

Redlands Grove

Wanborough






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HOMES

Development layout

4 bedroom homes

 The Mylne

Pre-sold homes

-  2 bedroom homes
-  3 bedroom homes
-  4 bedroom homes

bcp bin collection point

v visitor space

Existing development by others



Redlands Grove

Wanborough, Wiltshire SN4 0AA | 01793 352783

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The Mylne

4 bedroom home

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Wanborough, Wiltshire SN4 0AA | **01793 352783**

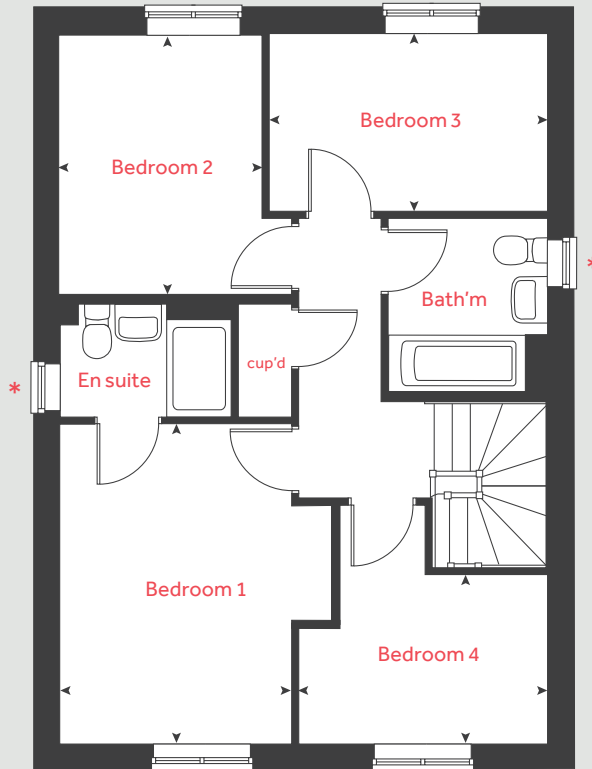
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The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor

Bedroom 1	3.93 x 2.85	12' 11" x 9' 4"
Bedroom 2	3.20 x 2.52	10' 6" x 8' 3"
Bedroom 3	3.47 x 2.18	11' 4" x 7' 2"
Bedroom 4	3.10 x 2.08	10' 2" x 6' 10"

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

The Mylne | Part L Redlands Grove |

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.

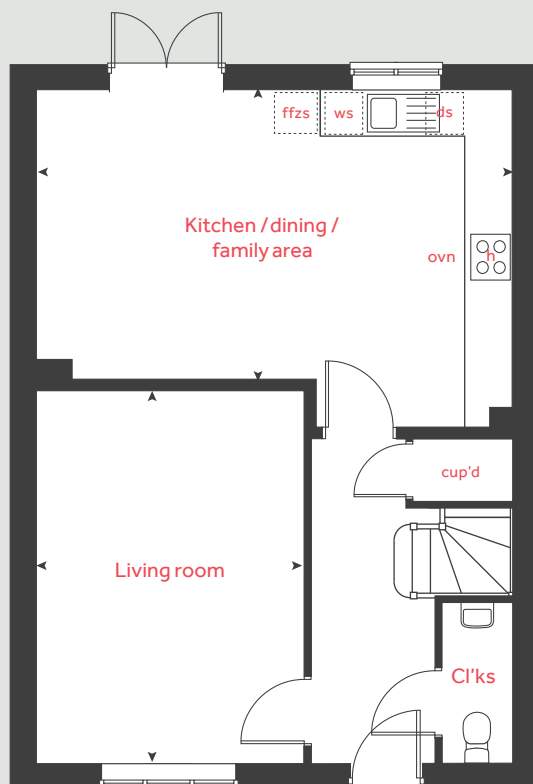
* Windows apply to selected plots only. Please see sales consultant for further details.

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Ground floor



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Specification

Redlands Grove

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Wanborough

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

4 bedroom
The Myine

Symphony Konzept range kitchen with laminate worktop	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■
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	■

Bathrooms and en suite(s)

Contemporary white sanitary ware	■
Close coupled WC to cloakroom	■
Low profile show tray with glass enclosure to 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	■
Waste water heat recovery system	■

Doors and Windows

4 bedroom
The Myine

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	■
Paving outside French doors and path to garage personnel door (where applicable)	■

General

PV solar panels	■
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	■
Combi-boiler with 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 to garage (where in curtilage of the plot)	■
Enclosed fenced rear garden, and garden gate (where applicable)	■
Electric vehicle charging point	■
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 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 Cotswolds region

Cleeve Hall, Cheltenham Road, Bishops Cleeve, Cheltenham, Gloucestershire GL52 8GD. T: 01242 388502

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