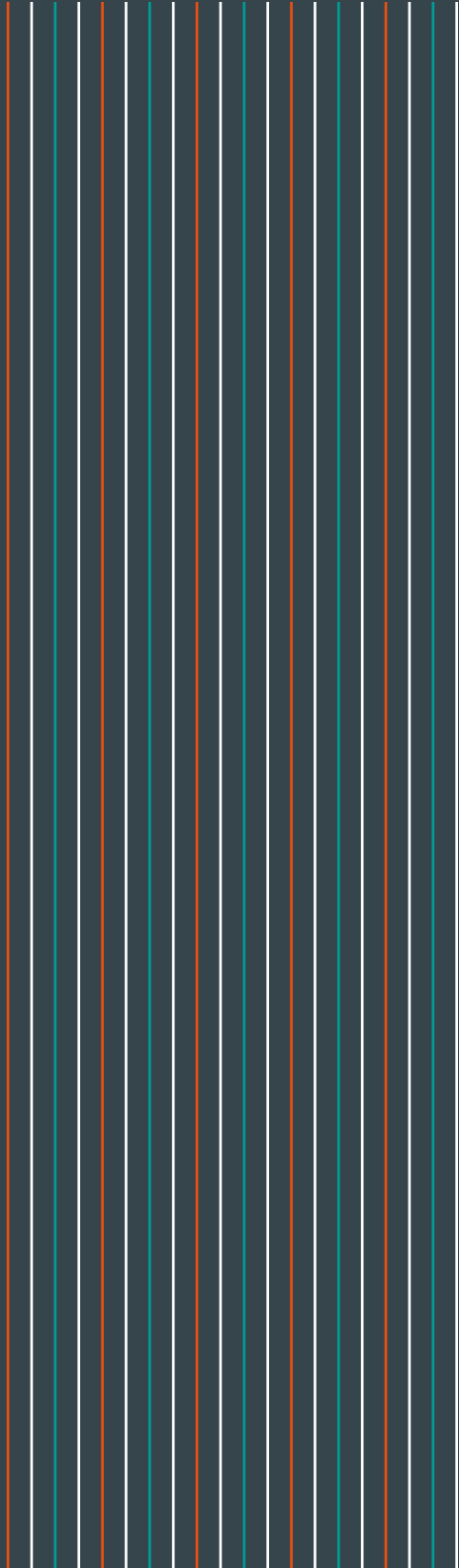


REGENTS PLACE

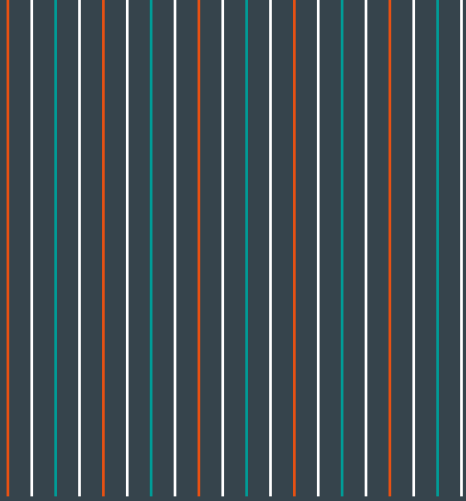
KINGSWAY, GLOUCESTER



A fine selection of 2, 3 & 4 bedroom homes within
easy reach of Gloucester city centre



Linden
HOMES



REGENTS PLACE

KINGSWAY, GLOUCESTER

Regents Place is a stylish, contemporary collection of 2, 3 and 4 bedroom homes at Kingsway in Quedgeley, conveniently located just 5 miles south west of Gloucester city centre.

Brought to you by Linden Homes, one of the UK's leading housebuilders, our passion for design and quality is evident in every aspect of the homes.



Computer generated image.



The Parish of Quedgeley lies on the banks of the Gloucester and Sharpness Canal, close to the River Severn. It offers a full range of amenities, including two shopping centres, supermarkets, churches, pubs, library, village hall and post office. Kingsway and Quedgeley each have a community centre, while several children's play areas, a village hall, sports centre, sports pavilion and a range of schools are all nearby.



Combining a rich heritage with all the facilities of a modern city, Gloucester offers excellent shopping, theatre, cinema, restaurants, pubs and museums. The city is home to a magnificent cathedral, while a short walk from the city centre, the Victorian docks now provide a unique visitor destination. Here you'll find Gloucester Quays Designer Outlet, a waterways museum, antiques centre, multi-screen cinema, bars and restaurants, plus an ever-changing fleet of boats, including the occasional tall ship.





Located within the Vale of Gloucester, surrounded by beautiful countryside, Regents Place is ideally located for enjoying the undulating hills and honey-stone villages of the Cotswolds, as well as the ancient woodlands and abundant wildlife of the Forest of Dean. The area offers a host of heritage sites and visitor attractions and a beautiful landscape for walking and cycling. The cultural centre of Cheltenham, famous for its many events and festivals, is just 12 miles away, while Bristol is a distance of 30 miles.



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 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 or call **01206 715 415**

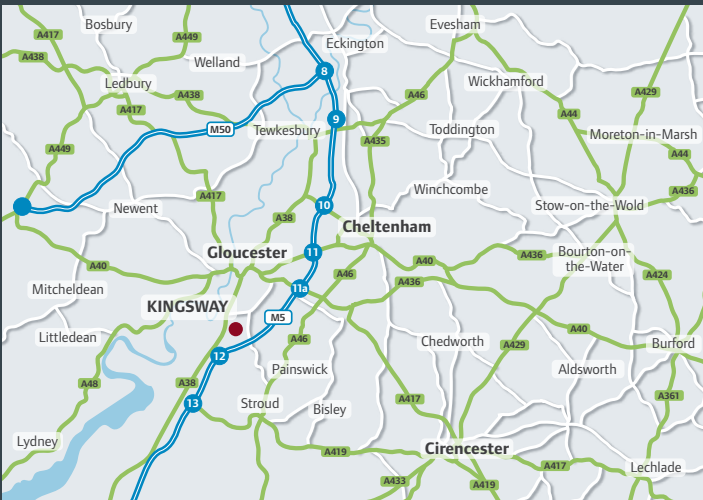
How to find us

From Gloucester

Leave Gloucester on the A430, turning left onto Hempsted Lane/A430. At the roundabout, take the 1st exit onto Hempsted By-Pass/Secunda Way and continue to follow the A430. Continue onto the A38 and then turn left onto Kings Way, signposted Kingsway. At the roundabout, take the 2nd exit onto Newhaven Road and at the next roundabout, take the 1st exit onto Naas Lane and continue onto Rudloe Drive. Turn right onto Wendling Road, right again onto Boulmer Avenue and then left onto Goosebay Drive. Opposite Sealand Way, turn right onto Fauld Drive and Regents Place is on the left.

From the M5

When driving north, leave the M5 at junction 12, signposted Gloucester (A38) and at the end of the slip road bear left onto the B4008. When driving south, leave the M5 at junction 12, signposted Gloucester (A38) and at the roundabout, take the 3rd exit onto the B4008. Once on the B4008, continue forward to the Cross Keys Roundabout and take the 3rd exit onto the A38. After 0.8 miles, take the 2nd exit at the roundabout onto Waterwells Drive and the 1st exit at the next roundabout, onto Telford Way. At the next roundabout, take the 3rd exit onto Naas Lane and continue onto Rudloe Drive. Turn right onto Wendling Road, right again onto Boulmer Avenue and then left onto Goosebay Drive. Opposite Sealand Way, turn right onto Fauld Drive and Regents Place is on the left.



Regents Place, Kingsway, Gloucester GL2 2EU.

Regents Place is only 2 miles from junction 12 of the M5 providing direct links south west to the M4, Bristol and the West Country, or north east to Birmingham and the North. Other major trunk routes include the A40 to Oxford and the A417/A419 to Swindon and the M4. The M4 provides a direct link west into Wales, or east to the M25 and London. For rail travellers, the nearest station is Gloucester, from where regular services to London Paddington have a fastest journey time of 1 hour 53 minutes*.

*Source: National Rail Enquiries.

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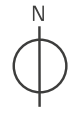
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Linden
HOMES

Development layout

REGENTS PLACE

KINGSWAY, GLOUCESTER



- **The Oak**
2 bedroom home
Homes 8, 11, 12, 38, 111, 114, 127 & 130
- **The Willow**
2 bedroom home
Homes 36, 106, 107, 116 & 125
- **The Ash**
3 bedroom home
Homes 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37, 39, 76, 77, 93, 94, 98, 99, 102, 103, 129 & 131
- **The Birch**
3 bedroom home
Homes 3, 4, 5, 6, 7, 9, 10, 13, 18, 19, 34, 35, 95, 96, 97, 104, 105, 110, 112, 119, 120, 126 & 128
- **The Chestnut**
3 bedroom home
Homes 20, 69, 70 & 101
- **The Yew**
3 bedroom home
Homes 14, 15, 16, 27, 28, 108, 109, 117, 118, 123 & 124
- **The Maple**
4 bedroom home
Homes 2, 17, 65, 68, 71, 73, 74 & 122
- **The Pine**
4 bedroom home
Homes 66, 67, 72, 100 & 121
- **The Hazel**
4 bedroom home
Homes 1 & 75
- **Shared Ownership and Rental**



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. Please consult the Sales Executive for specific details.

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The Oak

Two bedroom home

Homes 8, 11, 12, 38, 111, 114, 127 & 130

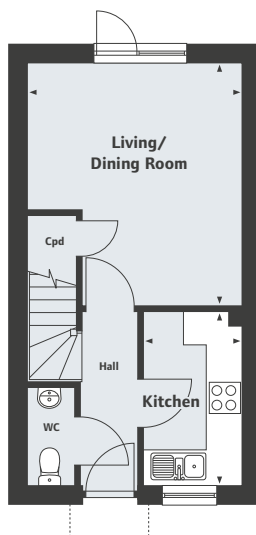
REGENTS PLACE

KINGSWAY, GLOUCESTER

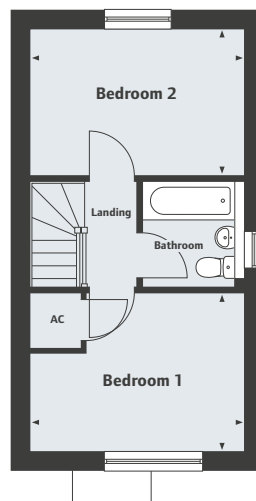


Computer generated image.

The Oak is a delightful 2 bedroom home with garage or parking space, offering a living/dining room plus separate kitchen. Upstairs, a contemporary bathroom serves the bedrooms.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining Room*

4459 x 3948mm 14'7" x 12'11"

Kitchen*

3200 x 1798mm 10'6" x 5'11"

FIRST FLOOR

Bedroom 1*

3948 x 2931mm 12'11" x 9'7"

Bedroom 2

3948 x 2705mm 12'11" x 8'10"

666 sq ft

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

* Please ask to see separate kitchen layouts.

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Linden
HOMES

The Willow

Two bedroom home

Homes 36, 106, 107, 116, 125

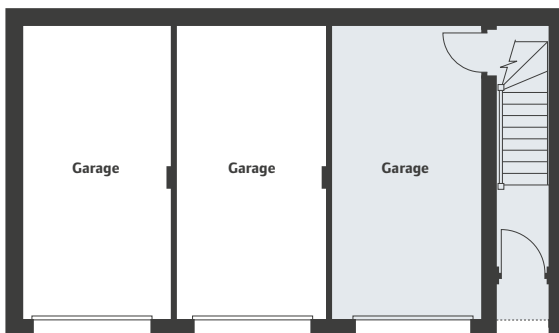
REGENTS PLACE

KINGSWAY, GLOUCESTER

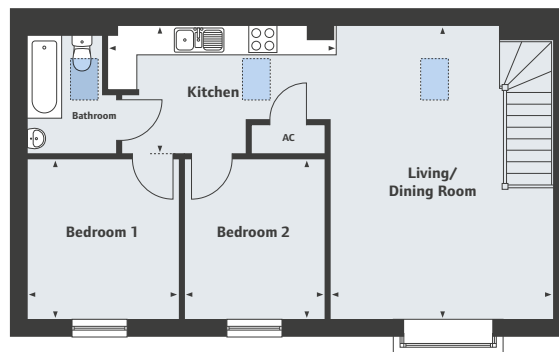


Computer generated image.

The Willow is a charming 2 bedroom coach house with garage beneath, enjoying a spacious living/dining room and kitchen. A stylish, contemporary bathroom is well placed for the bedrooms.



GROUND FLOOR



FIRST FLOOR

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

* Please ask to see separate kitchen layouts.

Living/Dining Room

6022 x 4569mm 19'9" x 15'0"

Kitchen**

4914 x 1944mm 16'1" x 6'4"

Bedroom 1

3289 x 2120mm 10'9" x 6'11"

Bedroom 2

3289 x 1863mm 10'9" x 6'1"

714 sq ft

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The Ash

Three bedroom home

Homes 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37, 39,
76, 77, 93, 94, 98, 99, 102, 103, 129 & 131

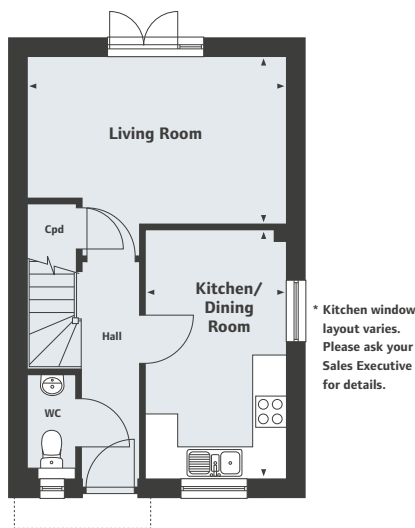
REGENTS PLACE

KINGSWAY, GLOUCESTER

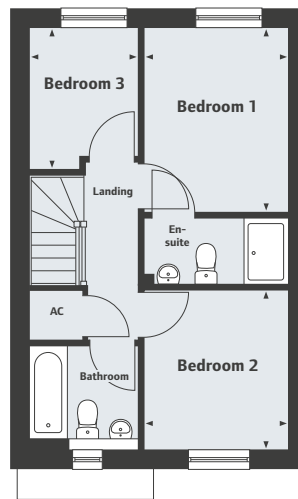


Computer generated image.

The Ash is a fine 3 bedroom terraced or semi-detached home, with stylish kitchen/dining room and separate living room. There is an en-suite to bedroom 1, plus garage or parking space.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room*

4735 x 3100mm 15'6" x 10'2"

Kitchen*/Dining Room

4561 x 2571mm 14'11" x 8'5"

FIRST FLOOR

Bedroom 1

3394 x 2616mm 11'2" x 8'7"

Bedroom 2

2953 x 2616mm 9'8" x 8'7"

Bedroom 3*

2609 x 2006mm 8'7" x 6'7"

799 sq ft

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

* Please ask to see separate kitchen layouts.

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Linden
HOMES

The Birch

Three bedroom home

Homes 3, 4, 5, 6, 7, 9, 10, 13, 18, 19, 34, 35, 95, 96, 97, 104, 105, 110, 112, 119, 120, 126 & 128

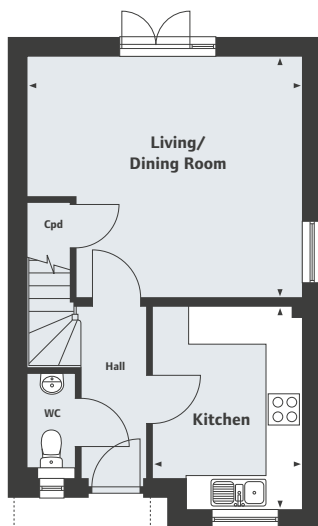
REGENTS PLACE

KINGSWAY, GLOUCESTER

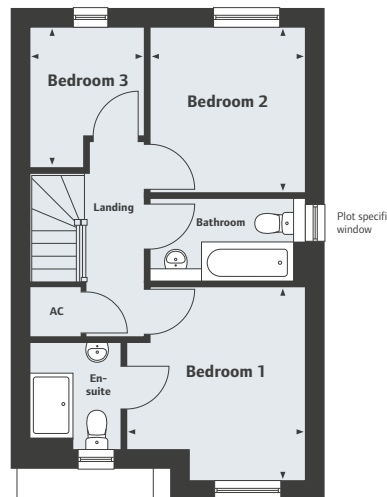


Computer generated image.

The Birch is a splendid 3 bedroom terraced or semi-detached home with garage or parking space. It features a spacious living/dining room and separate kitchen, while upstairs, bedroom 1 has an en-suite.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining Room*

5072 x 4441mm 16'8" x 14'7"

Kitchen**

3182 x 2762mm 10'5" x 9'1"

FIRST FLOOR

Bedroom 1*

3562 x 3273mm 11'8" x 10'9"

Bedroom 2

3049 x 2849mm 10'0" x 9'4"

Bedroom 3*

2583 x 2109mm 8'6" x 6'11"

880 sq ft

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

** Please ask to see separate kitchen layouts.

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HOMES

The Chestnut

Three bedroom home

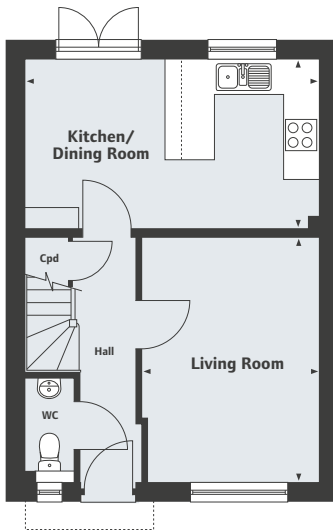
Homes 20, 69, 70 & 101

REGENTS PLACE

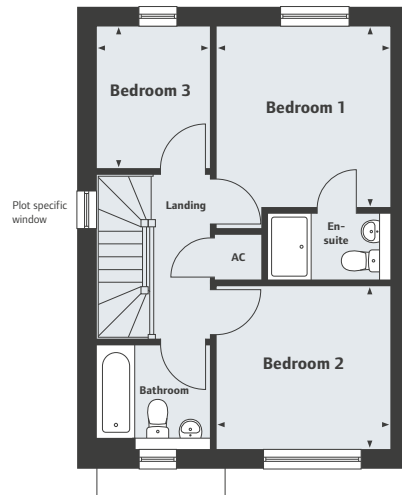
KINGSWAY, GLOUCESTER



The Chestnut is a superb 3 bedroom detached home with garage. It features a spacious kitchen/dining room and separate living room, while upstairs, bedroom 1 has an en-suite.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room*

5072 x 4441mm 16'8" x 14'7"

Kitchen*/Dining Room

5415 x 3125mm 17'9" x 10'3"

FIRST FLOOR

Bedroom 1*

3347 x 3215mm 11'0" x 10'7"

Bedroom 2

3215 x 3000mm 10'7" x 9'11"

Bedroom 3

2620 x 2076mm 8'7" x 6'10"

909 sq ft

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

* Please ask to see separate kitchen layouts.

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Linden
HOMES

The Yew

Three bedroom home

Homes 14, 15, 16, 27, 28, 108, 109, 117, 118, 123 & 124

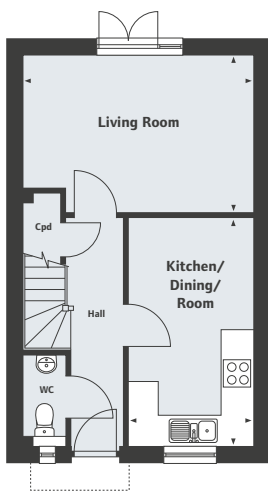
REGENTS PLACE

KINGSWAY, GLOUCESTER

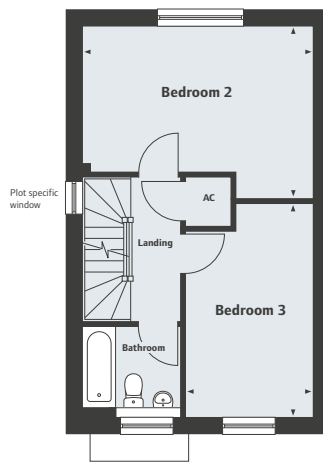


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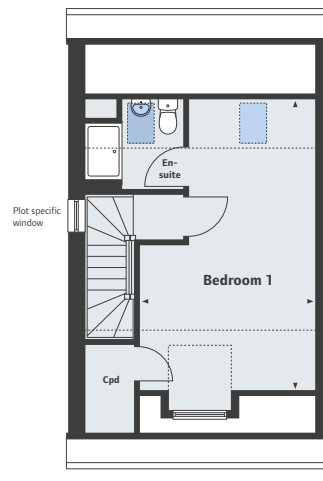
The Yew is a spacious 3 bedroom terraced or semi-detached home on 3 floors, featuring kitchen/dining room, plus separate living room. Bedroom 1 has an en-suite and there is a garage or parking space.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living Room*

4848 x 3309mm 15'11" x 10'10"

Kitchen*/Dining Room

4800 x 2634mm 15'9" x 8'8"

FIRST FLOOR

Bedroom 2*

4848 x 3621mm 15'11" x 11'10"

Bedroom 3*

4488 x 2671mm 14'9" x 8'9"

SECOND FLOOR

Bedroom 1*

6101 x 3696mm 20'0" x 12'1"

1154 sq ft

*Denotes irregularly shaped room, refer to floor plans for details. *Please ask to see separate kitchen layouts.

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The Maple

Four bedroom home

Homes 2, 17, 65, 68, 71, 73, 74 & 122

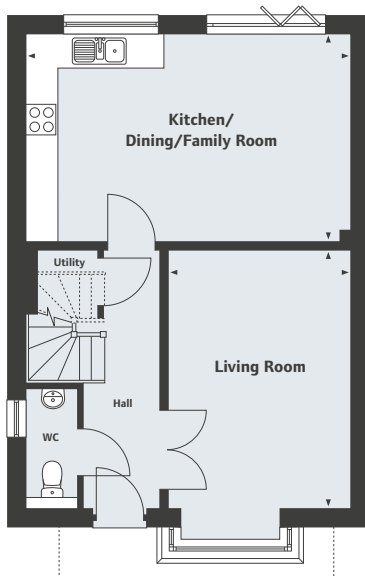
REGENTS PLACE

KINGSWAY, GLOUCESTER

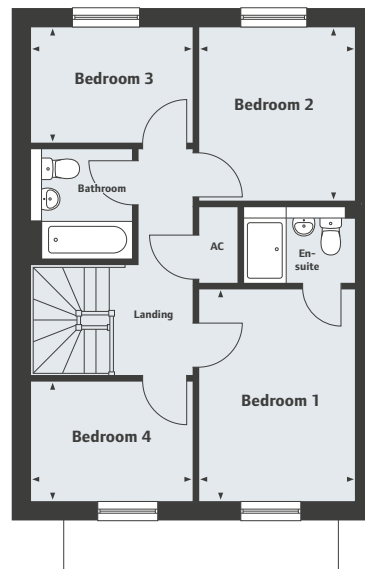


Computer generated image.

The Maple is a splendid 4 bedroom detached home with garage, spacious living room and separate kitchen/dining/family room. Upstairs, there is an en-suite to bedroom 1.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen*/Dining/Family Room

6085 x 3900mm 19'11" x 12'9"

Living Room*

4848 x 3431mm 15'11" x 11'3"

FIRST FLOOR

Bedroom 1

3994 x 2926mm 13'1" x 9'7"

Bedroom 2

3251 x 2926mm 10'8" x 9'7"

Bedroom 3

3027 x 2179mm 9'11" x 7'2"

Bedroom 4

3027 x 2260mm 9'11" x 7'5"

1187 sq ft

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

* Please ask to see separate kitchen layouts.

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The Pine

Four bedroom home

Homes 66, 67, 72, 100 & 121

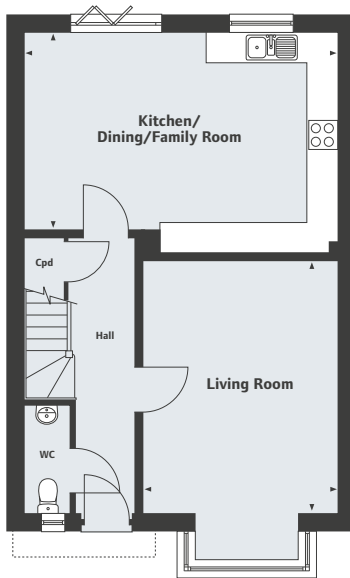
REGENTS PLACE

KINGSWAY, GLOUCESTER

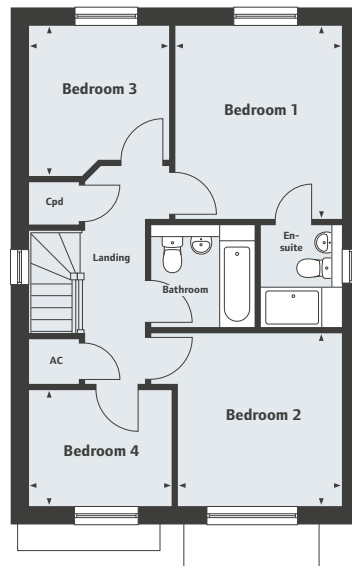


Computer generated image.

The Pine is a stunning 4 bedroom detached home with garage, spacious living room and separate kitchen/dining/family room. Bedroom 1 features an en-suite.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen*/Dining/Family Room*

6200 x 3914mm 20'4" x 12'10"

Living Room*

4981 x 3864mm 16'4" x 12'8"

FIRST FLOOR

Bedroom 1

3832 x 3310mm 12'7" x 10'10"

Bedroom 2*

3416 x 3260mm 11'2" x 10'8"

Bedroom 3*

2991 x 2776mm 9'10" x 9'1"

Bedroom 4

2826 x 2291mm 9'3" x 7'6"

1286 sq ft

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

*Please ask to see separate kitchen layouts.

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Linden
HOMES

The Hazel

Four bedroom home

Homes 1 & 75

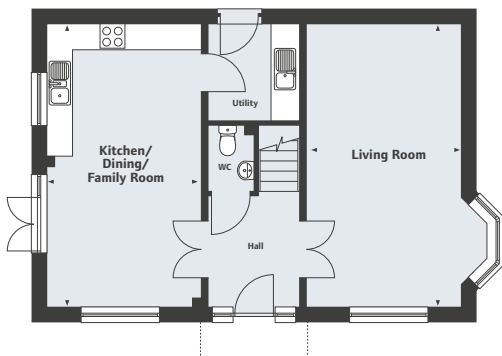
REGENTS PLACE

KINGSWAY, GLOUCESTER

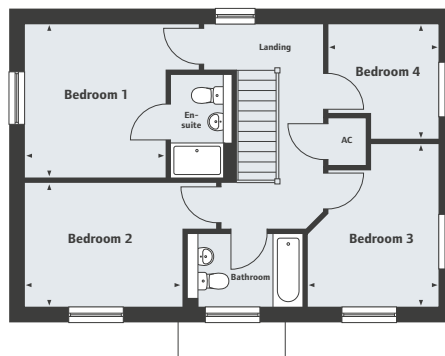


Computer generated image.

The Hazel is a superb 4 bedroom detached home with garage, featuring a fine living room, spacious kitchen/dining/family room and separate utility. Upstairs, bedroom 1 has an en-suite.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen*/Dining/Family Room

3547 x 3249mm 11'8" x 10'8"

Living Room*

6535 x 3599mm 21'5" x 11'10"

FIRST FLOOR

Bedroom 1*

3994 x 2926mm 13'1" x 9'7"

Bedroom 2*

3654 x 2865mm 11'2" x 9'4"

Bedroom 3*

3752 x 3050mm 12'4" x 10'0"

Bedroom 4*

2669 x 2580mm 8'9" x 8'6"

1358 sq ft

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

* Please ask to see separate kitchen layouts.

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Specification

REGENTS PLACE

KINGSWAY, GLOUCESTER

Architectural features, designer 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 fine Linden home.

KITCHENS

- Fully fitted kitchens with laminate worktops, upstand and stainless steel splashback behind hob
- Inset 1½ bowl stainless steel sink (1 bowl - 2 bedroom homes)
- Stainless steel gas hob
- Stainless steel single oven (2 bedroom homes)
- Stainless steel double oven (3 & 4 bedroom homes)
- Integrated extractor hood
- Integrated fridge/freezer (4 bedroom homes)
- Vinyl flooring (2 bedroom homes)
- Ceramic floor tiling (3 & 4 bedroom homes)

BATHROOMS, CLOAKROOMS & EN SUITES

- Stylish white sanitaryware with contemporary chrome fittings
- Thermostatic shower with clear glass enclosure and silver frame to en-suites (where applicable)
- Chrome heated towel rail to bathrooms and en-suites (3 & 4 bedroom homes)
- Full height wall tiling to shower areas and half height tiling to walls where sanitaryware is fitted
- Ceramic floor tiling to cloakrooms (3 & 4 bedroom homes)
- Wall mounted bath/shower filler

ELECTRICAL AND LIGHTING

- TV point to living room and bedroom 1 (+ kitchen in 3 & 4 bedroom homes)
- Telephone point to living room and bedroom 1
- LED ceiling downlighters to bathrooms and en-suites (3 & 4 bedroom homes)
- Spotlight track to kitchens
- Multigrad appliance switching to kitchens
- Shaver socket to bathrooms and en-suites (where applicable)
- Contemporary low energy external light to front and rear door areas
- Power and lighting to garages within curtilage of plot

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.

INTERNAL FINISHES

- Light oak veneered effect flush doors with chrome door furniture
- Gardenia emulsion walls and smooth white ceilings
- White gloss woodwork
- Timber staircase with oak hardwood handrail

HEATING

- Gas fired condensing boiler feeding radiators

GENERAL

- UPVC Double glazed windows
- Steel IG external doorsets with multipoint locking system
- Levelled topsoil to rear gardens + external tap
- Rear garden boundary fences (as applicable – see landscaping plan)

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.



01452 401 842

lindenhomes.co.uk

Linden Homes Western
Linden House, The Jacobs Building
Clifton, Bristol
BS8 1EH


Linden
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