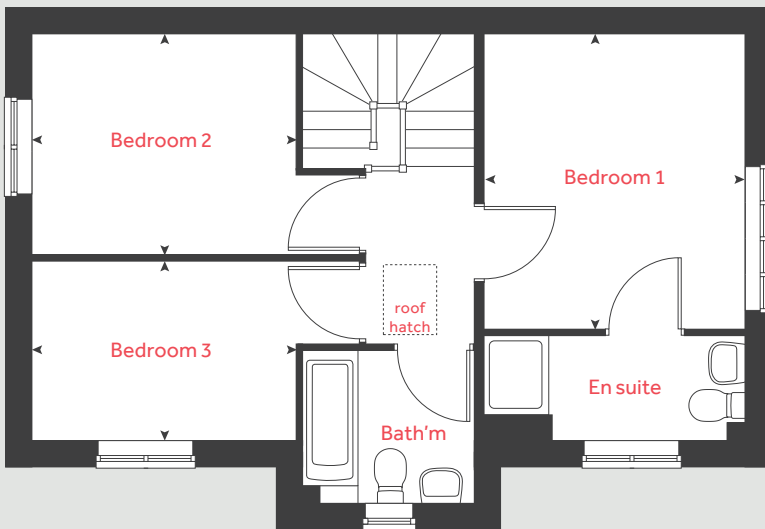
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The Honeysuckle

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.08 x 3.30	16' 8" x 10' 10"
Sitting room	5.08 x 3.98	16' 8" x 13' 1"

First floor

Bedroom 1	3.68 x 3.30	12' 1" x 10' 10"
Bedroom 2	3.30 x 2.76	10' 10" x 9' 1"
Bedroom 3	3.30 x 2.25	10' 10" x 7' 4"

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

The Honeysuckle | Type | HCHU3 |

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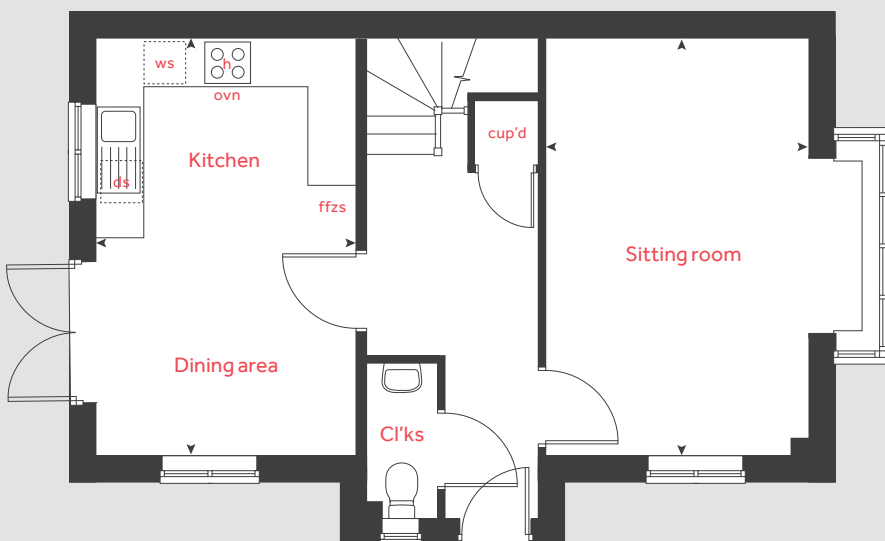
* Window applies to selected plots only. Please speak to our sales consultant for further details.

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Ground floor



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The Wisteria

3 bedroom home

Albany Park

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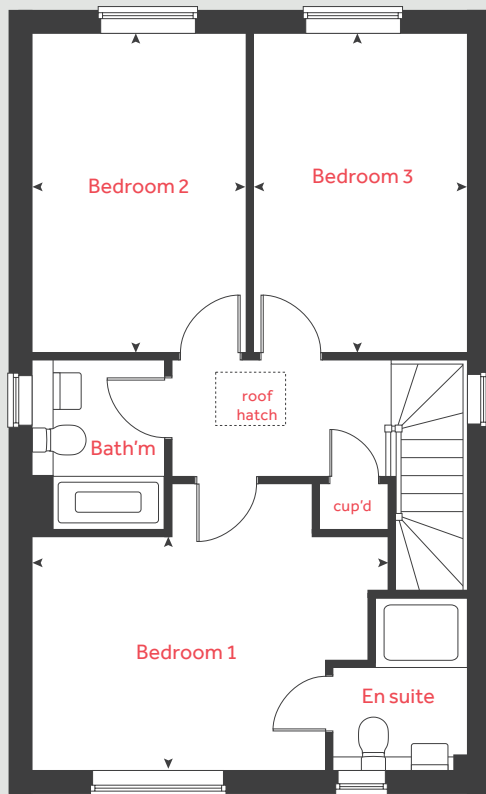
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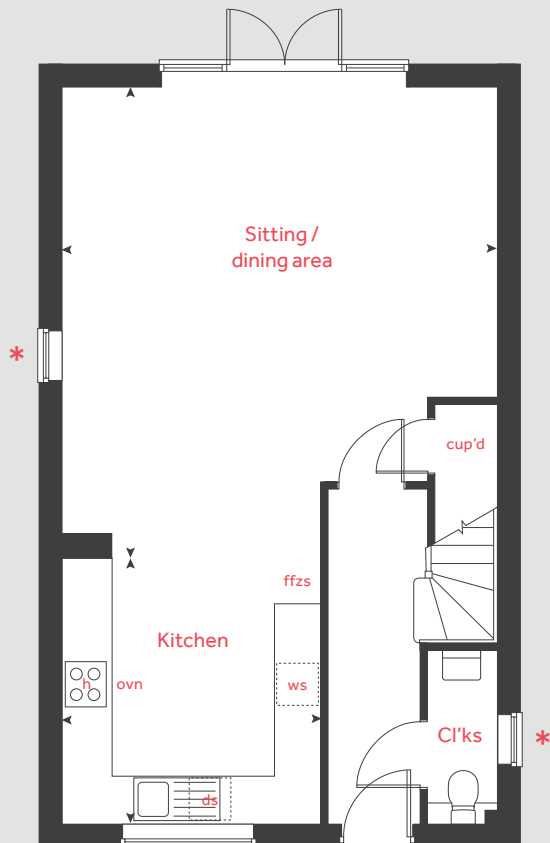
The Wisteria

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.44 x 3.30	11' 4" x 10' 10"
Sitting / dining room	6.25 x 5.64	20' 6" x 18' 6"

First floor	metres	feet / inches
Bedroom 1	4.03 x 3.65	13' 3" x 12' 0"
Bedroom 2	4.28 x 2.99	14' 0" x 9' 10"
Bedroom 3	4.28 x 2.57	14' 0" x 8' 5"

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

The Wisteria | Type F1 HCHU3 |

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* Windows apply to selected plots only. Please speak to our sales consultant for further details.

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The Cosmos

4 bedroom home

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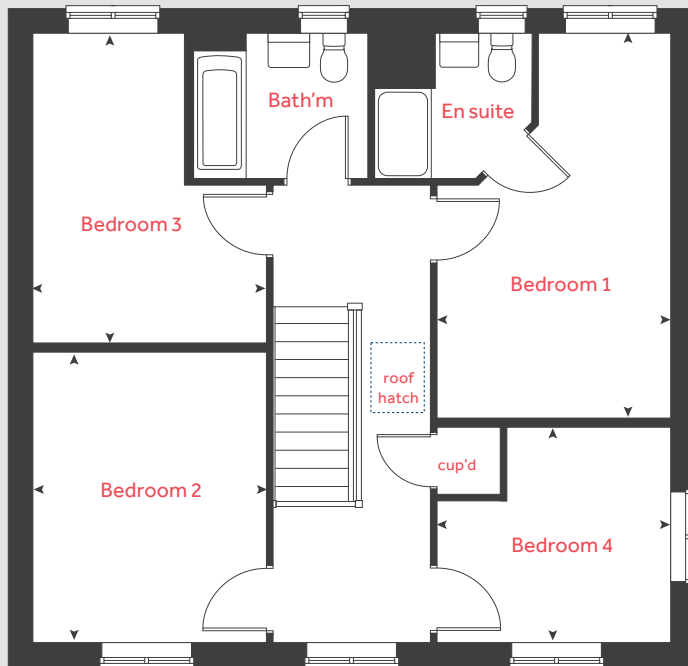
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The Cosmos

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.84 x 3.05	12' 7" x 10' 0"
Dining area	4.27 x 3.05	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 11" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 3"

First floor

Bedroom 1	5.12 x 3.13	16' 10" x 10' 3"
Bedroom 2	3.87 x 3.12	12' 8" x 10' 3"
Bedroom 3	4.12 x 3.12	13' 6" x 10' 3"
Bedroom 4	3.13 x 2.87	10' 3" x 9' 5"

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

The Cosmos | X417vt HCHU3 |

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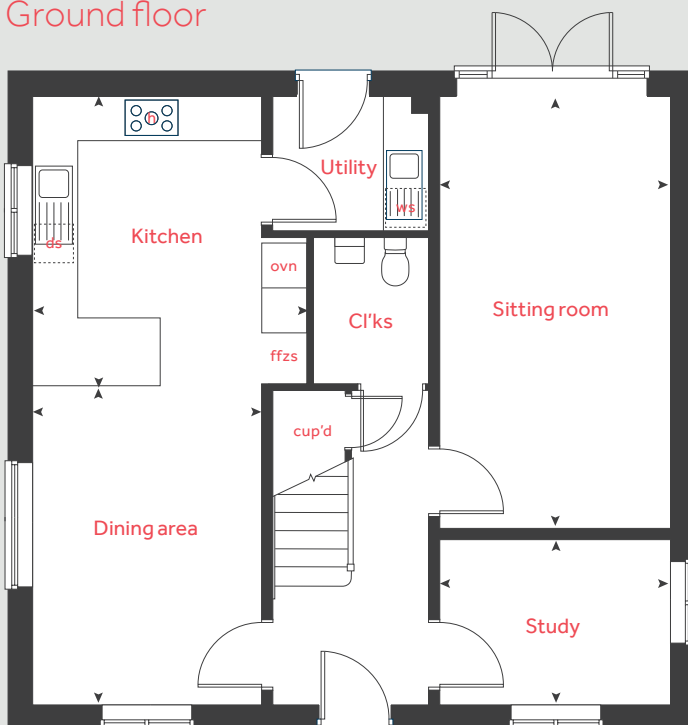
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Ground floor



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The Mallow

4 bedroom home

Albany Park

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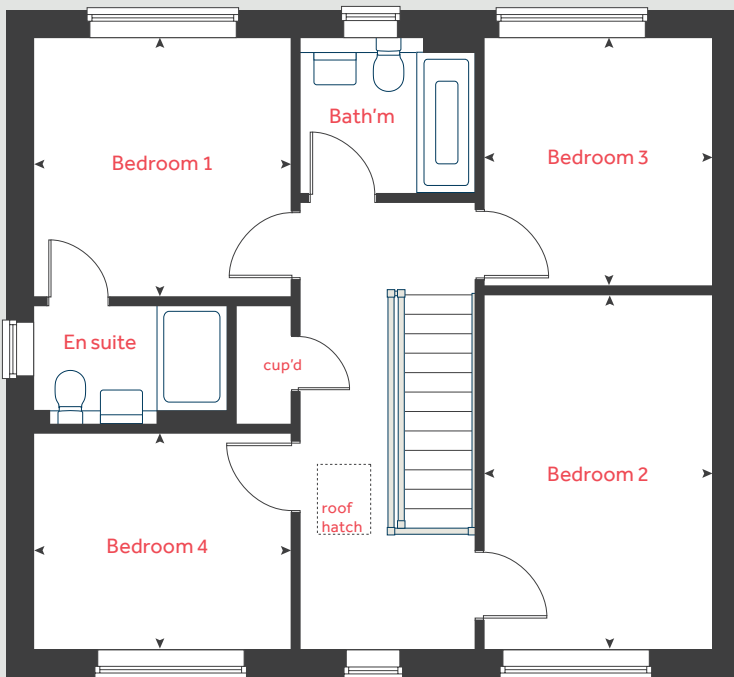
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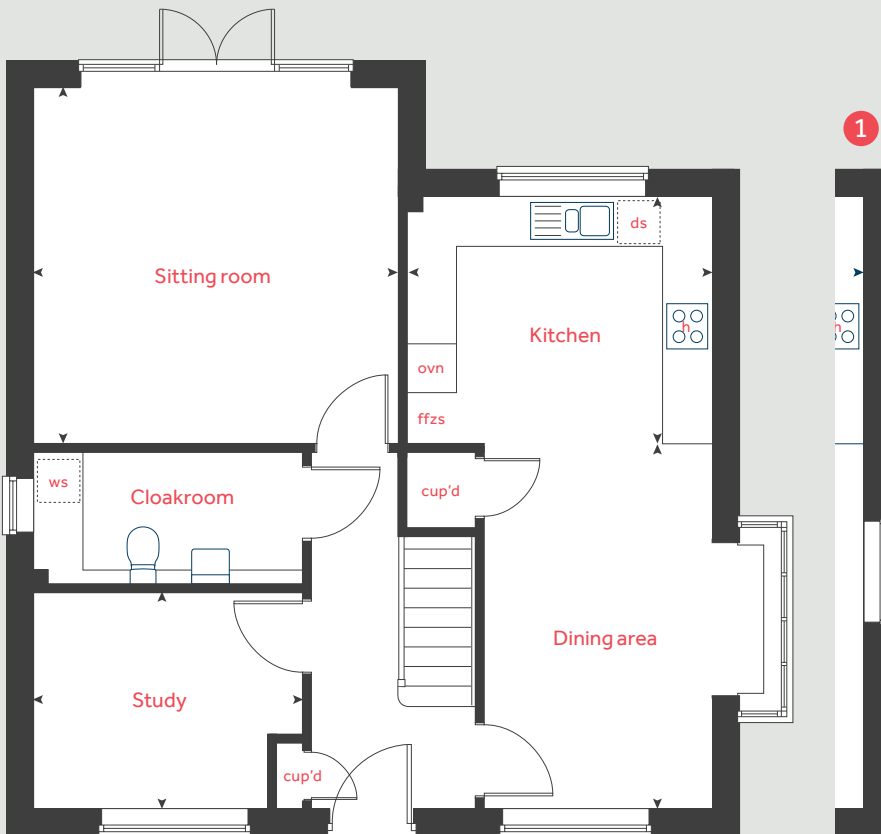
The Mallow

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.67 x 2.90	12' 1" x 9' 6"
Sitting room	4.40 x 4.25	14' 5" x 13' 11"
Dining area	4.42 x 2.75	14' 6" x 9' 0"
Study	3.26 x 2.64	10' 8" x 8' 8"

First floor	metres	feet / inches
Bedroom 1	3.33 x 3.18	10' 11" x 10' 5"
Bedroom 2	4.06 x 2.81	13' 4" x 9' 3"
Bedroom 3	3.18 x 2.82	10' 5" x 9' 3"
Bedroom 4	3.17 x 2.42	10' 5" x 7' 11"

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

The Mallow | Type O2 HCHU3 |

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- 1 Alternative window applies to selected plots only. Please speak to our sales consultant for further details.

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The Delphinium

5 bedroom home

Albany Park

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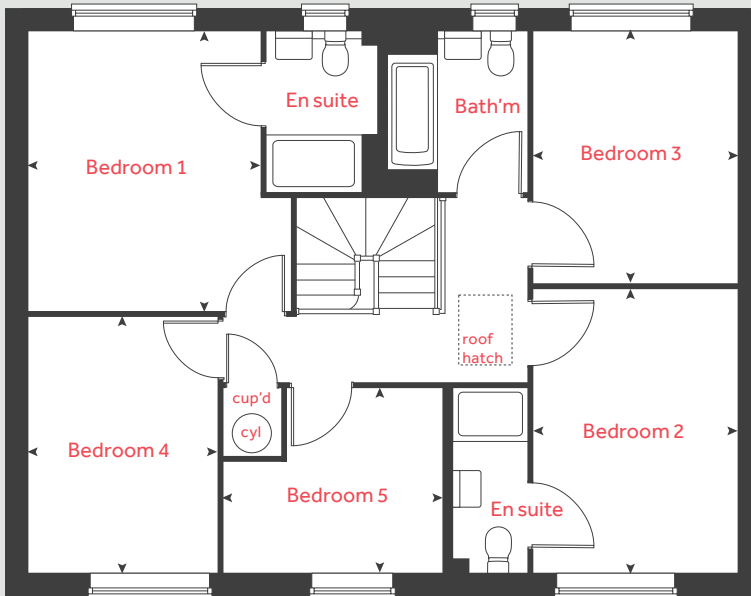
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The Delphinium

5 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	4.00 x 3.81	13' 2" x 12' 6"
Sitting room	5.15 x 4.63	16' 11" x 15' 2"
Dining area	4.00 x 3.81	13' 2" x 12' 6"
Study	4.39 x 3.78	14' 5" x 12' 5"

First floor

Bedroom 1	4.15 x 3.89	13' 7" x 12' 9"
Bedroom 2	4.19 x 3.03	13' 9" x 9' 11"
Bedroom 3	3.74 x 3.03	12' 3" x 9' 11"
Bedroom 4	3.78 x 2.80	12' 5" x 9' 2"
Bedroom 5	3.27 x 2.74	10' 9" x 9' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	< >	measuring points

The Delphinium | Type SHCHU3 |

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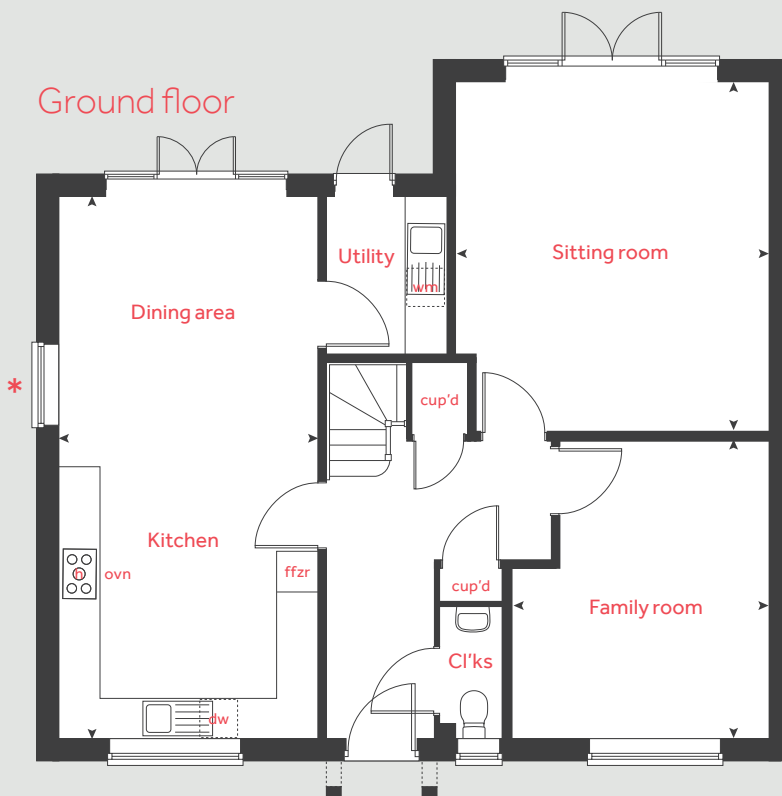
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Ground floor



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Specification

Albany Park

Church Crookham GU52 0RL | 01252 980 680

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Albany Park

Church Crookham

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

2 bedroom
The Crocus

3 bedroom
The Poppy
The Primrose
The Honeysuckle
The Wisteria

4 bedroom
The Cosmos
The Mallo

5 bedroom
The Delphinium

Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	
Choice of Premium fitted kitchen (doors and worktops)*							■
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 built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
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)

Ideal Standard contemporary white sanitaryware suite	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■
Handheld hair wash attachment	■		■	■	■	■	■
Walk in shower in ensuite to selected bedrooms		■		■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■
White batten holder to bathroom and en suite(s)	■	■	■	■	■	■	■

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 Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French doors and path to garage (where applicable)	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■
Double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■
TV point to sitting 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)	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)**							■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)**	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to 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 'on plot' garage (where applicable)	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
Landscaped 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
 ** Available to selected plots only. Please see sales consultant for further information.

2 bedroom
The Crocus

3 bedroom
The Poppy
The Primrose
The Honeysuckle
The Wisteria

4 bedroom
The Cosmos
The Mallo

5 bedroom
The Delphinium

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry Southern region

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