

The Mallards

*Totton
Southampton*

A selection of 1 and 2 bedroom apartments,
and 3 and 4 bedroom homes


Linden
HOMES

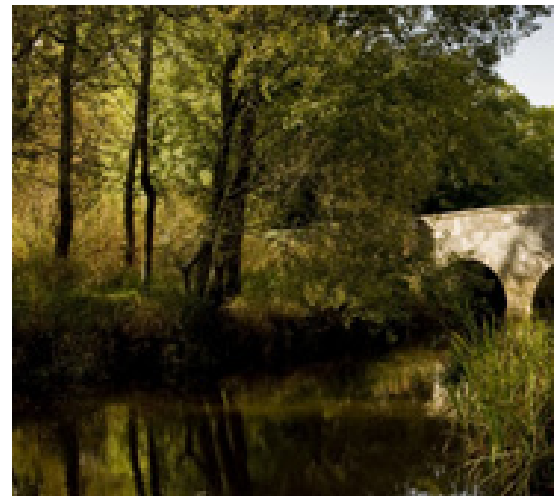
Welcome home

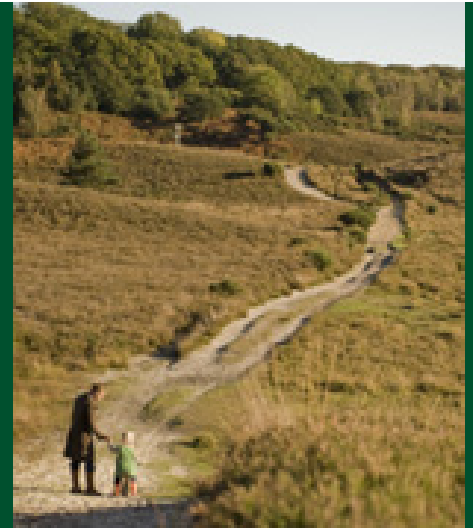




*Discover a place where modern living goes hand-in-hand with a sense of community; a place where recreational opportunities abound; a place you're proud to call home. Welcome to **The Mallards**: an attractive development of one and two-bedroom apartments, and three and four-bedroom homes, in the bustling town of Totton and overlooking the Lower Test Nature Reserve.*

The heart of it all





In an enviable location near the New Forest, close to the city of Southampton, lies The Mallards, Totton. Once regarded as England's largest village until it was made a town in 1974, Totton offers a plethora of local stores to cater for your everyday needs. Or for serious retail therapy, WestQuay, Southampton's premier shopping centre, is just five miles away, boasting more than 90 stores, eateries and cafés spread over three floors.

Just one mile from The Mallards is Totton Health and Leisure Centre, offering a wealth of facilities and activities. These include a recently refurbished fitness suite, large sports hall, and a highly-regarded Swim Academy offering a comprehensive programme for every level of swimmer.

To the south west is the New Forest, the south-east's first national park. One of Britain's 'breathing spaces', this is a haven for horse riders and walkers, while over 100 miles of approved, traffic-free cyclist routes offer a safe way to explore on bike. Add to this a host of award-winning gardens, museums and wildlife parks, plus a packed events calendar, and you have everything you need for the perfect family day out.

For those of a nautical persuasion, water sports around the coast of the New Forest and its inland waters are renowned, with sailing and windsurfing a must. Nearby Southampton Water Activities Centre, a purpose-built complex in the heart of Southampton's historic waterfront area, offers a range of water-based activities for all ages and abilities.

The Totton area offers an abundance of infant and junior schools, as well as two secondary schools: the specialist Testwood Sports College and the outstanding Ofsted-graded Hounslowdown School, a science college. Sixth-form education is provided by the reputable Totton College and Taunton's College. The area is also home to the University of Southampton, one of the top 15 research universities in the UK, as well as one of the UK's newest universities – Southampton Solent University.

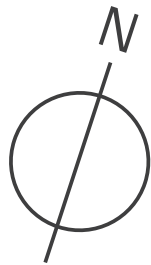
Totton is a commuter's dream. Travel by train* to Southampton Central in just under 10 minutes and, from here, direct to London Waterloo in as little as one hour and 20 minutes. Direct train links from Totton can take you to Bournemouth in just 40 minutes, to Poole in an hour and to Portsmouth in just over an hour. Totton is also well served by motorway links, lying close to the M271 and M27 for access to the M3. And with Southampton Airport less than 10 miles away, international travel is a breeze.

All in all, Totton is an excellent place to live, especially in a Linden home of your own at The Mallards.



* Source: National Rail Enquiries

Development layout



- Chestnut
Homes 1,2,14 & 15
4 bedroom home
- Heron
Home 3
3 bedroom home
- Curlew
Home 4
3 bedroom home
- Garganey
Home 5 & 6
3 bedroom home
- Champion
Homes 7 & 12
4 bedroom home
- Brooklime
Homes 8 – 11
3 bedroom home
- Yarrow
Home 13
3 bedroom home
- Teal
Homes 39 – 49
1 & 2 bedroom apartments
- Harlequin
Homes 50 – 61
1 & 2 bedroom apartments
- Pochard
Homes 62 – 68
1 & 2 bedroom apartments
- Clover
Home 69 & 70
3 bedroom home
- Beech
Home 71
4 bedroom home
- Birch
Home 72
3 bedroom home
- Yew
Homes 80 – 85
3 bedroom home
- Willow
Home 86
4 bedroom home
- Affordable Housing
- CS Cycle Store
- BS Bin Store
- Block Paving



Existing Re



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 ask your Sales Executive for specific details.



Why choose Linden Homes

Linden Homes is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification.

Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

CREATIVE LAND SOLUTIONS

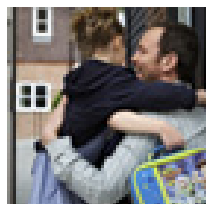
Land is a finite resource, and through our expertise and close working relationships with Local Authorities we are able to add value to projects through skill and imagination.

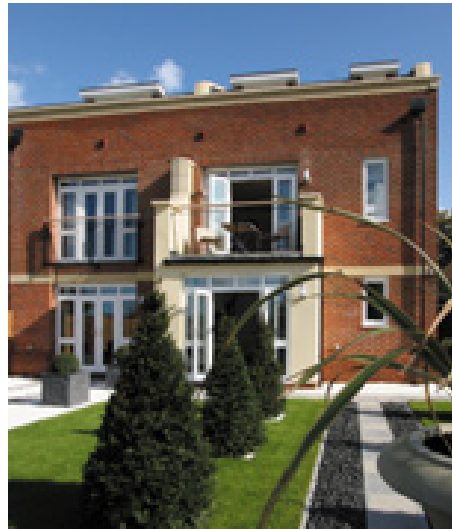
Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs. Our brownfield developments account for 95% of all homes that we build, and are typically well-located within established neighbourhoods and close to local amenities and transport links. We also have experience in building commercial properties.

We often use public consultation to work with local residents and action groups to consider what is best for each development. We also 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 for the customer.

CUSTOMER EXPERIENCE

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives that may not be available to the general public.





LOCAL EXPERTISE, NATIONAL AWARDS

Over the past ten years our housebuilding companies have placed themselves amongst the best in the industry as a wide range of industry awards testify. Recently crowned 'Best Large Housebuilder of the Year' at the highly acclaimed Housebuilder Awards 2010, we have also received 'exceptional' awards under CABE 'Building for Life' 2010 Awards and a number of awards at What House? Awards 2010. We will continue to strive for the highest standards in design and construction, maintaining our commitment to building the very best new homes and delivering excellent customer service.

CLICK HERE FOR THE BIGGER PICTURE

Visit our website for up to date information on all Linden Homes

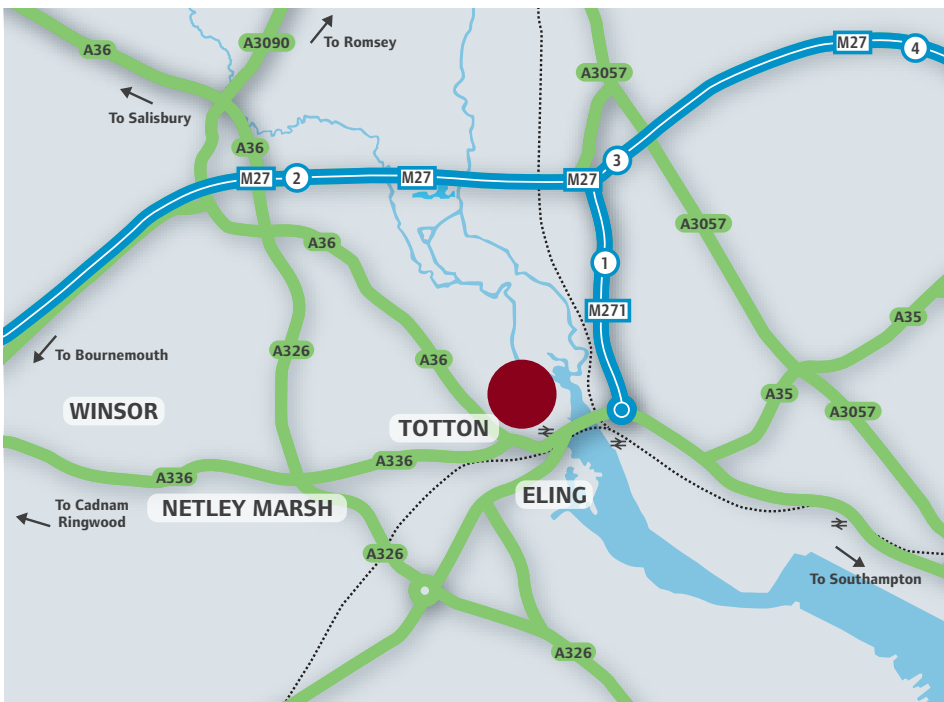
- Find out more about the Linden Homes experience
- Take virtual tours of some of our award-winning developments
- Search all Linden Homes developments by price and/or region
- See examples of other Linden homes already completed
- Check availability on all Linden Homes developments

From mouse to house...
lindenhomes.co.uk

NEW HOMES MORTGAGE HELPLINE

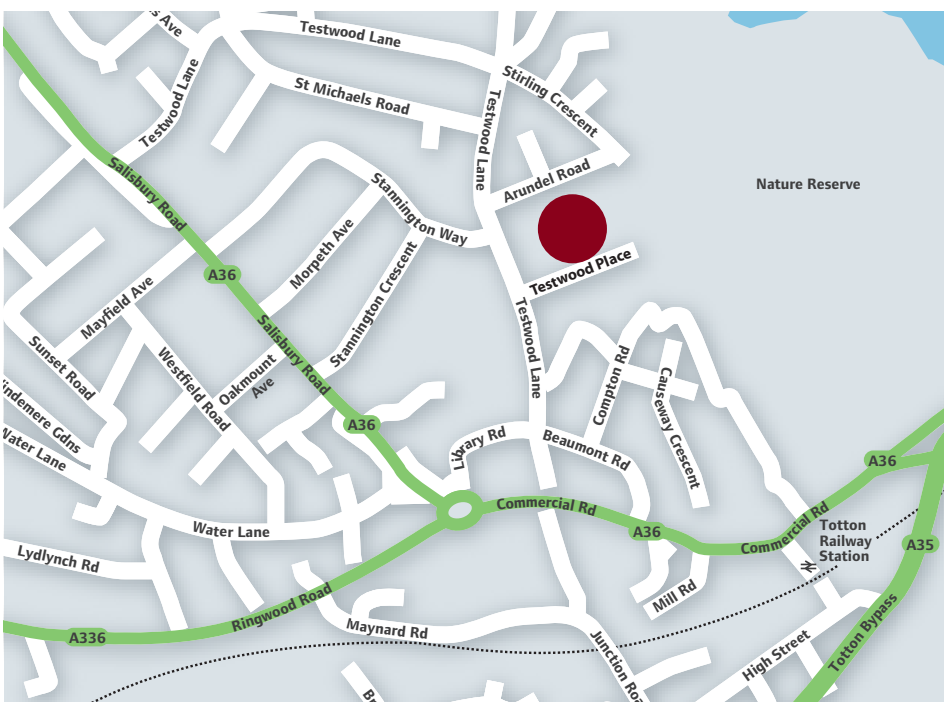
New Homes Mortgage Helpline offers professional independent mortgage advice. Contact our helpline seven days a week, daytimes and evenings.
01206 715 415
www.nhmf.co.uk
Part of the new homes group

How to find The Mallards



From the M27, exit at Junction 3. Take the M271 to Southampton Docks, at the roundabout take the second exit sign posted A35 to Totton (Centre). On this slip road keep left, then after the traffic lights filter immediately left onto the A36, Totton (Centre). Continue to the roundabout and take the 3rd exit onto Library Road. Follow the road around, turning first left onto Testwood Lane. Then take the second right onto Testwood Place, The Mallards will be found on your left.

From Southampton, leave the city on the A33 heading to the West. After the M271 (M27) filter, take the next left signposted to Totton(Centre) A36. Continue to the roundabout and take the 3rd exit onto Library Road. Follow the road around, turning first left onto Testwood Lane. Then take the second right onto Testwood Place, The Mallards will be found on your left.



0845 603 5461
lindhomes.co.uk

Linden Homes Southern
14 Bartram Road, Totton,
Southampton, Hampshire SO40 9PP

XLINS148 © Linden Homes 2011