



A collection of traditional style 2 bedroom apartments and 2, 3 and 4 bedroom houses, nestled by the banks of the River Wey in the charming and peaceful Surrey countryside.





Welcome to Riverside

a collection of homes with
more than you might imagine.



A peaceful setting,
in the heart of the
beautiful Surrey countryside
means a *more* relaxing environment...



Riverside house image/street scene is a computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please ask your Sales Executive for specific details.



...whilst being
in easy reach of
Guildford and
London opens up
more possibilities.

Brand new homes with
stylish luxury fitted
kitchens and bathrooms
meaning *more* style, luxury and convenience...





... all from an award winning builder, meaning *more* peace of mind.

So, if you're looking for somewhere to settle,



settle for more



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**Fast train service only*



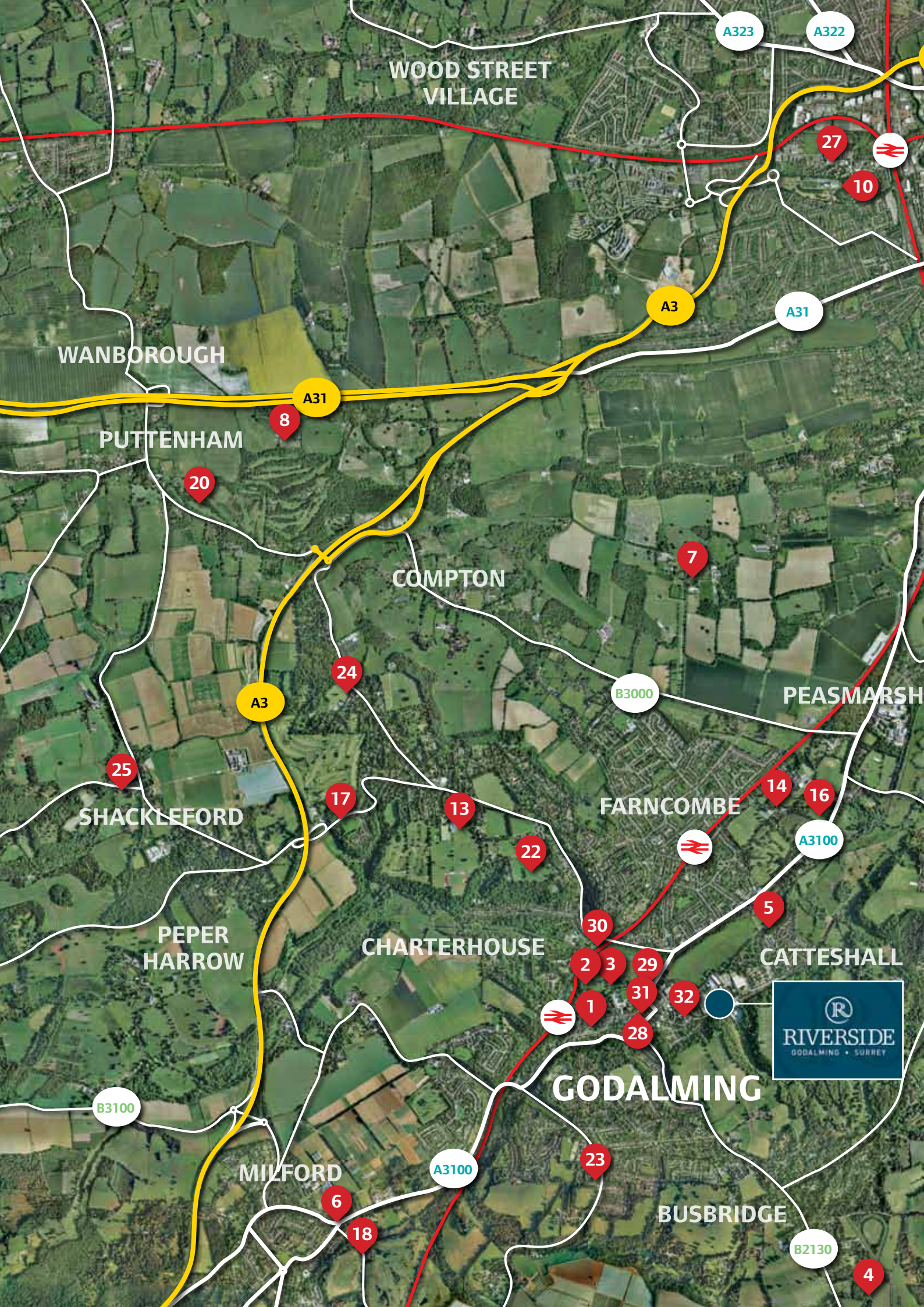
From train to trail



Be *more* at the heart of things

Godalming is ideally located just 5.4 miles from Guildford with fast access to the A3 to London and the South Coast, both in under an hour. The A3 also connects with M25 providing easy links to London's international airports of Heathrow via the M4 and Gatwick; via M23. South West Trains operates a service to London's Waterloo from Godalming station of approximately 47 minutes.

But it is the town's proximity to beautiful countryside that it is most envied for and its network of neighbouring villages like Shamley Green, Bramley, Wonersh and slightly further afield, Albury and Shere, all accentuate Godalming's position as a town with a village setting.



WOOD STREET VILLAGE

A323

A322

27

10

A3

A31

WANBOROUGH

A31

8

PUTTENHAM

20

COMPTON

7

A3

24

B3000

PEASMARSH

25

SHACKLEFORD

17

13

FARNCOMBE

14

16

A3100

22

PEPER HARROW

CHARTERHOUSE

30

5

CATTESHALL

2

3

29

31

32

28



GODALMING

B3100

MILFORD

A3100

23

6

18

BUSBRIDGE

B2130

4



Key

- 1 The Pepperpot
- 2 Church of St Peter & St Paul
- 3 Jack Phillips Memorial
- 4 Winkworth Arboretum
- 5 Farncombe Boat House
- 6 Secretts Garden Centre
- 7 Loseley House
- 8 Grayfrairs Vineyard
- 9 Yvonne Arnaud Theatre
- 10 Guildford Cathedral
- 11 Spectrum Athletics Stadium
- 12 Guildford Lido
- 13 Charterhouse Club
- 14 Godalming Leisure Centre
- 15 Guildford Cricket Club
- 16 Guildford Rugby Club
- 17 Hurtmore Golf Club
- 18 Milford Golf Club
- 19 Bramley Golf Club
- 20 Puttenham Heath Golf Club
- 21 Clandon Golf Club
- 22 Charterhouse School
- 23 Godalming College
- 24 Prior Field School
- 25 Aldro School for Boys
- 26 Guildford College
- 27 University of Surrey
- 28 Bel & The Dragon Restaurant
- 29 La Luna Restaurant
- 30 Inn on the Lake Public House
- 31 Waitrose
- 32 Sainsburys



A quintessential market town with *more* to offer

Godalming is the most quintessential of historic market towns with its cobbled street and olde-worlde shop fronts, located alongside the River Wey and just 5.4 miles from the larger neighbouring town of Guildford. Situated as it is in a beautifully wooded area of Green Belt with the North Downs Area of Outstanding Natural Beauty just 2.9 miles to the north; the town was recently said to have the best quality of life in Great Britain.*

Godalming's history dates back to Saxon times when it was called 'Godhelm.' From it's cobbled High Street and quirky 'Pepperpot' (originally built as the Town Hall in 1814) the towns attractive narrow lanes are punctuated with ancient and historic buildings, boasting it's rich heritage.

It is not hard to see why Godalming has a reputation as one of Surrey's most popular places to live.



* Survey carried out by the Halifax Building Society

Whether it's working, playing,
there's *more* on offer than you



With London just 30 miles away, the town remains a popular base for commuters with an approximate journey time from Godalming to Waterloo of 47 minutes. Road connections are good too with the A3 bypassing Godalming with fast onward access to the M25 and M3, while Heathrow and Gatwick airports are equidistance from the town.

dining or learning, might imagine



For food lovers the town is well served with a wealth of shops and a weekly market held in the high street together with a good variety of restaurants, cafes and the popular annual Godalming Food Festival.

The area is certainly rich in sporting facilities for those keen to enjoy the beautiful surroundings. No less than six golf clubs abound in the area as well as thriving local cricket, tennis, rugby and hockey clubs. The recently refurbished Godalming Leisure Centre is to be found nearby with its wealth of facilities especially for children whilst the sports, health and leisure opportunities available at Surrey Sports Park are unsurpassed. Perhaps simply enjoy the ambiance that one of several local parks has to offer or the glorious countryside of Pewley or Merrow Downs.



The town is fortunate to boast a good selection of both state and independent schools and colleges for further education. Importantly, the area also caters extremely well for preschoolers with a wide choice of clubs and nurseries to participate in.

Riverside



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Located on the banks of the River Wey, Riverside provides an oasis of tranquillity and calm. The 2, 3 and 4 bedroom houses are arranged in tree-lined avenues and wooded cul-de-sacs whilst the 2 bedroom apartments are situated in two storey buildings, some with wonderful vistas across the river.

Each beautifully designed house has its own garden whilst the apartments boast communal gardens to enjoy. There is also the benefit of a parking space or garage to every property.





Catteshall Lane

A3

River Wey

High St

The Pepperpot

Godalming Station

St Peter & St Paul's Church





Plots indicated have been pre sold to Affinity Sutton Housing Association

Riverside site plan is 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 within the plan. Riverside house image/street scene is a computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please ask your Sales Executive for specific details.



Providing *more* than a first home



Buying your first home has always been a big step. New homes have always offered good value. The fully fitted modern kitchens and bathrooms, and the most contemporary fittings and fixtures means you can keep more money in your pocket.

And with Linden Homes, it's never been easier to take that first tentative step onto the property ladder. With our wide choice of first time buyer move assist schemes, and with the latest government initiatives, we can help you discover the freedom that comes with owning your own home.





Family homes with *more* room to grow

Each of our family homes at Riverside has been carefully designed to maximise the living space available for the needs of today's modern family. Flexible accommodation is combined with the very latest in kitchen and bathroom designs and technology, all incorporated to make life as easy as possible and enabling you more of that all-important family time.

Whether your buying your first home, or making the next move, we can help make moving quicker, easier and cheaper with our range of moving assisted schemes.



Each home is independently surveyed during the construction process by the National House Building Council 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 www.consumercodeforhomebuilders.com or ask your Sales Executive for further information

Attention to every detail

At Linden Homes, we select every fixture, fitting, finish and optional extra with the utmost care, so you can rest assured that everything is of the highest standard.

Kitchen

Each home features luxury modern units. The 2 and 3 bedroom homes are equipped with an electric stainless steel integrated single oven whilst the 4 bedroom homes have a double oven. Each has an gas hob and fully integrated hood. An integrated fridge freezer, dishwasher and washer/dryer are also included.

Bathroom, ensuite and cloakrooms

The bathroom features stylish white sanitaryware. Some properties feature walk-in wet room-style showers with fixed sliding glass screen whilst others have the more traditional folding door enclosure. All have flow restricted thermostatically controlled showers.

Internal Finishes

All living areas are carpeted apart from the cloakrooms, kitchen and bathrooms which are fitted with vinyl covering. The internal doors are finished in a walnut effect with chrome furniture whilst rear and side doors are white and double glazed.

Lighting and Electrics

The kitchen, bathroom, ensuite and cloakrooms are supplied with low energy LED downlighters. Every home is wired for Sky with television points to living room, bedrooms and study (where applicable). Telephone points are fitted to the living room, master bedroom and study (where applicable). Each home is protected by mains operated smoke detectors with battery back-up.

Security

Each apartment has a video entry system and all homes feature wiring for a security system.





The Enhance Studio in Caterham



The Enhance Studio in St Albans



The Enhance Studio in At Albans

enhance

Style the interior of your new Linden home to your own individual taste.

Enhance is a unique in-house service exclusively available to Linden Homes purchasers. It offers you the chance to tailor your new home ready for the day you move in.

Working with our Style Consultant you can personalise your home from our range of options and potential upgrades, soft furnishings, fixtures and fittings. And as an added bonus many of the Enhance products are completely VAT free.

The range of stylish Enhance products is extensive and includes:

- Kitchen units & worktops
- Flooring options
- Curtains & blinds
- Lighting
- Bathroom fittings
- Fitted wardrobes
- Security features

For full details of the options available, and a detailed explanation of the Enhance service visit

lindenhomes.co.uk/enhance or ask your Sales Executive.



The Enhance Studio in ww



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 modern building methods and renewable energy products. 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 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 or call **01206 715 415**



Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home.





Contact & Directions

Riverside, Catteshall Lane, Godalming GU7 1NP





How to find us

Guildford via A320

From Guildford, head northwest on North St/ A320 towards Chertsey Street. Turn right onto Woodbridge Road and left onto Onslow Street/A322. Take a slight left onto Park Street/A3100 and continue along A3100 going through four roundabouts. Take a left turn onto Catteshall Road, then turn right onto Catteshall Lane and Riverside is on your right.

Dorking via A25

Turn left onto Westcott Road/A25 and follow for 6.9 miles. Take a left turn towards Sherbourne/A248 and continue along for approximately 3.5 miles. At the roundabout, take the 1st exit onto Horsham Road/A281 and then take a right turn onto Broadford Road/A248. At the roundabout, take the 1st exit onto Old Portsmouth road/A3100 and continue through two roundabouts. Turn left onto Catteshall Road and then left onto Catteshall Lane where Riverside can be found on your left.

Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details. © Linden Homes 2011



