

Knowle Gardens

Matford Brook, Exeter





Matford Brook Exeter

This exciting new development of 2, 3 and 4-bedroom homes is close to Devon's ancient city of Exeter, the scenic River Exe and less than half an hour's drive from the south coast.

Matford Brook is ideally located less than 3 miles to the center of Exeter, brimming with shops, restaurants and cafes, as well as historic landmarks such as its impressive cathedral that dates back almost 1,000 years. There are schools, health, sports and leisure facilities including cinemas and theatres in and around the city, as

well as nature reserves and riverside parks within easy reach of the development.

So, if you're looking for a quality new home close to a vibrant Devon city near the south coast, your search ends here!

Matford Brook

Exeter, Devon EX2 8XW | 01392 914188

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Matford Brook Exeter

Development layout



4 bedroom home

- The Aldrige
- The Aslin
- The Burnet
- The Mylne
- The Leverton
- The Pembroke
- The Knightley

3 bedroom home

- The Emmett
- The Eveleigh
- The Sunflower
- The Primrose
- The Elmslie
- The Becket

2 bedroom home

- The Hardwick

 Affordable housing

v visitor space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.



The Hardwick

2 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

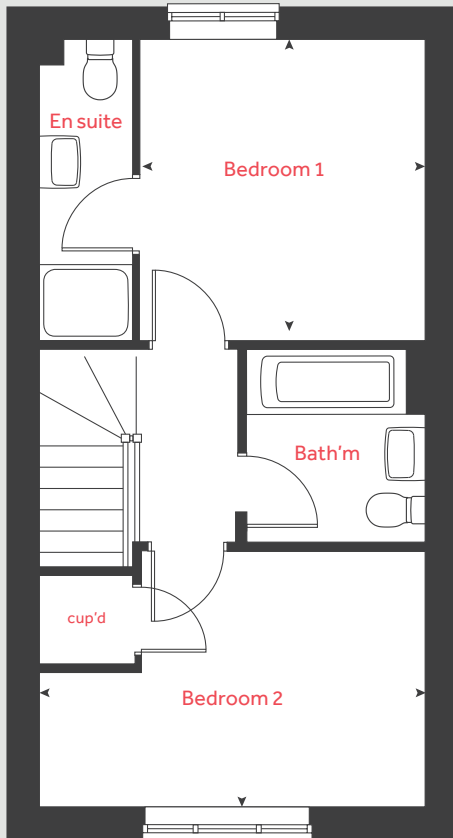
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The Hardwick

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.08m x 3.15m 13' 5" x 10' 4"

Living room

4.08m x 3.70m 13' 5" x 12' 2"

First floor

Bedroom 1

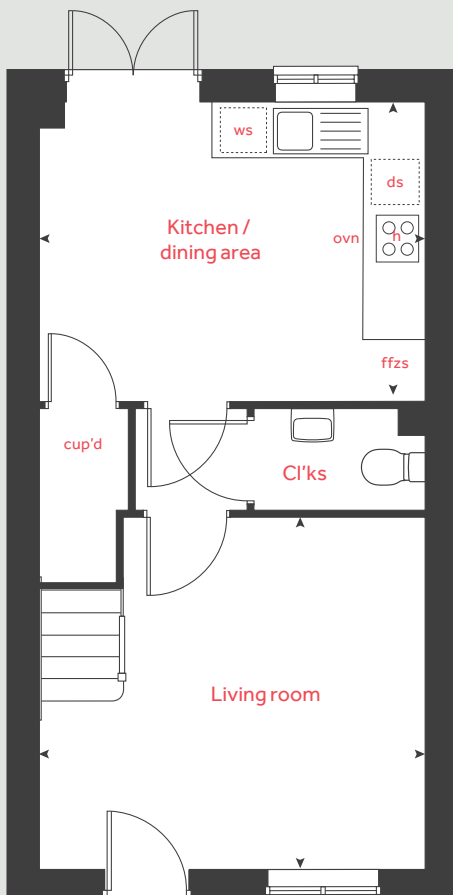
3.15m x 2.99m 10' 4" x 9' 10"

Bedroom 2

4.08m x 2.68m 13' 5" x 8' 10"

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

Ground floor



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The Emmett

3 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

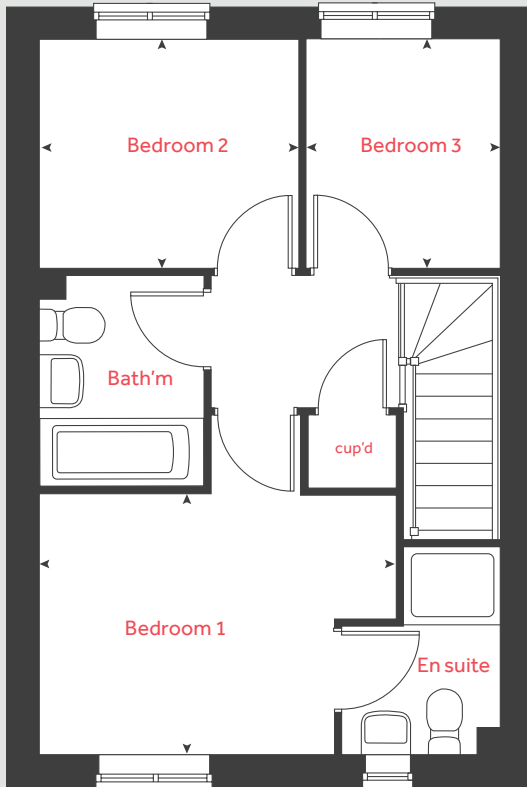
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The Emmett

3 bedroom home

First floor



Ground floor

Kitchen / dining room
4.75m x 2.96m 15' 7" x 9' 9"

Living room
4.34m x 3.77m 14' 2" x 12' 4"

First floor

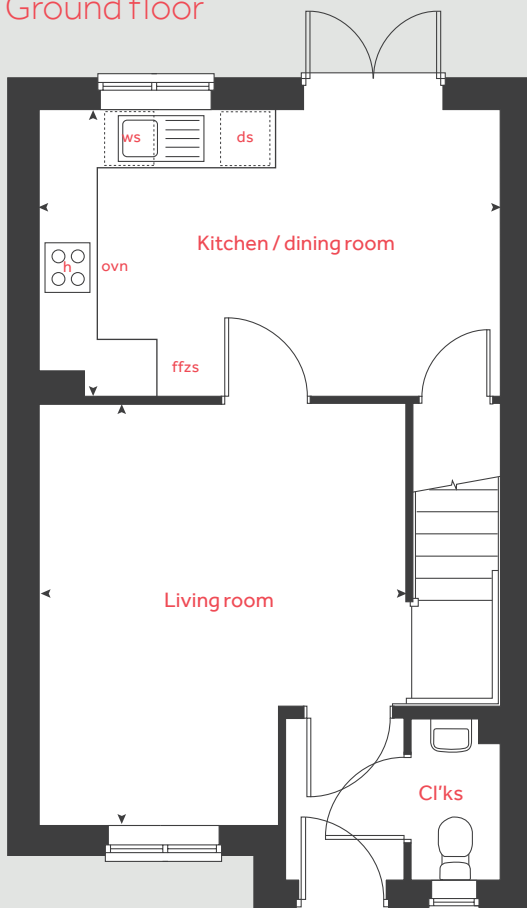
Bedroom 1
3.67m x 2.68m 12' 1" x 8' 9"

Bedroom 2
2.67m x 2.36m 8' 9" x 7' 9"

Bedroom 3
2.36m x 1.99m 7' 9" x 6' 7"

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

Ground floor



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The Eveleigh

3 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

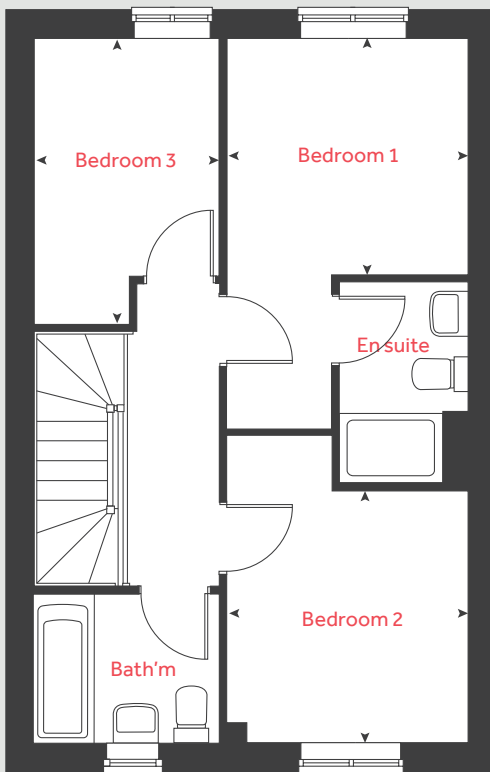
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The Eveleigh

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.79m x 2.80m 15' 8" x 9' 2"

Living room

4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 1

2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2

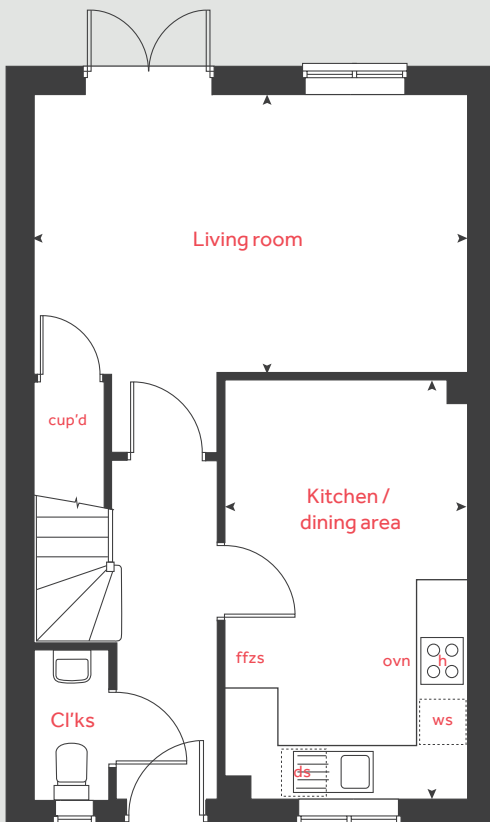
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3

3.19m x 2.12m 10' 6" x 7' 0"

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

Ground floor



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The Sunflower

3 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

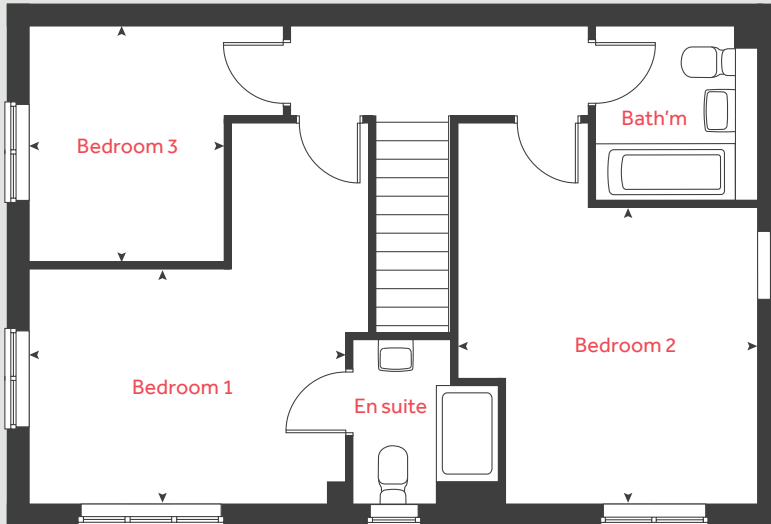
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The Sunflower

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.84m x 4.15m 19' 2" x 13' 7"

Living room
4.25m x 3.67m 13' 11" x 12' 1"

First floor

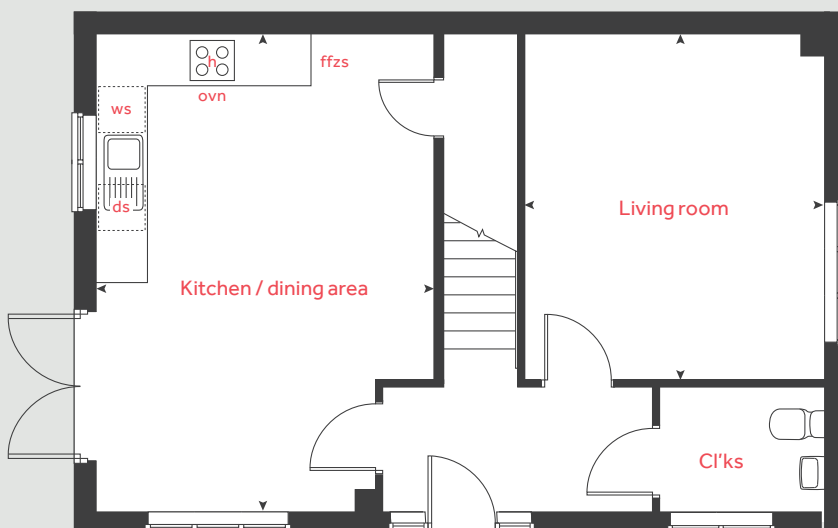
Bedroom 1
3.89m x 2.87m 12' 9" x 9' 5"

Bedroom 2
3.70m x 3.64m 12' 2" x 11' 11"

Bedroom 3
2.88m x 2.38m 9' 5" x 7' 10"

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

Ground floor



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The Primrose

3 bedroom home

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Exeter, Devon EX2 8XW

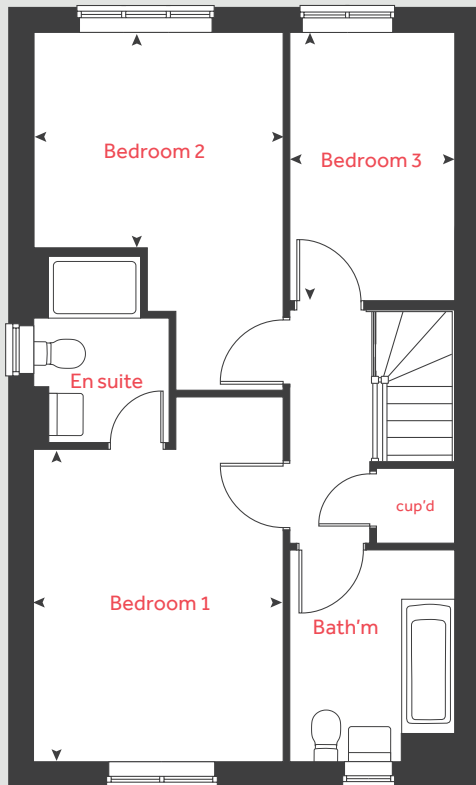
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The Primrose

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.53m x 3.13m 18' 2" x 10' 3"

Living room
4.41m x 3.40m 14' 6" x 11' 2"

First floor

Bedroom 1
4.10m x 3.28m 13' 6" x 10' 9"

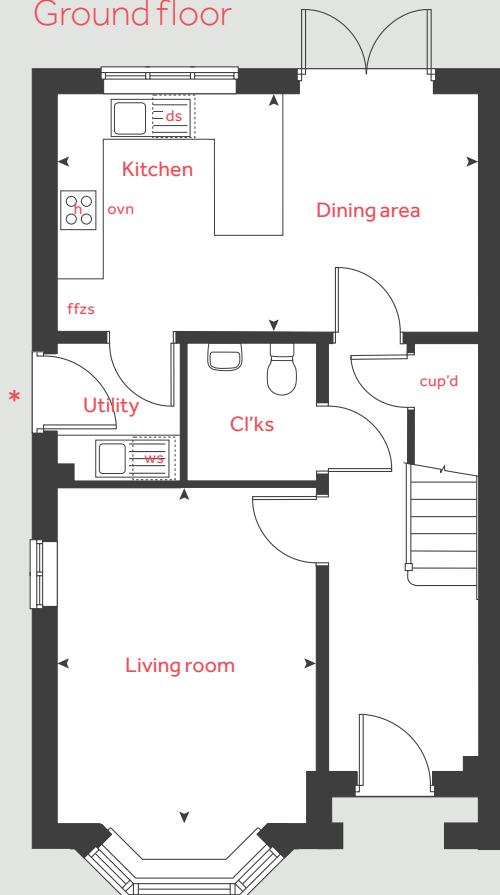
Bedroom 2
3.28m x 2.83m 10' 9" x 9' 3"

Bedroom 3
3.52m x 2.16m 11' 7" x 7' 1"

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

* Side door applies to selected plots only.
Please see sales consultant for further details.

Ground floor



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The Elmslie

3 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

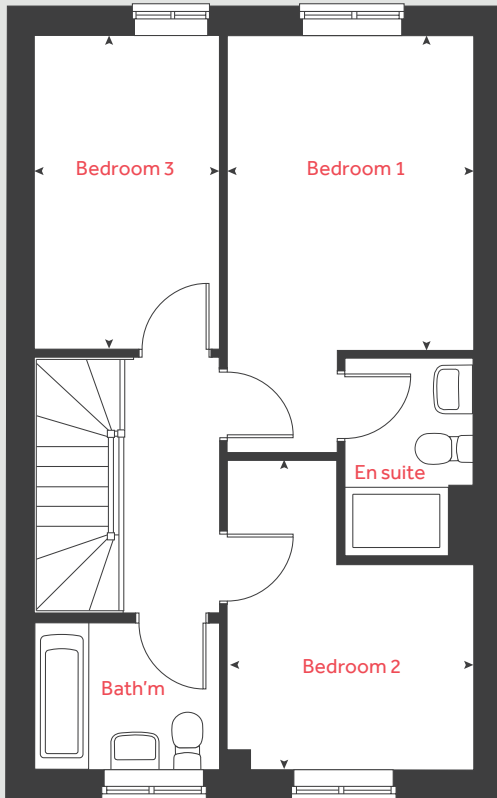
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.76m x 2.91m 15' 7" x 9' 6"

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

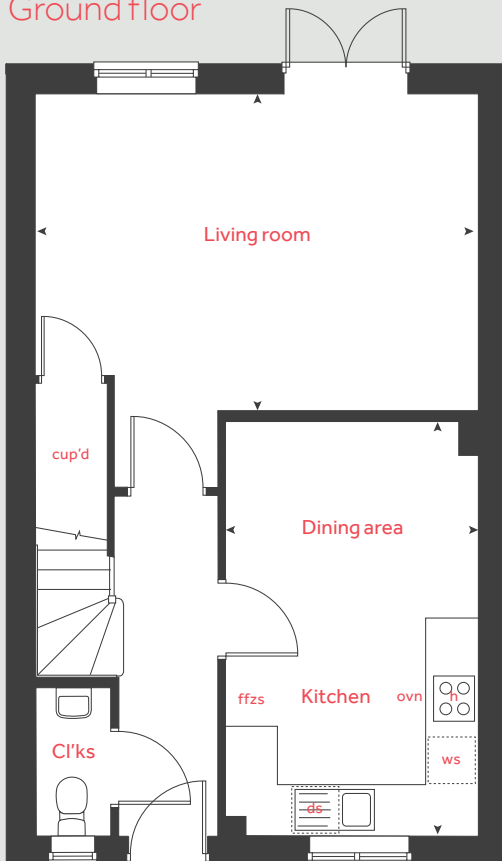
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 11' 11" x 7' 1"

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

Ground floor



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The Becket

3 bedroom home

Knowle Gardens, Matford Brook

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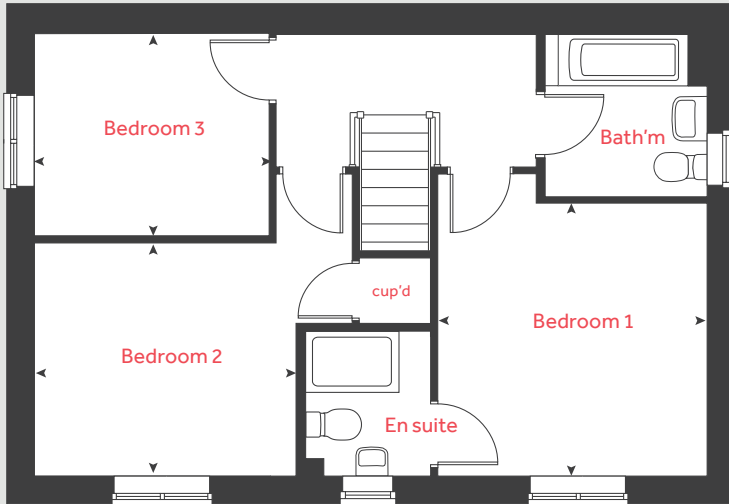
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area

5.59m x 2.94m 18' 4" x 9' 8"

Living room

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

First floor

Bedroom 1

3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2

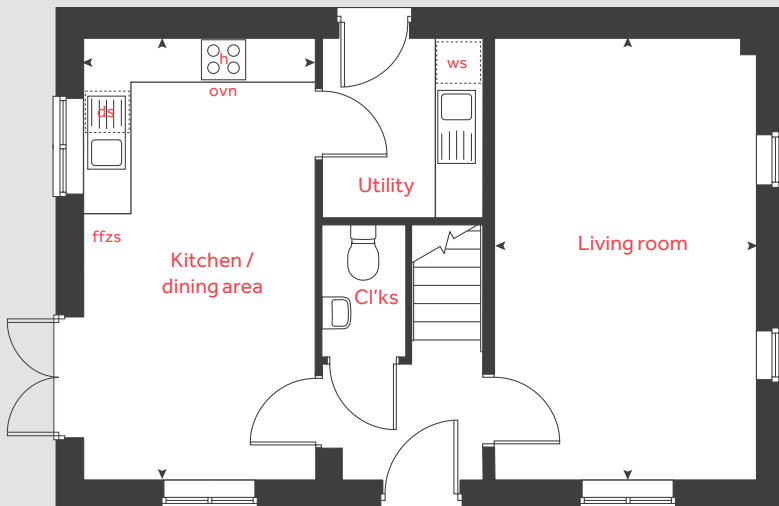
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3

2.99m x 2.56m 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		

Ground floor



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The Aldridge

4 bedroom home

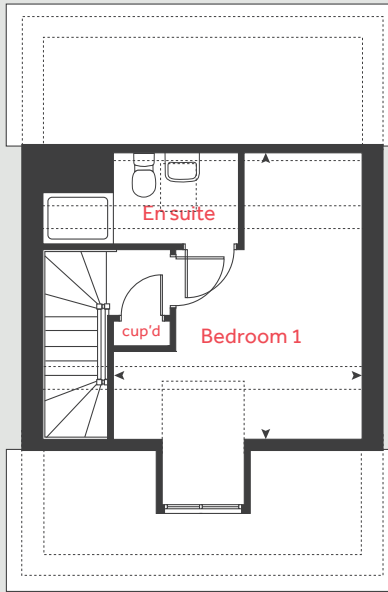
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Exeter, Devon EX2 8XW

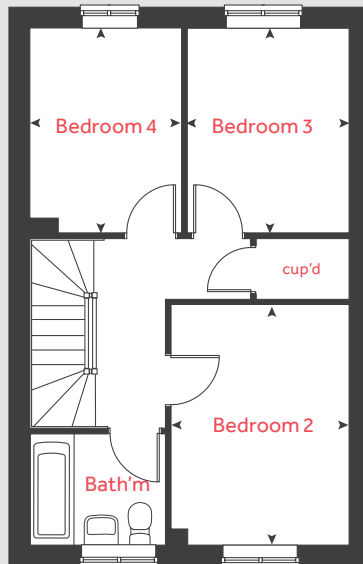
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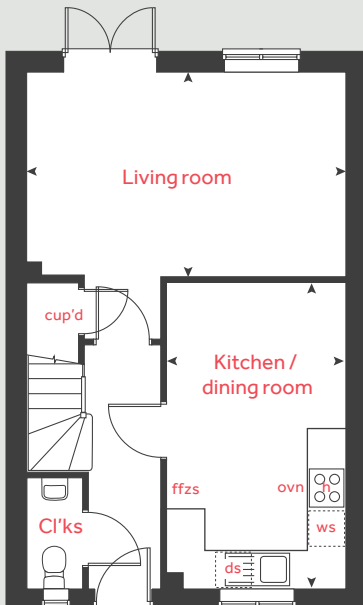
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

Living room
4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 2
3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3
3.19m x 2.53m 10' 6" x 8' 3"

Bedroom 4
3.19m x 2.36m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.29m x 3.88m 14' 1" x 12' 9"

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

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The Aslin

4 bedroom home

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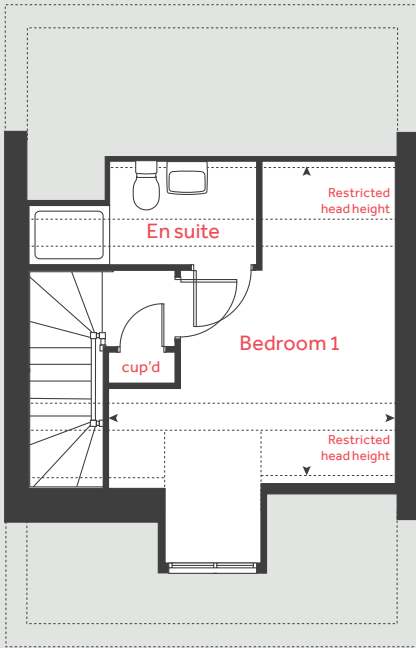
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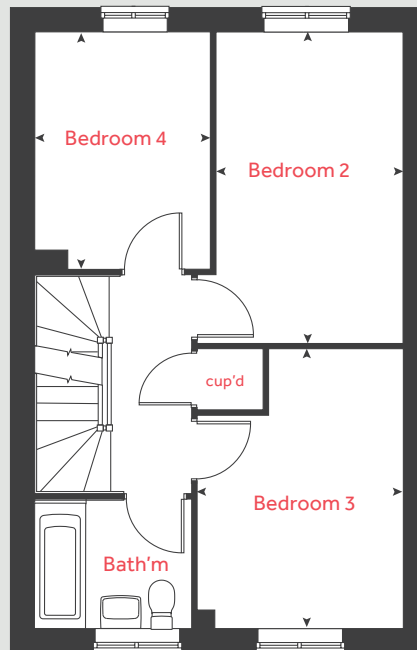
The Aslin

4 bedroom home

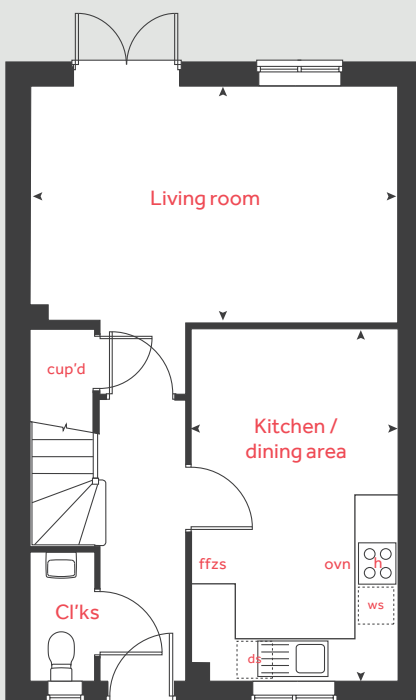
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

Living room
4.98m x 3.21m 16' 4" x 10' 6"

First floor

Bedroom 2
4.19m x 2.52m 13' 9" x 8' 3"

Bedroom 3
3.76m x 2.76m 12' 4" x 9' 1"

Bedroom 4
3.17m x 2.37m 10' 5" x 7' 9"

Second floor

Bedroom 1
4.29m x 3.85m 14' 1" x 12' 8"

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

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

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The Burnet

4 bedroom home

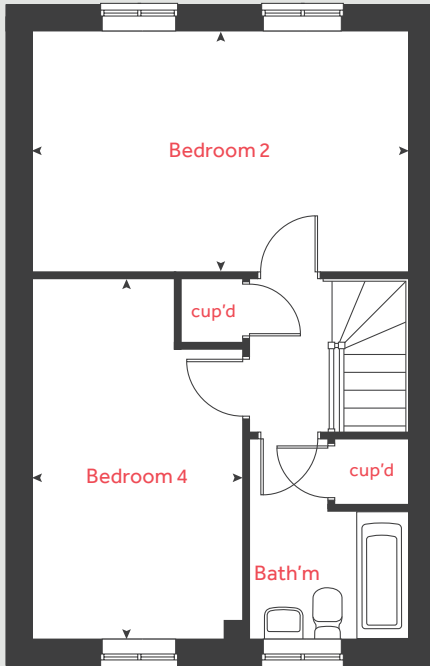
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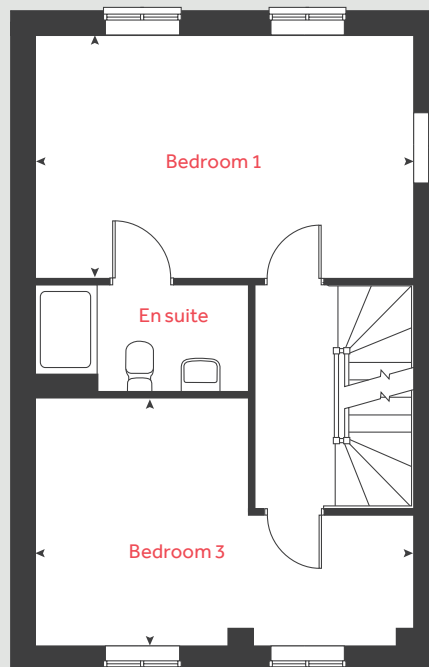
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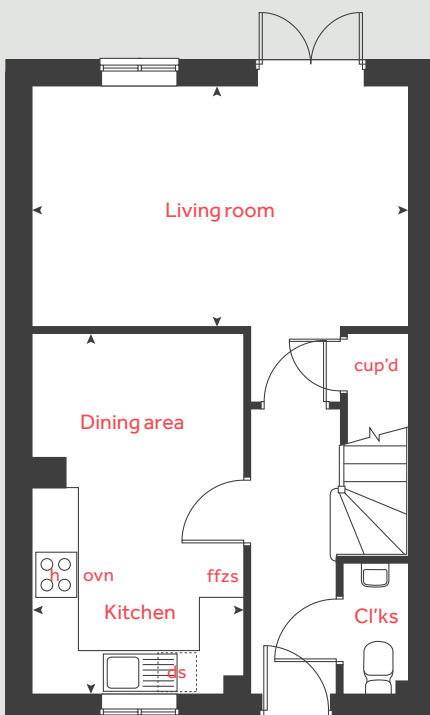
Second floor



First floor



Ground floor



The Burnet

4 bedroom home

Ground floor

Kitchen / dining area
4.82m x 2.80m 15' 10" x 9' 2"

Living room
4.98m x 3.16m 16' 4" x 10' 4"

First floor

Bedroom 1
4.98m x 3.20m 16' 4" x 10' 6"

Bedroom 3
4.98m x 3.27m 16' 4" x 10' 9"

Second floor

Bedroom 2
4.98m x 3.20m 16' 4" x 10' 6"

Bedroom 4
4.78m x 2.79m 15' 8" x 9' 2"

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

The Burnet | L1297 Matford Brook |

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.

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The Mylne

4 bedroom home

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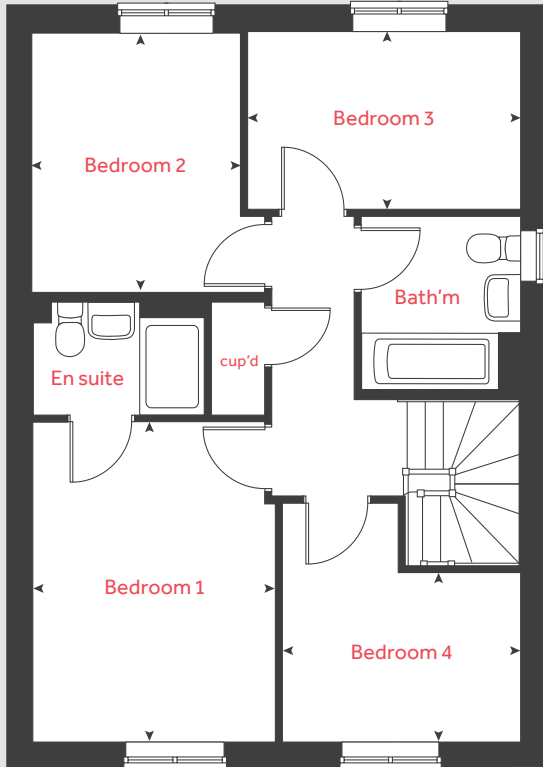
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining / family area

6.08m x 3.80m 19' 9" x 12' 5"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1

3.94m x 2.95m 12' 11" x 9' 8"

Bedroom 2

3.21m x 2.52m 10' 6" x 8' 3"

Bedroom 3

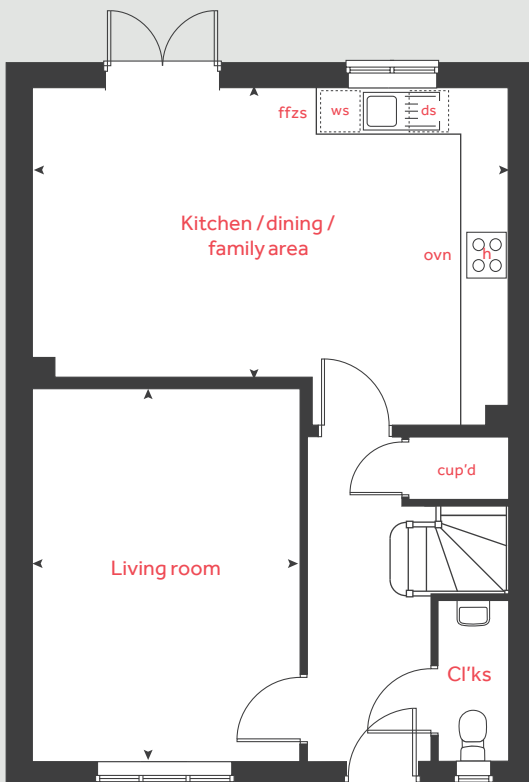
3.43m x 2.19m 11' 3" x 7' 2"

Bedroom 4

3.00m x 2.09m 9' 10" x 6' 10"

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

Ground floor



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The Leverton

4 bedroom home

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Exeter, Devon EX2 8XW

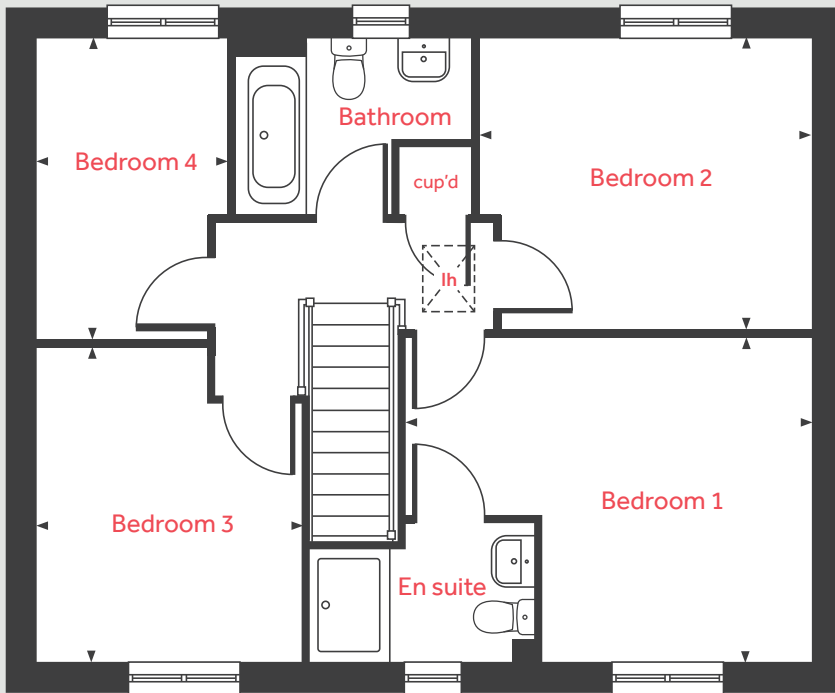
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The Leverton

4 bedroom home

First floor



Ground floor

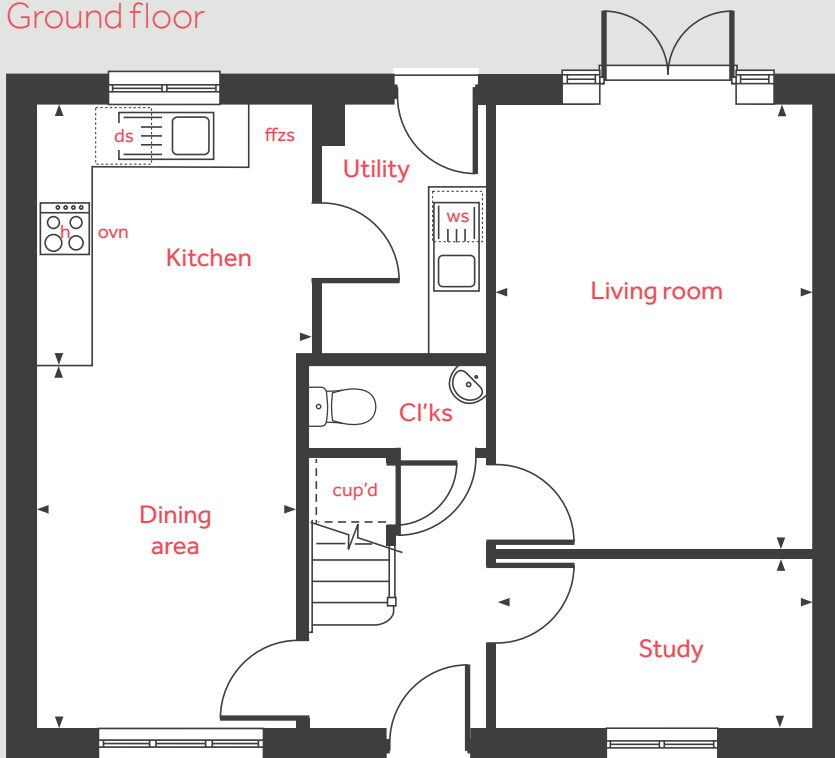
Kitchen	2.98m x 2.80m	9' 9" x 9' 2"
Living room	4.81m x 3.39m	15' 9" x 11' 1"
Dining area	3.91m x 2.81m	12' 10" x 9' 2"
Study	3.39m x 1.82m	11' 1" x 5' 11"

First floor

Bedroom 1	4.40m x 3.49m	14' 5" x 11' 5"
Bedroom 2	3.59m x 3.15m	11' 9" x 10' 4"
Bedroom 3	3.38m x 2.88m	11' 1" x 9' 5"
Bedroom 4	3.26m x 2.08m	10' 8" x 6' 10"

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

Ground floor



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The Pembroke

4 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

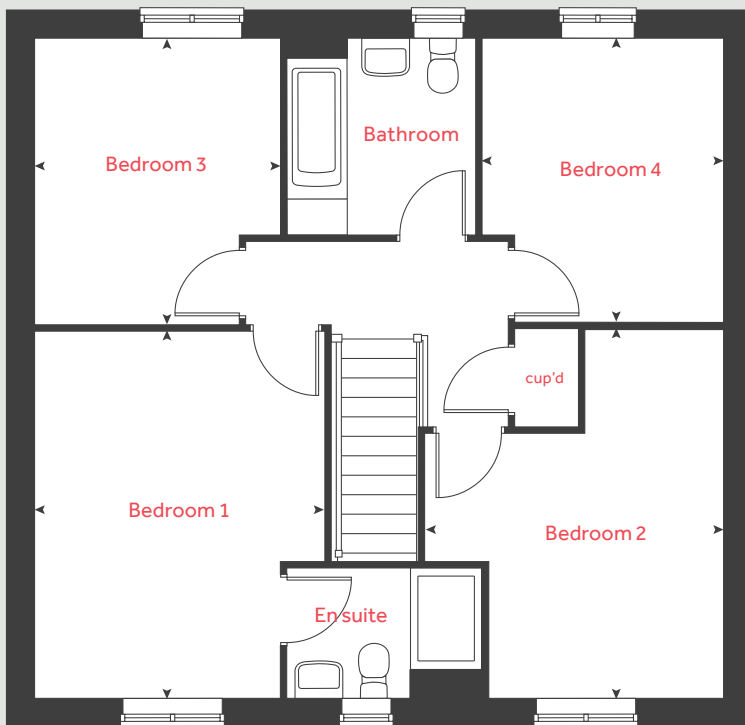
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The Pembroke

4 bedroom home

First floor



Ground floor

Kitchen / family / dining area

8.07m x 3.36m 26' 6" x 11' 0"

Living room

4.83m x 3.48m 15' 10" x 11' 5"

Study

2.40m x 2.35m 7' 11" x 7' 9"

First floor

Bedroom 1

4.29m x 3.38m 14' 1" x 11' 1"

Bedroom 2

4.31m x 3.48m 14' 2" x 11' 5"

Bedroom 3

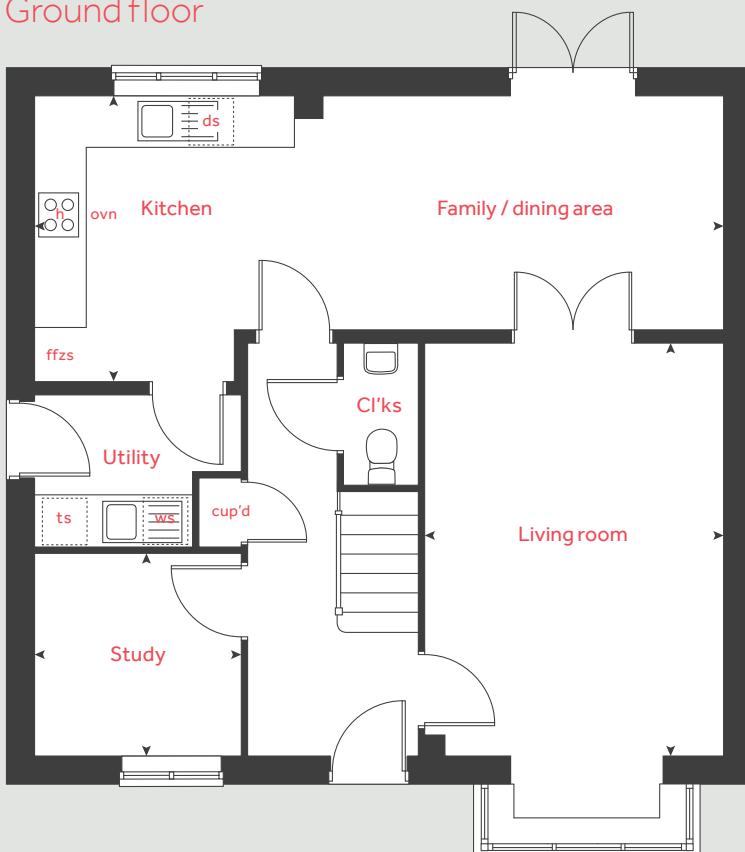
3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.32m x 2.81m 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

Ground floor



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 our sales consultant.

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The Knightley

4 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

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Linden
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The Knightley

4 bedroom home

First floor



Ground floor

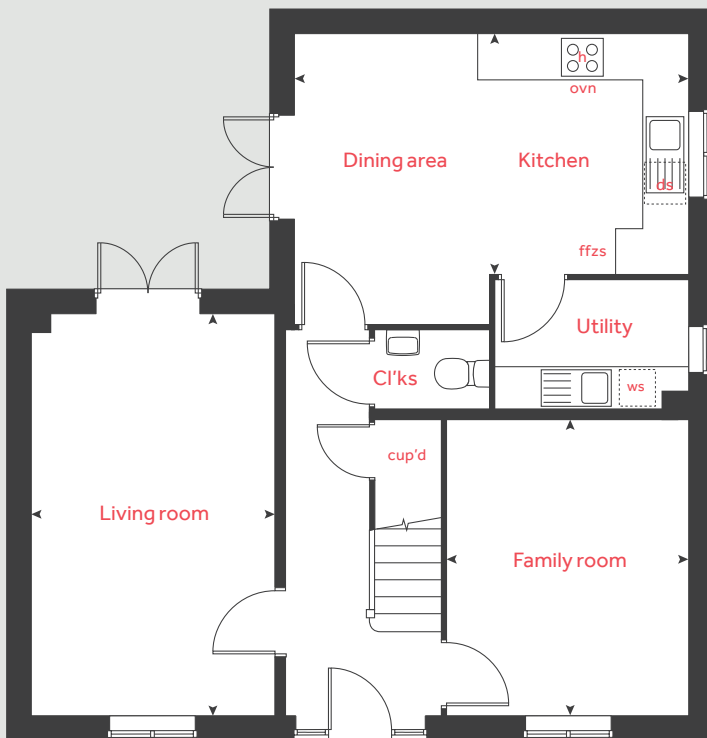
Kitchen / dining area	5.25m x 3.20m	17' 2" x 10' 5"
Living room	5.36m x 3.22m	17' 7" x 10' 7"
Family room	3.93m x 3.21m	12' 10" x 10' 5"

First floor

Bedroom 1	3.20m x 2.98m	10' 6" x 9' 10"
Bedroom 2	3.58m x 3.21m	10' 7" x 11' 9"
Bedroom 3	3.17m x 3.01m	10' 5" x 9' 11"
Bedroom 4	3.52m x 2.15m	11' 7" x 7' 1"

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

Ground floor



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Specification

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW | 01392 914188

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Knowle Gardens

Matford Brook

Exeter

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.



2 bedroom
The Hardwick
3 bedroom
The Emmett
The Eveleigh
The Sunflower
The Primrose
The Elmslie
The Becket
4 bedroom
The Aldridge
The Aslin
The Mylne
The Leverton
The Pembroke
The Knightley

Kitchen

Symphony 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 utility					■			■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■		■	■		

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitaryware suite. Tempo Arc for baths	■	■	■	■	■	■	■	■	■	■
Ideal Standard 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, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■

Bedrooms

Dressing area to bedroom 1										■
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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 / 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 telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■	■	■
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 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)	■	■	■	■	■	■	■	■	■	■
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 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.

Vistry Devon South West region

Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. T: 01392 344700

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