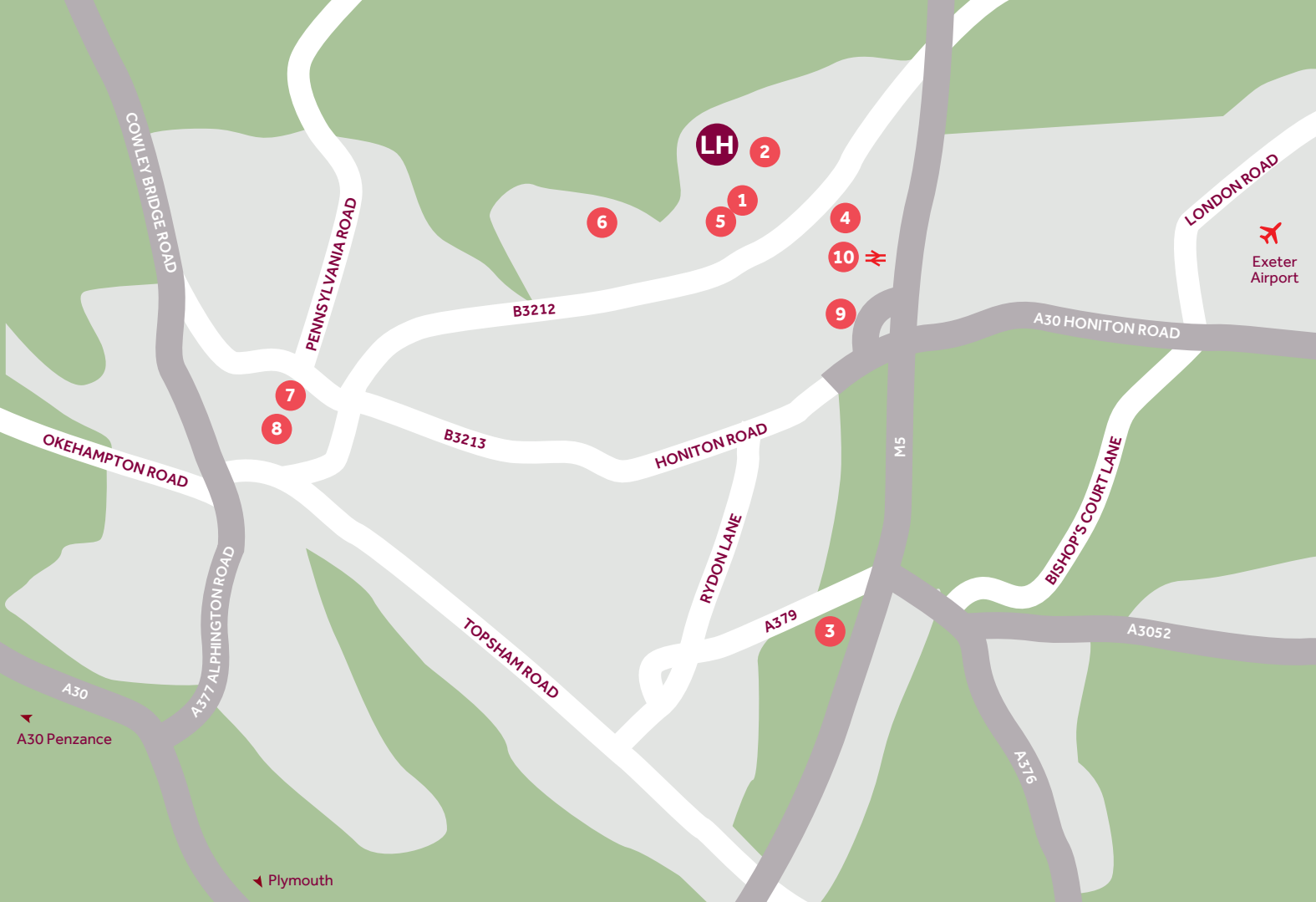


# Harrington Park

Pinhoe



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## Around the local neighbourhood

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

## Harrington Park Pinhoe

A collection of energy efficient and stylish 1, 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 Colcutt
- The Lutyens

### 4 bedroom home

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

### 3 bedroom home

- The Elmslie
- The Becket
- The Summer

### 2 bedroom home

- Sandstone House
- The Cartwright
- The Ashbee

### 2 bedroom apartment

- Limestone Mews

### 1 and 2 bedroom apartment

- Granite House
- Marble House
- Quartz House

● Affordable housing

● Shared ownership 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.





## Granite House

1 and 2 bedroom homes

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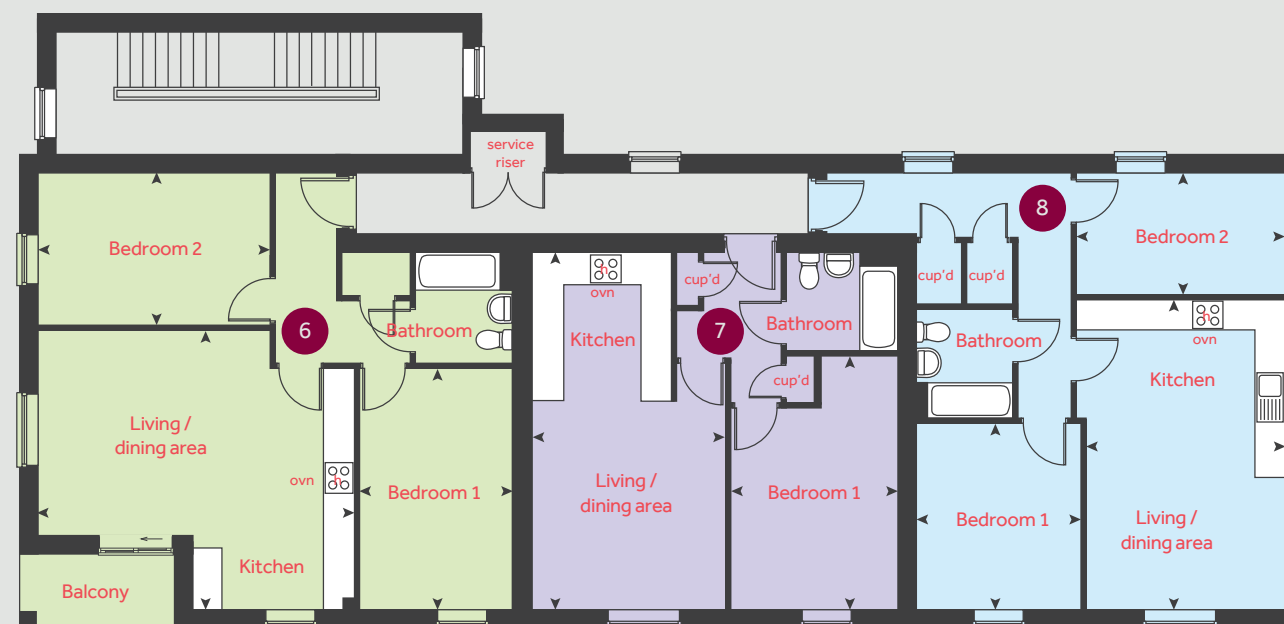
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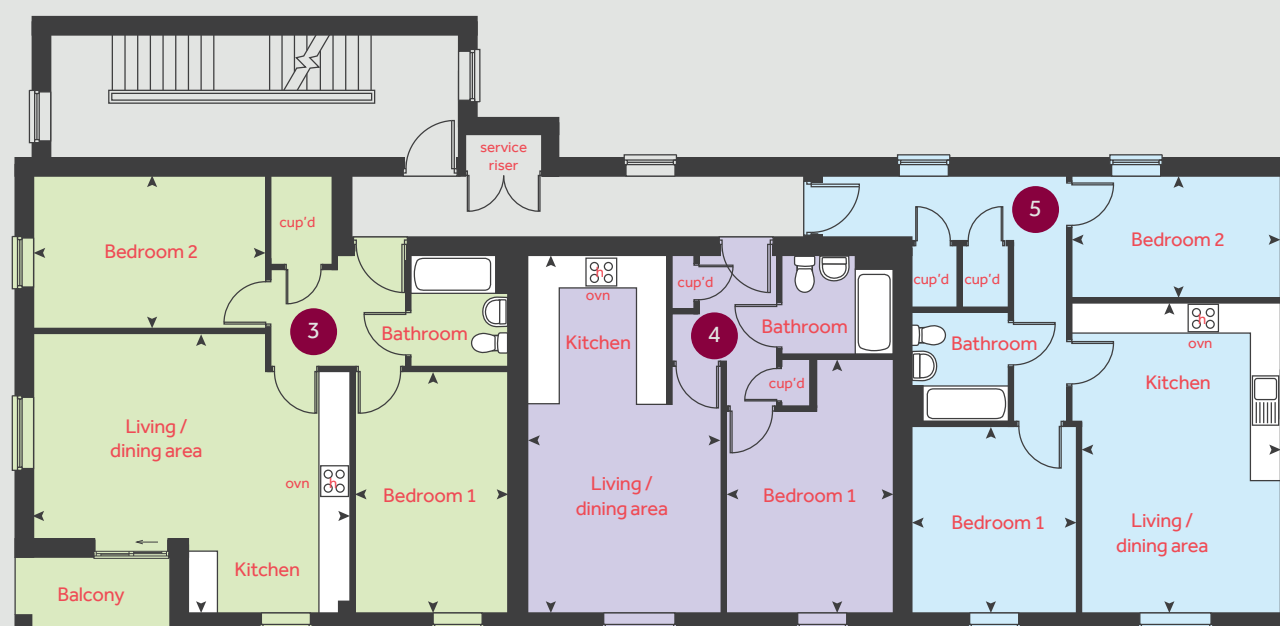
# Granite House

1 & 2 bedroom homes

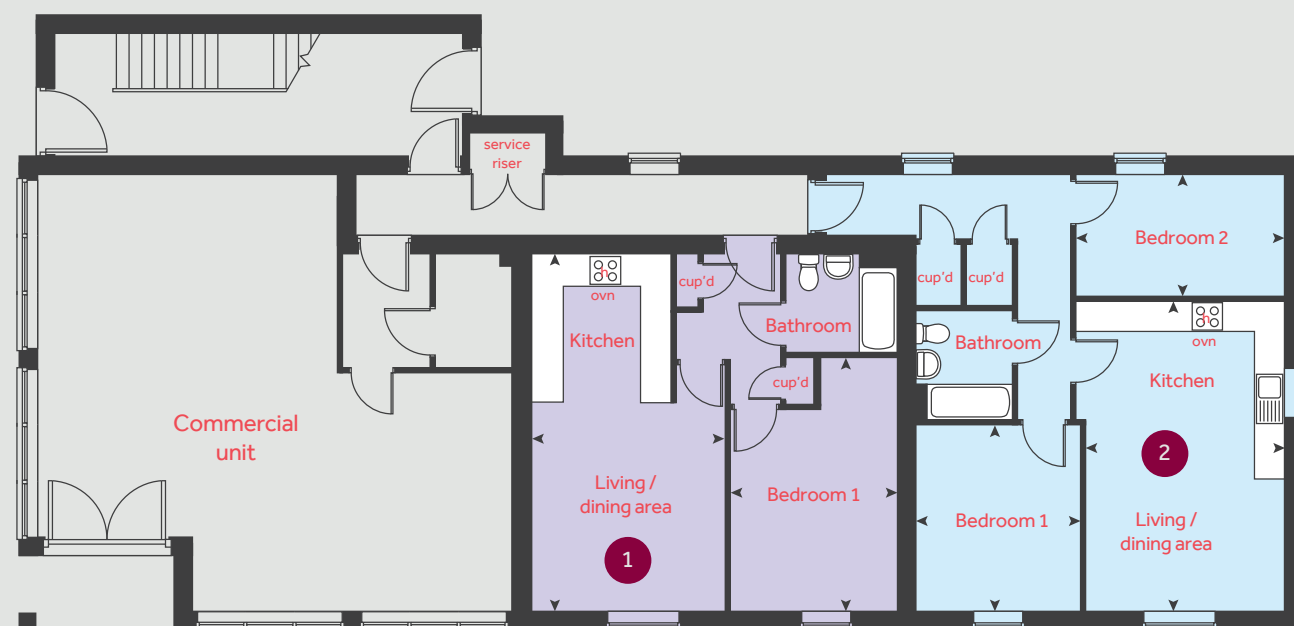
Second floor



First floor



Ground floor



● Apartments 1, 4 and 7

	metres	feet / inches
Kitchen / living / dining area	7.02 x 3.80	23' 0" x 12' 4"
Bedroom 1	4.97 x 3.23	16' 3" x 10' 5"

● Apartments 2, 5 and 8

	metres	feet / inches
Kitchen / living / dining area	6.12 x 3.93	20' 0" x 12' 8"
Bedroom 1	3.67 x 3.23	12' 0" x 10' 5"
Bedroom 2	4.08 x 2.39	13' 3" x 7' 8"

● Apartments 3 and 6

	metres	feet / inches
Kitchen / living / dining area	6.24 x 5.51	20' 4" x 18' 4"
Bedroom 1	4.75 x 2.98	15' 5" x 9' 7"
Bedroom 2	4.57 x 2.97	14' 9" x 9' 7"

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

**Granite House | Block 1 0Q001 |**

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## Quartz & Marble House

1 and 2 bedroom homes

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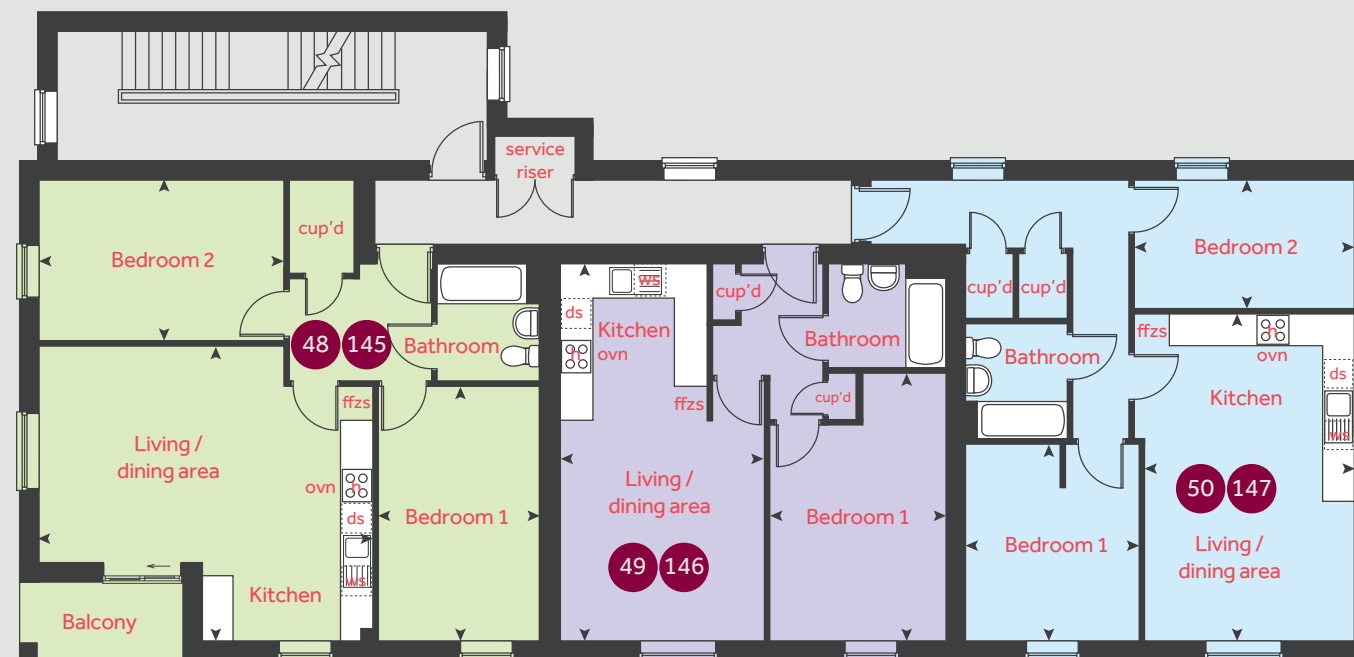
# Quartz & Marble House

1 & 2 bedroom homes

Second floor



First floor



Ground floor



**Apartments 46, 49, 52, 143, 146 and 149**

	metres	feet / inches
Kitchen / living / dining area	7.02 x 3.80	23' 0" x 12' 4"
Bedroom 1	4.97 x 3.23	16' 3" x 10' 3"

**Apartments 47, 50, 53, 144, 147 and 150**

	metres	feet / inches
Kitchen / living / dining area	6.12 x 3.93	20' 0" x 12' 8"
Bedroom 1	3.67 x 3.23	12' 0" x 10' 5"
Bedroom 2	4.08 x 2.39	13' 3" x 7' 8"

**Apartments 45, 48, 51, 142, 145 and 148**

	metres	feet / inches
Kitchen / living / dining area	6.24 x 5.51	20' 4" x 18' 0"
Bedroom 1	4.75 x 2.98	15' 5" x 9' 7"
Bedroom 2	4.57 x 2.97	14' 9" x 9' 7"

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

**Quartz & Marble House | Block 3 0Q001 |**

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# The Summer

3 bedroom home

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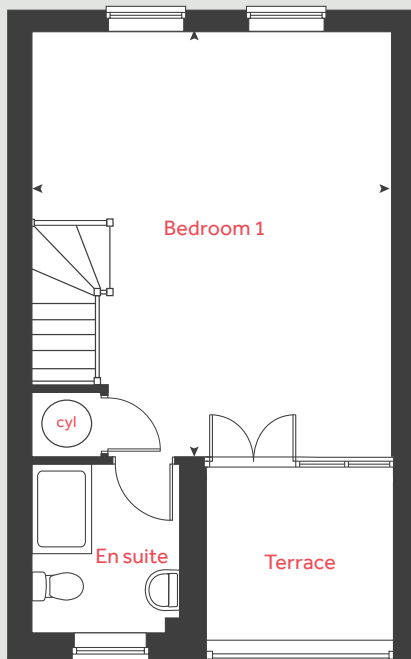


# The Summer

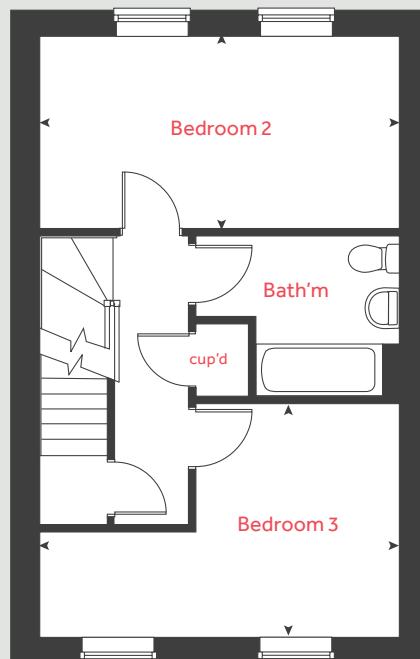
## 3 bedroom home

Homes 11, 12, 13, 14, 15,  
56, 57, 58, 77, 78, 79 & 80

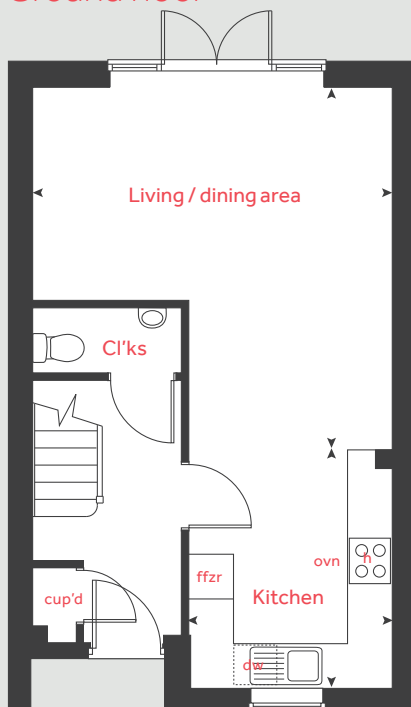
### Second floor



### First floor



### Ground floor



Ground floor	metres	feet / inches
Kitchen	3.20 x 2.71	10' 6" x 8' 9"
Living / dining area	4.86 x 4.82	15' 11" x 15' 10"

First floor	metres	feet / inches
Bedroom 2	4.82 x 3.14	15' 10" x 10' 3"
Bedroom 3	4.82 x 2.58	15' 10" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	5.70 x 4.82	18' 8" x 15' 10"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points

#### The Summer | OQ001 |

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# The Spring

4 bedroom home

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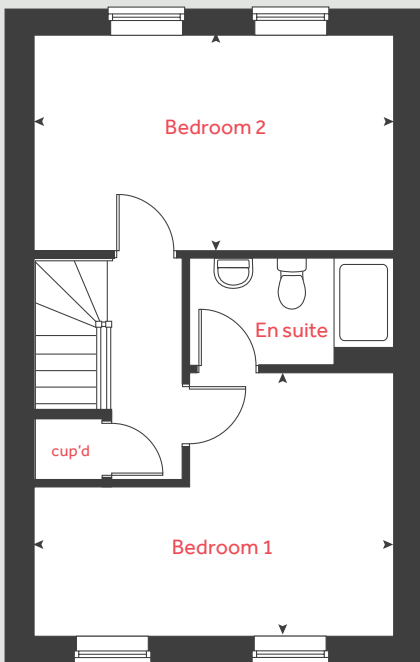


# The Spring

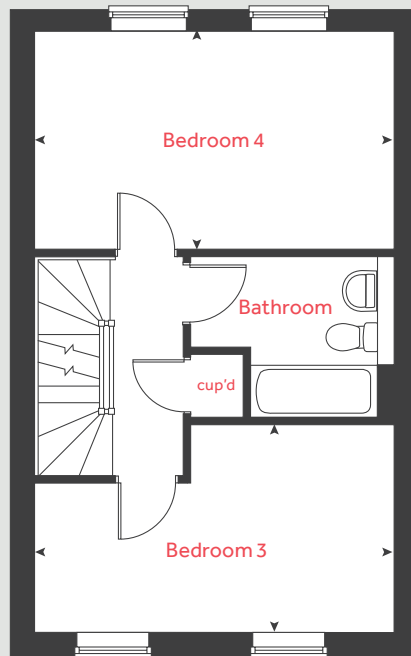
4 bedroom home

Homes 9, 10, 16, 17, 54, 55, 59, 60, 75, 76, 81 & 82

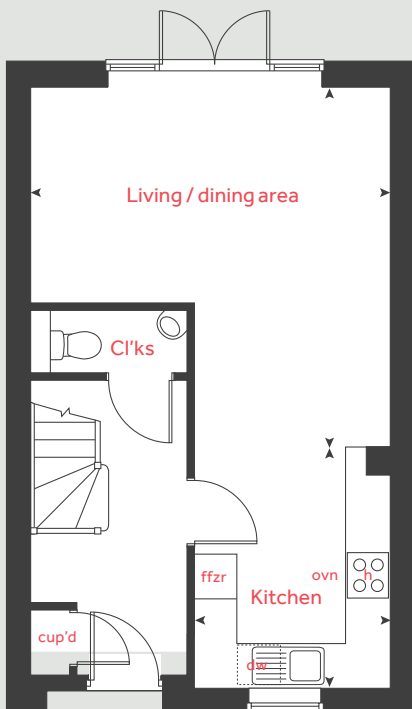
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.24 x 2.65	10' 7" x 8' 8"
Living / dining area	4.83 x 4.82	15' 10" x 15' 10"

First floor	metres	feet / inches
Bedroom 1	4.82 x 3.50	15' 10" x 11' 53"
Bedroom 2	4.82 x 2.88	15' 10" x 9' 5"

Second floor	metres	feet / inches
Bedroom 3	4.82 x 2.79	15' 10" x 9' 2"
Bedroom 4	4.82 x 2.88	15' 10" x 9' 5"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points

## The Spring | OQ001 |

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# The Aldridge

4 bedroom home

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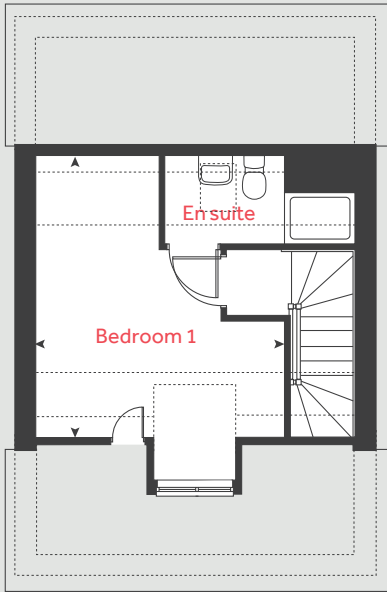


# The Aldridge

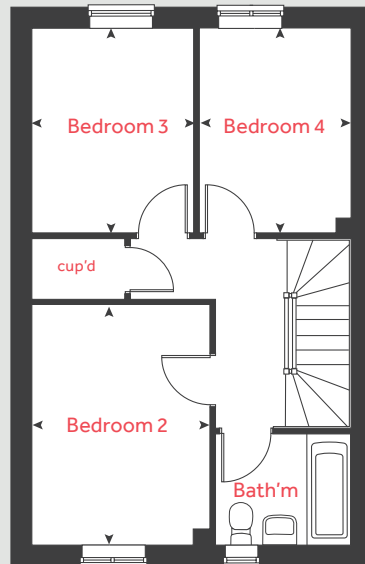
4 bedroom home

Homes 180-183, 221-225,  
288, 289, 290, 291, 320-323,  
331-333 & 345

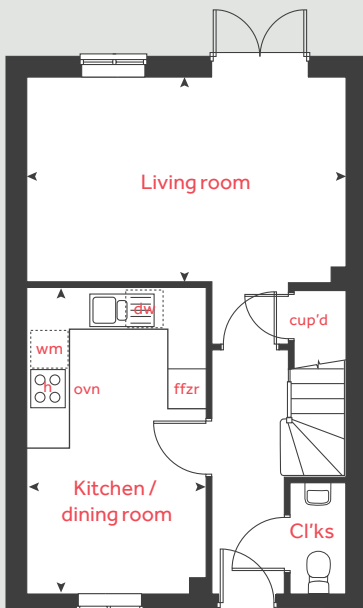
## Second floor



## First floor



## Ground floor



### 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

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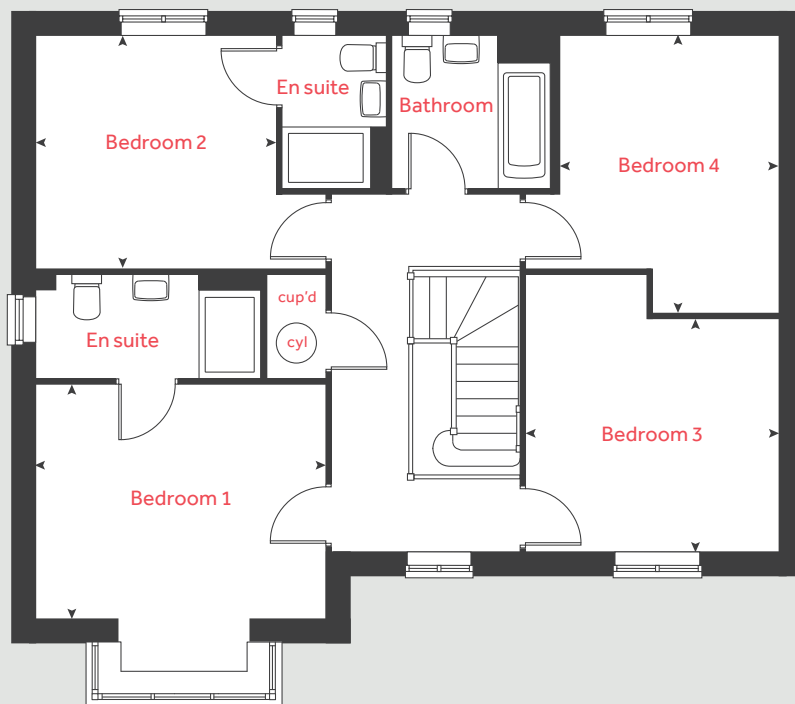


# The Cottingham

4 bedroom home

Homes 285, 360 & 371

## First floor



### Ground floor

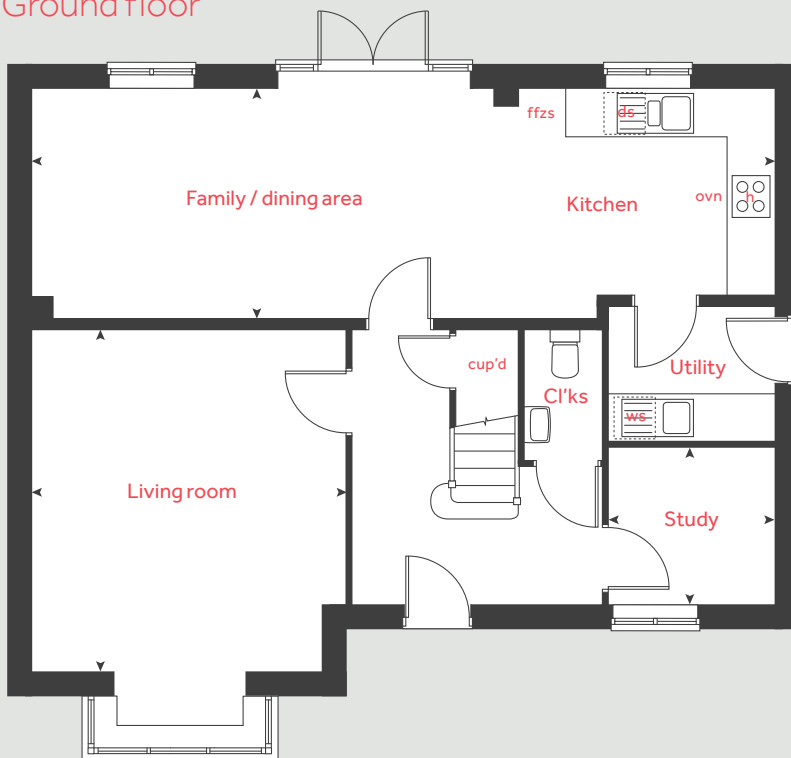
Kitchen / family / dining area	
9.97m x 3.09m	32' 8" x 10' 1"
Sitting room	
4.60m x 4.20m	15' 1" x 10' 1"
Study	
2.20m x 1.78m	7' 2" x 5' 8"

### 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

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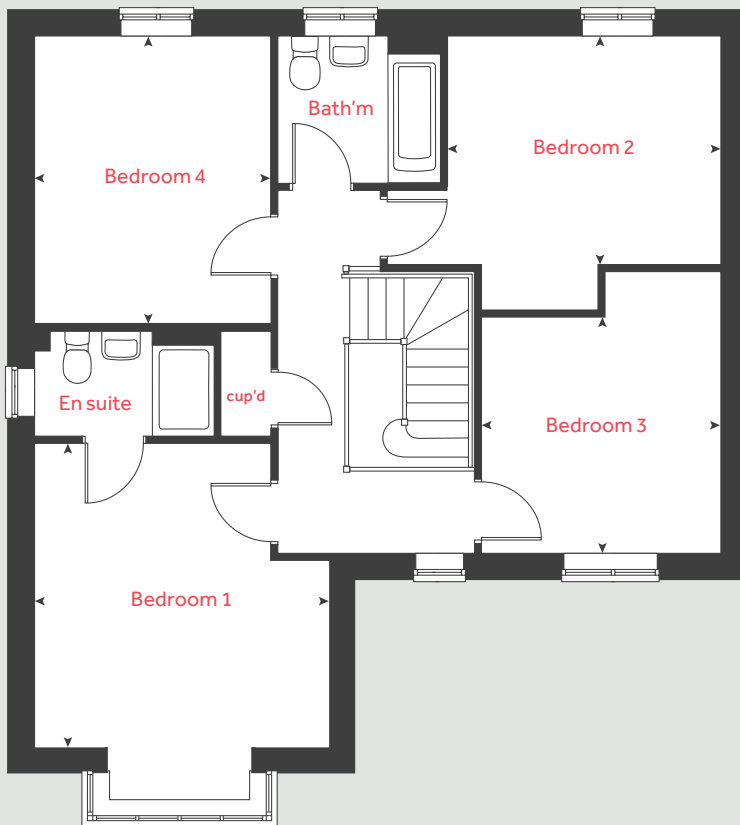


# The Grainger

4 bedroom home

Homes 353, 354, 357, 365,  
366, 368, 376 & 379

## 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"

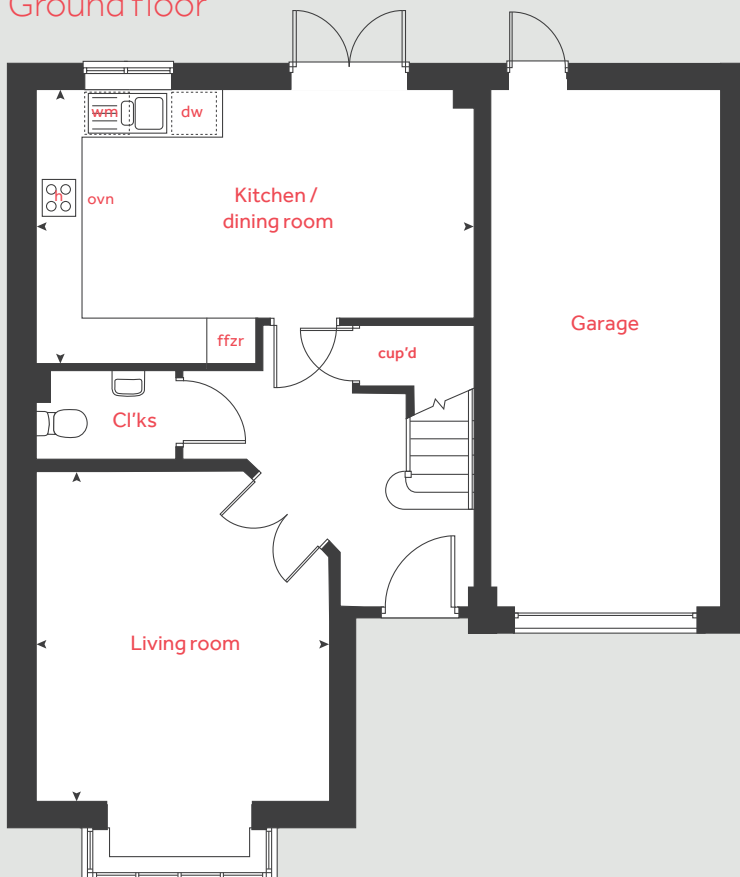
#### Bedroom 3

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

#### Bedroom 4

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

## Ground floor



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

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# The Kempthorne

4 bedroom home

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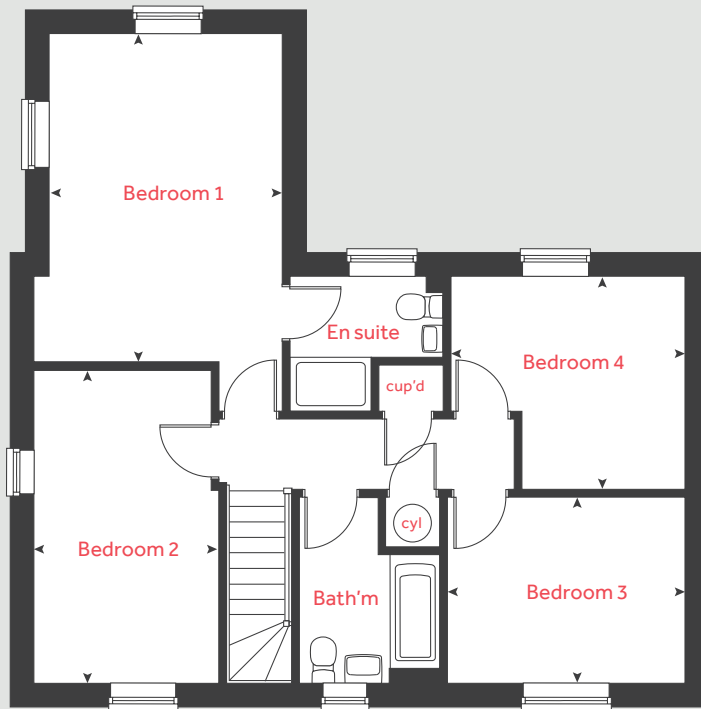


# The Kempthorne

4 bedroom home

Homes 340, 341, 358, 359, 369, 370, 375 & 378

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

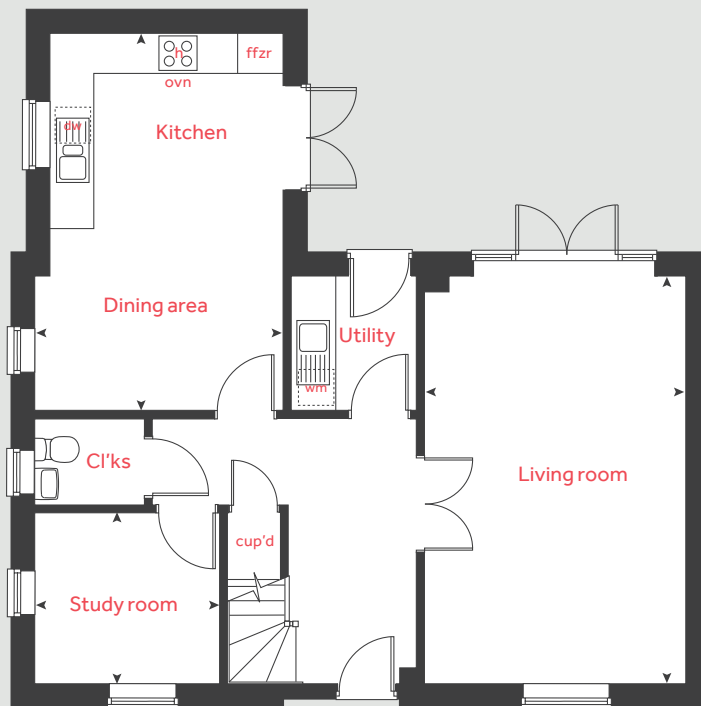
Bedroom 1  
4.89m x 3.69m 16' 0" x 12' 10"

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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# The Lutyens

5 bedroom home

**Harrington Park**

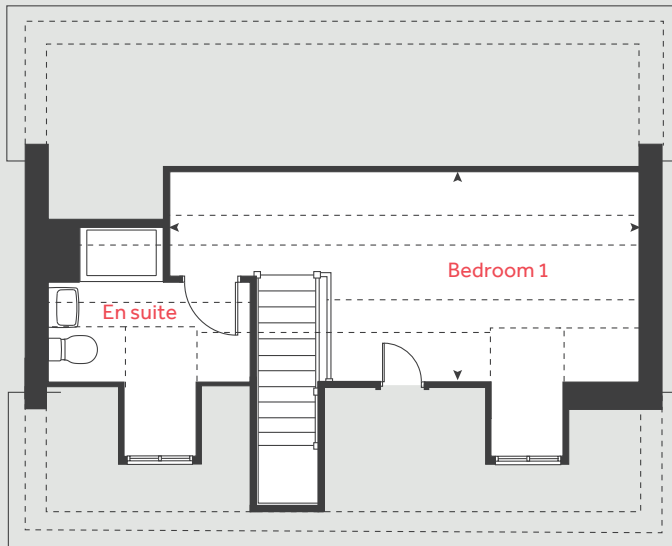
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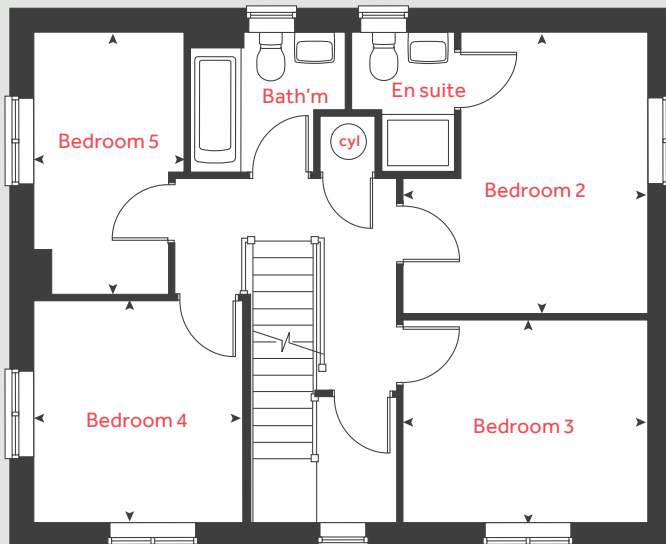
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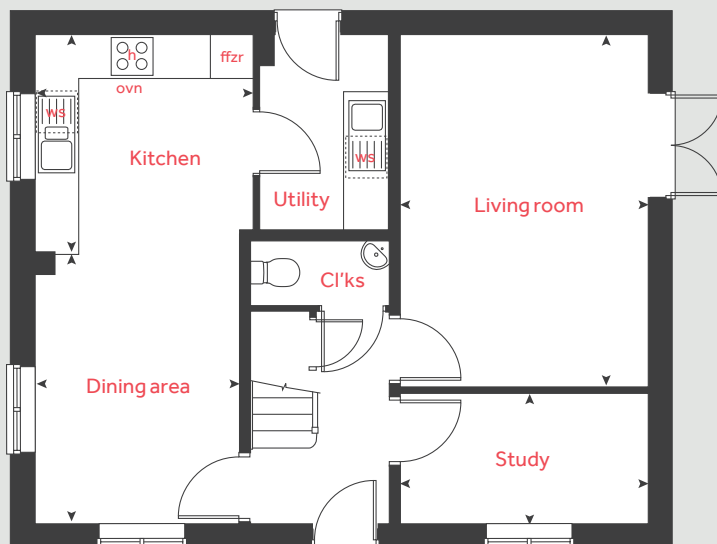
## Second floor



## First floor



## Ground floor



# The Lutyens

5 bedroom home

Homes 179, 220 & 330

### 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"

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

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# Linden HOMES



# The Colcutt

5 bedroom home

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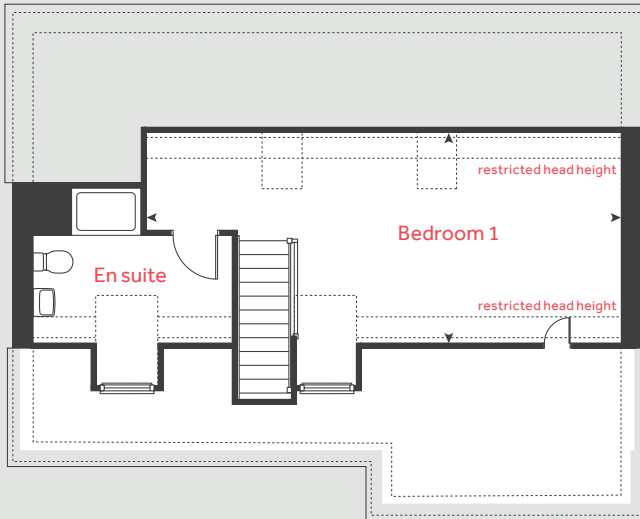


# The Collcutt

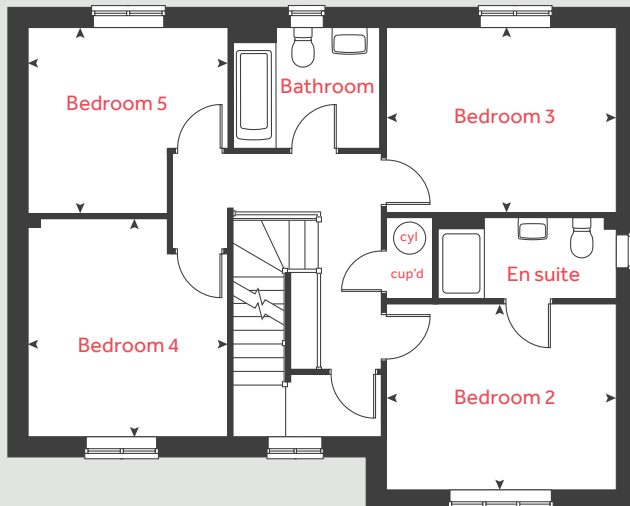
5 bedroom home

Homes 345-350 & 377

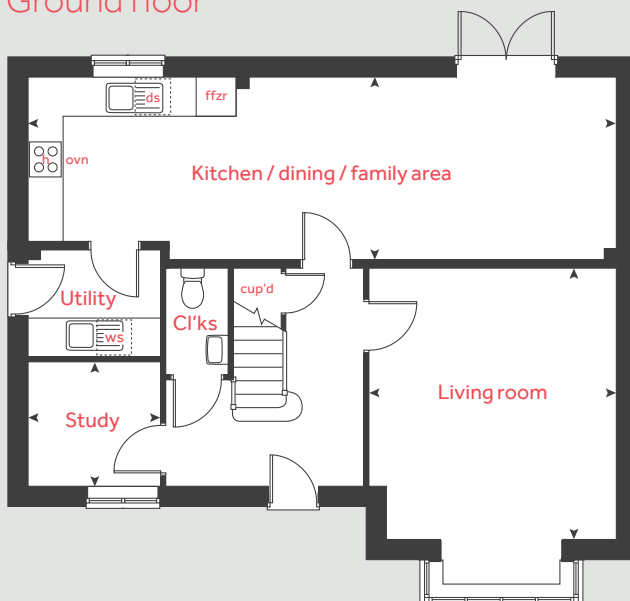
## Second floor



## 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.

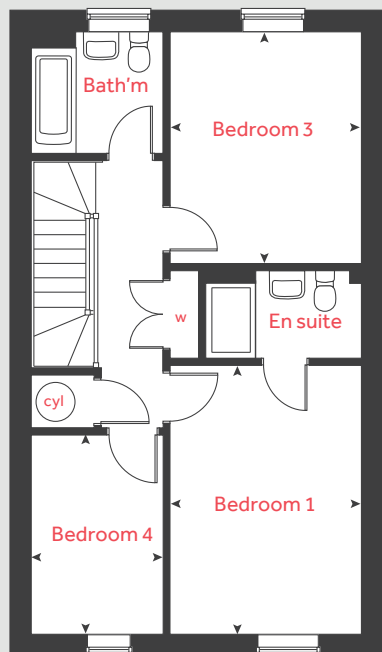
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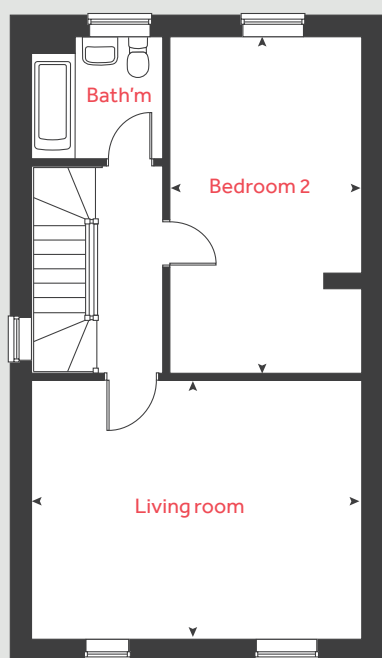
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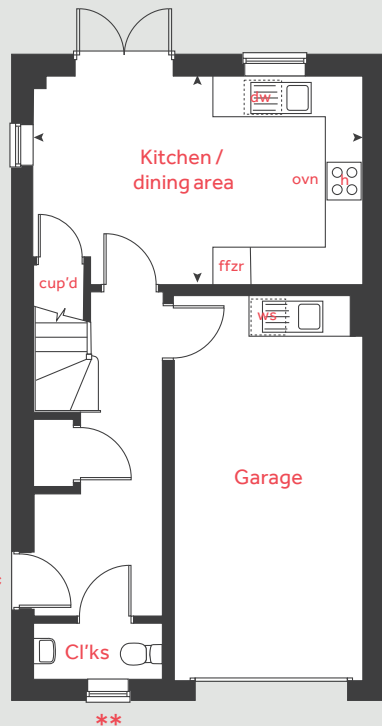
Second floor



First floor



Ground floor



# The Crescent

4 bedroom homes

Homes 265-268

**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

Homes 269-272 & 273-276

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



# Specification

We give you so much more

**Harrington Park**

Pinhoe, Exeter EX4 8NS | 01392 339940

[lindenhomes.co.uk](http://lindenhomes.co.uk)

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes	4 bedroom homes
<b>Kitchen</b>				
Fully fitted Kitchen with soft close doors and drawers	■	■	■	■
Laminate worktops with matching upstand	■	■	■	■
Stainless steel splashback behind hob	■	■	■	■
Integrated silver extractor hood	■	■	■	■
Inset stainless steel sink with mixer tap	■	■	■	■
Gas hob	■	■	■	■
Double oven			■	■
Single oven	■	■		
Interated fridge / freezer			■	■
<b>Bathrooms and en suites</b>				
White sanitaryware with contemporary chrome fittings	■	■	■	■
Bath with shower mixer in main bathroom	■	■	■	■
Thermostatic shower in ensuites (where applicable)	■	■	■	■
Porcelanosa tiles in bathroom, en suites and WC (please ask the sales executive for extent of tiled areas)	■	■	■	■
<b>Electrical and lighting</b>				
Telecoms master point in cupboard cupboard, with additional point in lounge adjacent to main TV position	■	■	■	■
Combined appliance switching in kitchen	■	■	■	■
Contemporary low energy external light to front of home	■	■	■	■
Power and lighting to garages within curtilage of plot	■	■	■	■
<b>Internal finishes</b>				
White ladder door with satin finish door furniture	■	■	■	■
White walls with smooth white ceilings	■	■	■	■
White gloss woodwork	■	■	■	■
<b>Heating</b>				
White compact radiators	■	■	■	■
<b>General</b>				
PVC U double glazed windows	■	■	■	■
Rear garden boundary fences (as applicable)	■	■	■	■

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 executive.

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