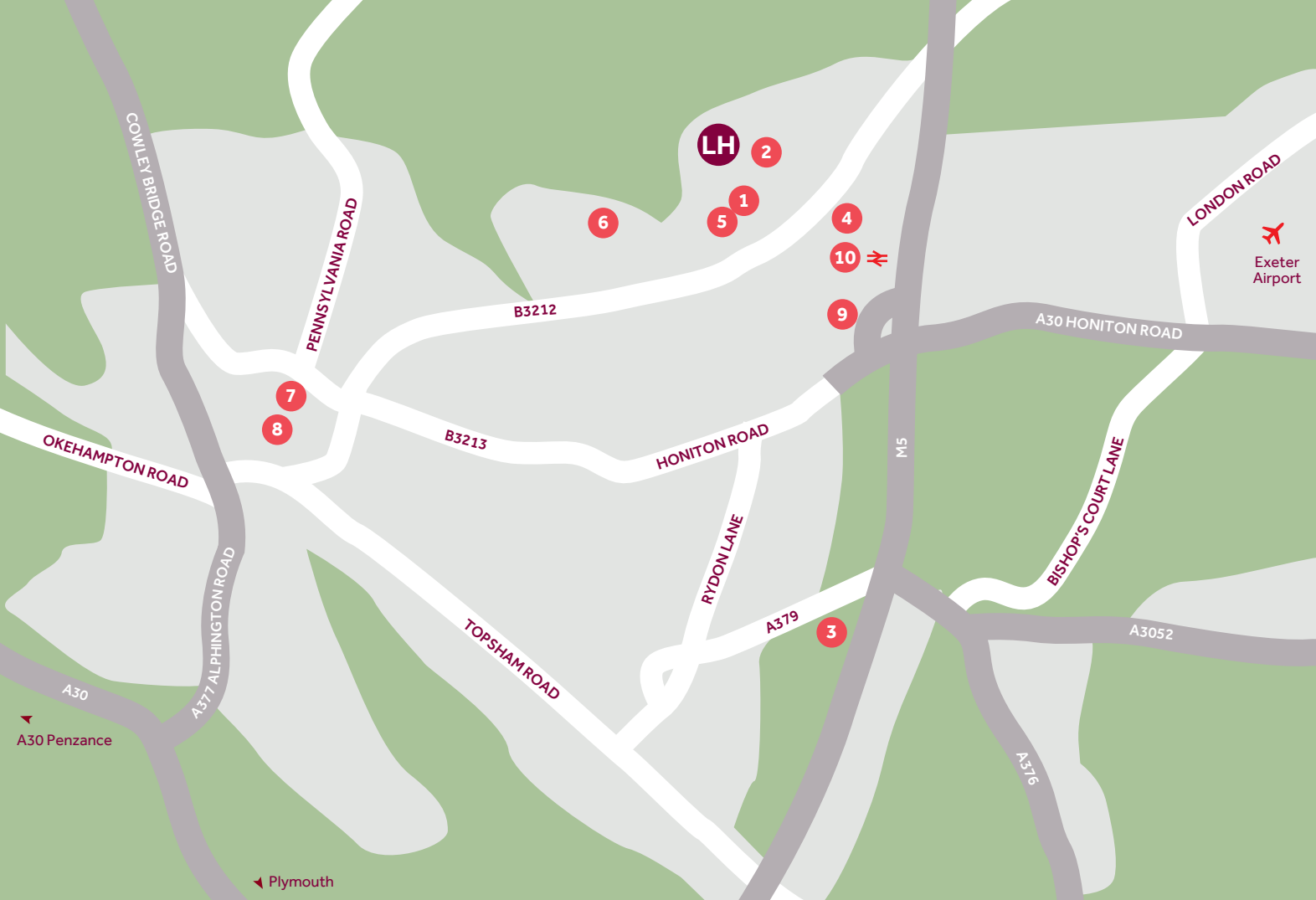


Harrington Park

Pinhoe



Linden
HOMES



Around the local neighbourhood

- | | | |
|--|---|--|
| 1 Pinhoe Village Shops
EX4 9EY | 5 Exeter Community Hospital
EX1 3RB | 8 Exeter Cathedral
EX1 1HS |
| 2 Pinhoe Primary School
EX4 8PE | 6 Northbrook Swimming Pool
EX4 8LZ | 9 Exeter College Technology Centre
EX1 3RW |
| 3 Sandy Park stadium,
Home of the Exeter Chiefs
EX2 7NN | 7 Princesshay Shopping Centre
EX1 1QA | 10 Pinhoe Train Station
EX1 3SY |
| 4 Sainsbury's
EX1 3PF | | |

Harrington Park Pinhoe

A collection of energy efficient and stylish 2, 3, 4 and 5 bedroom homes in the sought after location of Pinhoe in Exeter.

These new homes are well located to enjoy the best of both worlds - this sought after location benefits from being in close proximity to the centre of Exeter, Topsham and a number of stunning local rural and coastal towns and villages.

Pinhoe has a wealth of options for local education, with a great selection of 'Outstanding' and 'Good' Ofsted-rated schooling options close to home.

For travel and commuting, Harrington Park benefits from excellent road links to the M5 providing easy access to Cornwall and Bristol. Pinhoe train station is just a 15-minute walk and offers easy links to London Paddington (just two hours away by train) and to add to this, Exeter airport is just a short drive away and offers a number of domestic and international flights.

Harrington Park Pinhoe

Development layout



5 bedroom home

- The Collcutt
- The Lutyens

4 bedroom home

- The Aldridge
- The Cottingham
- The Grainger
- The Kempthorne
- The Mylne
- The Crescent

3 bedroom home

- The Elmslie
- The Becket

2 bedroom home

- The Cartwright
- The Ashbee

2 bedroom apartment

- Sandstone House

- Pre-sold housing

cs	cycle store	bs	bin store
leap	local equipped area of play	v	visitor parking space

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.



The Ashbee

2 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

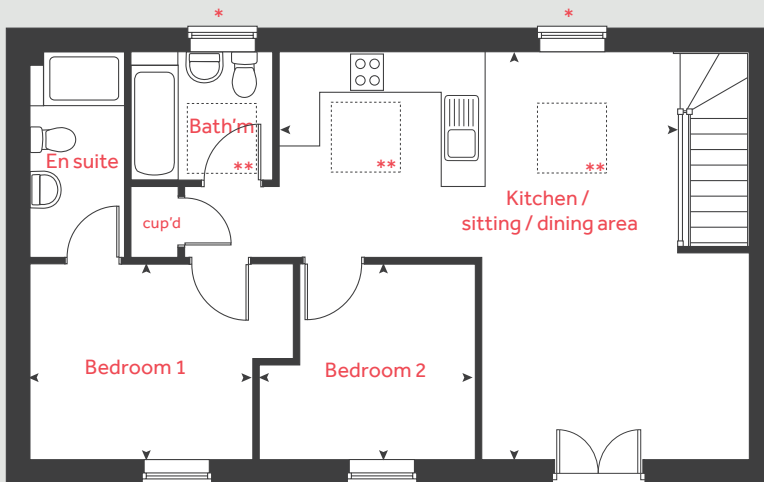
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The Ashbee

2 bedroom home

First floor



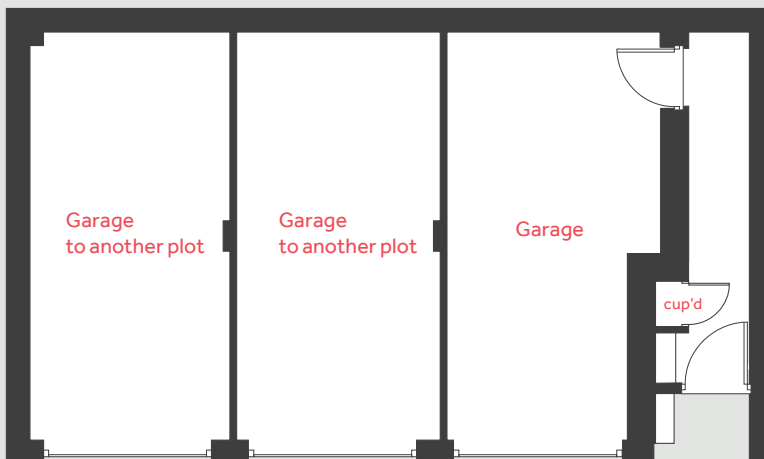
First floor

Kitchen / sitting / dining area
6.89m x 6.04m 22' 7" x 19' 8"

Bedroom 1
3.94m x 2.88m 12' 11" x 9' 5"

Bedroom 2
3.22m x 2.88m 10' 7" x 9' 5"

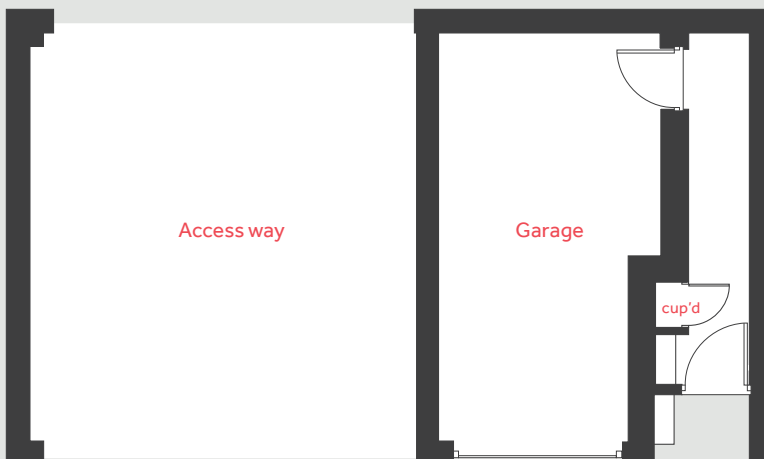
Ground floor applies to selected plots only



cup'd cupboard < > measuring points

- * Windows apply to selected plots only. Please see sales executive for further details.
- ** Velux windows apply to selected plots only. Please see sales executive for further details.

Ground floor applies to selected plots only



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The Cartwright

2 bedroom home

Harrington Park

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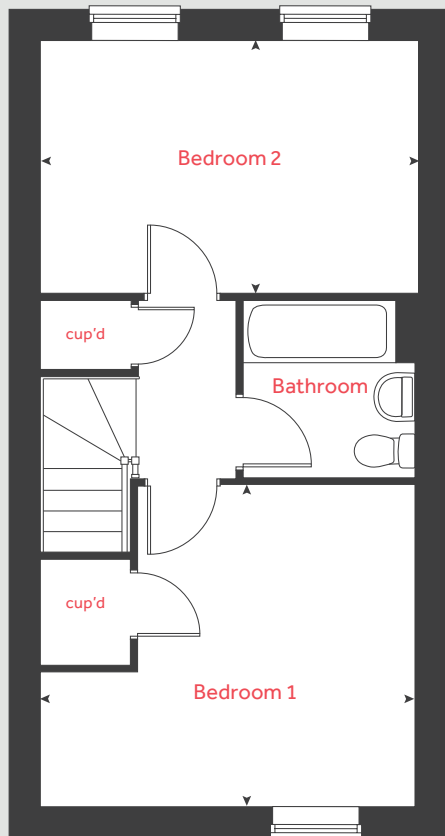
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The Cartwright

2 bedroom home

First floor



Ground floor

Kitchen

4.84m x 2.12m 15' 10" x 6' 11"

Sitting room

4.19m x 3.60m 13' 9" x 11' 9"

First floor

Bedroom 1

4.19m x 3.58m 13' 9" x 11' 9"

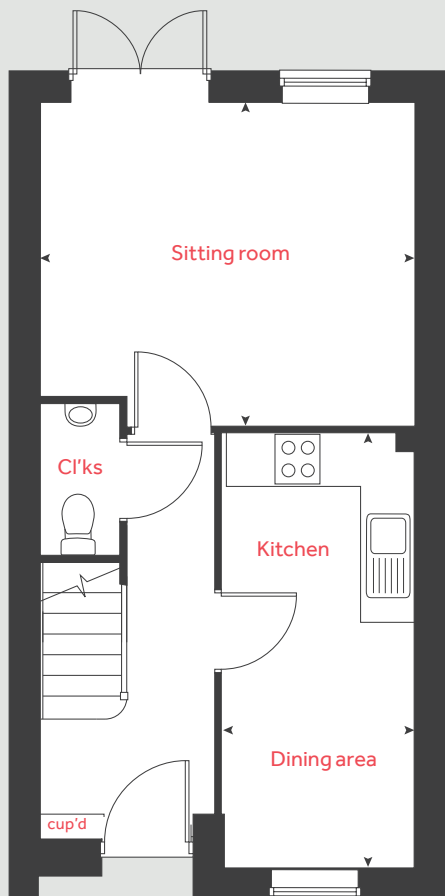
Bedroom 2

4.19m x 2.80m 13' 9" x 9' 2"

cup'd cupboard < > measuring points

Homes 92, 93, 94 and 95 are handed. Please see sales executive for further details.

Ground floor



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The Elmsie

3 bedroom home

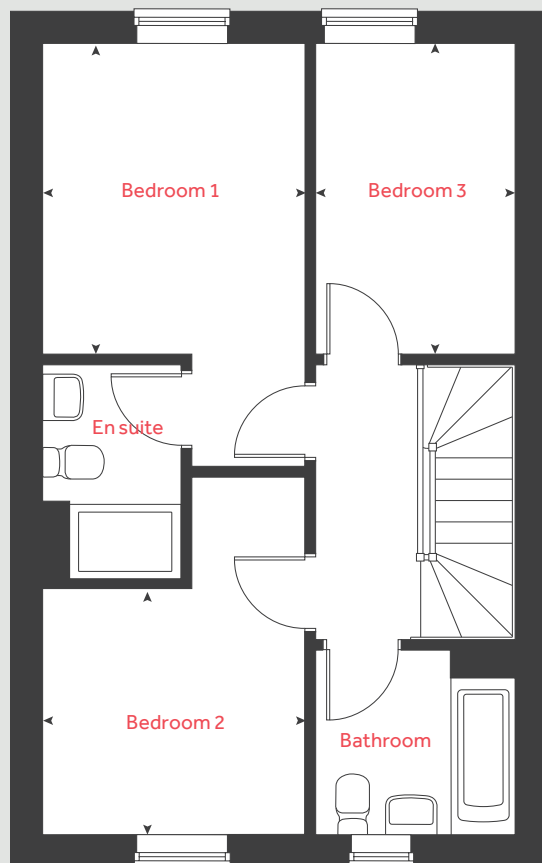
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First floor



The Elmsie

3 bedroom home

Ground floor

Kitchen / dining area
5.05m x 2.91m 16' 6" x 9' 6"

Living room
5.09m x 3.34m 16' 8" x 10' 9"

First floor

Bedroom 1
5.05m x 2.91m 16' 6" x 9' 6"

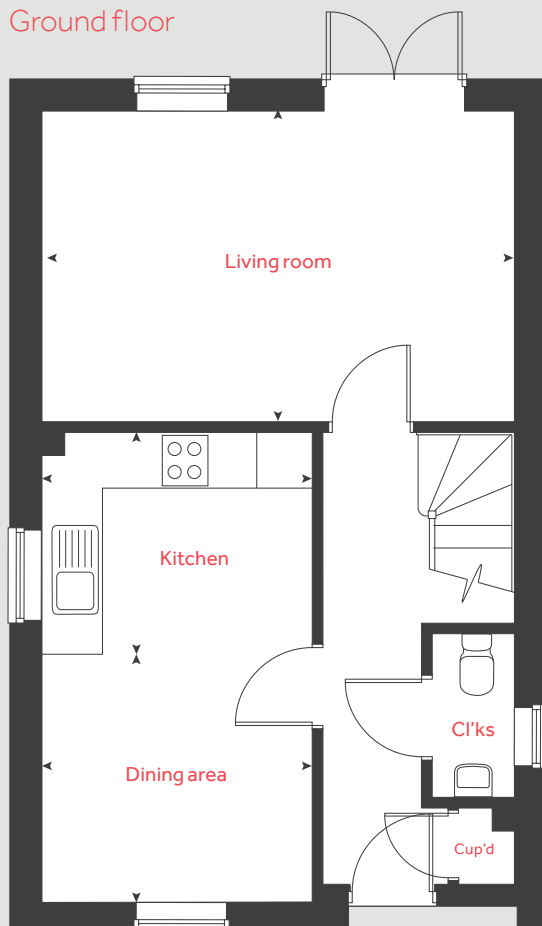
Bedroom 2
2.87m x 2.65m 9' 5" x 8' 7"

Bedroom 3
3.34m x 2.15m 10' 9" x 7' 0"

cup'd cupboard < > measuring points

Homes 35, 36, 190, 197, 198 and 199 are handed. Please see sales executive for further details.

Ground floor



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The Becket

3 bedroom home

Harrington Park

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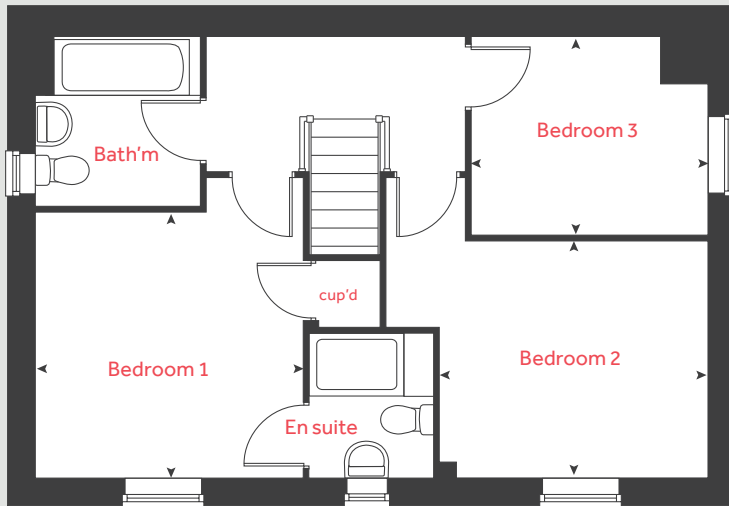
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The Becket

3 bedroom home

First 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

3.40m x 3.33m 11' 2" x 10' 11"

Bedroom 2

3.34m x 3.01m 10' 12" x 9' 10"

Bedroom 3

2.96m x 2.47m 9' 8" x 8' 1"

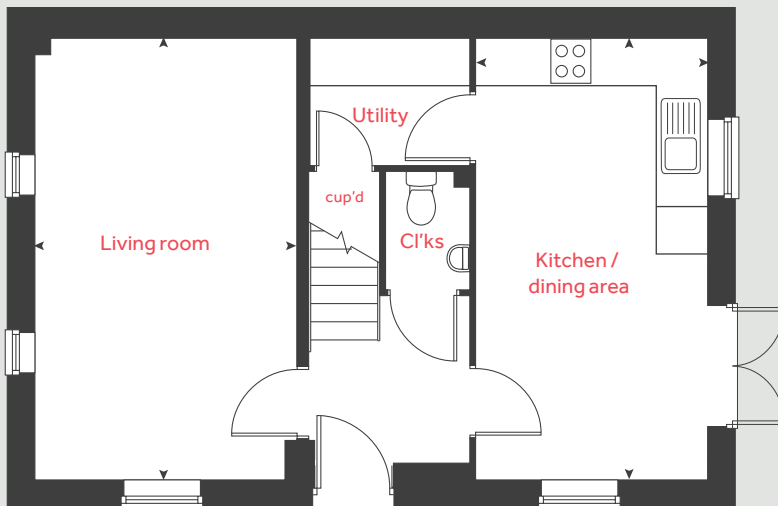
cup'd

cupboard



measuring points

Ground floor



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The Mylne

4 bedroom home

Harrington Park

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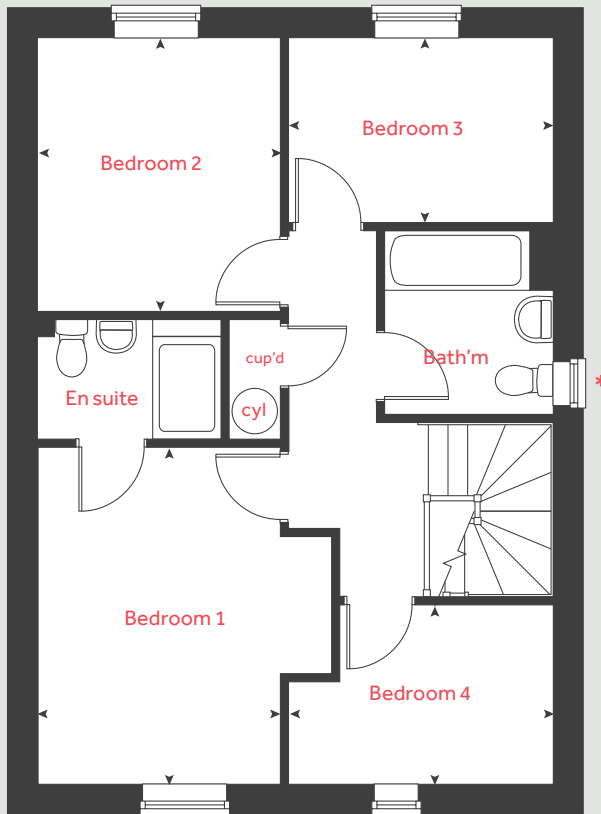
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining area

5.17m x 3.14m 17' 0" x 10' 4"

Living room

5.45m x 3.57m 17' 11" x 11' 9"

First floor

Bedroom 1

4.87m x 3.41m 15' 11" x 11' 2"

Bedroom 2

3.20m x 2.89m 10' 6" x 9' 5"

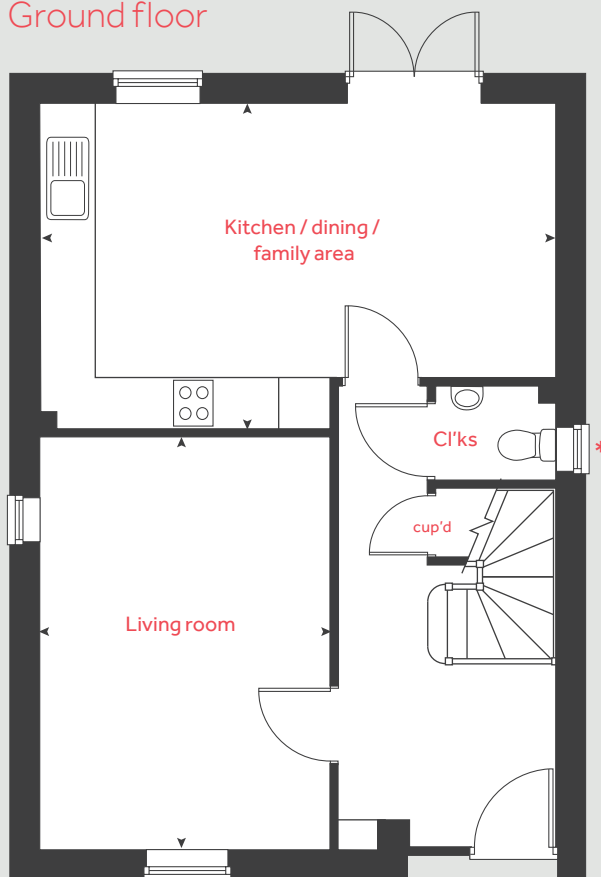
Bedroom 3

3.03m x 2.12m 9' 11" x 6' 11"

Bedroom 4

3.10m x 2.88m 10' 2" x 9' 5"

Ground floor



cup'd cupboard < > measuring points

Homes 193, 194 and 195 are handed. Please see sales executive for further details.

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

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The Aldridge

4 bedroom home

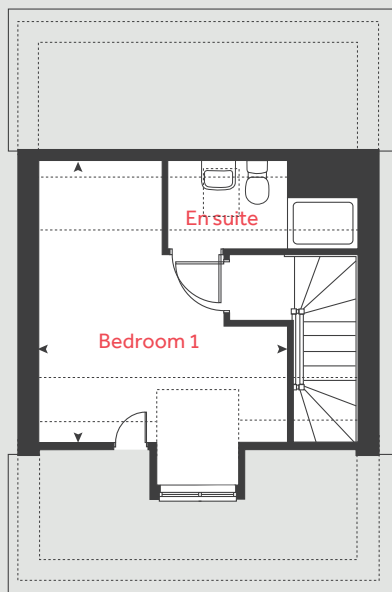
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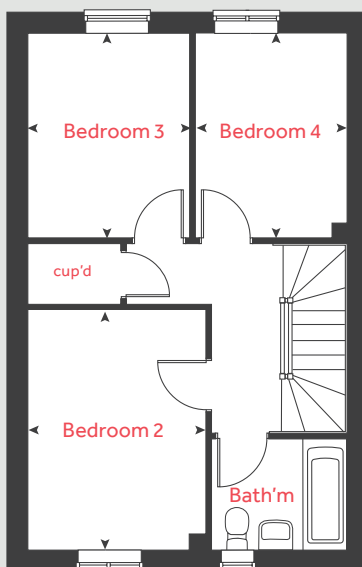
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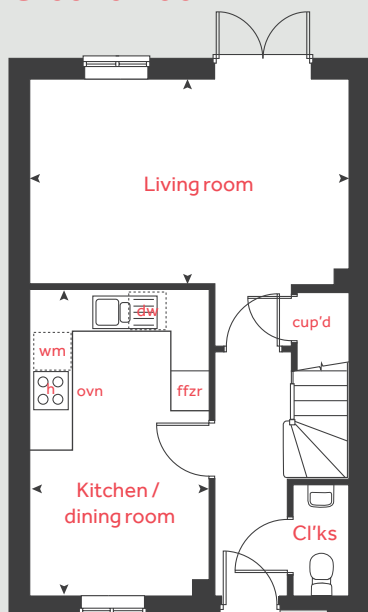
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor

Kitchen / dining area

4.76m x 2.81m 15' 6" x 9' 2"

Living room

4.98m x 3.19m 16' 3" x 10' 4"

First floor

Bedroom 2

4.80m x 2.78m 15' 7" x 9' 12"

Bedroom 3

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

Bedroom 4

3.19m x 2.36m 10' 5" x 7' 9"

Second floor

Bedroom 1

4.46m x 3.88m 14' 6" x 12' 7"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
wm	washing machine		

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The Cottingham

4 bedroom home

Harrington Park

Pinhoe, Exeter EX4 8NS | 01392 339940

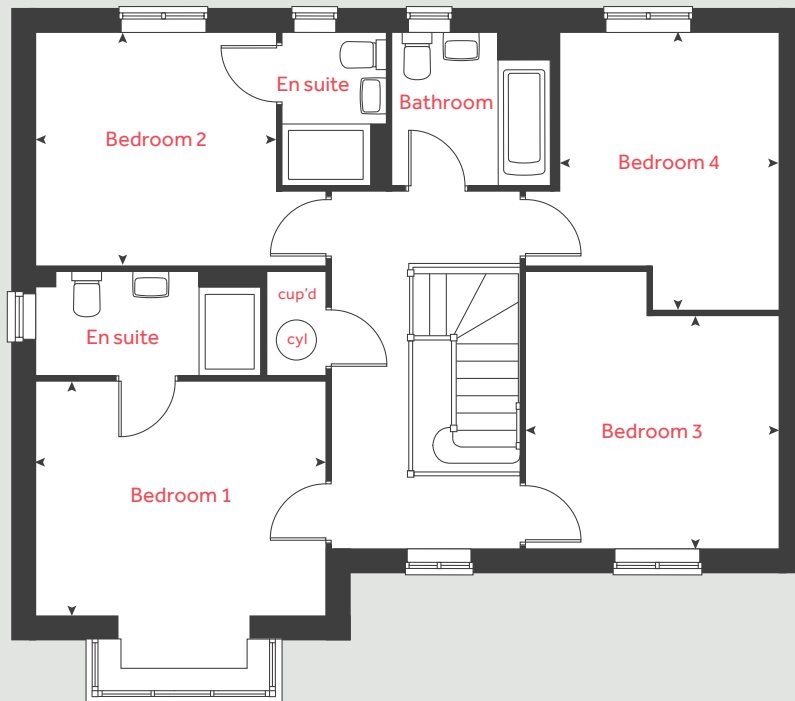
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The Cottingham

4 bedroom home

First floor



Ground floor

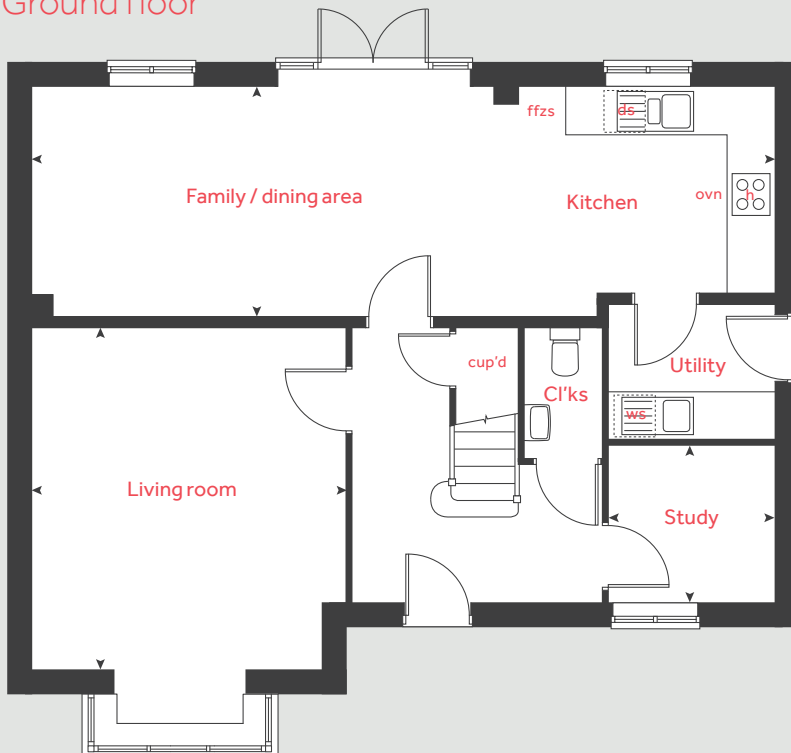
Kitchen / family / dining area		
9.97m x 3.09m	32' 8" x 10' 1"	
Sitting room		
4.60m x 4.20m	15' 1" x 10' 1"	
Study		
2.20m x 1.78m	7' 2" x 5' 8"	

First floor

Bedroom 1		
3.90m x 3.15m	12' 9" x 10' 4"	
Bedroom 2		
3.23m x 3.14m	10' 7" x 10' 4"	
Bedroom 3		
3.73m x 3.10m	12' 2" x 10' 2"	
Bedroom 4		
3.73m x 2.93m	12' 2" x 9' 6"	

h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

Ground floor



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The Grainger

4 bedroom home

Harrington Park

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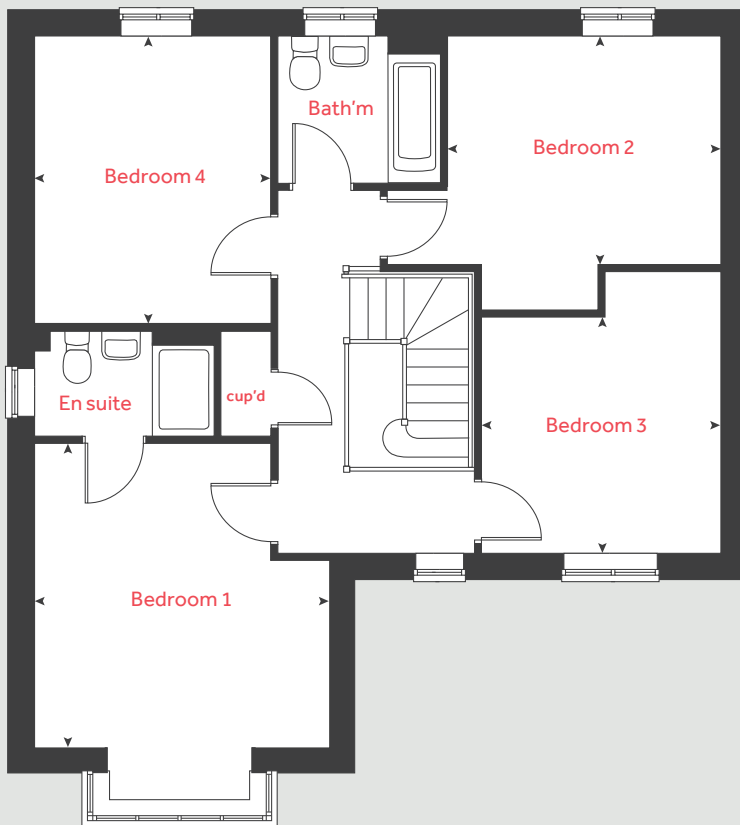
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The Grainger

4 bedroom home

First floor



Ground floor

Kitchen / dining room

5.83m x 3.68m 19' 1" x 12' 1"

Living room

4.39m x 3.90m 14' 5" x 12' 10"

First floor

Bedroom 1

4.01m x 3.90m 13' 2" x 12' 10"

Bedroom 2

3.58m x 3.08m 11' 9" x 10' 2"

Bedroom 3

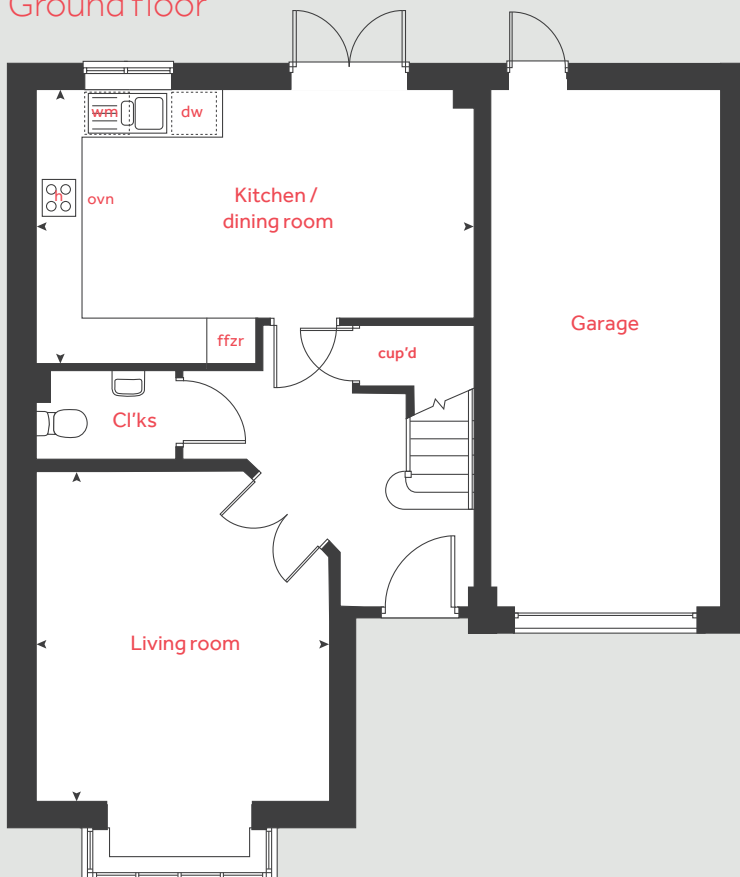
3.36m x 3.16m 11' 0" x 10' 3"

Bedroom 4

3.79m x 3.11m 12' 5" x 10' 3"

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

Ground floor



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The Kempthorne

4 bedroom home

Harrington Park

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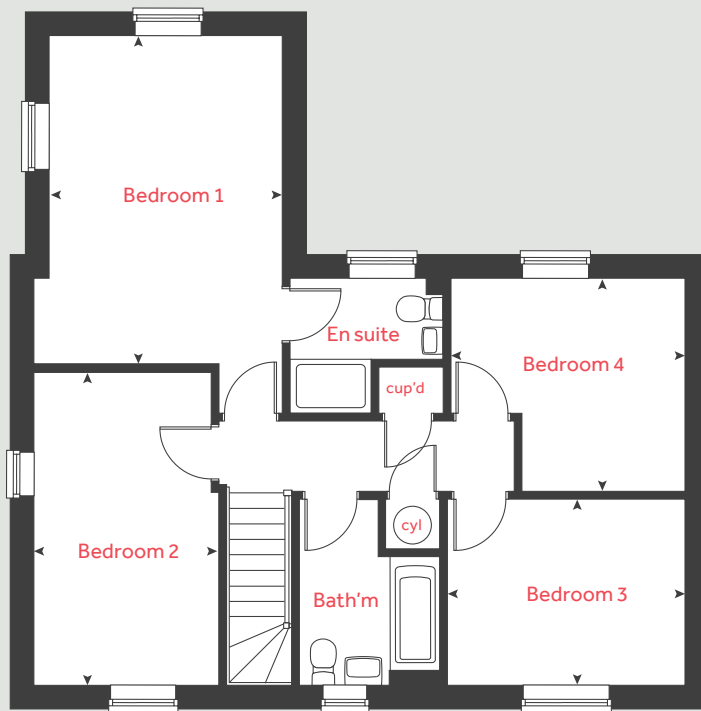
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The Kempthorne

4 bedroom home

First floor



Ground floor

Kitchen / dining area
5.60m x 3.69m 18' 3" x 12' 1"

Living room
6.04m x 3.88m 19' 8" x 12' 7"

Study
2.75m x 2.55m 9' 0" x 8' 4"

First floor

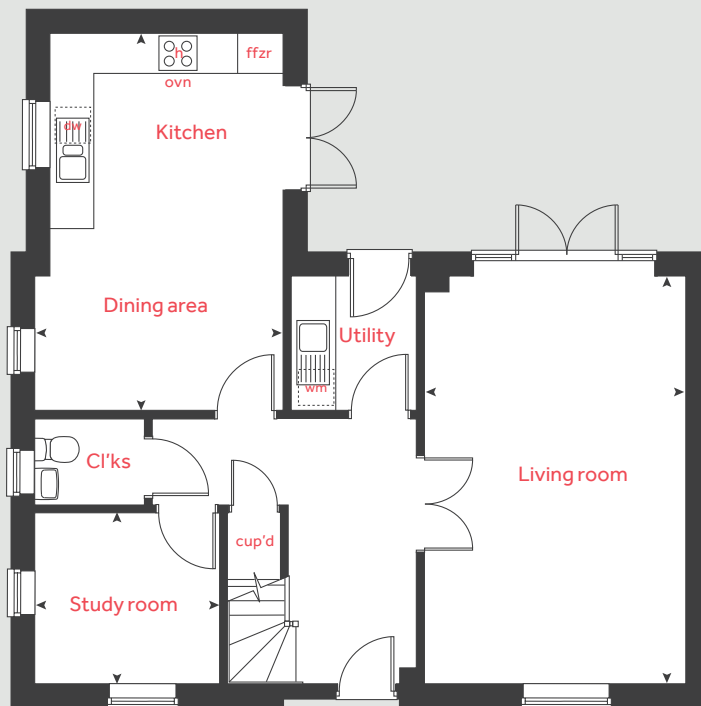
Bedroom 1
4.89m x 3.69m 16' 0" x 12' 10"

Bedroom 2
4.66m x 2.75m 15' 2" x 9' 0"

Bedroom 3
3.53m x 2.78m 11' 5" x 9' 12"

Bedroom 4
3.48m x 3.18m 11' 4" x 10' 4"

Ground floor



h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
wm	washing machine	cyl	hot water cylinder
dw	dishwasher	◀ ▶	measuring points

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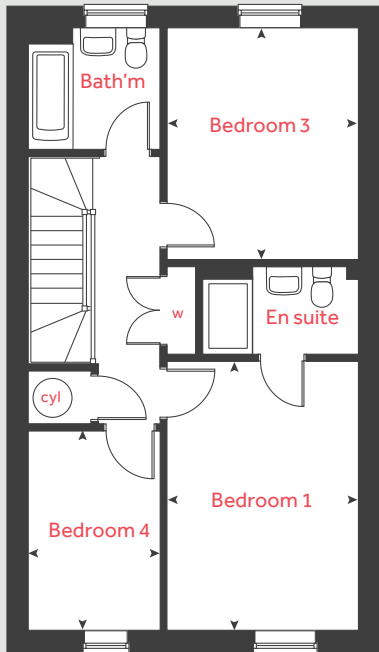
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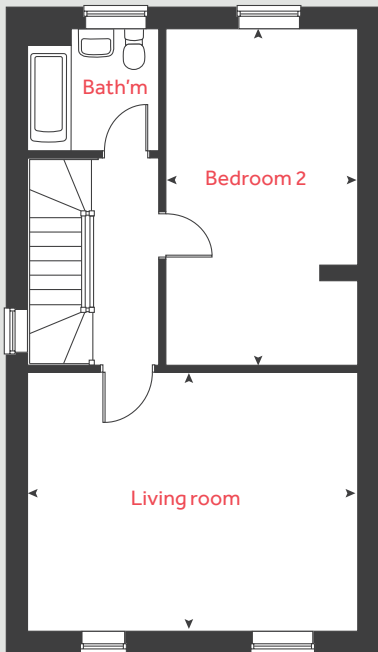
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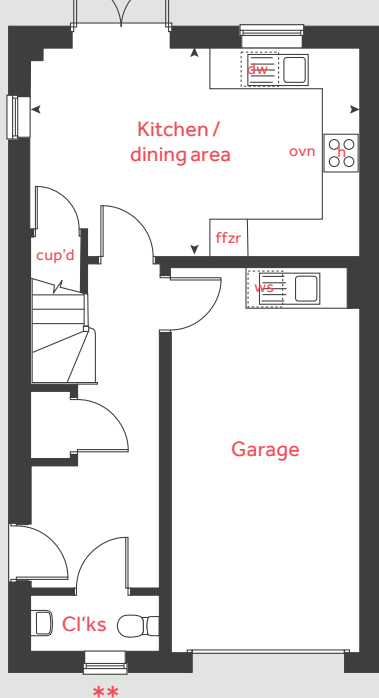
Second floor



First floor



Ground floor



The Crescent

4 bedroom homes

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

First floor
Bedroom 1
3.76m x 2.87m 12' 1" x 9' 5"
Bedroom 3
2.87m x 2.37m 9' 5" x 7' 9"
Bedroom 4
3.66m x 2.15m 12' 0" x 7' 1"

Second floor
Bedroom 2
3.67m x 2.87m 12' 1" x 9' 5"
Living room
2.87m x 2.37m 9' 5" x 7' 9"

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

- * Side door applies to plot 265 only. Please see sales consultant for further details.
- ** Window applies to plot 265 only. Please see sales consultant for further details.



The Crescent

4 bedroom homes

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The Crescent

4 bedroom homes

Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area

5.29m x 2.91m

17' 4" x 9' 6"

First floor

Bedroom 1

4.30m x 3.05m

12' 1" x 9' 5"

Bedroom 3

3.72m x 3.10m

9' 5" x 7' 9"

Bedroom 4

3.60m x 2.10m

12' 0" x 7' 1"

Second floor

Bedroom 2

5.39m x 3.10m

12' 1" x 9' 5"

Living room

5.29m x 4.16m

9' 5" x 7' 9"

h

hob

ws

washing machine

ovn

oven

cup'd

cup

ffzs

fridge freezer space

cyl

hot water c

ds

dishwasher space

◀ ▶

measuring



The Lutyens

5 bedroom home

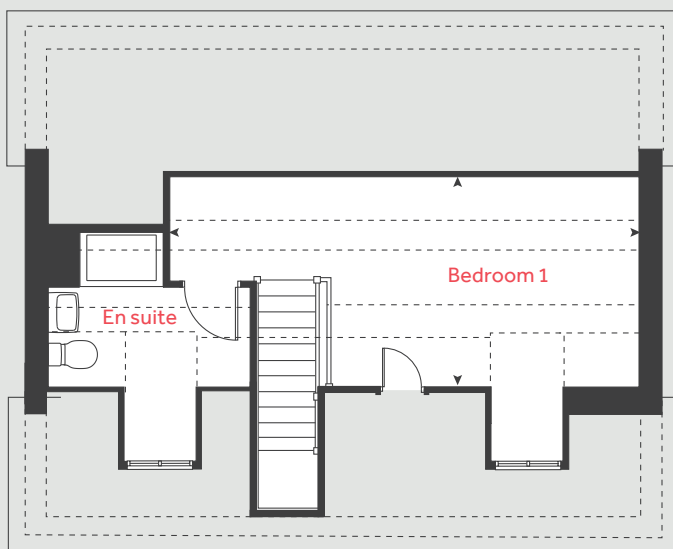
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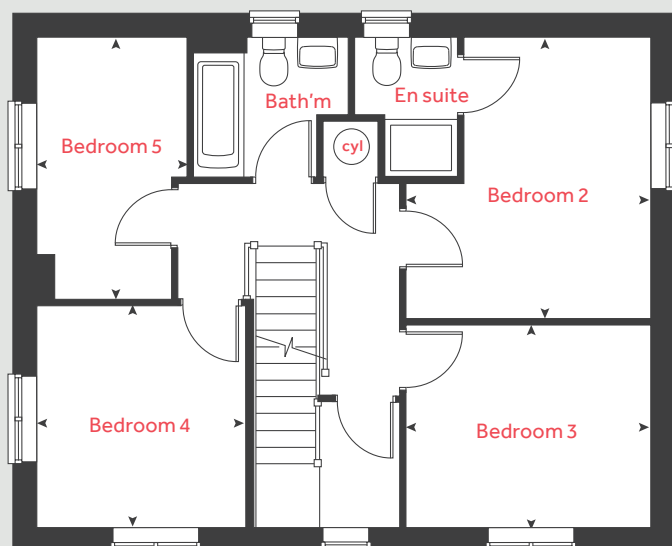
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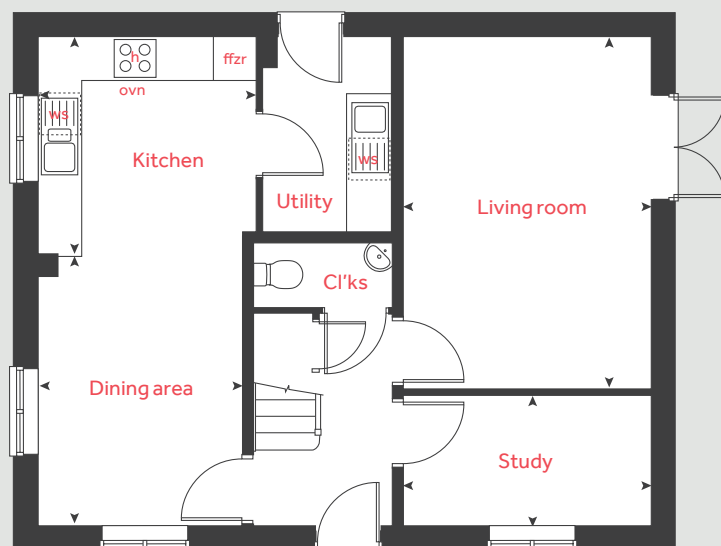
Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Ground floor

Kitchen	2.99m x 2.98m	9' 10" x 9' 10"
Living room	4.82m x 3.41m	15' 10" x 11' 2"
Dining area	3.73m x 2.81m	12' 3" x 9' 3"
Study	3.41m x 1.80m	11' 2" x 5' 11"

First floor

Bedroom 2	3.85m x 3.35m	12' 8" x 11' 0"
Bedroom 3	3.35m x 2.77m	11' 0" x 9' 1"
Bedroom 4	3.04m x 2.87m	10' 0" x 9' 5"
Bedroom 5	3.59m x 2.06m	11' 9" x 6' 9"

Second floor

Bedroom 1	6.67m x 3.09m	21' 11" x 10' 1"
-----------	---------------	------------------

h	hob	wm	washing machine
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points

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Linden

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The Collcutt

5 bedroom home

Harrington Park

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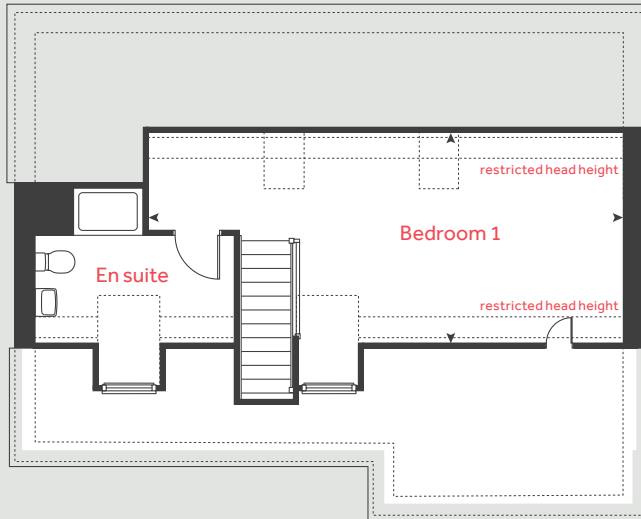
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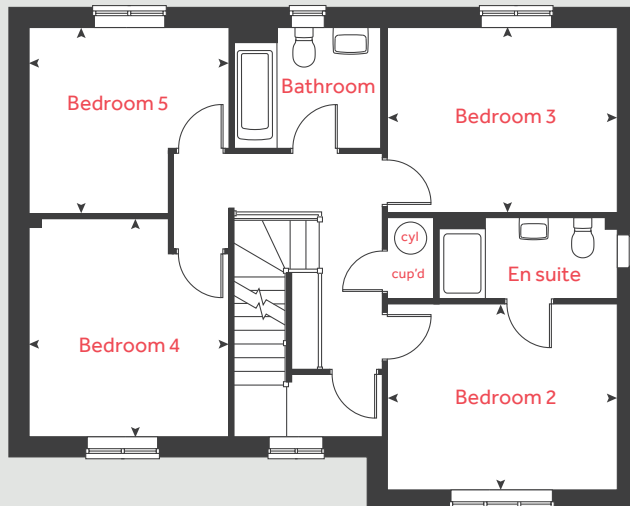
The Collcutt

5 bedroom home

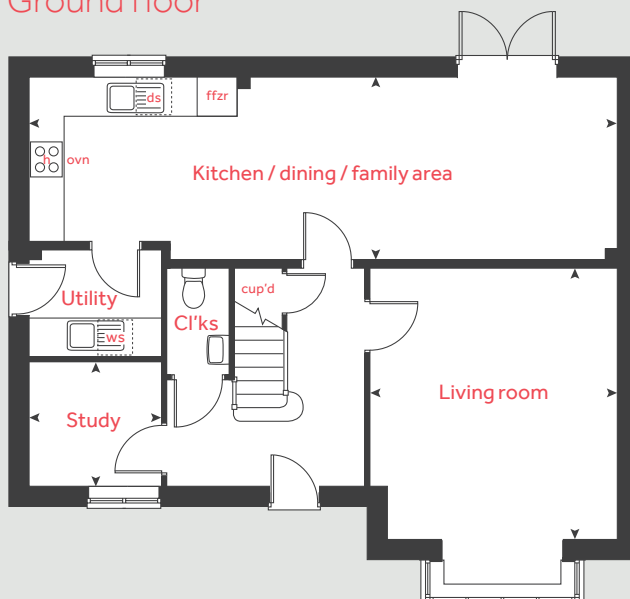
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining / family area

9.98m x 3.09m 32' 9" x 10' 2"

Living room

4.60m x 4.20m 15' 1" x 13' 9"

Study

2.21m x 2.11m 7' 3" x 6' 11"

First floor

Bedroom 2

3.90m x 3.14m 12' 9" x 10' 3"

Bedroom 3

3.90m x 3.12m 12' 9" x 10' 2"

Bedroom 4

3.71m x 3.38m 12' 2" x 11' 1"

Bedroom 5

3.38m x 3.14m 11' 1" x 10' 4"

Second floor

Bedroom 1

8.03m x 3.56m 26' 4" x 11' 7"

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

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see your sales consultant.

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The Sandstone

2 bedroom homes

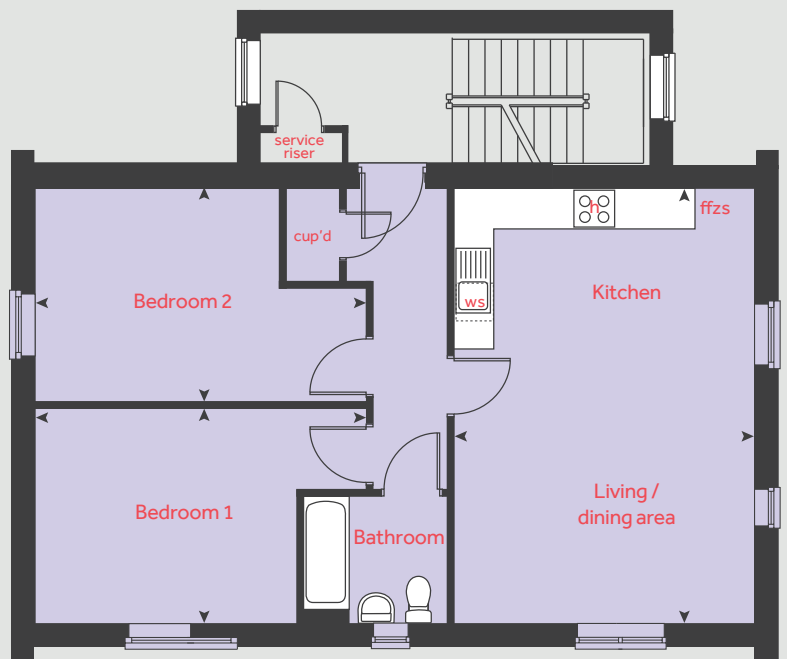
Harrington Park

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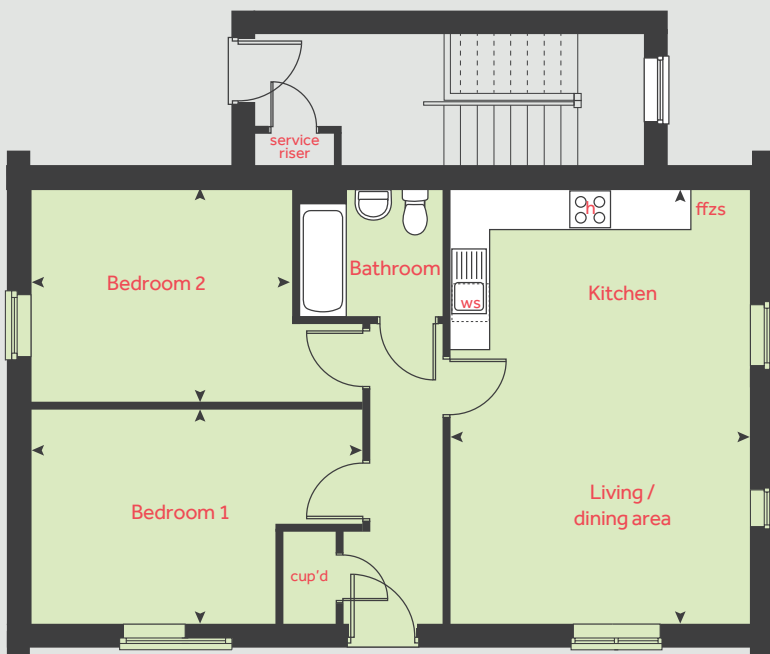
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First floor



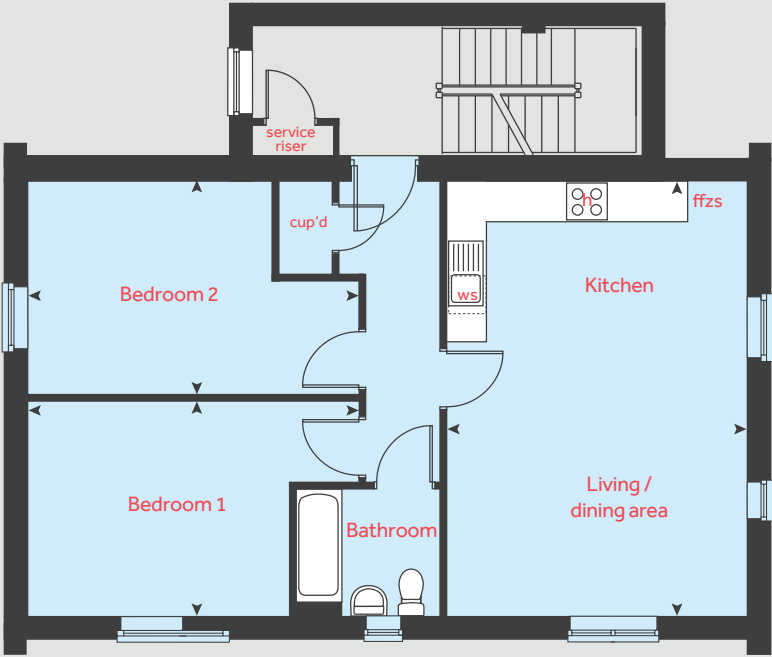
Ground floor



The Sandstone

2 bedroom homes
Homes 282-284

Second floor



Apartment 284

	metres	feet / inches
Kitchen / living area	4.46 x 6.46	14' 7" x 21' 2"
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 2	4.98 x 3.16	16' 4" x 10' 4"

Apartment 283

	metres	feet / inches
Kitchen / living area	4.46 x 6.46	14' 7" x 21' 2"
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 2	4.98 x 3.16	16' 4" x 10' 4"

Apartments 282

	metres	feet / inches
Kitchen / living area	4.46 x 6.46	14' 7" x 21' 2"
Bedroom 1	4.98 x 3.18	16' 4" x 10' 5"
Bedroom 2	4.98 x 3.16	16' 4" x 10' 4"

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

The Sandstone | Harrington Park |

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.

Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.

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Specification

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Specification

2 and 3 bedroom homes

Cornwall South West region

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

	Kitchen	2 bedroom	The Harcourt	The Hardwick	The Ashbee	The Cartwright	3 bedroom	The Emmett	The Eveleigh	The Wyatt	The Turner	The Elmslie	The Mountford	The Becket	The Bloomfield
Symphony Konzept 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															
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)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■		■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■		■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■		■	■	■	■	■	■	■	■
Shower over the bath	■			■								
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■

* Subject to stage of construction

Doors and Windows

[illegible]

General

[illegible]

Specification

4 and 5 bedroom homes

Cornwall South West region

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.

	4 bedroom											5 bedroom				
	The Aldridge	The Aslin	The Mlyne	The Leverton	The Burnet	The Foulston	The Goodridge	The Grainger	The Pembroke	The Knightley	The Cottingham	The Nash	The Ripley	The Lutyens	The Fletcher	The Colcutt
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 (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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)																
Contemporary White sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shower over the bath																
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										■				■	■	



Doors and Windows

	4 bedroom											5 bedroom				
	The Aldridge	The Aslin	The Mlyne	The Leverton	The Burnet	The Foulston	The Goodridge	The Grainger	The Pembroke	The Knightley	The Cottingham	The Nash	The Ripley	The Lutyens	The Fletcher	The Colcutt
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Internal 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 telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, 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 powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

■ 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 Cornwall South West region

Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

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