



An exclusive development of one & two bedroom apartments,
and three & four bedroom town houses.





Contemporary elegance, premier living

Nestled within the prestigious residential area of Chilbolton Avenue, Winchester is Farley Reach, a premier development of six, one and two bedroom apartments, and four, three and four bedroom town houses.

Set adjacent to Linden Homes' exclusive Royal Hampshire Court, Farley Reach brings contemporary elegance to this leafy, peaceful neighbourhood. Bordering the development is The Royal Winchester Golf Club – one of the UK's oldest and most highly regarded clubs. Further west is Farley Mount Country Park, a large area of open country and woodland through which runs the Clarendon Way. This 24-mile walk starts beside the waters of the River Itchen at the heart of Winchester and ends near the River Avon at Salisbury Cathedral. At the park's highest point stands the pyramid-shaped monument that lends both the park and this collection of homes their name.

...a large area of open country and woodland...

A city with a proud history, Winchester has long been a desirable place to call home and was even honoured as the capital of England in medieval times. The landmark 11th century cathedral is as remarkable for its hidden treasures as it is for its spectacular architecture, while in the Great Hall, the only remaining part of Winchester Castle, lies the famed Arthurian Round Table.

In the city centre, compact, pedestrian-friendly cobbled streets lined with unique independent stores and well-known names provide a refreshing change to today's ubiquitous large-scale malls. Peruse the boutiques in The Square or discover some of the city's best-kept shopping secrets on Kingsgate Street, tucked behind the cathedral. From here, you're but a stone's throw from College Street where Jane Austen spent her final days, while the bronze 'Kite Flyer' marks your arrival at Parchment Street, a hotspot for boutiques and galleries.

...cobbled streets lined with unique independent stores...

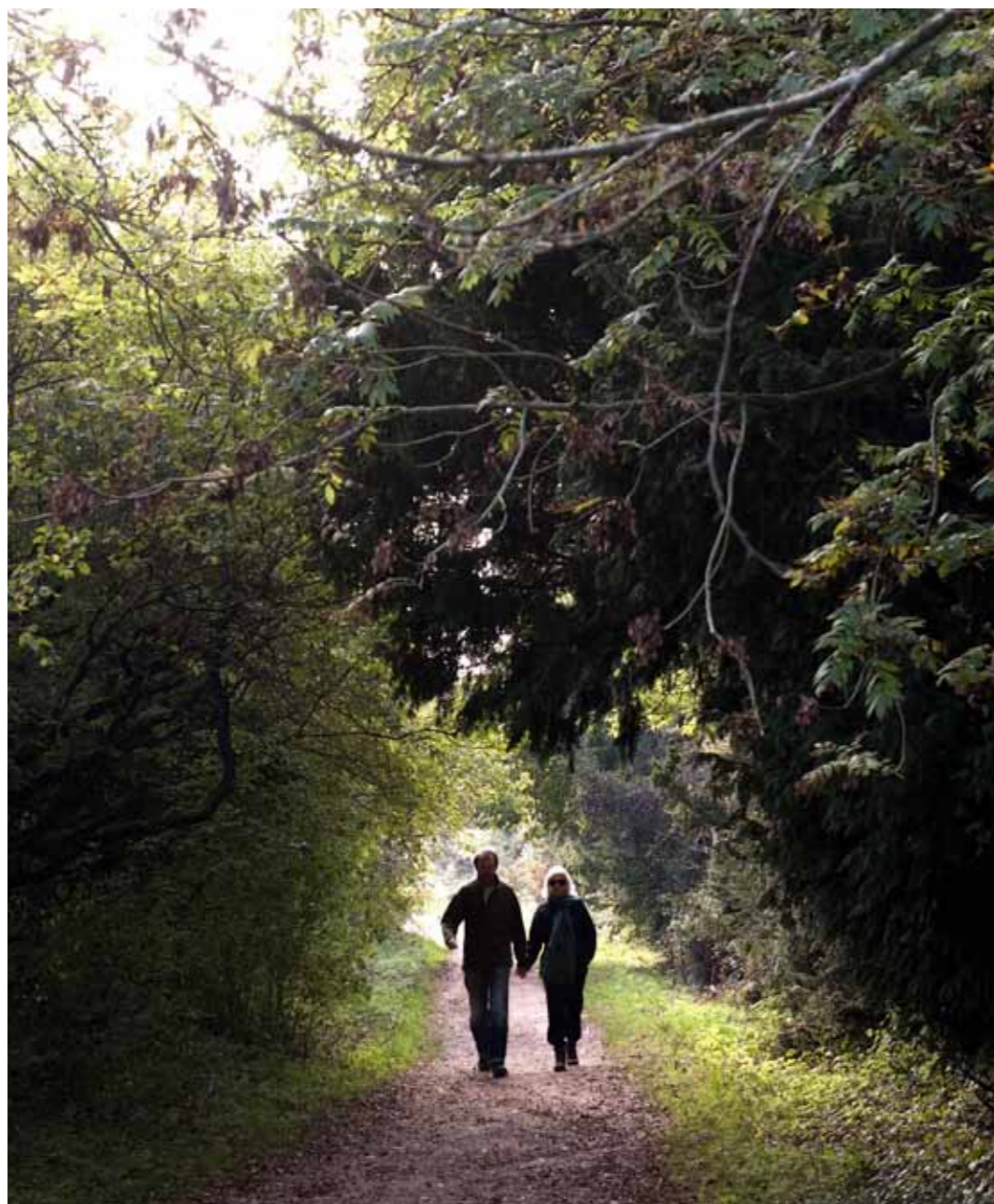
The Theatre Royal provides an elegant setting for stand-up comedy, music, dance and classic plays. Round off the evening in one of Winchester's award-winning gastropubs and restaurants, including the original Hotel du Vin and The Chesil Rectory, awarded the highest restaurant rating in Winchester in the Which? Good Food Guide 2010. For fine seafood, dinner at the Loch Fyne Restaurant in the city's former gaol house is a must.

With a plethora of reputable independent and state schools, the city boasts exceptional schooling. Less than two miles from Farley Reach is Winchester College which, founded in 1382, is believed to be the oldest continuously running school in the country. The highly-regarded University of Winchester, established in 1840, is just a mile away.

Ideal for commuters, Farley Reach puts you around an hour by train from London Waterloo.* You're just off the M3 northbound for London and the M25, and southbound for Southampton and the M27 taking you west to Bournemouth, and east to Southampton International Airport (11 miles) and Portsmouth.

*Source: National Rail Enquiries





Discover rural Hampshire at its best

England's ancient capital has plenty to keep you occupied – but this is only the beginning. Travel a little further and you'll discover plush countryside, picture postcard villages and modern cities.

Winchester is the gateway to the South Downs National Park where you'll find the famous South Downs Way. Loved by walkers, cyclists and horse riders alike, the trail stretches the 160km length of the park from Winchester to the white chalk cliffs of Beachy Head, near Eastbourne. The parkland, woodland and streams of the scenic Test Valley are equally accessible.

The surrounding Hampshire countryside is dotted with quaint rural market towns and villages. Just eight miles from Winchester is Alresford. Once a prosperous wool town, today it

...colour-washed houses, riverside walks and elegant boutiques...

features colour-washed houses, riverside walks, and elegant boutiques and galleries. The nearby historic town of Bishop's Waltham offers shopping in a village ambience, with many of its boutiques and restaurants housed in 17th and 18th century

buildings. Just four miles from Bishop's Waltham in the heart of the beautiful Meon Valley is the medieval village of Wickham.

You're a little over 20 miles from the New Forest National Park, the South East's first National Park. Immerse yourself in its breathtaking tranquility, watch the New Forest ponies roaming freely, enjoy 100 miles of traffic-free cyclist routes – or simply take a gentle stroll by a river.

Just over 13 miles away is Southampton, a vibrant modern city where you'll find WestQuay shopping centre, one of the south's largest retail destinations with over 90 stores, cafés and restaurants spread over three floors. Continue on the M27 and you'll reach Portsmouth, the UK's only island city and home to Gunwharf Quays, a premier shopping destination affording stunning views of the harbour. And approximately 40 miles south-west is the cosmopolitan town of Bournemouth with a pedestrianised town centre set against the backdrop of award-winning gardens leading to seven golden miles of beach.

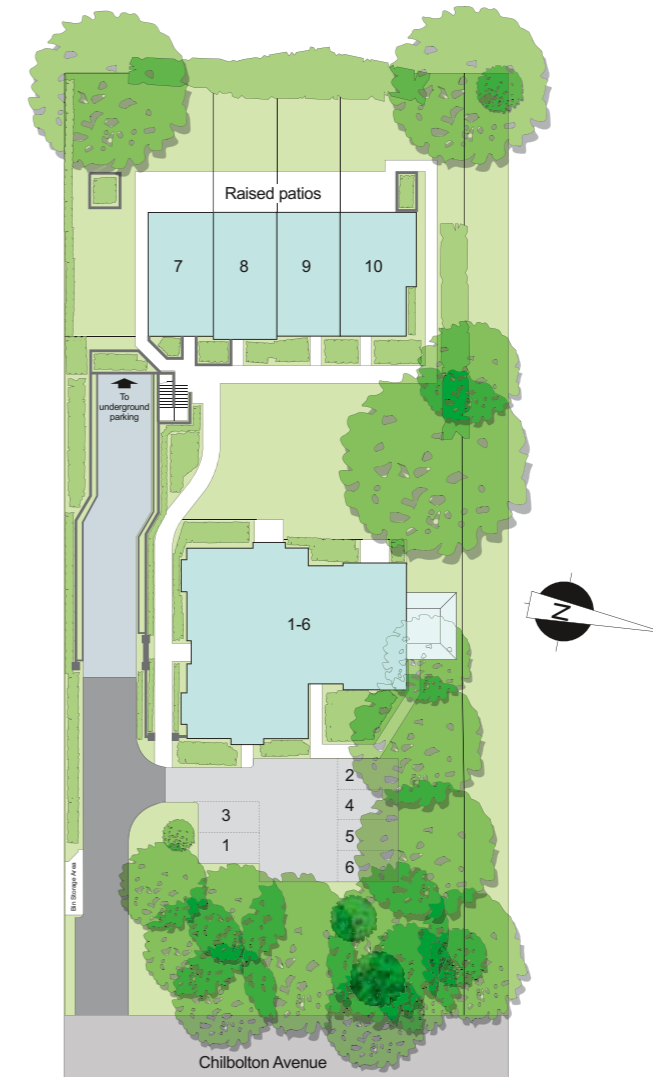
...watch the New Forest ponies roaming freely...

Discover the perfect place to live – your beautifully designed and finished Linden home at Farley Reach.





The arrangement of the homes



Apartments Homes 1 – 6

Townhouses Homes 7 – 10



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. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.



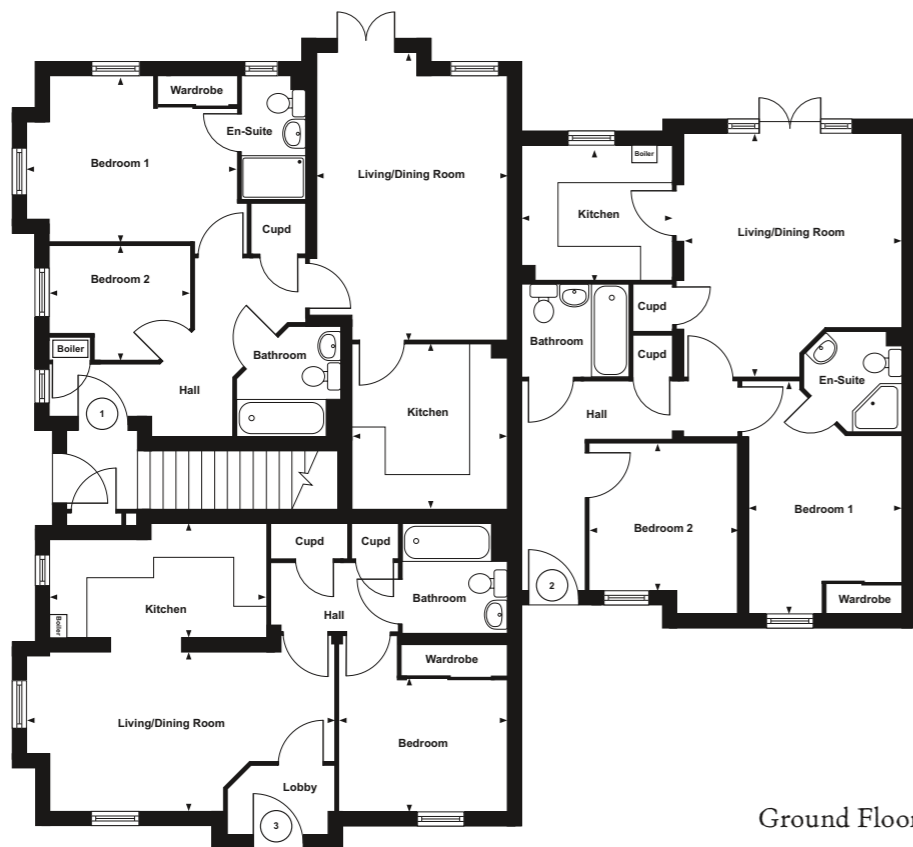
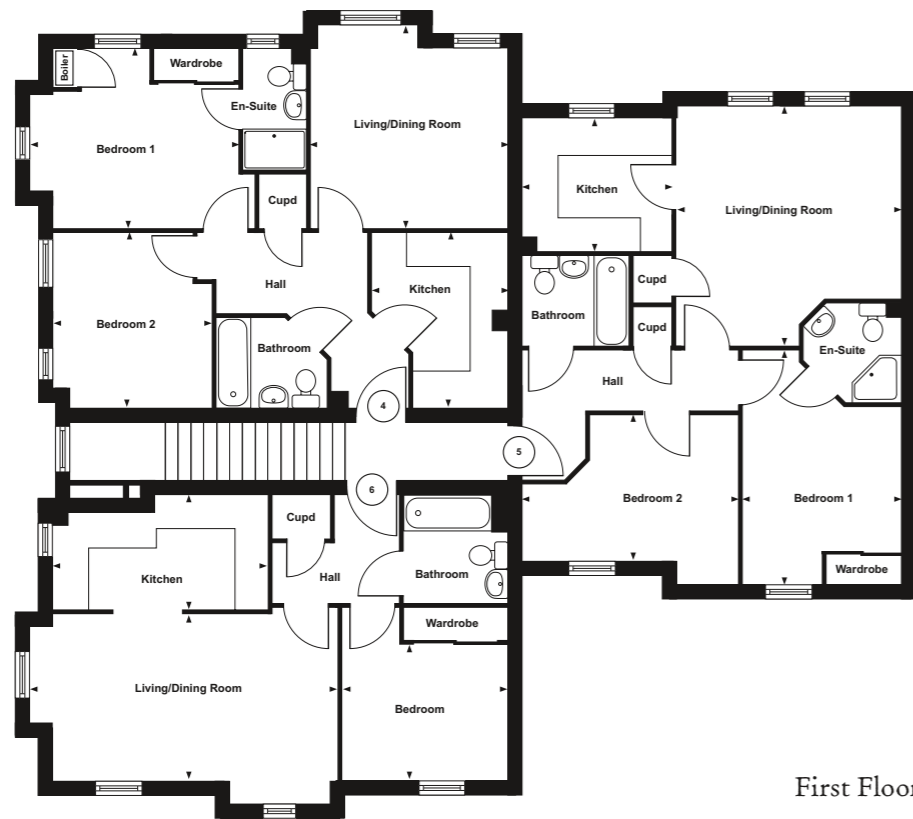
Apartments
Homes 1-6





Apartments

Homes 1-6



Home 1

Kitchen	3.14m x 2.95m 10'3" x 9'8"
Living/Dining Room	5.07m x 3.63m 16'7" x 11'10"
Bedroom 1	3.56m x 3.16m 11'8" x 10'4"
Bedroom 2	2.66m x 2.19m 8'8" x 7'2"

Home 2

Kitchen	2.87m x 2.55m 9'4" x 8'4"
Living/Dining Room	4.32m x 3.70m 14'2" x 12'1"
Bedroom 1	3.33m x 2.91m 10'11" x 9'6"
Bedroom 2	2.82m x 2.80m 9'3" x 9'2"

Home 3

Kitchen	4.15m x 1.84m 13'7" x 6'0"
Living/Dining Room	5.84m x 3.06m 19'1" x 10'0"
Bedroom 1	3.20m x 2.49m 10'5" x 8'2"

Home 4

Kitchen	3.36m x 2.59m 11'0" x 8'5"
Living/Dining Room	3.90m x 3.78m 12'9" x 12'4"
Bedroom 1	4.33m x 2.61m 14'2" x 8'6"
Bedroom 2	3.36m x 3.05m 11'0" x 10'0"

Home 5

Kitchen	2.89m x 2.55m 9'5" x 8'4"
Living/Dining Room	4.31m x 3.70m 14'1" x 12'1"
Bedroom 1	3.03m x 2.77m 9'11" x 9'1"
Bedroom 2	4.17m x 2.80m 13'8" x 9'2"

Home 6

Kitchen	4.15m x 2.21m 13'7" x 7'3"
Living/Dining Room	5.94m x 3.19m 19'5" x 10'5"
Bedroom 1	3.17m x 2.60m 10'4" x 8'6"

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. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. To confirm specific details on our homes please ask your Sales Executive.





Finishing Touches

Apartments

KITCHENS

- Laminate worktops with matching up stands and stainless steel splash back to hob
- 1½ bowl stainless steel inset sink
- Single stainless steel oven
- Black glass ceramic hob with chimney style extractor hood above
- Fully integrated dishwasher (slim line to homes 3 & 6)
- Fully integrated fridge/freezer and washer/dryer
- Ceramic floor tiling to all kitchens
- Under pelmet lighting

BATHROOMS AND EN SUITES

- White sanitary ware from Roca with contemporary chrome fittings
- En suites have thermostatic shower with clear glass enclosure and silver frame
- Bath mounted thermostatic bath/shower mixer and wall mounted riser kit, and fitted clear glass bath screen with silver frame
- Full height wall tiling around bath and within shower cubicles
- Ceramic floor tiles to compliment the wall tiling
- Mirror with shaver socket and light
- Chrome dual fuel heated towel rail to bathroom and en suite

LIGHTING AND ELECTRICAL

- TV/Satellite/BT/FM quad plates within living room and dual plates to all bedrooms to incorporate TV/Satellite/BT (subject to subscription by customer).

- Low voltage recessed down lighters to living room, kitchen, bathroom, and ensuite
- External lights to patio/terrace
- Mains powered smoke detectors with rechargeable battery back up
- Spur to hall cupboard to allow for future wireless alarm system
- Carbon monoxide detector to all boiler locations
- Audio entry phone system to main door, with bell push to each front door

INTERNAL FINISH

- Wardrobes to all master bedrooms with doors to match internal doors, internal shelf and hanging rail
- Internal doors with oak effect finish and contemporary chrome furniture
- Internal woodwork to be white satin wood finish
- Smooth ceilings and internal walls finished in super matt emulsion
- Carpets fitted one colour throughout, except to wet rooms.

HEATING

- Energy efficient gas fired heating feeding radiators fitted with thermostatic valves
- Kitchens to have electric kick space heater where radiator cannot be fitted

GENERAL

- Double glazed windows with timber softwood frame in white



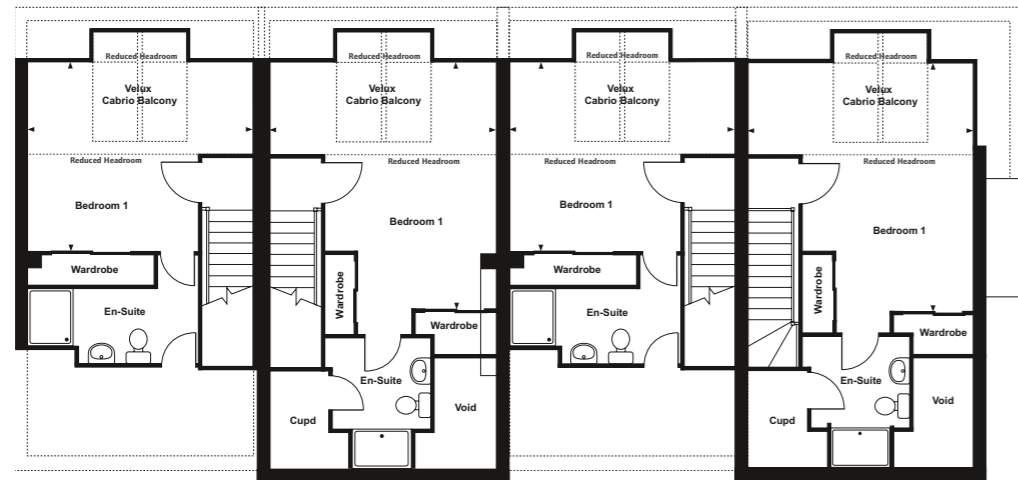
Townhouses
Homes 7-10



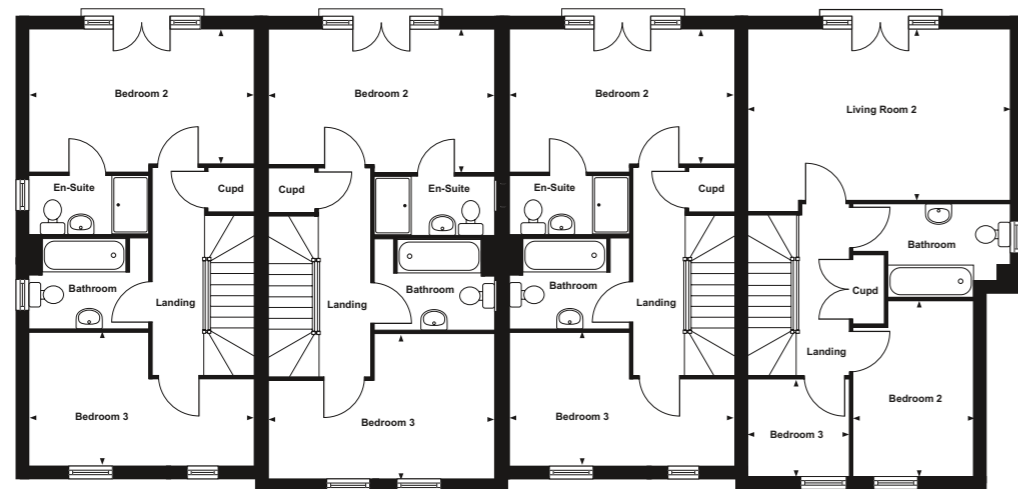


Townhouses

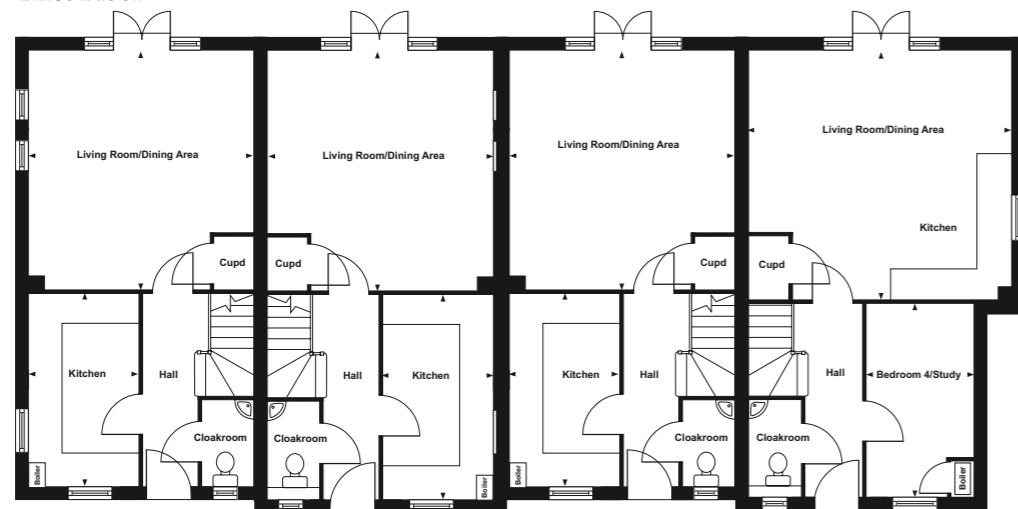
Homes 7-10



Second Floor



First Floor



Ground Floor

Home 7

Home 8

Home 9

Home 10

Home 7

Ground Floor

Kitchen 3.95m x 2.23m
12'11" x 7'3"

Living/Dining Room 4.95m x 4.62m
16'2" x 15'1"

First Floor

Bedroom 2 4.62m x 2.91m
15'1" x 9'6"

Bedroom 3 4.62m x 2.71m
15'1" x 8'10"

Second Floor

Bedroom 1 4.62m x 3.86m
15'1" x 12'7"

Home 8

Ground Floor

Kitchen 4.17m x 2.22m
13'8" x 7'3"

Living/Dining Room 4.95m x 4.60m
16'2" x 15'1"

First Floor

Bedroom 2 4.61m x 2.74m
15'1" x 8'11"

Bedroom 3 4.61m x 2.94m
15'1" x 9'7"

Second Floor

Bedroom 1 4.60m x 4.54m
15'1" x 14'10"

Home 9

Ground Floor

Kitchen 3.95m x 2.25m
12'11" x 7'4"

Living/Dining Room 4.95m x 4.64m
16'2" x 15'2"

First Floor

Bedroom 2 4.64m x 2.91m
15'2" x 9'6"

Bedroom 3 4.64m x 2.71m
15'2" x 8'10"

Second Floor

Bedroom 1 4.64m x 3.72m
15'2" x 12'2"

Home 10

Ground Floor

Kitchen 3.98m x 2.18m
13'0" x 7'1"

Living/Dining Room 5.41m x 5.14m
17'8" x 16'10"

First Floor

Living Room 2 5.41m x 3.49m
17'8" x 11'5"

Bedroom 2 3.60m x 2.42m
11'9" x 7'11"

Bedroom 3 2.02m x 1.97m
6'7" x 6'5"

Second Floor

Bedroom 1 4.90m x 4.62m
16'0" x 15'1"

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. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. To confirm specific details on our homes please ask your Sales Executive.





Finishing Touches

Townhouses



Pictures show Royal Hampshire Court,
Linden Homes development, Winchester



KITCHENS

- Granite worktops with matching up stands and splash back to hob
- Under slung 1 ½ bowl stainless steel sink with drainage grooves to the granite
- Eye level double oven in stainless steel
- Stainless steel gas hob and chimney style extractor hood
- Fully integrated dishwasher, fridge/freezer and washer/dryer
- Under pelmet lighting
- Ceramic floor tiling to kitchen area

BATHROOMS AND EN SUITES

- White sanitary ware from Roca with contemporary chrome fittings
- Thermostatic shower with clear glass enclosure and chrome effect frame
- Full height tiling to all walls in bathrooms and en-suites
- Half height tiling to cloakroom walls
- Ceramic floor tiles to compliment the wall tiling
- Bath mounted thermostatic bath/shower mixer and wall mounted riser kit, and fitted clear glass bath screen with silver frame
- Mirror with shaver socket and light
- Dual fuel chrome towel rail to bathroom and en-suite

LIGHTING AND ELECTRICAL

- TV/Satellite/BT/FM quad plates within living room, dual plates to all bedrooms, study to incorporate TV/Satellite/BT (subject to subscription by customer)
- Polished steel switch and socket plates

- Low voltage recessed down lighters to living room, kitchen, bathroom, en-suite and cloakroom
- External lights to porch, patio and rear doors
- Mains powered smoke detectors with rechargeable battery back up
- Spur to under stair cupboard to allow for future wireless alarm system
- Carbon monoxide detector to boiler and hob locations
- Mains operated bell chime with stainless steel bell push
- Waterproof external double socket to rear of property

INTERNAL FINISH

- Wardrobes to all master bedrooms with glass front sliding doors, with internal shelf and hanging rail
- Internal doors with White Oak veneer finish and contemporary chrome furniture
- Internal woodwork to be white satin wood finish
- Smooth ceilings and internal walls finished in super matt emulsion
- Staircase with Oak handrail and spindles

HEATING

- Energy efficient gas boiler and cylinder feeding thermostatic radiators

GENERAL

- White painted timber framed double glazed windows
- All rear gardens to be laid to turf





Royal Hampshire Court



Weeke Manor

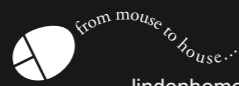


Meadow View

CLICK HERE FOR THE BIGGER PICTURE ...

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- Find out more about the Linden experience
- Take virtual tours of some of our award-winning developments
- Search all Linden developments by price and/or region
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Part of the new homes group

...dedicated to recycling on-site material wherever possible...

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. Our website offers up-to-date information on all current and future developments, with a range of virtual tours, downloadable brochures and local area images available for customers to build a full picture of what is on offer.

...we are able to maintain a personal relationship with each customer...

NHBC

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.

Linden Homes subscribes to the consumer Code of Conduct. Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

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.

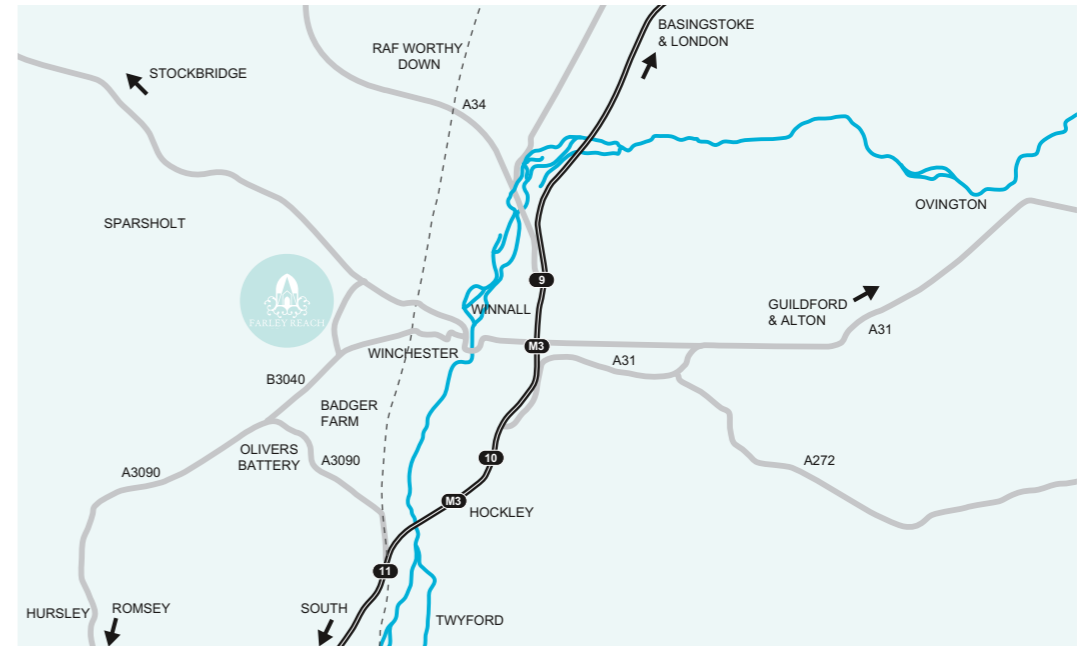
Creative Land Solutions

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





Directions

From the M3 exit at junction 11 onto the A3090 Hockley Link signposted to St Cross, Winchester. At the next 2 roundabouts stay on A3090 Badger Farm Road (now signposted to Olivers Battery, then Romsey). At the Pitt roundabout take the Romsey Road B3040 towards the City Centre. Continue through the traffic lights, at the first roundabout turn left into Chilbolton Avenue B3041, Farley Reach will be found along the avenue to your left.

From the City Centre, take the Romsey Road B3404, heading westwards. You will pass the Royal Hampshire County Hospital on your left, at the next roundabout turn right into Chilbolton Avenue B3041, Farley Reach will be found along the avenue to your left.

Sat Nav: SO22 5GB



Farley Reach

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