

Redlands Grove

Wanborough



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HOMES

Welcome to Redlands Grove

Within easy reach of the thriving town of Swindon, this exciting new development is surrounded by the pretty Wiltshire countryside in the village of Wanborough.

Wanborough is about 2 miles from the A419, which links to Cirencester, 17 miles away, to the A420 for Oxford, 30 miles, or head south 6.5 miles for Junction 15 of the M4 for London and Bristol. It's only 5 miles via the B4006 to Swindon, from where trains take about an hour to reach London Paddington. Regular services also run to Bristol, Cheltenham and Reading. Bristol Airport is 54 miles away.

This bustling community has a playgroup, primary school, five pubs, leisure and sports clubs and a monthly farmer's market. There are play parks, conservation areas, woods and walking trails and just 5 miles away in Swindon you'll find designer shopping and an array of entertainment!

Our new range of 3 and 4 bedroom homes embrace contemporary design and styling, whilst retaining classic architecture and traditional build quality. Our new homes include desirable features such as open-plan living areas, stylish fitted kitchens, bi-folding doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a rural setting within easy reach of Swindon, your search ends here!



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



Existing development by others

Pond

Proposed local equipped play area

Future Bovis Homes development

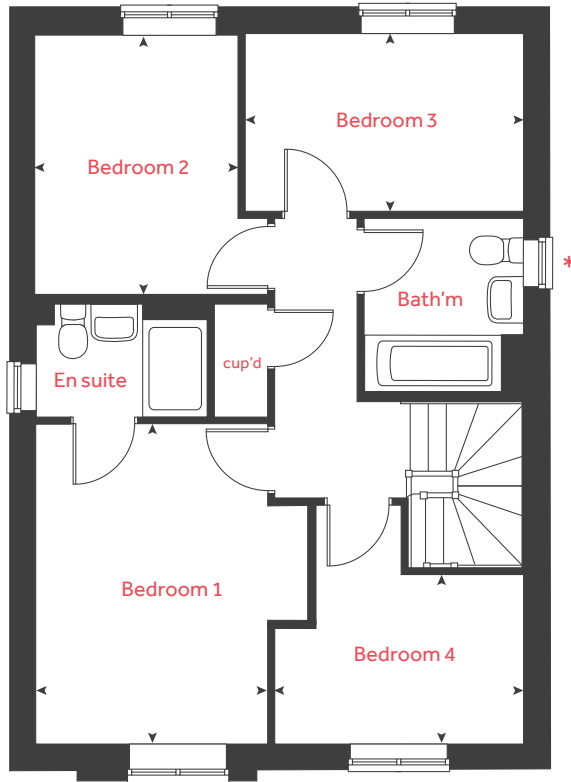
Redlands Grove

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

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First floor



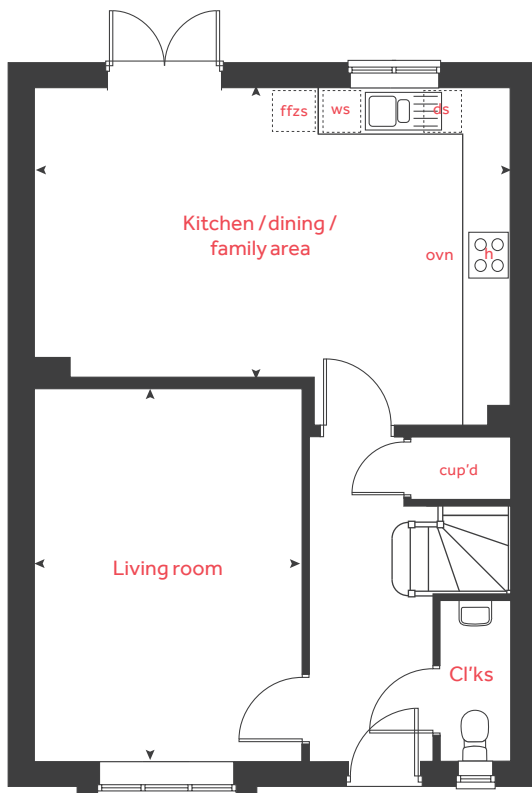
Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

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	3.43 x 2.18	11' 3" 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		

Ground floor



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.

* Window applies to plots 61, 62 and 63 only. Please see sales consultant for further details.



Specification

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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

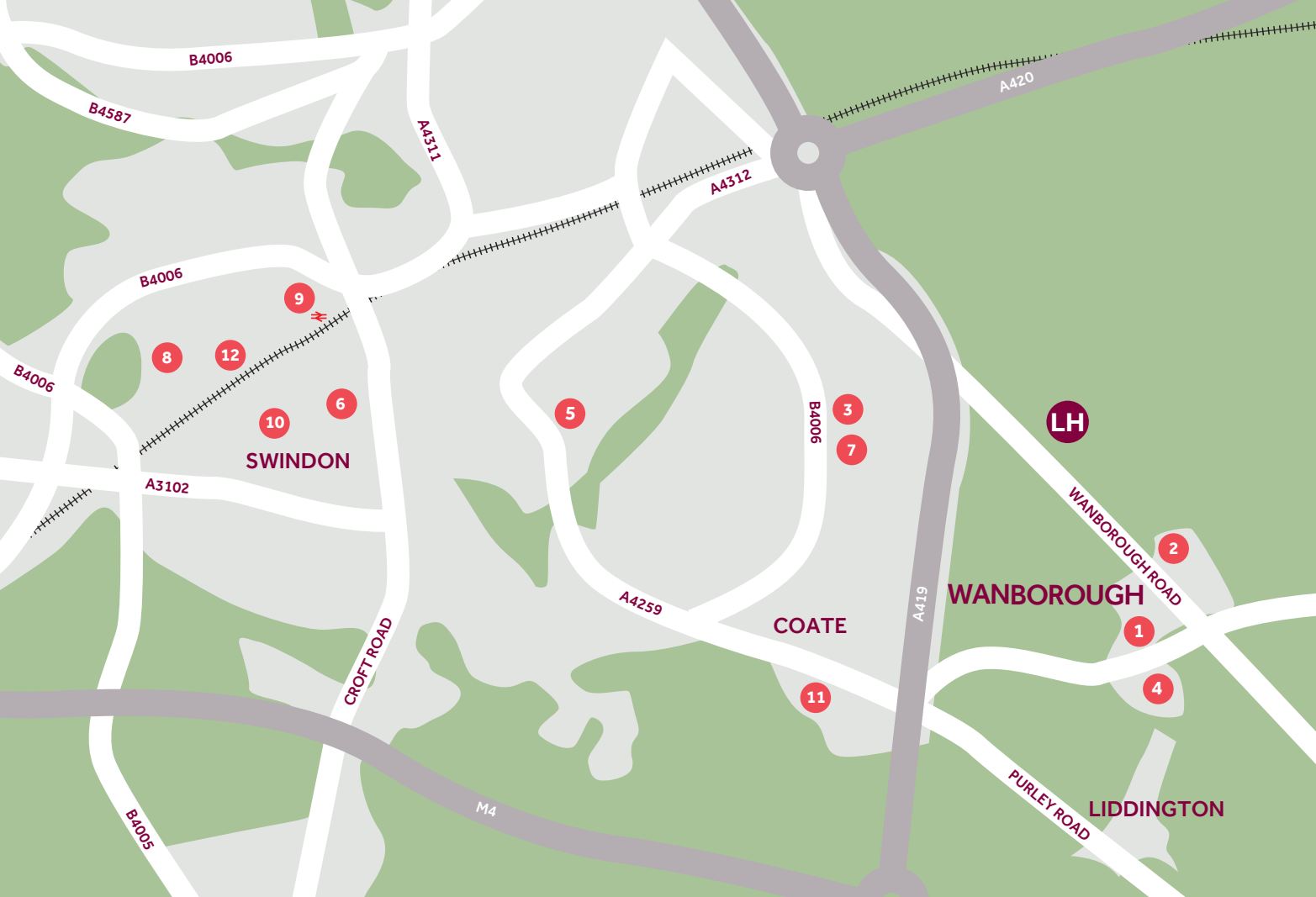
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Around the local neighbourhood

- | | | |
|---|--|---|
| 1 Wanborough Primary School
SN4 0EJ | 5 New College Swindon
SN3 2DY | 9 Swindon Railway Station
SN1 1DQ |
| 2 The Brewers Arms
SN4 0AE | 6 Wyvern Theatre
SN1 1QN | 10 The Brunel Shopping Centre
SN1 1LF |
| 3 The Dorcan Academy
SN3 5DA | 7 Dorcan Recreation Complex
SN3 5DA | 11 Coate Water Country Park
SN3 6AA |
| 4 Ramsbury & Wanborough Surgery
SN4 0DF | 8 Swindon Designer Outlet Centre
SN2 2DY | 12 STEAM: Museum of Great Western Railway
SN2 2TA |

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