# THE GREEN PARK GATE

### A PRESTIGIOUS SELECTION OF JUST 25 HOMES





# welcome to THE GREEN

The Green at Park Gate, a stunning new phase of 3 and 4 bedroom homes set in a peaceful, secluded location within our Park Gate development in Kidderminster.

Nestled in a secluded position, these stunning 3 and 4 bedroom homes are designed with an enhanced specification for modern living.

Each home will feature a superior finish, with high-quality upgrades that set them apart.















### A TASTE OF LOCAL LIFE

The Green provides a quiet village setting with easy access to nearby towns, offering a practical and convenient location for everyday living.

Situated just outside Kidderminster, The Green at Park Gate is perfect for those who appreciate a quieter pace of life, with the convenience of shops, schools, and transport links only a short distance away.

Kidderminster town centre is just a short drive away, offering a wider selection of high street shops, supermarkets, and local services. The area also benefits from excellent transport links, with regular train services to Birmingham and Worcester, making it easy to access both work and leisure options in the wider region.

Outdoors, the surrounding area provides plenty of green space, with countryside walks, cycling routes, and nature reserves all within easy reach.

With its blend of peaceful surroundings, modern convenience, and access to both rural and urban amenities, The Green at Park Gate offers a well-rounded lifestyle that meets the needs of today's homeowners.

Whether you're commuting, exploring the local countryside, or enjoying family life, this is the ideal place to call home.

# DEVELOPMENT LAYOUT

The Green boasts a stunning range of homes each with unique views and aspects. Discover your dream home in Kidderminster today.



THE KEMPTHORNE 4 bedroom home



THE PEMBROKE 4 bedroom home



THE PEMBROKE II 4 bedroom home



THE EDMUND 4 bedroom home



• THE MACARTHUR 4 bedroom home



THE CROFT 3 bedroom home



THE FRANCIS 3 bedroom home

- ss substation
- **bcp** bin collection point
- ---- boundary line

#### The Green is part of the wider Park Gate development.

The siteplan 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 house type with the sales consultant. Development layout plan correct at time of production.



# THE KEMPTHORNE

#### 4 bedroom home





Current flar and		fact (inches	Einst Os an		fact / in share	h	hob	ts t	umble dryer space
Ground floor	metres	feet / inches	First floor	metres	feet / inches	ovn	oven	cup'd	cupboard
Kitchen / dining room	5.57 x 3.67	18'3" × 12'1"	Bedroom 1	3.49 x 3.45	11'5"×11'4"	ffzr	fridge freezer	•	wardrobe
Living room	6.04 x 3.85	19' 10" x 12' 8"	Bedroom 2	3.91 x 2.78	12'10"×9'2"		5	W	
Study	2.78 x 2.57	9' 2" x 8' 5"	Bedroom 3	3.40 x 3.09	11' 2" × 10' 2"	dw	dishwasher	< ≻	measuring points
Study	2.70 × 2.37	52 x0 5	Dediooning	J.40 X J.09	11 2 × 10 2	wm	washing machine		
			Bedroom 4	5 12 x 2 86	16'9"×9'5"		9		

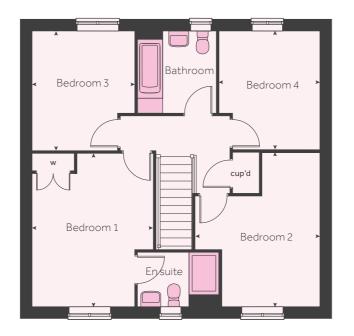


# THE PEMBROKE

4 bedroom home



#### FIRST FLOOR



Ground floor	metres	feet / inches	First floor	metres	feet / inches				
	0.00774	2015"10111"	De due sur 1	4 20 7 40	1 4/ 1 1 1/ 0	h	hob	W	wardrobe
Kitchen / dining / family ar	rea 8.06x3.34	26 5 X 10 11	Bedroom 1	4.29 X 3.40	14' 1" × 11' 2"	ovn	oven	ts	tumble dryer space
Living room	4.83 x 3.50	15'10"×11'5"	Bedroom 2	3.72 x 3.50	12'2"×11'5"	ffzr	fridge freezer	cup'd	cupboard
Study	2.41×2.37	7'11"×7'9"	Bedroom 3	3.35 x 2.88	11'0"×9'5"	dw	dishwasher	< >	measuring points
			Bedroom 4	3.92 x 2.82	12'10"×9'3"	wm	washing machine		



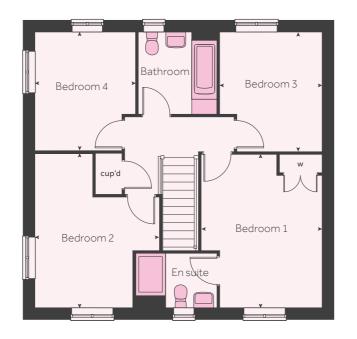
# THE PEMBROKE II

#### 4 bedroom home

GROUND FLOOR



#### FIRST FLOOR



Ground floor	metres	feet / inches	First floor	metres	feet / inches				
Ground noor	metres	Teet / Inches	FIISCHOOL	metres	reet/inches	h	hob	w	wardrobe
Kitchen / dining / family a	area 8.06 x 3.34	26' 5" x 10' 11"	Bedroom 1	4.29 x 3.40	14'1"×11'2"				
						ovn	oven	ts	tumble dryer space
Living room	4.83 x 3.50	15'10"×11'5"	Bedroom 2	3.72 x 3.50	12'2"×11'5"	ffzr	fridge freezer	cup'd	cupboard
Study	2.41 x 2.37	7′11″×7′9″	Bedroom 3	3.35 x 2.88	11'0"×9'5"	dur	dishwasher		
otady	2.11/2.07	, 11 // 5				dw	uisriwasrier	< >	measuring points
			Bedroom 4	3.92 x 2.82	12'10"×9'3"	wm	washing machine		

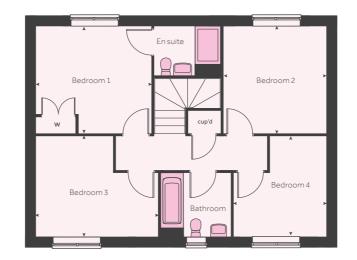


# THE EDMUND

4 bedroom home



#### FIRST FLOOR



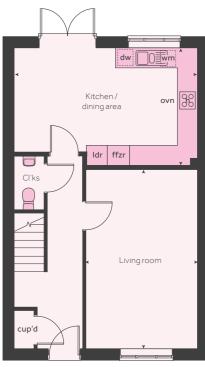
Ground floor	metres	feet / inches	First floor	metres	feet / inches	h	hob	wm	washing machine
Kitchen / dining area	6.49 x 3.11	21'4"×10'2"	Bedroom 1	3.57 x 3.31	11'9"×10'10"	01/2			9
Living room	4.34 x 3.50	14'3"×11'6"	Bedroom 2	3.31 × 3.17	10' 10" × 10' 5"	ovn	oven	w	wardrobe
Study	2.63 x 2.06	8'8" x 6'9"	Bedroom 3	3.77 x 3.09	12' 4" × 10' 2"	ffzr	fridge freezer	cup'd	cupboard
Study	2.03 X 2.00	0000				dw	dishwasher	< ≻	measuring points
			Bedroom 4	3.09 x 2.86	10'2"×9'5"				



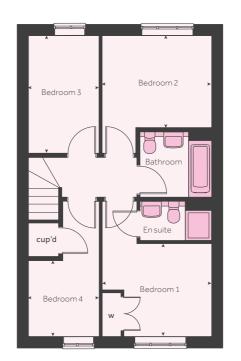
# THE MACARTHUR

#### 4 bedroom home

GROUND FLOOR





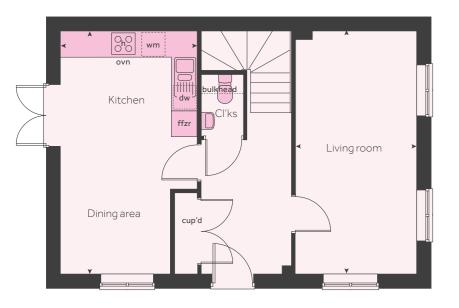


Ground floor	metres	feet / inches	First floor	metres	feet / inches	h		hob	ldr	larder
Kitchen / dining area	5.47 x 3.51	17'11"×11'6"	Bedroom 1	3.28 × 2.77	10'9"×9'1"	0	vn	oven	W	wardrobes
Living room	5.30 x 3.27	17' 5" × 10 '9"	Bedroom 2	3.28 × 2.76	10'9"×9'1"	ff	zr	fridge freezer	cup'd	cupboard
			Bedroom 3	3.54×2.11	11'7"×6'11"	d	w	dishwasher	< ≻	measuring points
			Bedroom 4	2.29 × 2.11	7'6"×6'11"	W	m	washing machine		

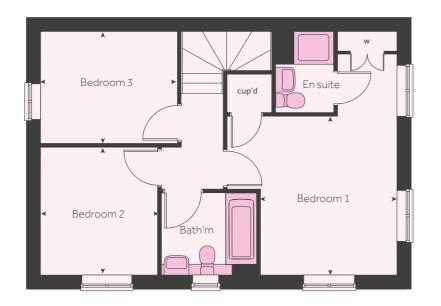




#### GROUND FLOOR



#### FIRST FLOOR

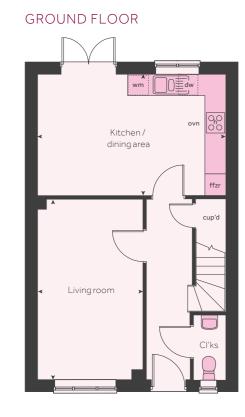


Ground floor	metres	feet / inches	First floor	metres	feet / inches	h	hob	wm	washing machine
Kitchen / dining area	5.81×3.02	19'1"×9'11"	Bedroom 1	$5.81 \times 3.09$	19'1" × 10'2"	ov	n oven	w	wardrobe
Living room	5.81×2.69	19'1"×8'10"	Bedroom 2	3.08 × 2.69	10'1"×8'10"	ffz	r fridge freezer	cup'd	cupboard
			Bedroom 3	3.03 × 2.63	9'11"×8'8"	dw	dishwasher	< ≻	measuring points

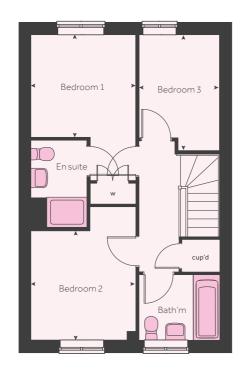


# THE FRANCIS

#### 3 bedroom home



FIRST FLOOR



Ground floor	metres	feet / inches	First floor	metres	feet / inches				
Kitchen / dining area	4.91 x 2.79	16'1"×9'2"	Bedroom 1	2.68 x 2.67	8'10"×8'9"	h	hob	wm	washing machine
Living room	5.11 x 2.64	16'9"×8'8"	Bedroom 2	3.06 x 2.67	10'0" x 8'9"	ovn	oven	W	wardrobe
			Bedroom 3	2.55 x 2.15	8'4"×7'1"	ffzr	fridge freezer	cup'd	cupboard
			Dedrooms	2.33 × 2.13	04 // 1	dw	dishwasher	∢ ≻	measuring points



### UNIQUE SPECIFICATION

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

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regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

3 BEDROOM	The Francis	The Croft	4 BEDROOM	The Pembroke	The MacArthur	The Kempthorne	The Edmund	
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-	•	•	•	•	•
•	•	•	•	•	•

-	-	Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, full-height to shower cubicle and half-height tiling to walls in bathroom and en suite)
•	•	Chrome trim to all tiling
	•	White batten light holder

#### 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 doors pre-primed with Brass Satin finish handles
•	•	•				Paving outside French doors
			-			

#### BEDROOMS



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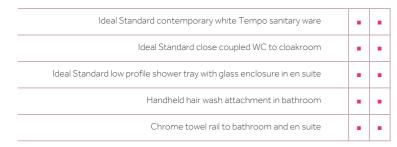
Symphony built-in wardrobe to bedroom 1



#### KITCHEN

 Linden Homes Elite Range range kitchen with premium worktop
 Bosch kitchen appliances (oven, chimey hood, hob)
 Stainless steel sink and drainer (single and half bowl) with chrome mixer tap
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility
Hob (60cm) with built-in single under oven, with glass splashback and 60cm stainless steel chimney hood
Bosch integrated fridge freezer, dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)
 Under cupboard LED lighting, drawer pack and cutlery tray

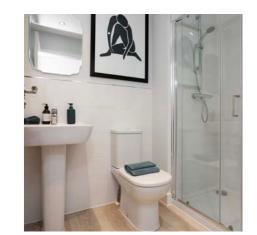
#### BATHROOMS AND EN SUITE(S)



Fitted as standard - included in the property

\* Subject to stage of construction

\*\* Applicable to selected plots only. Please see sales consultant for further details.







3 BEDROOM	The Francis	The Croft	4 BEDROOM	The Pembroke	The MacArthur	The Kempthorne	The Edmund	
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#### GENERAL

•	•	•	•	-	-	PV solar panels**
•	•	•	•	•	-	Car charging point**
•	•	•	•	-	-	White painted walls and smooth white ceilings
•	•	•	•	•	-	Multi-media point in living room
•	•	•	•	-	-	TV point to lounge and family room (where applicable)
•	•	•	•	•	-	Master telephone socket to living room
•		•	•		-	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
•	•	•	•	•	-	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)
•		•	•		-	External tap
•	•	•	•	-	-	External socket
•	•	•	•	•	-	NHBC Buildmark cover
•	•	•	•		-	First two years' customer service support from Linden Homes
-				 		

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 consultant.



### BEAUTIFUL SPACES FOR YOU TO **ENHANCE**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options a nd upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**. Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

### A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel. The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors

helping to bring the outside in and enhance the gardens as an extended living area.

#### Scan me for directions



## THE GREEN

Park Gate, Lea Castle Drive, Lea Castle, Cookley, Kidderminster DY10 3PU



Every care has been taken in the preparation of this brochure. Linden Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

#### Vistry South West Midlands region

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