

PORTFOLIO

G R E A T D E N H A M

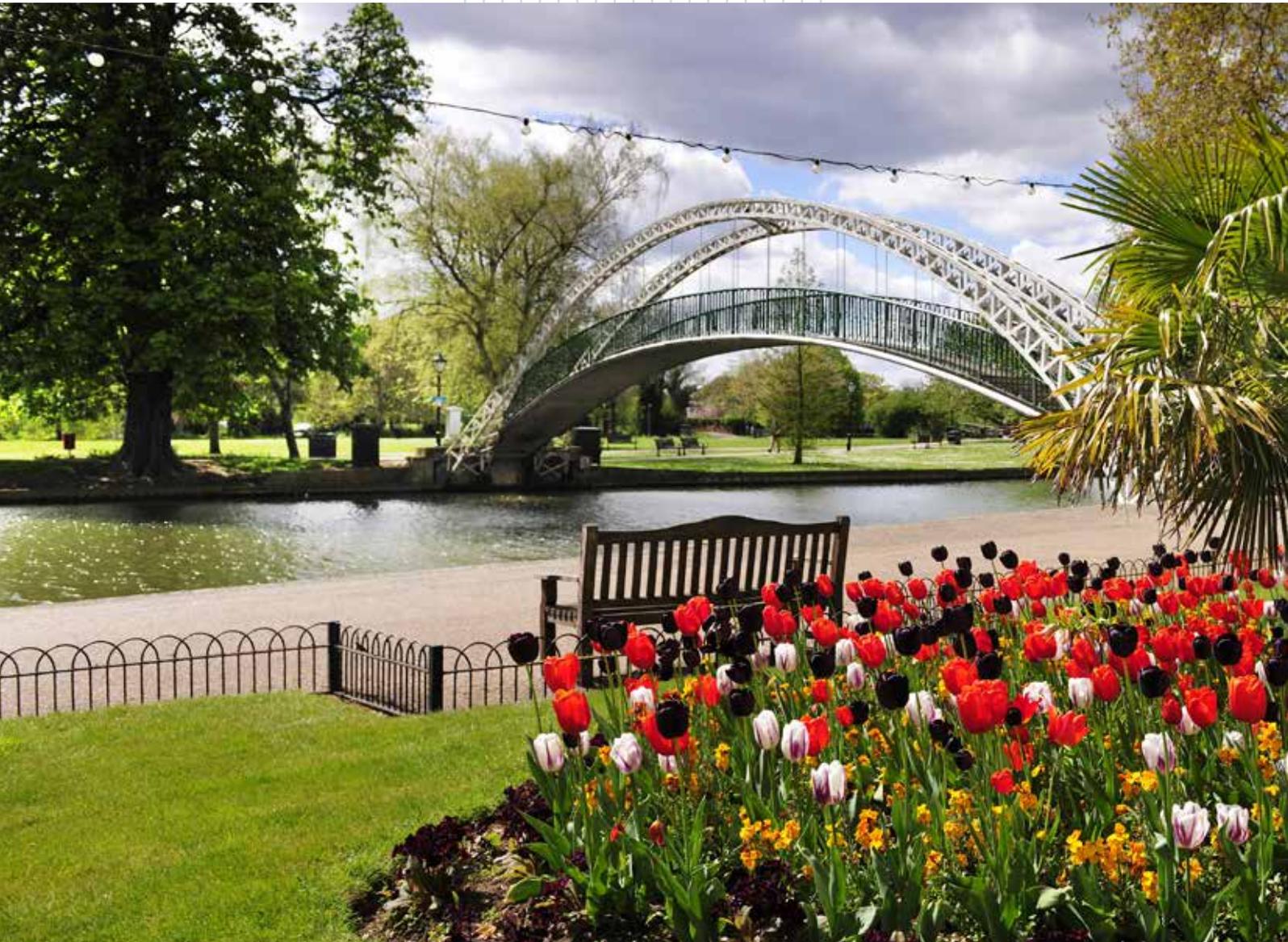
A fine selection of new homes conveniently  
located for town and country





# PORTFOLIO

G R E A T   D E N H A M



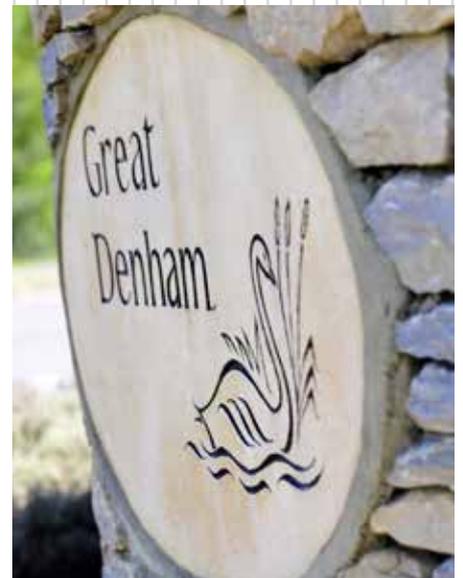


A fantastic Portfolio of 2, 3, 4 and 5 bedroom homes, situated on Anglia Way, within the village of Great Denham. This great location, on the outskirts of Bedford, provides excellent road links into the town centre, yet is wonderfully close to open countryside.

Brought to you by award-winning housebuilder Linden Homes, and offering the very latest designer kitchens and bathrooms, spacious energy efficient accommodation and high quality fittings throughout, our passion for design and quality is evident in every aspect of the homes at Portfolio.



**Great Denham is situated on the banks of the River Great Ouse, in a loop carved out by the river flow. Though there is evidence of Neolithic, Roman and Saxon settlements, it remained mainly undeveloped until the Bedford Golf Club's course and golf village was built in the 1990s. In the past it was part of nearby Biddenham parish, but in April 2007, the new Parish of Great Denham was created to serve a growing community.**



At the heart of the village, a community centre, shops, offices, pub and library are planned, in addition to the medical centre and primary school that are already open. A large country park is also envisaged, along with sports pitches and youth facilities. New cycleways are being created and road links improved, while a new bridge across the River Great Ouse, opened in 2010, connects Great Denham with Kempston. Once the largest village in England, Kempston is now a thriving town of around 20,000 people and offers a variety of shops, schools, churches, an outdoor leisure centre, swimming pool and other amenities. The charming village of Biddenham lies to the north of the golf course and is well known for its quaint thatched cottages and village pond. A traditional village pub, The Three Tuns, offers excellent food and drink.

For greater shopping and leisure opportunities, living at Portfolio puts you around 4 miles from the centre of Bedford. This historic county town owes its origins and continued development to its setting by the River Great Ouse and it remains an important and attractive feature. Granted its charter in 1166, the town still hosts a range of markets, in addition to its comprehensive offering of big name retailers and smaller independent traders. Castle Quay, close to the riverside, offers an exclusive range of shops, galleries and restaurants, while other leisure options include riverside walks, boat trips, parks, museums, cinema and a host of sports clubs and facilities. A number of festivals and events are also a feature, such as the Bedford River Festival and the International Kite Festival. For an even greater range of shops and entertainment options, Milton Keynes is less than 20 miles away.



With some of the county's finest countryside and visitor attractions literally on your doorstep, this is an ideal location for all the family. Within easy reach there are idyllic walks such as the Ouse Valley Way, heritage sites including Woburn Abbey, formal gardens such as Wrest Park at Silsoe and watersports at Box End Park. The exotic wildlife at Woburn Safari Park remains a popular family day out, while there are numerous villages, country pubs and a rich rural landscape waiting to be explored.







PORTFOLIO

G R E A T D E N H A M

# Development layout

A fine selection of  
2, 3, 4 and 5 bedroom homes



Computer generated image.

- **The Oakley Maisonette**  
2 bedroom home  
Homes 1022 & 1023
- **The Oakley 1**  
2 bedroom home  
Homes 1008 & 1021
- **The Oakley 2**  
2 bedroom home  
Homes 1083 & 1091
- **The Alwalton**  
2 bedroom home  
Homes 1018 & 1104
- **The Shelton**  
3 bedroom home  
Homes 1027, 1028, 1029, 1030, 1031,  
1032, 1050, 1051, 1053 & 1054
- **The Haddon**  
3 bedroom home  
Home 1049 & 1103
- **The Winslow**  
3 bedroom home  
Home 1111
- **The Greetham 1**  
3 bedroom home  
Homes 1004, 1005, 1044, 1047, 1059,  
1060, 1065, 1066, 1069, 1070, 1080,  
1081, 1082, 1086, 1087, 1092, 1093,  
1094, 1099, 1100, 1101 & 1102
- **The Greetham 2**  
3 bedroom home  
Homes 1045 & 1046
- **The Pilsgate 1**  
4 bedroom home  
Homes 1009, 1010, 1019, 1020, 1077,  
1078, 1088 & 1089
- **The Pilsgate Variant**  
4 bedroom home  
Homes 1003 & 1006
- **The Pilsgate 2**  
4 bedroom home  
Homes 1061, 1062, 1063, 1075 & 1076
- **The Tolethorpe**  
4 bedroom home  
Homes 1002, 1011, 1071, 1072,  
1096 & 1097
- **The Deeping**  
4 bedroom home  
Homes 1048, 1073, 1079, 1095 & 1098
- **The Deeping 2**  
4 bedroom home  
Homes 1026, 1033, 1035, 1036, 1042,  
1052, 1057, 1064 & 1067
- **The Glington**  
4 bedroom home  
Homes 1043 & 1068
- **The Glington 2**  
4 bedroom home  
Home 1074
- **The Biddenham 2**  
4 bedroom home  
Homes 1007, 1084 & 1090
- **The Biddenham 1**  
5 bedroom home  
Homes 1001 & 1085
- **The Milton**  
5 bedroom home  
Homes 1024 & 1025
- **The Milton 2**  
5 bedroom home  
Homes 1034, 1055, 1056 & 1058
- **Affordable Housing**  
Homes 1012 -1017, 1037-1041 &  
1105 -1110
- **Management Company Responsibility**

Not to scale. Trees and landscaping are indicative only and may alter during construction. Finishes and materials may vary from those shown within the plan. Refer to hard landscaping for garden levels and details. Please consult the Sales Executive for specific details.

FUTURE DEVELOPMENT  
BY OTHERS



ANGLIA WAY

FUTURE DEVELOPMENT  
BY OTHERS

EXISTING  
DEVELOPMENT

HAZELWICK DRIVE

WILFRID LANE

FUTURE DEVELOPMENT  
BY OTHERS

LAVENDER LANE

NORTHWICK CLOSE

ALNWICK WAY

FUTURE DEVELOPMENT  
BY OTHERS

EXISTING  
DEVELOPMENT

BALANCING PONDS

BEDFORD WESTERN BYPASS





PORTFOLIO

G R E A T   D E N H A M



Every home has been designed to offer exceptional style and comfort, with contemporary interiors arranged to suit a variety of lifestyles. With every fixture, fitting, finish and optional extra selected with the utmost care, you can rest assured that your new home at Portfolio will be of the highest standard throughout.

# The Oakley Maisonette

## 2 bedroom home



Computer generated image.

### GROUND FLOOR

**Living/Dining Area/Kitchen\*\***  
9420 x 3420mm 30'10" x 11'2"

**Bedroom 1**  
3410 x 2590mm 11'2" x 8'6"

**Bedroom 2**  
2680 x 2590mm 8'9" x 8'6"

618 sq ft

### FIRST FLOOR

**Living/Dining Area/Kitchen\*\***  
8290 x 6090mm 27'2" x 19'11"

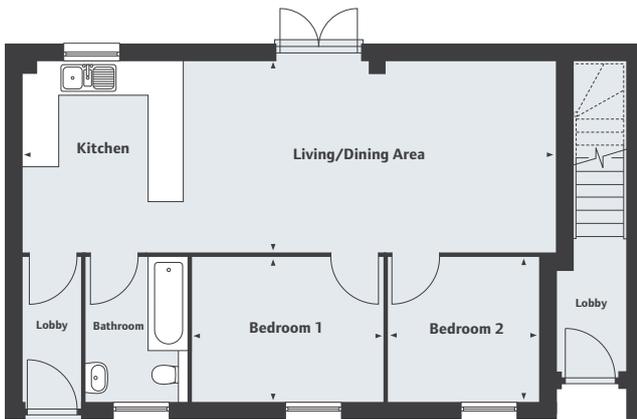
**Bedroom 1\***  
3150 x 3050mm 10'4" x 10'0"

**Bedroom 2\***  
3170 x 3050mm 10'4" x 10'0"

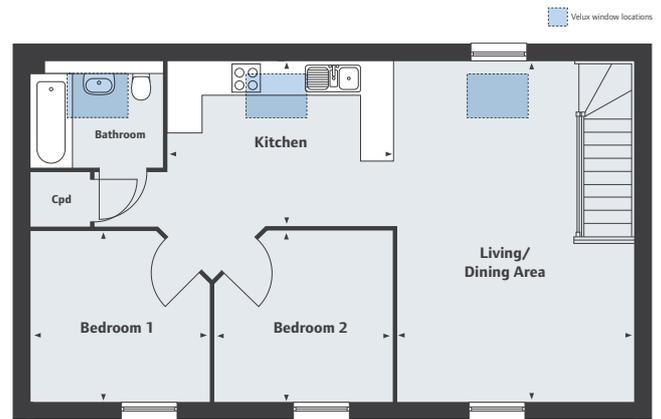
773 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

\*\* Please ask to see separate kitchen layouts.



**GROUND FLOOR**



**FIRST FLOOR**

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Oakley 1

## 2 bedroom home



Computer generated image.

### FIRST FLOOR

**Living/Dining Area/Kitchen\*\***  
8290 x 6090mm 27'2" x 19'11"

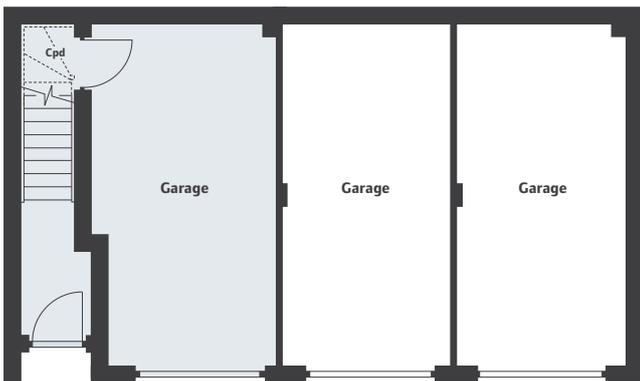
**Bedroom 1\***  
3150 x 3050mm 10'4" x 10'0"

**Bedroom 2\***  
3170 x 3050mm 10'4" x 10'0"

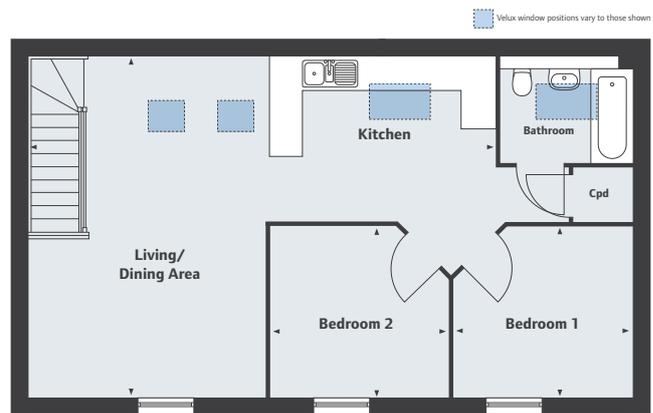
773 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

\*\* Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

# The Oakley 2

## 2 bedroom home



Computer generated image.

### FIRST FLOOR

**Living/Dining Area/Kitchen\*\***

8290 x 6090mm 27'2" x 19'11"

**Bedroom 1\***

3150 x 3050mm 10'4" x 10'0"

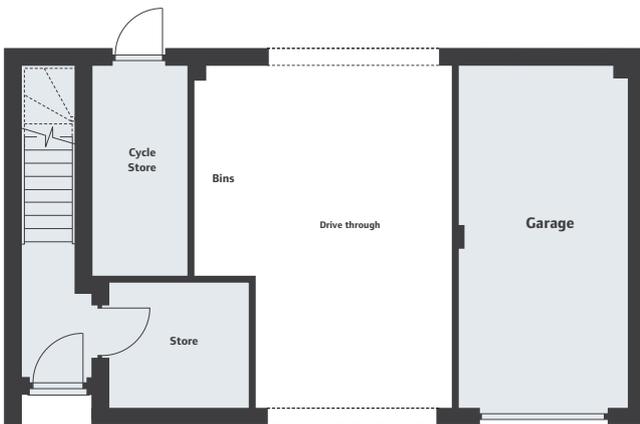
**Bedroom 2\***

3170 x 3050mm 10'4" x 10'0"

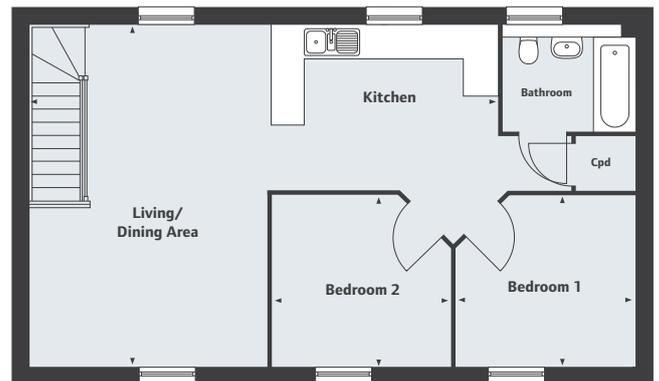
773 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

\*\*Please ask to see separate kitchen layouts.



**GROUND FLOOR**



**FIRST FLOOR**

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# The Alwalton

## 2 bedroom home



Computer generated image.

### FIRST FLOOR

**Kitchen\*/Living/Dining Area**

5950 x 4910mm 19'6" x 16'1"

**Bedroom 1\***

3885 x 2755mm 12'9" x 9'0"

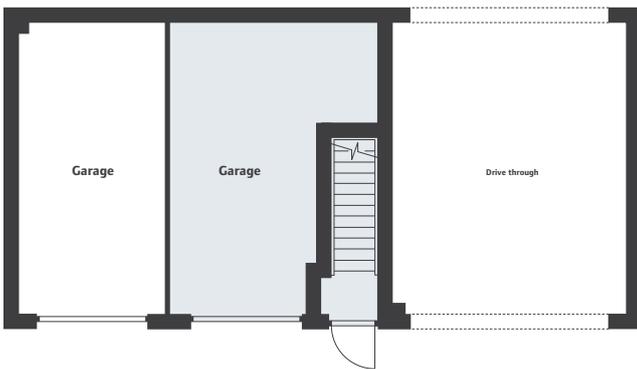
**Bedroom 2\***

3985 x 2505mm 13'0" x 8'2"

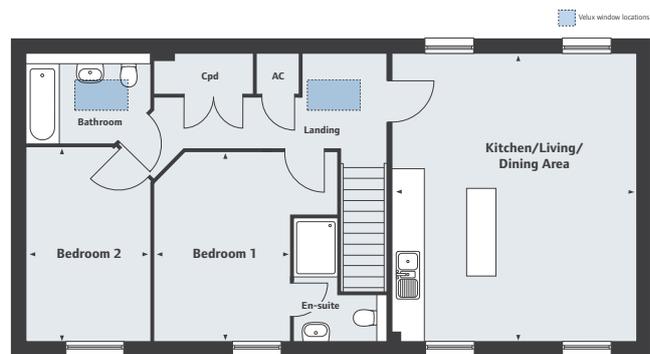
841 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



**GROUND FLOOR**



**FIRST FLOOR**

# The Shelton

## 3 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room\*

3965 x 3560mm 13'0" x 11'8"

#### Kitchen\*/Dining Area

4560 x 2820mm 14'11" x 9'3"

### FIRST FLOOR

#### Bedroom 1\*

3490 x 2830mm 11'5" x 9'3"

#### Bedroom 2

3020 x 2670mm 9'10" x 8'9"

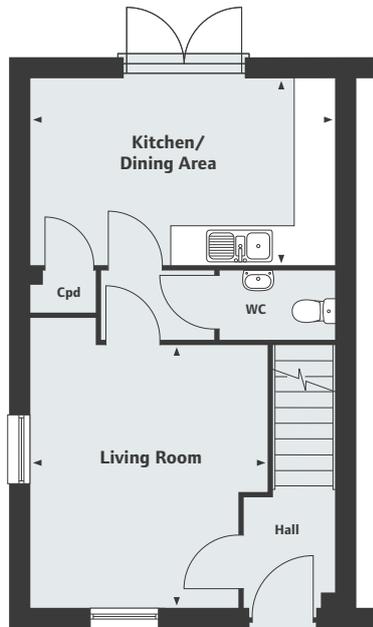
#### Bedroom 3

3020 x 1805mm 9'10" x 5'11"

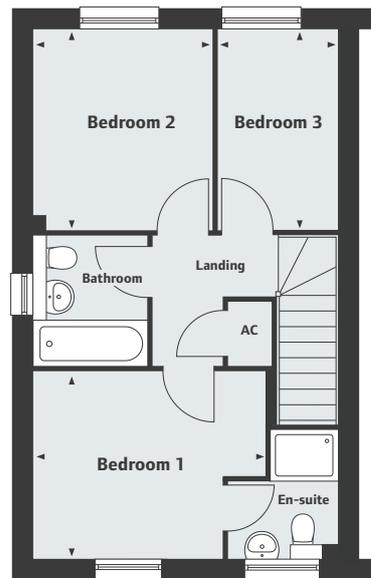
799 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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# The Haddon

## 3 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room

5580 x 2715mm 18'3" x 8'10"

#### Kitchen\*/Dining Area

5580 x 2660mm 18'3" x 8'8"

### FIRST FLOOR

#### Bedroom 1\*

3800 x 2785mm 12'5" x 9'1"

#### Bedroom 2\*

3310 x 2650mm 10'10" x 8'8"

#### Bedroom 3\*

2650 x 2185mm 8'8" x 7'2"

935 sq ft

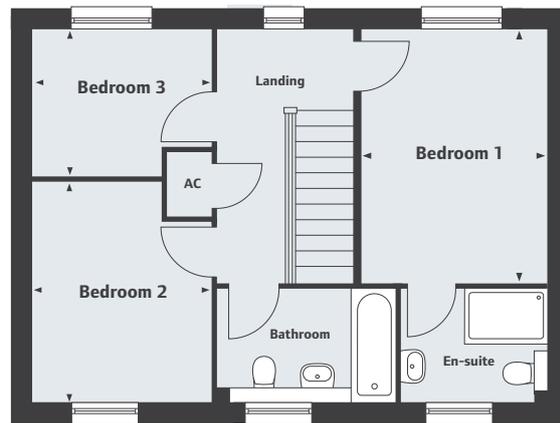
\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

Please note: The external finishes of home 1049 differs from those shown above. Please ask your Sales Executive for specific details.



GROUND FLOOR



FIRST FLOOR

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# The Winslow

## 3 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room\*

5415 x 2930mm 17'9" x 9'7"

#### Kitchen\*/Dining Area

5415 x 3475mm 17'9" x 11'4"

### FIRST FLOOR

#### Bedroom 1\*

3610 x 2990mm 11'10" x 9'9"

#### Bedroom 2

3410 x 2845mm 11'2" x 9'4"

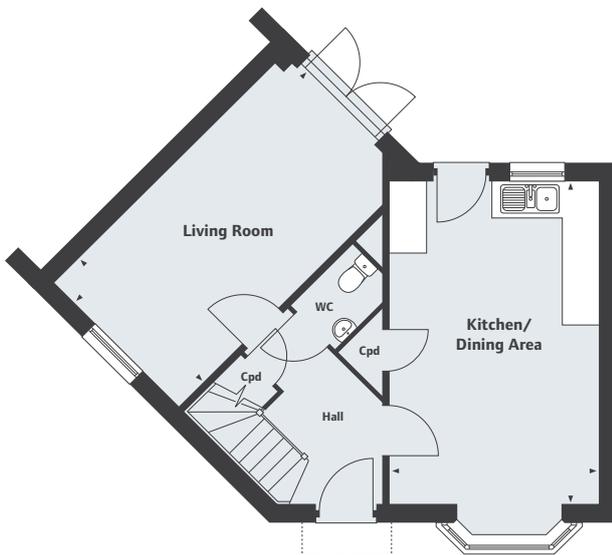
#### Bedroom 3

4650 x 1920mm 15'3" x 6'3"

1002 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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# The Greetham 1

## 3 bedroom home



Computer generated image.

### GROUND FLOOR

#### Kitchen/Living/Dining Area\*\*

6670 x 3715mm 21'10" x 12'2"

### FIRST FLOOR

#### Bedroom 1

3715 x 2700mm 12'2" x 8'10"

#### Upper Living Room\*

3715 x 3215mm 12'2" x 10'6"

### SECOND FLOOR

#### Bedroom 2\*

4230 x 3715mm 13'10" x 12'2"

#### Bedroom 3

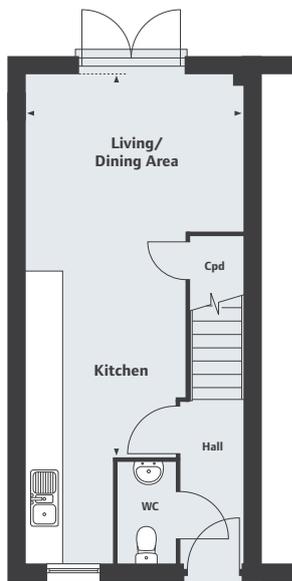
3175 x 1660mm 10'5" x 5'5"

1001 sq ft

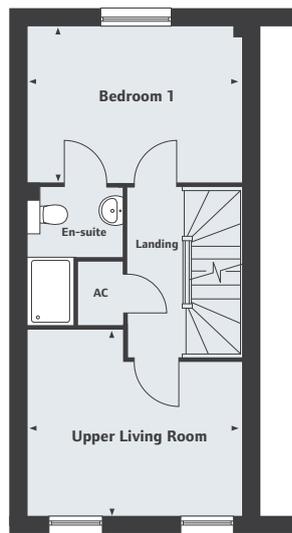
\* Denotes irregularly shaped room, refer to floor plans for details.

\*\* Please ask to see separate kitchen layouts.

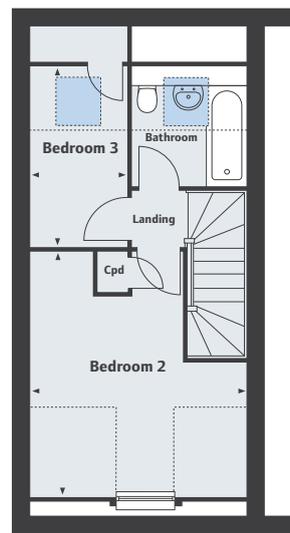
Please note: The external finishes of homes 1059, 1060, 1065 & 1066 differ from those shown above. Please ask your Sales Executive for specific details.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

---- Restricted ceiling height  
 Velux window locations

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# The Greetham 2

## 3 bedroom home



Computer generated image.

### GROUND FLOOR

#### Kitchen/Living/Dining Area\*\*

6670 x 3715mm 21'10" x 12'2"

### FIRST FLOOR

#### Bedroom 1

3715 x 2700mm 12'2" x 8'10"

#### Upper Living Room\*

5865 x 3650mm 19'2" x 11'11"

### SECOND FLOOR

#### Bedroom 2\*

4230 x 3715mm 13'10" x 12'2"

#### Bedroom 3

3175 x 1660mm 10'5" x 5'5"

1086 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*\*Please ask to see separate kitchen layouts.



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# The Pilsgate 1

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Kitchen\*/Family/Dining Area\*

7480 x 4840mm 24'6" x 15'10"

### FIRST FLOOR

#### Living Room\*

4840 x 3525mm 15'10" x 11'6"

#### Bedroom 1\*

3875 x 2815mm 12'8" x 9'2"

### SECOND FLOOR

#### Bedroom 2\*

4430 x 2600mm 14'6" x 8'6"

#### Bedroom 3

2970 x 2600mm 9'8" x 8'6"

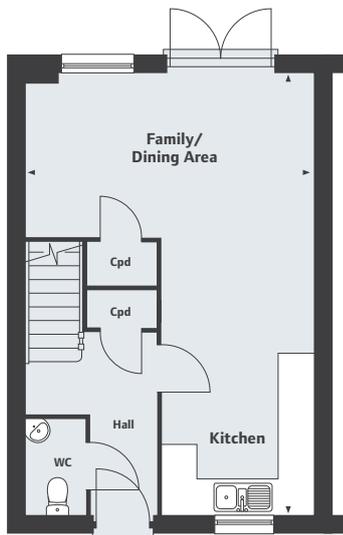
#### Bedroom 4

2495 x 2160mm 8'2" x 7'1"

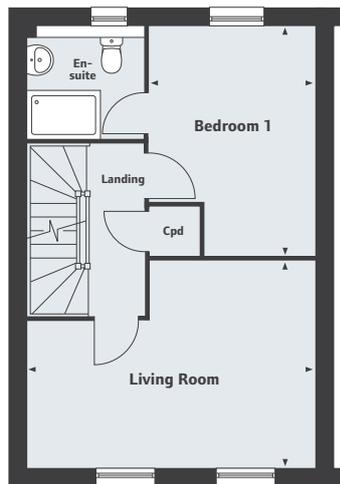
1190 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

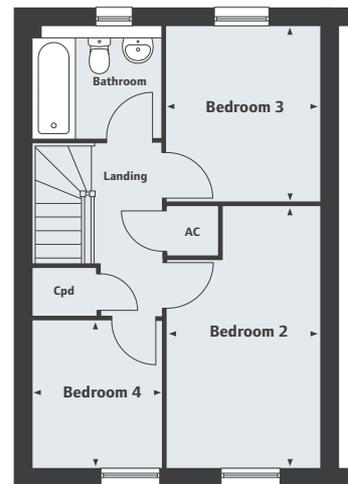
\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# The Pilsgate Variant

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Kitchen\*/Family/Dining Area\*

7480 x 4840mm 24'6" x 15'10"

### FIRST FLOOR

#### Living Room\*

4840 x 3525mm 15'10" x 11'6"

#### Bedroom 1\*

3875 x 2815mm 12'8" x 9'2"

### SECOND FLOOR

#### Bedroom 2\*

4430 x 2600mm 14'6" x 8'6"

#### Bedroom 3

2970 x 2600mm 9'8" x 8'6"

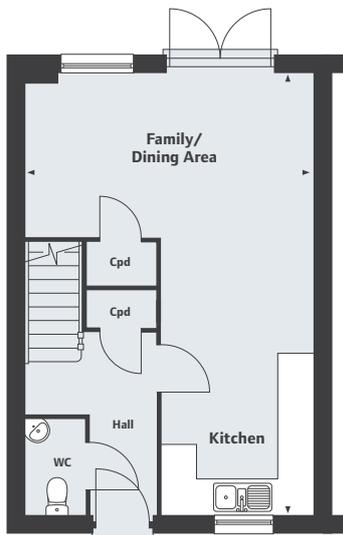
#### Bedroom 4

2495 x 2160mm 8'2" x 7'1"

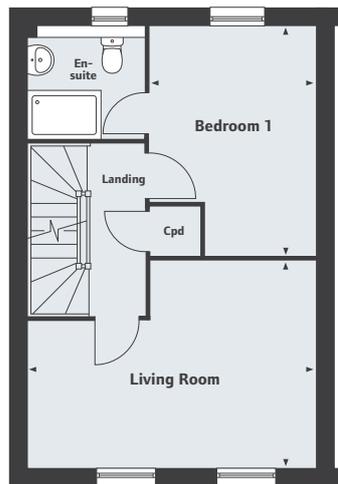
1190 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

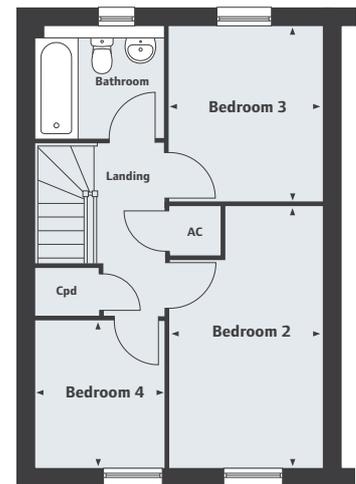
\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# The Pilsgate 2

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Kitchen\*/Family/Dining Area\*

7480 x 4840mm 24'6" x 15'10"

### FIRST FLOOR

#### Living Room\*

4840 x 3525mm 15'10" x 11'6"

#### Bedroom 1\*

3875 x 2815mm 12'8" x 9'2"

### SECOND FLOOR

#### Bedroom 2\*

4430 x 2600mm 14'6" x 8'6"

#### Bedroom 3

2970 x 2600mm 9'8" x 8'6"

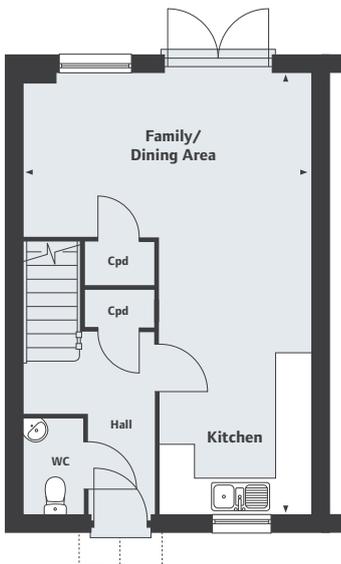
#### Bedroom 4

2495 x 2160mm 8'2" x 7'1"

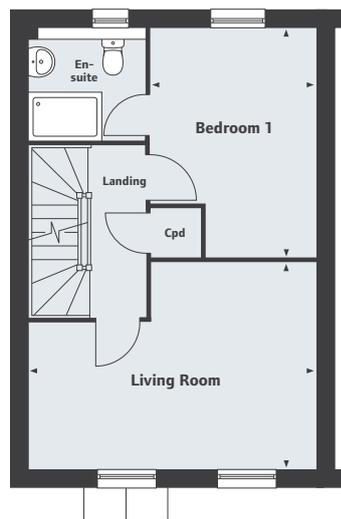
1190 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

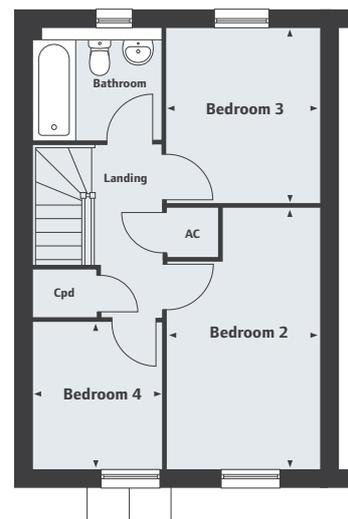
\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# The Tolethorpe

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Kitchen/Dining Area\*\*

5910 x 4670mm 19'4" x 15'3"

### FIRST FLOOR

#### Living Room\*

5910 x 3070mm 19'4" x 10'0"

#### Bedroom 1\*

3820 x 2825mm 12'6" x 9'3"

#### Bedroom 4

2825 x 2010mm 9'3" x 6'7"

### SECOND FLOOR

#### Bedroom 2

4600 x 3070mm 15'1" x 10'0"

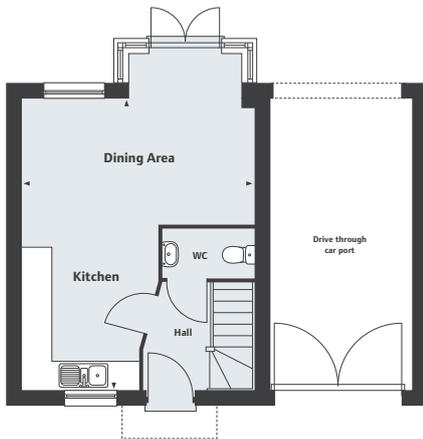
#### Bedroom 3\*

4600 x 2770mm 15'1" x 9'1"

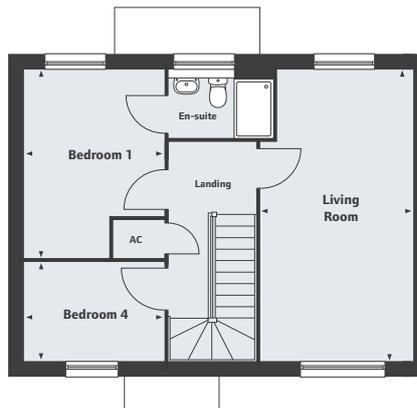
1250 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

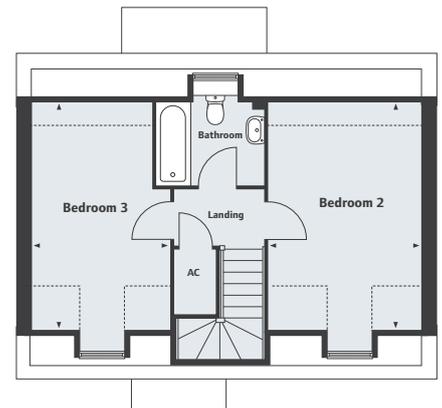
\*\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# The Deeping

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room\*

5490 x 3525mm 18'0" x 11'6"

#### Kitchen\*/Dining Area\*

5530 x 4445mm 18'1" x 14'7"

#### Family Area

4200 x 3270mm 13'9" x 10'8"

### FIRST FLOOR

#### Bedroom 1

4445 x 3685mm 14'7" x 12'1"

#### Bedroom 2\*

4270 x 2390mm 14'0" x 7'10"

#### Bedroom 3\*

3585 x 2690mm 11'9" x 8'9"

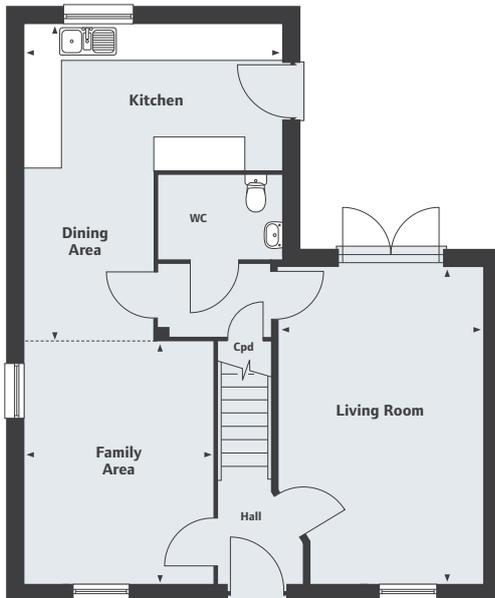
#### Bedroom 4

2720 x 2265mm 8'11" x 7'5"

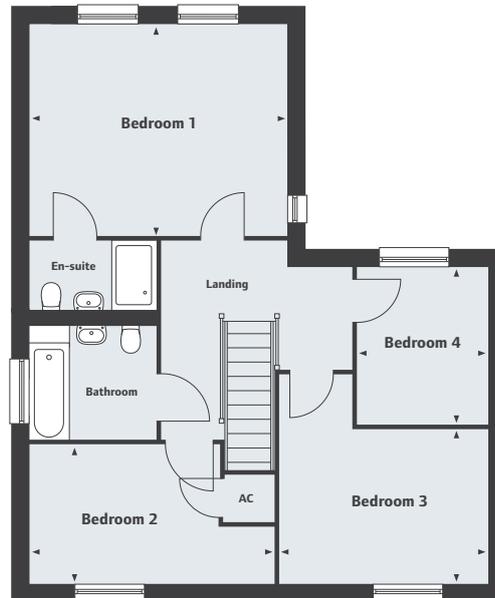
1364 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Deeping 2

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room\*

5490 x 3525mm 18'0" x 11'6"

#### Kitchen\*/Dining Area\*

5530 x 4445mm 18'1" x 14'7"

#### Family Area

4200 x 3270mm 13'9" x 10'8"

### FIRST FLOOR

#### Bedroom 1

4445 x 3685mm 14'7" x 12'1"

#### Bedroom 2\*

4270 x 2390mm 14'0" x 7'10"

#### Bedroom 3\*

3585 x 2690mm 11'9" x 8'9"

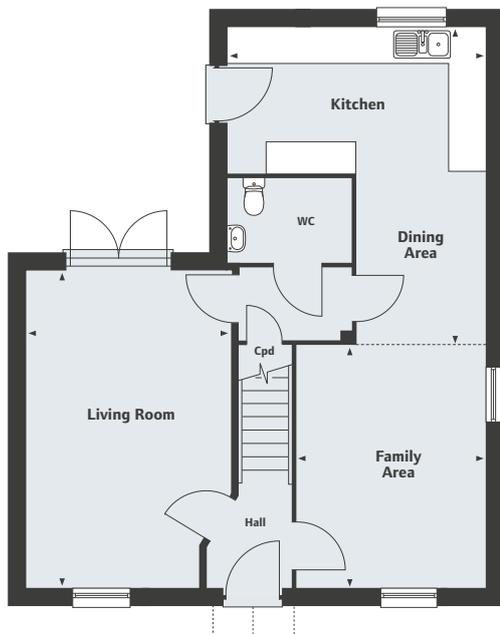
#### Bedroom 4

2720 x 2265mm 8'11" x 7'5"

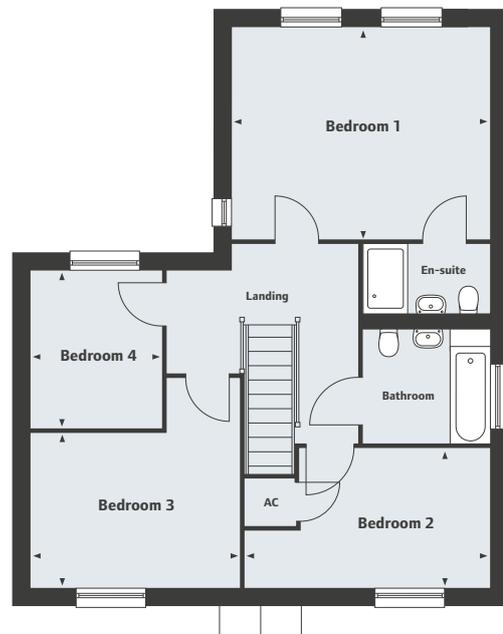
1364 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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# The Ginton

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room

6765 x 3325mm 22'2" x 10'10"

#### Kitchen\*/Breakfast Area

5025 x 4290mm 16'5" x 14'0"

#### Dining Room

4520 x 3515mm 14'9" x 11'6"

### FIRST FLOOR

#### Bedroom 1\*

5085 x 4290mm 16'8" x 14'0"

#### Bedroom 2

4565 x 3580mm 14'11" x 11'9"

#### Bedroom 3

3465 x 3345mm 11'4" x 10'11"

#### Bedroom 4

3345 x 3215mm 10'11" x 10'6"

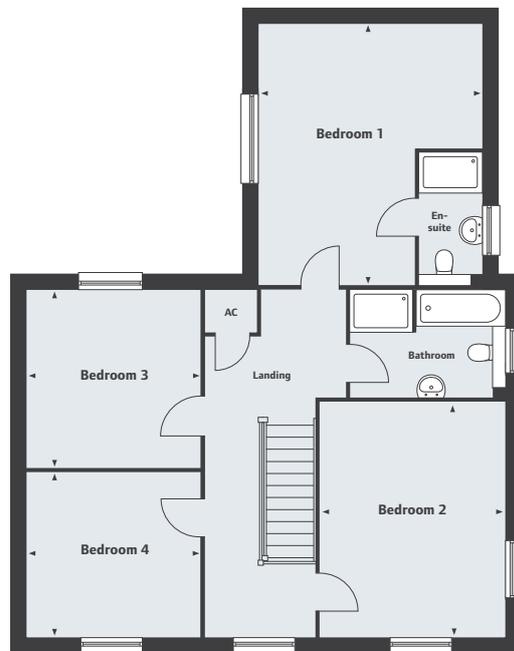
1846 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Glinton 2

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room

6765 x 3325mm 22'2" x 10'10"

#### Kitchen\*/Breakfast Area

5025 x 4290mm 16'5" x 14'0"

#### Dining Room

4520 x 3515mm 14'9" x 11'6"

### FIRST FLOOR

#### Bedroom 1\*

5085 x 4290mm 16'8" x 14'0"

#### Bedroom 2

4565 x 3580mm 14'11" x 11'9"

#### Bedroom 3

3465 x 3345mm 11'4" x 10'11"

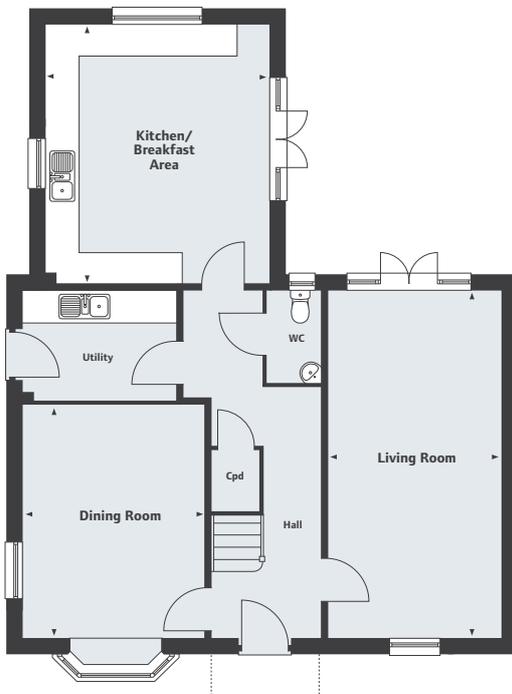
#### Bedroom 4

3345 x 3215mm 10'11" x 10'6"

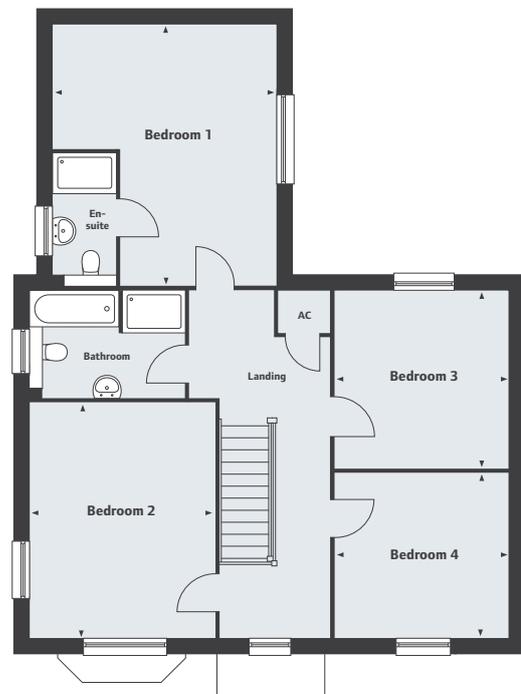
1846 sq ft

\*Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Biddenham 2

## 4 bedroom home



Computer generated image.

### GROUND FLOOR

**Kitchen\* /Dining Area\***

7315 x 2720mm 24'0" x 8'11"

**Living Room**

5190 x 3720mm 17'0" x 12'2"

### FIRST FLOOR

**Bedroom 1**

5190 x 3720mm 17'0" x 12'2"

**Bedroom 2\***

3700 x 3525mm 12'1" x 11'6"

### SECOND FLOOR

**Bedroom 3**

5090 x 3720mm 16'8" x 12'2"

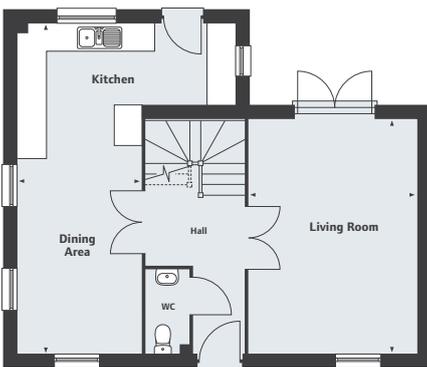
**Bedroom 4**

5090 x 2720mm 16'8" x 8'11"

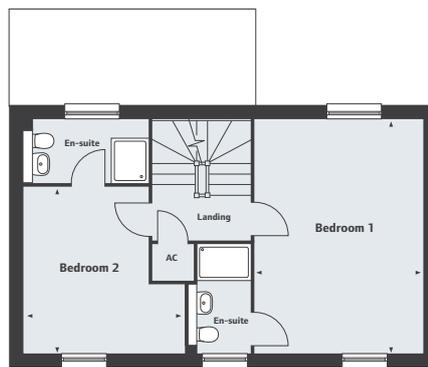
1590 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

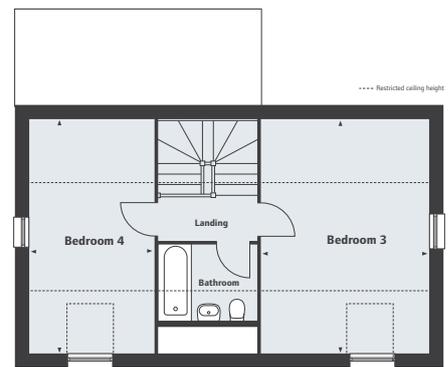
\*Please ask to see separate kitchen layouts.



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Biddenham 1

## 5 bedroom home



Computer generated image.

### GROUND FLOOR

**Kitchen\* /Dining Area\***  
7315 x 2720mm 24'0" x 8'11"

**Living Room**  
5190 x 3720mm 17'0" x 12'2"

### FIRST FLOOR

**Bedroom 1**  
5190 x 3720mm 17'0" x 12'2"

**Bedroom 2\***  
3700 x 3525mm 12'1" x 11'6"

### SECOND FLOOR

**Bedroom 3\***  
3720 x 2870mm 12'2" x 9'5"

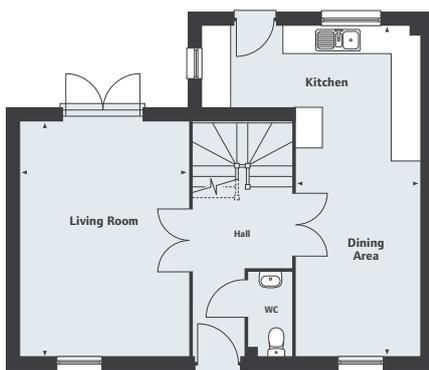
**Bedroom 4**  
5190 x 2720mm 17'0" x 8'11"

**Bedroom 5\***  
3720 x 2230mm 12'2" x 7'3"

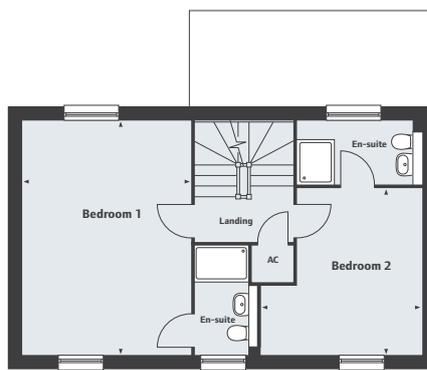
1606 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

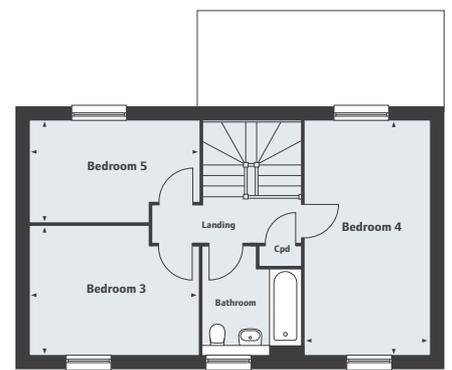
\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Milton

## 5 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room

6670 x 3460mm 21'10" x 11'4"

#### Kitchen\* /Dining/Family Area\*

10170 x 4045mm 33'4" x 13'3"

### FIRST FLOOR

#### Bedroom 1\*

4110 x 3130mm 13'5" x 10'3"

#### Bedroom 2

4135 x 3385mm 13'6" x 11'1"

#### Bedroom 3

4210 x 3390mm 13'9" x 11'1"

### SECOND FLOOR

#### Bedroom 4

5660 x 4110mm 18'6" x 13'5"

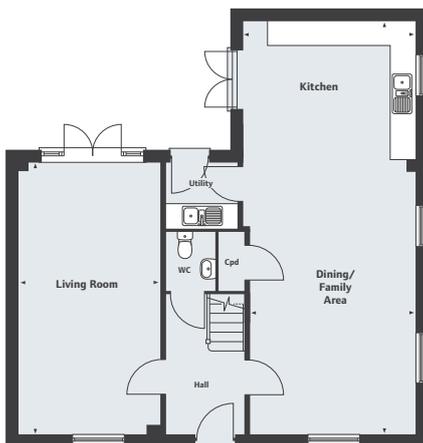
#### Bedroom 5

5660 x 2685mm 18'6" x 8'9"

2339 sq ft

\* Denotes irregularly shaped room, refer to floor plans for details.

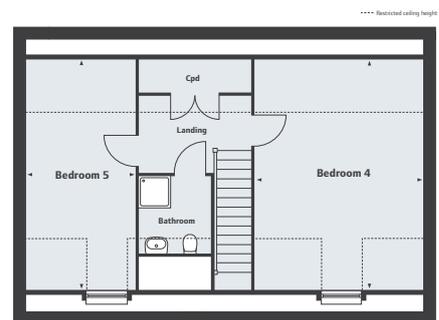
\*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# The Milton 2

## 5 bedroom home



Computer generated image.

### GROUND FLOOR

#### Living Room

6670 x 3460mm 21'10" x 11'4"

#### Kitchen\*/Dining/Family Area\*

10170 x 4045mm 33'4" x 13'3"

### FIRST FLOOR

#### Bedroom 1\*

4110 x 3130mm 13'5" x 10'3"

#### Bedroom 2

4135 x 3385mm 13'6" x 11'1"

#### Bedroom 3

4210 x 3390mm 13'9" x 11'1"

### SECOND FLOOR

#### Bedroom 4

4780 x 4110mm 15'8" x 13'5"

#### Bedroom 5

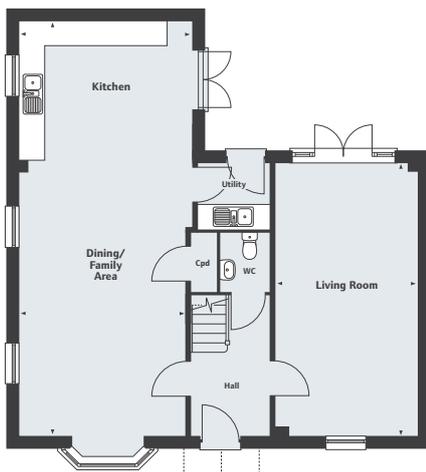
4780 x 2685mm 15'8" x 8'9"

2256 sq ft

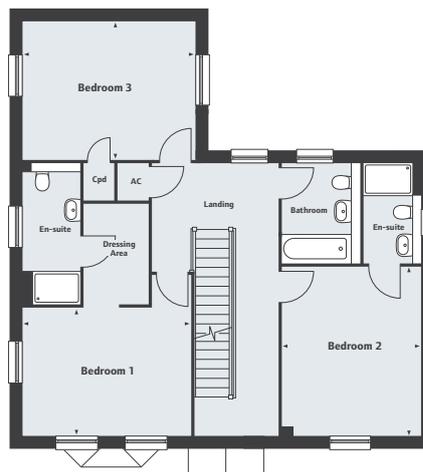
\* Denotes irregularly shaped room, refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

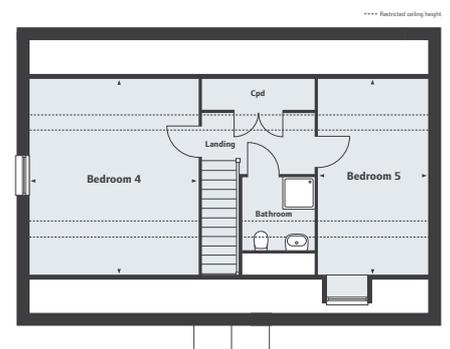
Please note: Window locations vary on plot 1056 due to planning requirements. Please ask your Sales Executive for specific details.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans 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. Please ask your Sales Executive for specific details.

# Specification

Contemporary kitchens and bathrooms, high quality fittings, energy efficiency and the latest wiring for home entertainment and connectivity are just some of the ways you'll experience the benefits of a brand new Linden home.

## Kitchens/utility rooms

- Choice of kitchen units with soft close hinges\* in either classic or contemporary design
- Classic design features include stainless steel splashback behind hob, chimney style hood, wall units and matching base units with handles
- Contemporary design features include coloured glass splashback behind hob, integrated cooker hood and concealed handles to wall units
- Choice of laminate worktops with matching upstand\*
- Stainless steel single fan oven and 4 burner gas hob to 2 & 3 bedroom homes
- Stainless steel double fan oven and 4 burner gas hob to 4 & 5 bedroom homes
- Fully integrated dishwasher
- Space for freestanding fridge freezer
- 1.5 bowl stainless steel sink with single mixer tap in kitchen and single bowl stainless steel sink with single mixer tap in utility (where applicable)
- 4 spot twin chrome bar lighting to kitchen

## Bathrooms, en-suites and cloakrooms

- Contemporary white sanitary ware by Ideal Standard
- Double ended contemporary bath
- Wall mounted thermostatic bath & shower mixer with handset mounted at low level (to homes with en-suite)
- Wall mounted thermostatic bath & shower mixer with handset on riser rail (to homes without en-suite)
- Back to wall WC's with concealed cisterns in bathroom and en-suite (where applicable)
- Soft close seat & covers to all WC's
- Chrome towel radiator to main bathroom
- Shower cubicles with low profile shower tray and silver framed contemporary door with clear glass
- Shaver socket to master bedroom en-suite, or main bathroom when no en-suite is provided
- Choice of ceramic wall tiling by Porcelanosa\* (please refer to Sales Executive for exact specification)
- Splashback tiling to basin only in cloakroom\*

## Internal features/decoration

- Gas central heating with A rated energy efficient boiler, controlled with a combined 7 day programmer and thermostat
- All homes provided with power, BT and TV points (as design)

- Splitter/amplifier box installed in loft allowing distribution of TV and FM to all points and distribution of DVD, Sky or video when corresponding equipment is installed
- Mains powered smoke alarm with battery back up to hall and landings
- Mains powered carbon monoxide detector installed within close proximity to the boiler
- Socket provided for future installation of a wireless alarm system (available as an extra)
- Electric spur to living room for future installation of an electric focal point fireplace
- Internal walls finished in Almond White matt emulsion
- Smooth ceilings finished in White contract emulsion
- All woodwork finished in Brilliant White Gloss (excluding oak handrails to stairs - lacquered matt finish)
- Oak effect internal doors with satin chrome door furniture

## External features

- GRP composite entrance doors with multi-point locking system and ironmongery in a silver finish (refer to plot list for door colour finish)
- uPVC energy efficient windows with easy clean hinges and multi-point locking system
- uPVC French doors with energy efficient glazing and multi-point locking system
- uPVC fascias and soffits
- Globe style lantern in black with dusk to dawn operation to front of the property
- Buff riven paved patios and paths with gravel margin where adjacent to house and fence (refer to hard landscaping drawing)
- Turf and planting scheme to front garden (refer to landscaping drawing)
- For individual fencing/boundary treatment finishes please refer to the hard landscaping drawing and external works drawing
- Power and lighting to garages (where within the curtilage of the property)

## Peace of mind

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

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details.

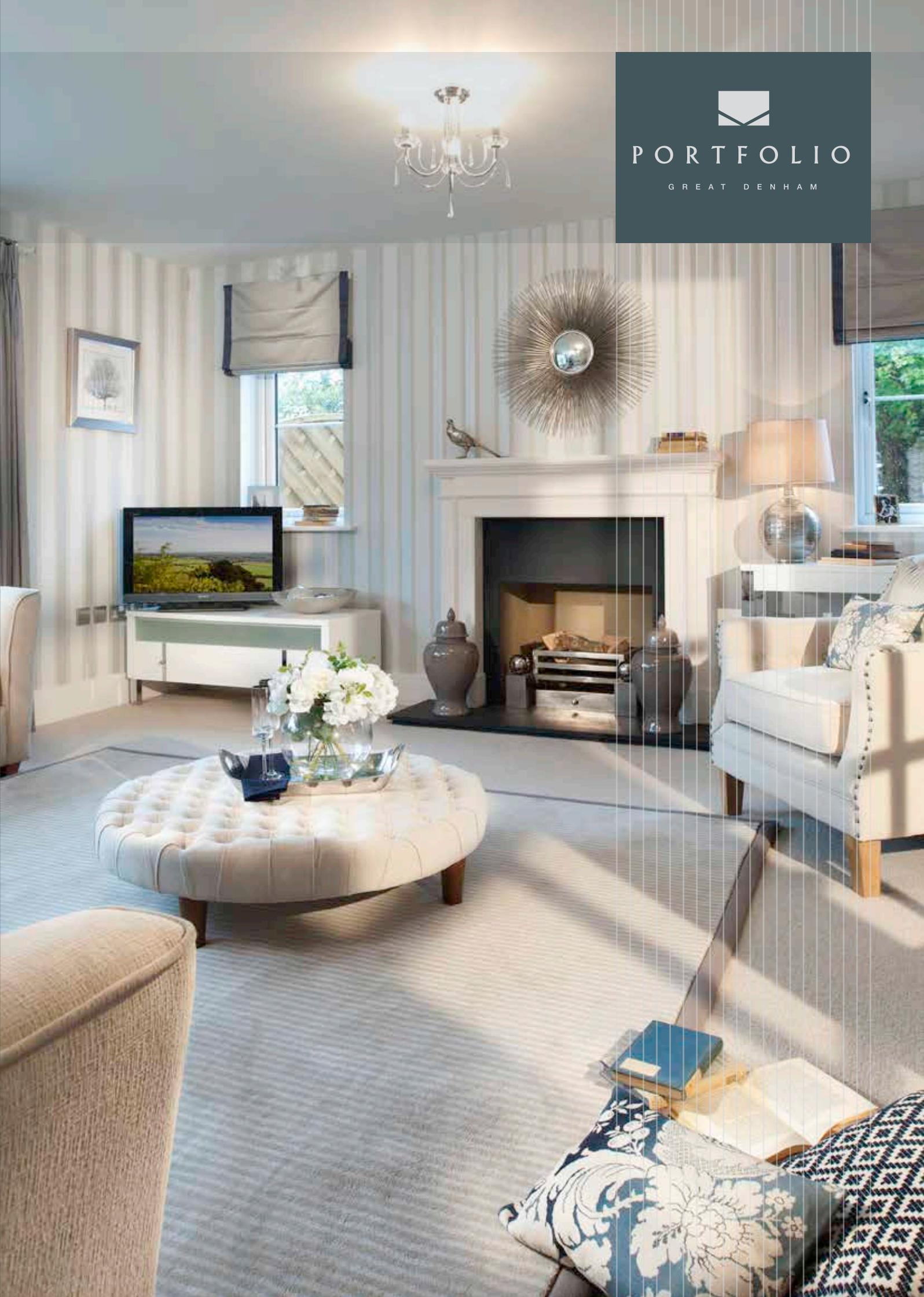
Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you.

\*Choice where stage of construction permits.



PORTFOLIO

G R E A T   D E N H A M



# National Strength, Locally Delivered

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.



## THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including those that are traditionally built. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

## CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

## FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

## NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk) or call **01206 715 415**

## RECOGNISED FOR QUALITY

Linden Homes won these awards in 2014/15.



**What House Awards 2014**  
Sustainable Developer of the Year: Gold



**New Energy & Cleantech Awards 2014**  
Developer of the Year



**NHBC Proud in the Job Quality Awards 2015**  
Awarded to six regional developments



**The Ideal Home Show Blue Ribbon Awards 2014**  
Housebuilder of the Year

# How to find us

Portfolio, Anglia Way, Great Denham MK40 4SD.



PORTFOLIO

G R E A T D E N H A M

Situated between the M1 and A1, close to the A421, A428 and A6, with the M25 to the south and A14 to the north, Portfolio is extremely well placed for road journeys near and far. Regular buses run via Biddenham to Bedford, while rail travel is also convenient, with Bedford's railway stations offering frequent services to many destinations. From Bedford to London St Pancras International has a fastest journey time of 39 minutes\*, making it very commutable.

## From the M1

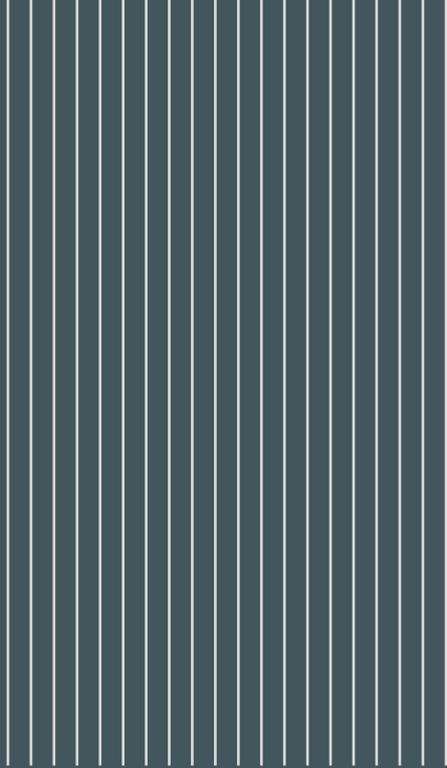
Leave the M1 at junction 13 and take the A421, signposted Cambridge, Bedford. Continue forward for approximately 6.7 miles until the Marsh Leys Junction, branch left and at the roundabout take the 1st exit onto the A428, signposted Northampton. Remain on the A428 for 2.5 miles and at the 4th roundabout take the 2nd exit onto Kingswood Way, signposted Great Denham. Continue on Kingswood Way by taking the 2nd exit at the next roundabout. After 0.17 miles turn left onto Saxon Way and then take the 1st turning right onto Anglia Way. You will arrive at Portfolio further down on the right.

## From Bedford

Leave the town centre on Greyfriars, A6 and at its junction with the A4280 turn left onto Bromham Road, A4280. Continue forward on this road for approximately 2.1 miles and at the roundabout take the 1st exit onto the A428, signposted Cambridge. At the next roundabout take the 1st exit onto Kingswood Way, signposted Great Denham. Continue on Kingswood Way by taking the 2nd exit at the next roundabout. After 0.17 miles turn left onto Saxon Way and then take the 1st turning right onto Anglia Way. You will arrive at Portfolio further down on the right.



\*Source: National Rail Enquiries.



PORTFOLIO

G R E A T D E N H A M

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Ashurst, Southgate Park,  
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