Bamford Park at Windmill View

Lighthorne

NEW HOMES QUALITY CODE

Linden HOMES



Bamford Park at Windmill View Lighthorne

Development layout

lindenhomes.co.uk

Linden HOMES

Development layout

Stoneleigh View boasts a stunning range of 2, 3, 4 and 5 bedroom homes each with unique views and aspects. Discover your dream home in Lighthorne today.



The Hardwick
2 bedroom home



The Cartwright
2 bedroom home



The Elmslie
3 bedroom home



The Becket
3 bedroom home



The Daffodil
3 bedroom home



The Mylne
4 bedroom home



The Pembroke
4 bedroom home



The Knightley
4 bedroom home



The Fletcher
5 bedroom home

1 and 2 bedroom pre-sold apartments
1 bedroom pre-sold maisonettes
2 bedroom pre-sold homes
3 bedroom pre-sold homes
4 bedroom pre-sold homes

v visitor space
leap local equipped area of play

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.


Show homes
Show homes
Sales centre
Local area of play
Sports pitches
Access to sports pitches
N

The streetscene shown on the front has been produced for illustrative purposes only.
Please check the details of the homes you are interested in with the sales consultant.

Vistry South West Midlands region
2 Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 469 290

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DS16830 / 06.26

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Bamford Park at Windmill View Lighthorne

Housetypes

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The buying process

1 **Reserve your home**

A reservation fee will secure your home for a 56 day period.

2 **After you reserve**

Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

3 **Meet the Builder**

After you reserve we will book an appointment to take you through every detail of your home.

4 **Exchange of contracts**

Your solicitor will check all the details of your purchase and will exchange contracts with us.

5 **Legal completion**

The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

NEW HOMES QUALITY CODE

Welcome to

Bamford Park at Windmill View

This exciting new development is in the charming Warwickshire town of Lighthorne. Bamford Park at Windmill View offers a contemporary collection of 2, 3, 4 & 5 bedroom homes.



The Hardwick

2 bedroom home

Ground floor

Kitchen / dining area
4.08m x 3.12m 13' 5" x 10' 2"

Living room
4.08m x 3.67m 13' 5" x 12' 0"

First floor

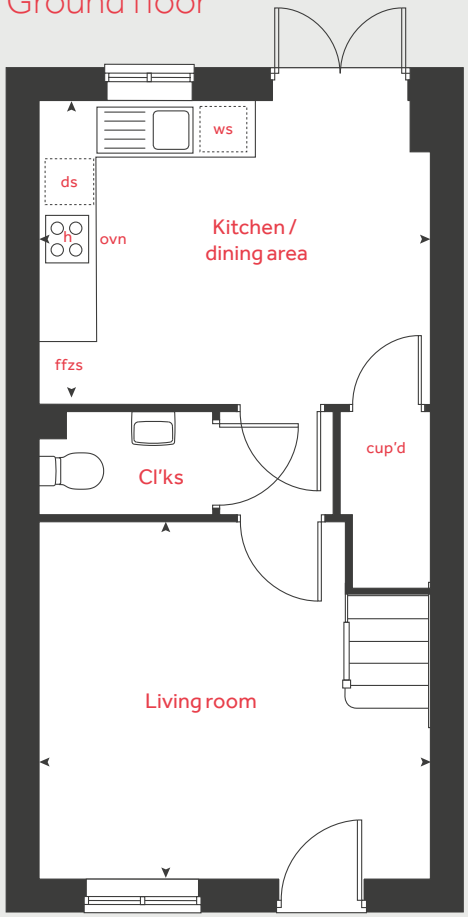
Bedroom 1
3.14m x 2.98m 10' 3" x 9' 9"

Bedroom 2
4.08m x 2.68m 13' 4" x 8' 9"

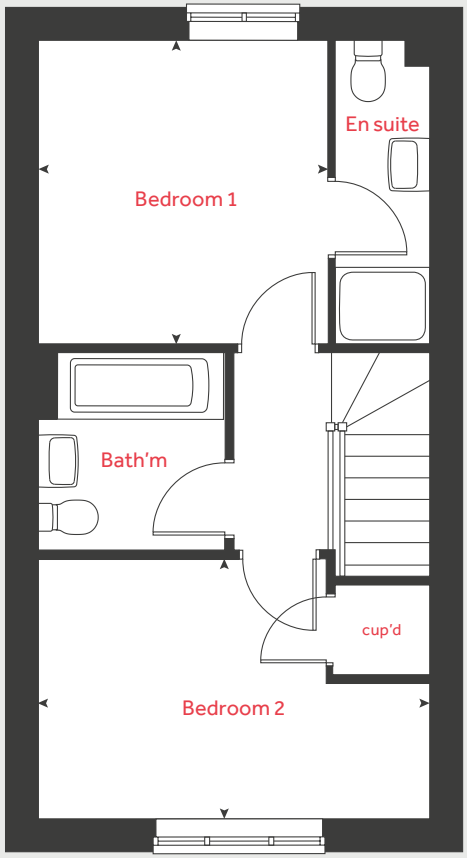
h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
ds	dishwasher space		

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Ground floor



First floor





The Cartwright

2 bedroom home

Ground floor

Kitchen / dining area
4.83m x 2.11m 15' 10" x 6' 11"

Living room
4.20m x 3.57m 13' 9" x 11' 8"

First floor

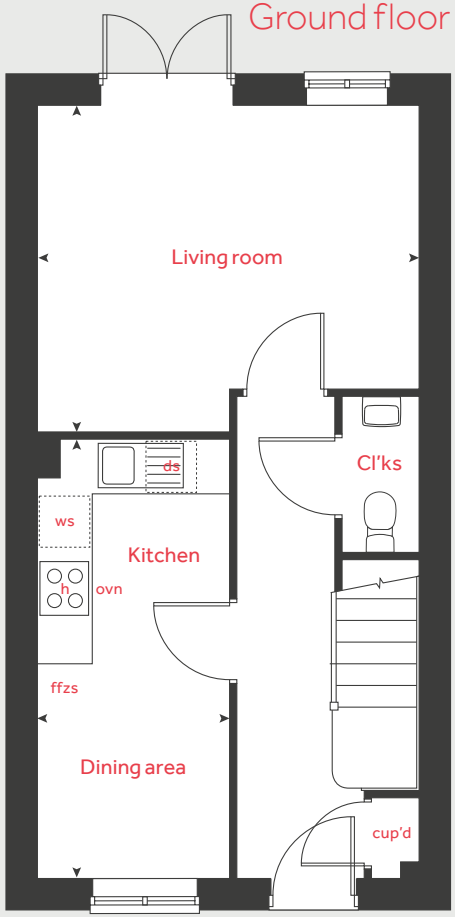
Bedroom 1
4.20m x 2.76m 13' 9" x 9' 0"

Bedroom 2
4.20m x 2.76m 13' 9" x 9' 0"

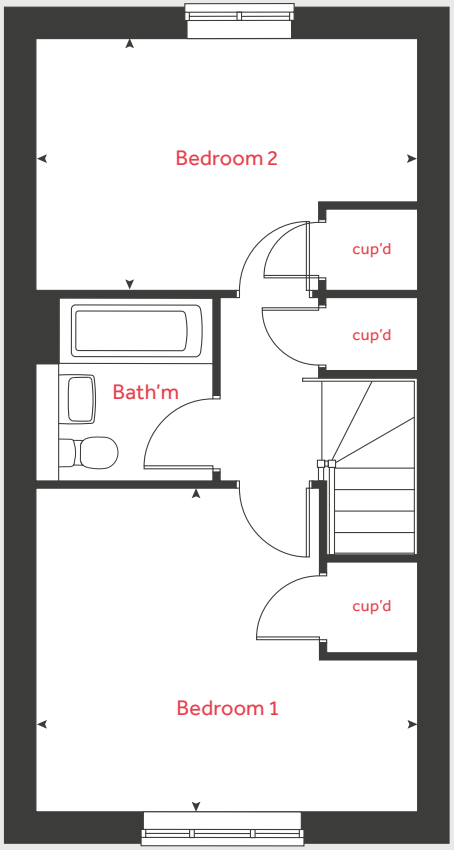
h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

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Ground floor



First floor




NG24 BPJ

The Elmslie

3 bedroom home

Ground floor

Kitchen / dining area
4.76m x 2.90m 15' 7" x 9' 6"

Living room
5.10m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1
3.65m x 2.85m 12' 0" x 9' 4"

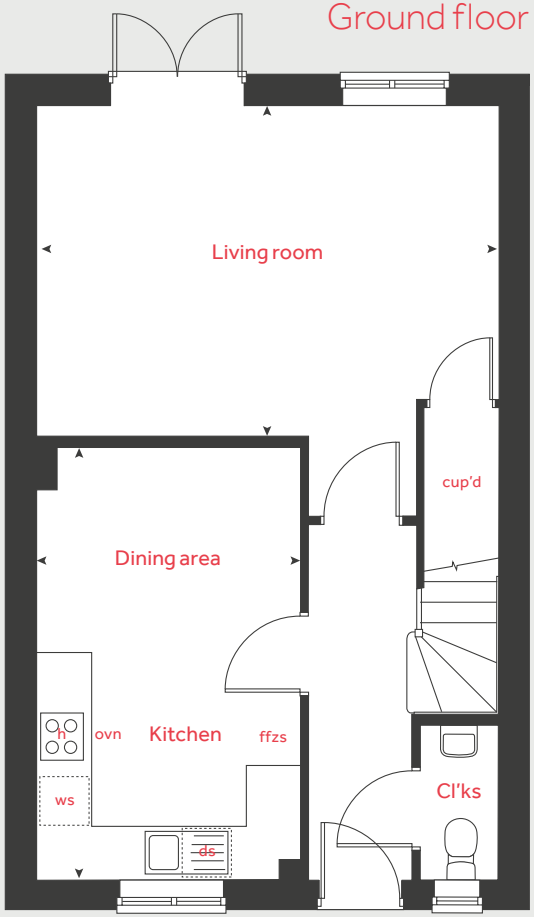
Bedroom 2
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3
3.65m x 2.14m 12' 0" x 7' 1"

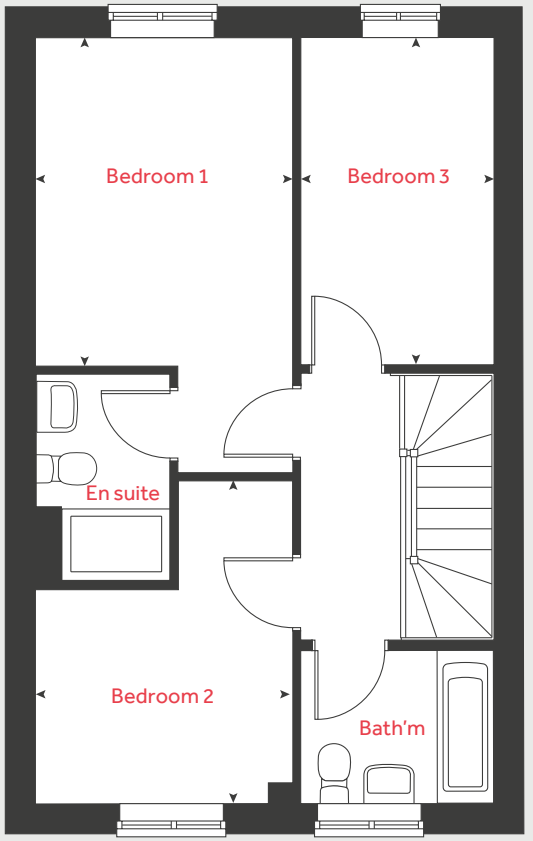
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

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Ground floor



First floor




TR23 CAF

The Becket

3 bedroom home

Ground floor

Kitchen / dining area
5.59m x 2.93m 18' 4" x 9' 7"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1
3.47m x 3.43m 11' 4" x 11' 3"

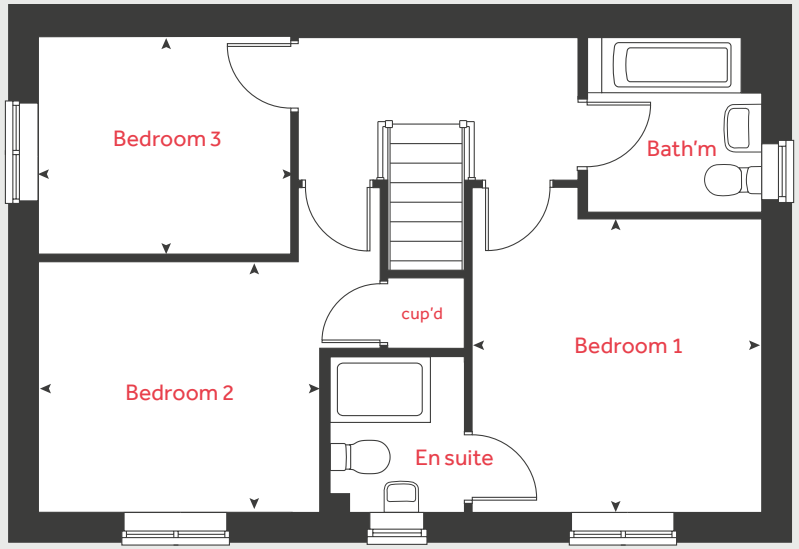
Bedroom 2
3.34m x 2.99m 10' 11" x 9' 9"

Bedroom 3
2.98m x 2.55m 9' 10" x 8' 5"

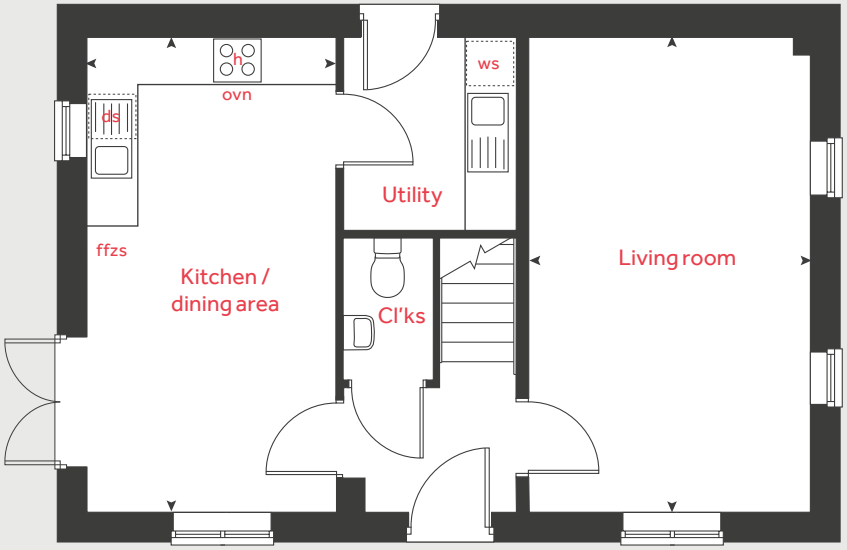
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

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First floor



Ground floor





The Daffodil

3 bedroom home

Ground floor

Kitchen / dining area
5.73m x 2.68m 18' 9" x 8' 9"

Living room
4.63m x 3.97m 15' 2" x 13' 0"

First floor

Bedroom 1
3.39m x 3.22m 11' 1" x 10' 6"

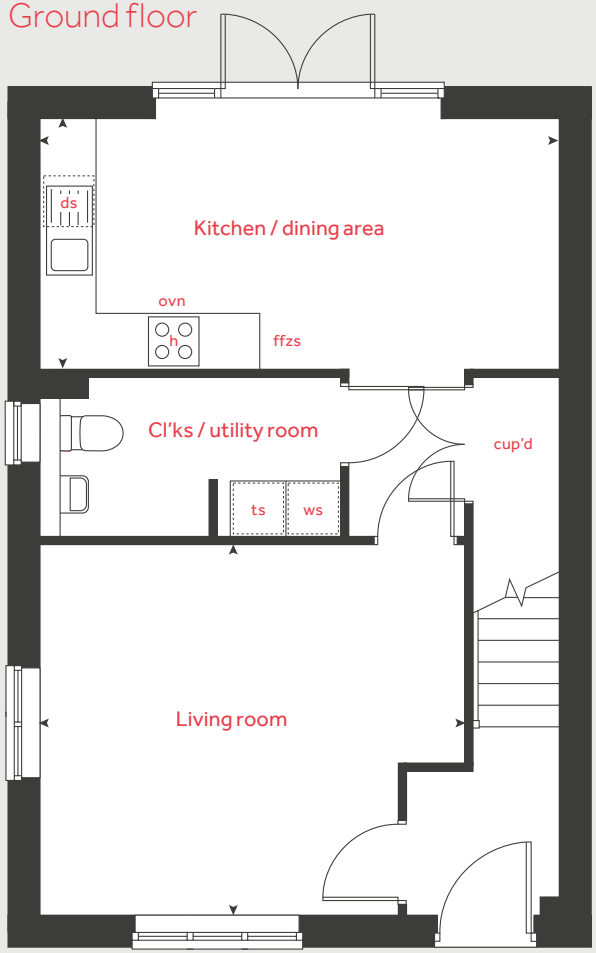
Bedroom 2
3.29m x 3.14m 10' 9" x 10' 3"

Bedroom 3
3.37m x 2.33m 11' 0" x 7' 7"

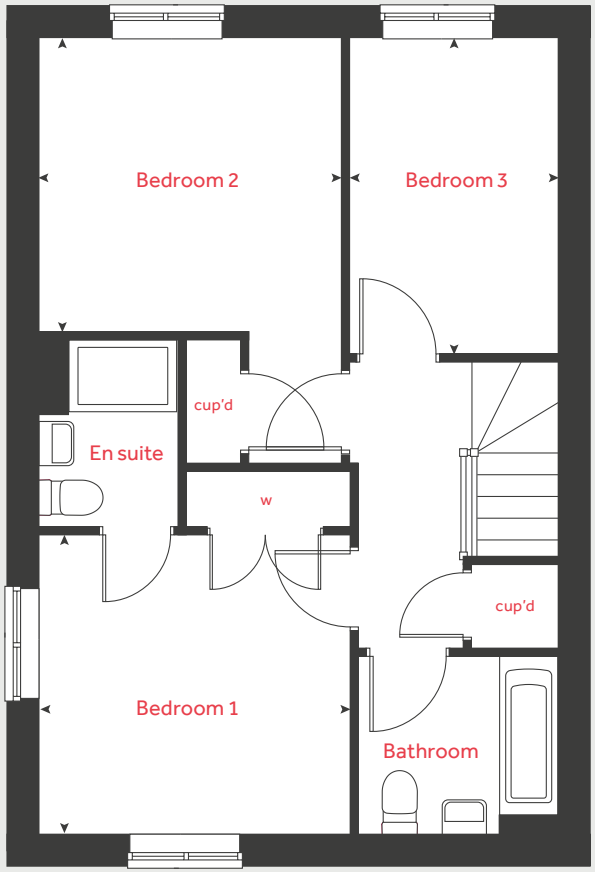
h	hob	w	wardrobe
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	ts	tumble dryer space
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

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Ground floor



First floor





The Mylne

4 bedroom home

Ground floor

Kitchen / dining / family area
6.04m x 3.76m 19' 9" x 12' 4"

Living room
4.84m x 3.38m 15' 10" x 11' 1"

First floor

Bedroom 1
3.92m x 2.94m 13' 0" x 9' 7"

Bedroom 2
3.20m x 2.50m 10' 6" x 8' 2"

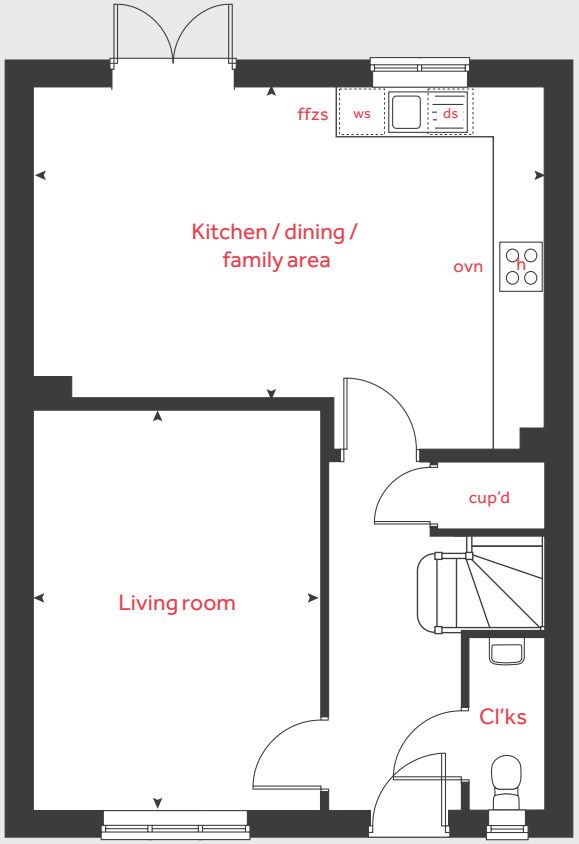
Bedroom 3
3.42m x 2.17m 11' 2" x 7' 1"

Bedroom 4
2.99m x 1.97m 9' 10" x 6' 5"

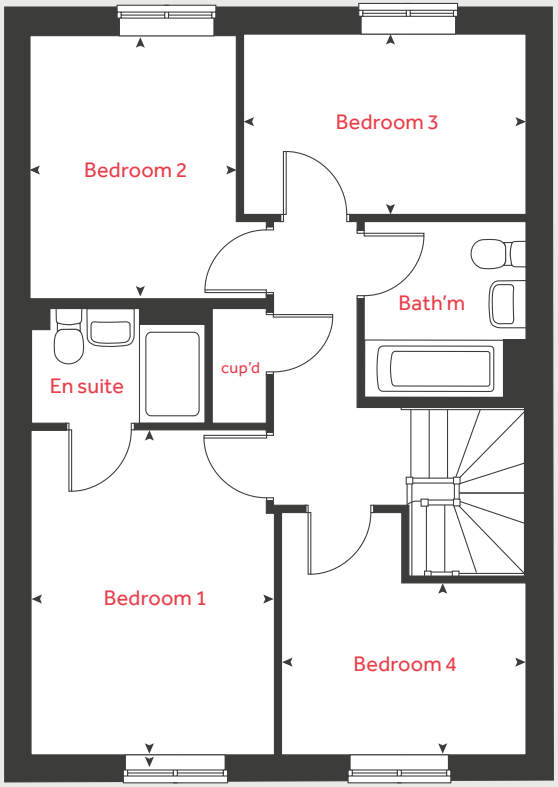
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

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Ground floor



First floor




SM64 ESB

The Pembroke

4 bedroom home

Ground floor

Kitchen / family / dining area
8.06m x 2.75m 26' 6" x 9' 0"

Living room
4.83m x 3.47m 15' 10" x 11' 5"

Study
2.39m x 2.35m 7' 11" x 7' 9"

First floor

Bedroom 1
3.45m x 3.38m 11' 4" x 11' 1"

Bedroom 2
4.27m x 3.47m 14' 0" x 11' 4"

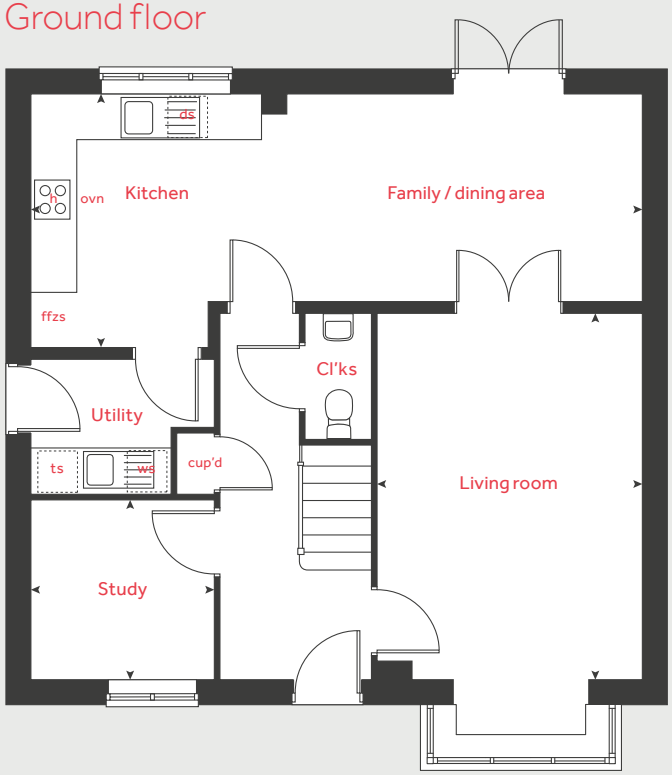
Bedroom 3
3.34m x 2.85m 11' 0" x 9' 4"

Bedroom 4
3.32m x 2.80m 10' 11" x 9' 3"

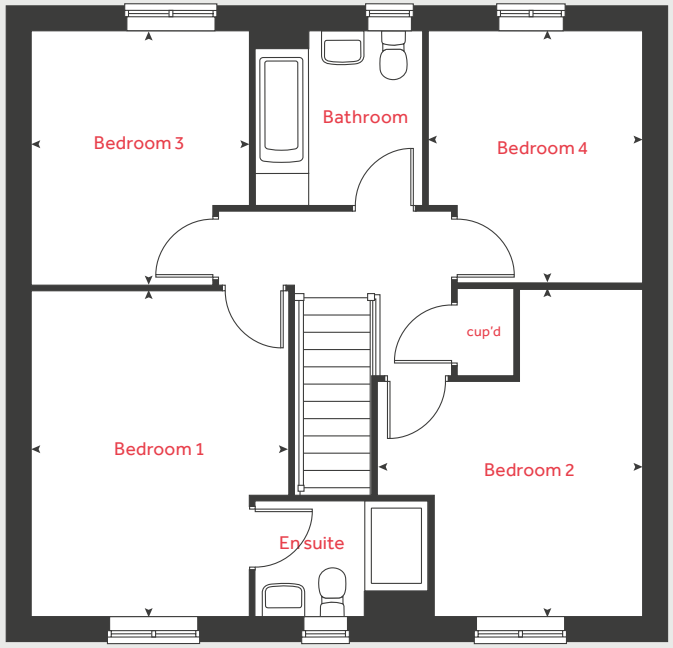
h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

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Ground floor



First floor





The Knightley

4 bedroom home

Ground floor

Kitchen / dining area
5.25m x 3.19m 17' 2" x 10' 5"

Living room
5.36m x 3.23m 17' 7" x 10' 7"

Family room
3.93m x 3.20m 12' 10" x 10' 5"

First floor

Bedroom 1
5.37m x 3.20m 17' 7" x 10' 6"

Bedroom 2
3.58m x 3.20m 11' 8" x 10' 6"

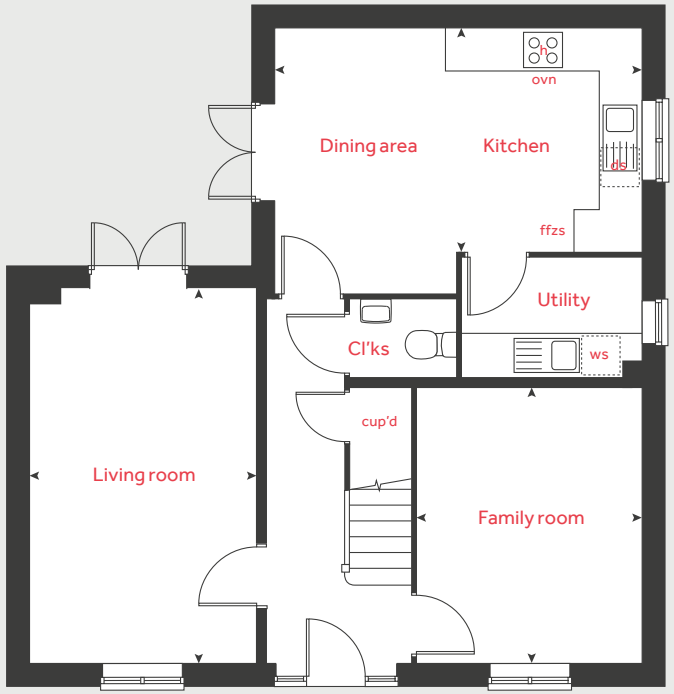
Bedroom 3
3.16m x 3.00m 10' 5" x 9' 11"

Bedroom 4
3.52m x 2.14m 11' 7" x 7' 1"

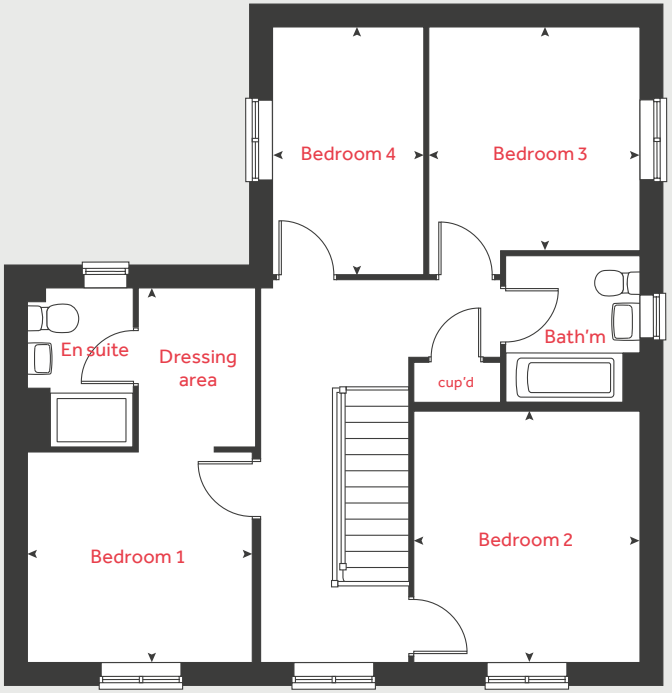
h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
ds	dishwasher space		

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Ground floor



First floor





The Fletcher

5 bedroom home

Ground floor

Kitchen / dining area
8.29m x 2.75m 27' 2" x 9' 0"

Living room
4.83m x 3.69m 15' 10" x 12' 1"

Study
2.39m x 2.34m 7' 10" x 7' 8"

First floor

Bedroom 1
5.88m x 3.44m 19' 3" x 11' 3"

Bedroom 4
3.52m x 3.02m 11' 6" x 9' 10"

Bedroom 5
3.41m x 2.66m 11' 2" x 8' 8"

Second floor

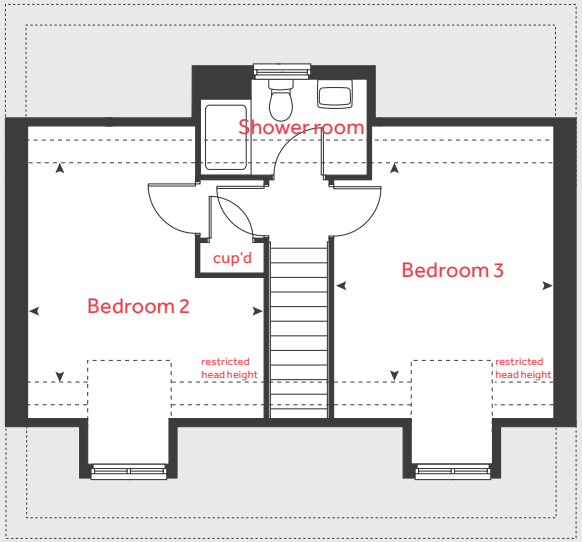
Bedroom 2
3.96m x 3.66m 12' 10" x 12' 0"

Bedroom 3
3.96m x 3.45m 12' 10" x 11' 3"

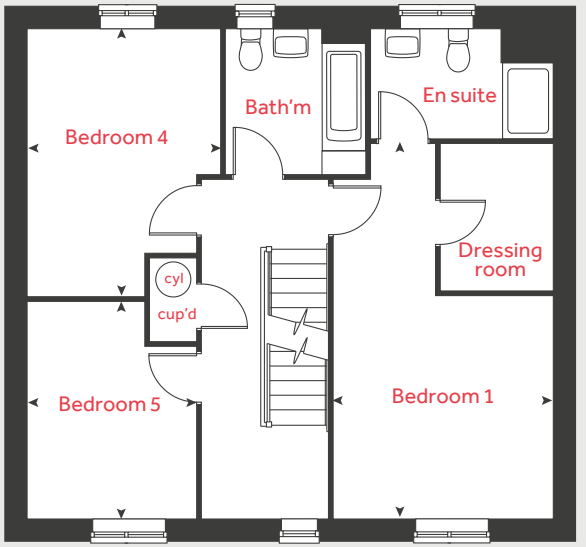
h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

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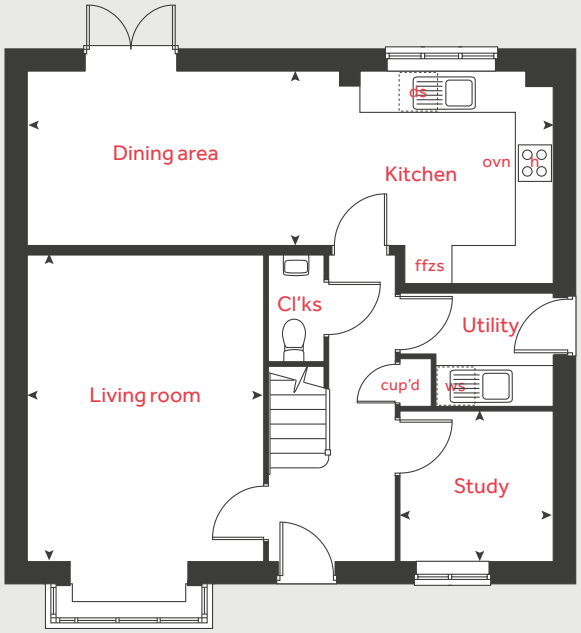
Second floor



First floor



Ground floor







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 and 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**.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you will a full brochure and guidance.

Bamford Park at Windmill View

Lighthorne CV35 0AE

01926 291607

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Vistry South West Midlands region
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Linden HOMES



Bamford Park at Windmill View Lighthorne

Specification

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Linden HOMES

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 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.

	2 bedroom	The Hardwick	The Cartwright	3 bedroom	The Elmslie	The Becket	The Daffodil	4 bedroom	The Mylne	The Pembroke	The Knightley	5 bedroom	The Fletcher
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 (60 cm) with built-in single under oven, with stainless steel splashback and Indesit integrated hood		▪	▪		▪	▪	▪						
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood									▪	▪	▪		▪
Fridge / freezer space		▪	▪		▪	▪	▪		▪	▪	▪		▪
Space for dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)		▪	▪		▪	▪	▪		▪	▪	▪		▪
Bathrooms and en suite(s)													
Contemporary white sanitaryware suite		▪	▪		▪	▪	▪		▪	▪	▪		▪
Close coupled WC to cloakroom		▪	▪		▪	▪	▪		▪	▪	▪		▪
Low profile shower tray with glass enclosure in en suite		▪			▪	▪	▪		▪	▪	▪		▪
Handheld hair wash attachment in bathroom		▪			▪	▪	▪		▪	▪	▪		▪

	2 bedroom	The Hardwick	The Cartwright	3 bedroom	The Elmslie	The Becket	The Daffodil	4 bedroom	The Mylne	The Pembroke	The Knightley	5 bedroom	The Fletcher
Shower over the bath			▪										
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		▪	▪		▪	▪	▪		▪	▪	▪		▪
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 ladder door style pre-primed with brass satin finish handles		▪	▪		▪	▪	▪		▪	▪	▪		▪
Paving outside French doors and path		▪	▪		▪	▪	▪		▪	▪	▪		▪
Bedrooms													
Dressing area to bedroom 1							▪				▪		▪

General

	2 bedroom	The Hardwick	The Cartwright	3 bedroom	The Elmslie	The Becket	The Daffodil	4 bedroom	The Mylne	The Pembroke	The Knightley	5 bedroom	The Fletcher
PV solar panels		■	■		■	■	■		■	■	■		■
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 (plus to study where shown)		■	■		■	■	■		■	■	■		■
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 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)						■	■		■	■	■		■
Car charging point		■	■		■	■	■		■	■	■		■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■		■	■	■		■	■	■		■
10 year NHBC Buildmark cover		■	■		■	■	■		■	■	■		■
First two years' customer service support from Linden Homes		■	■		■	■	■		■	■	■		■

■ **Fitted as standard - included in the property**
* **Subject to stage of construction**

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.







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.

When you have finished with this brochure please recycle it.

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