

Meldon Fields

Okehampton • Devon

The Primrose 2 bedroom home

Homes 60*, 61 & 98*

* Handed



Computer generated images not to scale. Finishes, materials and windows 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.

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Linden Homes South West
Camberwell House, Grenadier Road,
Exeter Business Park,
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Linden
HOMES


Meldon Fields

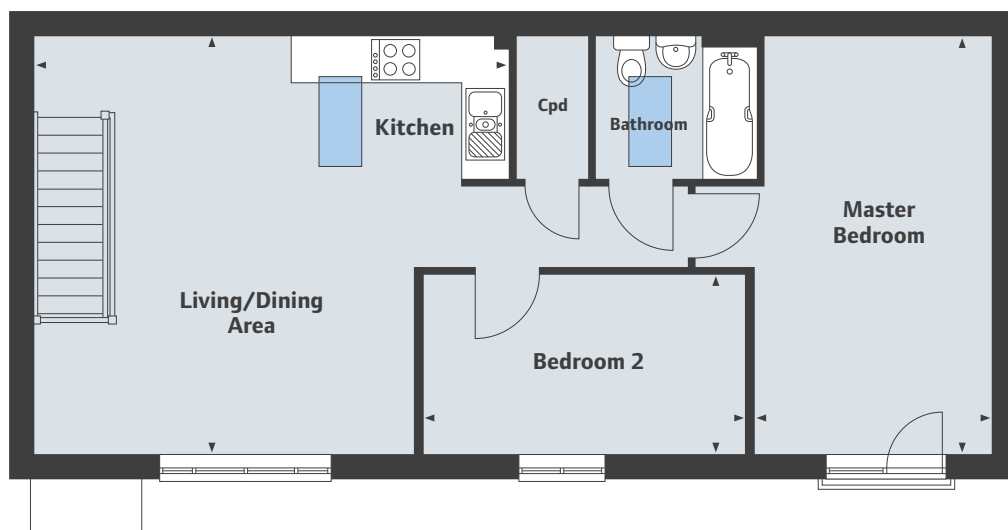
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The Primrose 2 bedroom home

Homes 60*, 61 & 98*

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 Velux window location



FIRST FLOOR

FIRST FLOOR

Living/Dining Area/Kitchen

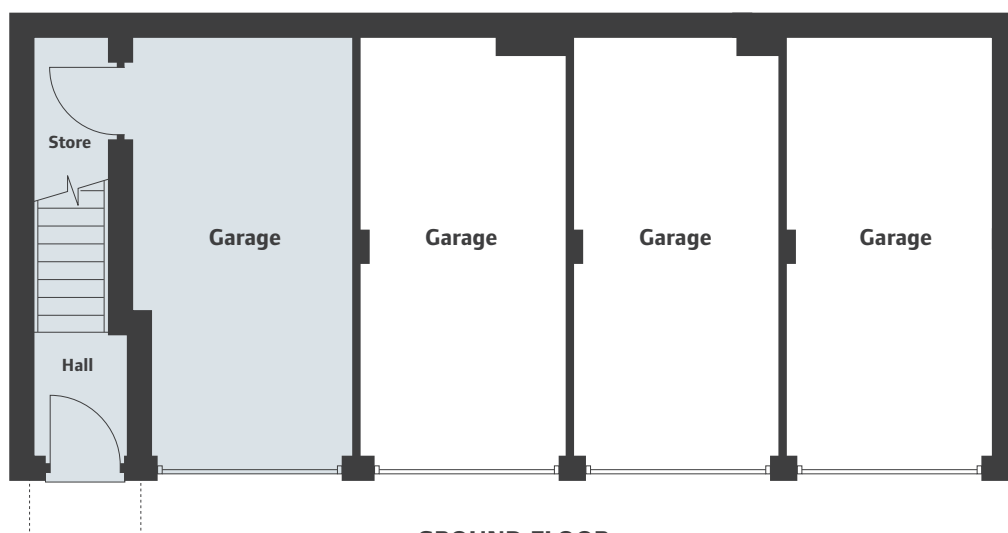
6.22 x 5.45m 20'5" x 17'11"

Master Bedroom

5.45 x 3.10m 17'11" x 10'2"

Bedroom 2

4.22 x 2.34m 13'10" x 7'8"



GROUND FLOOR

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The Acer 2 bedroom home

Homes 32, 33, 37*, 38*, 39*, 50, 51, 109† & 110

* Handed † Brick



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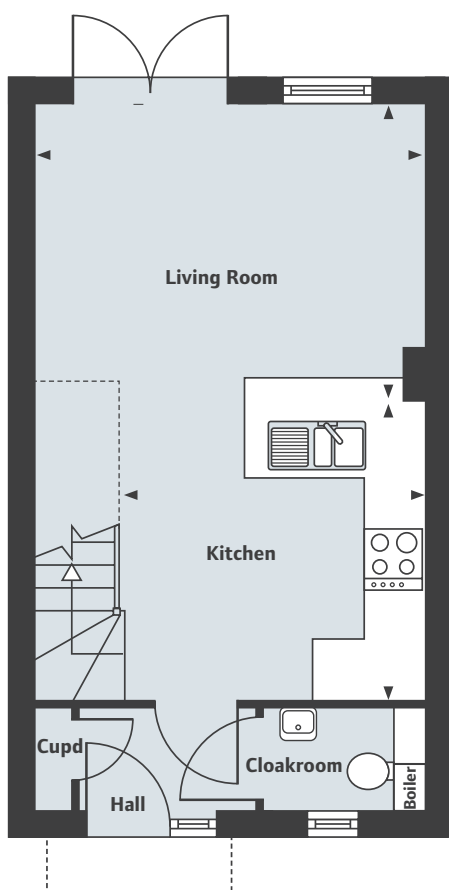
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The Acer 2 bedroom home

Homes 32, 33, 37*, 38*, 39*, 50, 51, 109† & 110

* Handed † Brick



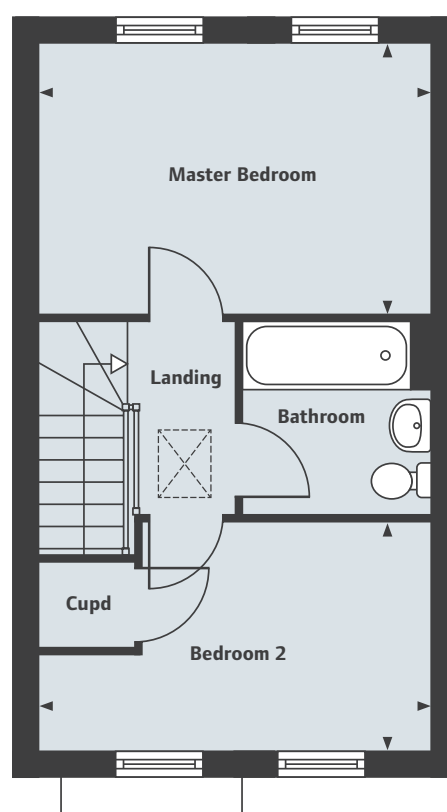
GROUND FLOOR

Living Room

4.04 x 2.76m 13'3" x 9'1"

Kitchen

3.27 x 3.02m 10'9" x 9'11"



FIRST FLOOR

Master Bedroom

4.04 x 2.69m 13'3" x 8'10"

Bedroom 2

4.04 x 2.30m 13'3" x 7'7"

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Meldon Fields

Okehampton • Devon

The Fern 3 bedroom home

Homes 47†, 52†*, 59 & 105*

* Handed † Render



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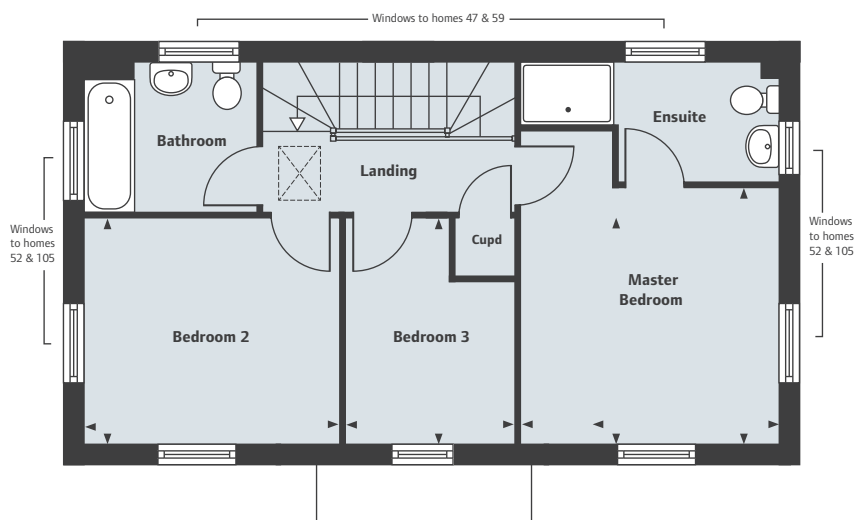
Meldon Fields

Okehampton • Devon

The Fern 3 bedroom home

Homes 47†, 52†*, 59 & 105*

* Handed † Render



FIRST FLOOR

FIRST FLOOR

Master Bedroom

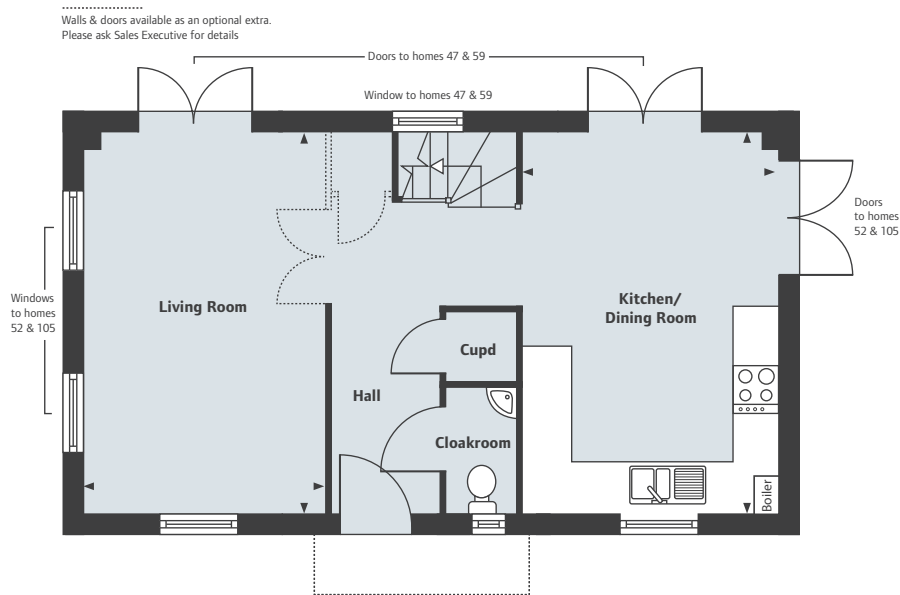
3.31 x 3.29m 10'10" x 10'10"

Bedroom 2

3.27 x 2.89m 10'9" x 9'6"

Bedroom 3

2.89 x 2.19m 9'6" x 7'2"



GROUND FLOOR

GROUND FLOOR

Living Room

4.92 x 3.13m 16'2" x 10'3"

Kitchen/Dining Room

4.92 x 3.31m 16'2" x 10'10"

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Linden
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Meldon Fields

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The Jasmine 3 bedroom home

Homes 27, 28*, 40, 41*, 48, 54*, 55*, 94†, 95 & 106†

* Handed † Brick



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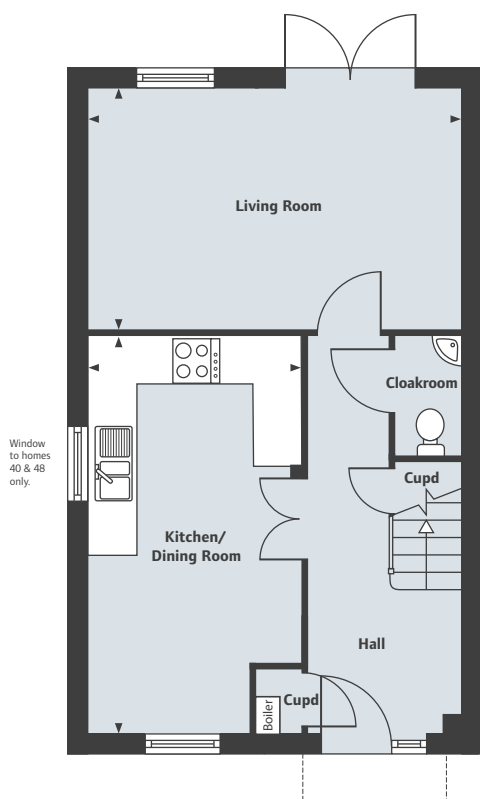
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The Jasmine 3 bedroom home

Homes 27, 28*, 40, 41*, 48, 54*, 55*, 94†, 95 & 106†

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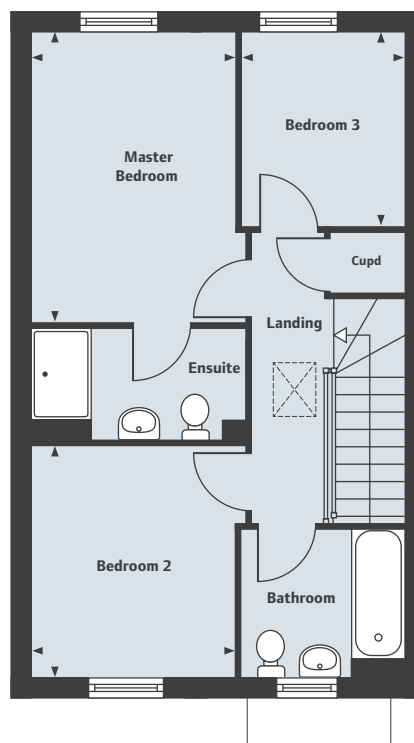
GROUND FLOOR

Living Room

4.94 x 3.16m 16'2" x 10'4"

Kitchen/Dining Room

5.20 x 2.79m 17'1" x 9'2"



FIRST FLOOR

Master Bedroom

3.91 x 2.69m 12'10" x 8'10"

Bedroom 2

3.05 x 2.69m 10'0" x 8'10"

Bedroom 3

2.56 x 2.15m 8'5" x 7'1"

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The Cherry 3 bedroom home

Homes 31, 34*, 35†*, 36†*, 96†, 97, 101†, 107†, 108† & 111†

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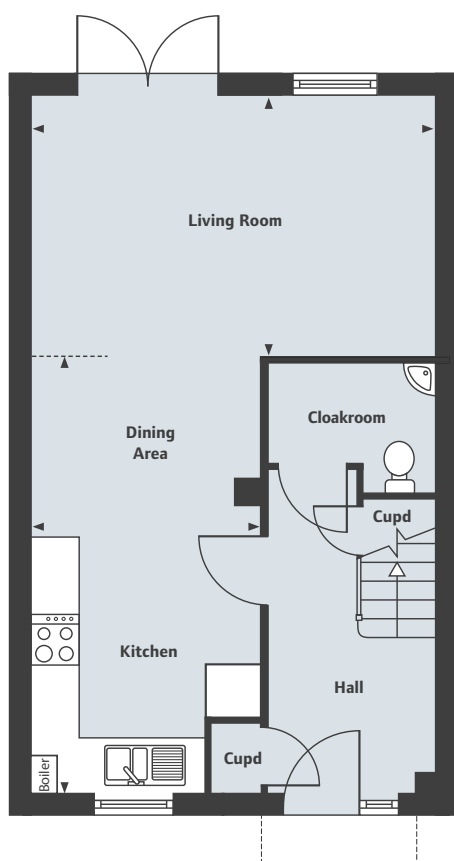
Meldon Fields

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The Cherry 3 bedroom home

Homes 31, 34*, 35†*, 36†*, 96†, 97, 101†, 107†, 108† & 111†

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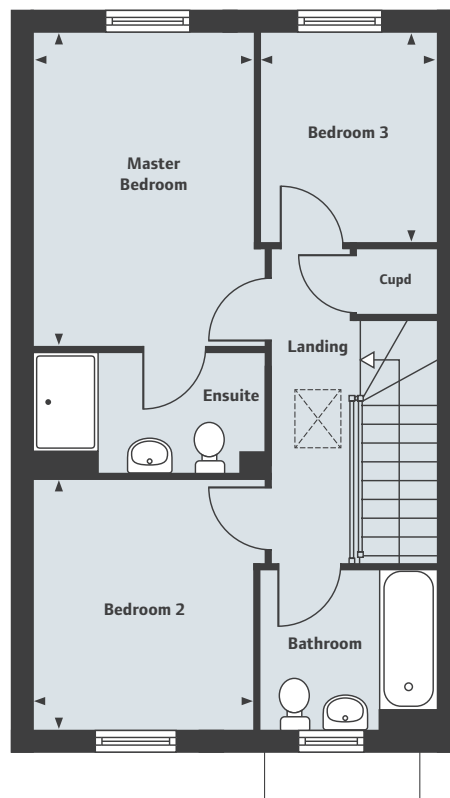
GROUND FLOOR

Living Room

4.94 x 3.17m 16'2" x 10'5"

Kitchen/Dining Area

5.30 x 2.79m 17'5" x 9'2"



FIRST FLOOR

Master Bedroom

3.91 x 2.69m 12'10" x 8'10"

Bedroom 2

3.05 x 2.69m 10'0" x 8'10"

Bedroom 3

2.56 x 2.15m 8'5" x 7'1"

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Meldon Fields

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The Tulip 4 bedroom home

Homes 29, 30*, 42*†, 43*, 44, 45, 46*, 49, 53, 99,
100, 102, 103*, 104, 112*, 329 †, 336 & 337*

* Handed † Brick



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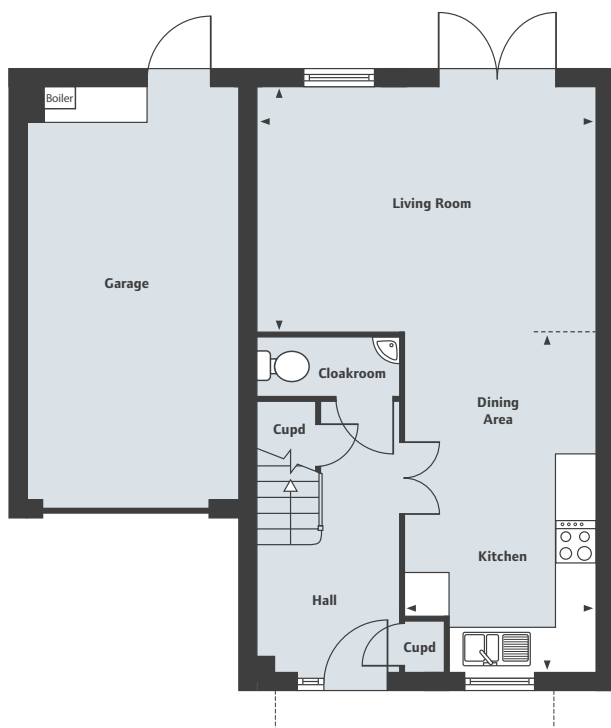
Meldon Fields

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The Tulip 4 bedroom home

Homes 29, 30*, 42*†, 43*, 44, 45, 46*, 49, 53, 99, 100, 102, 103*, 104, 112*, 329 †, 336 & 337*

* Handed † Brick



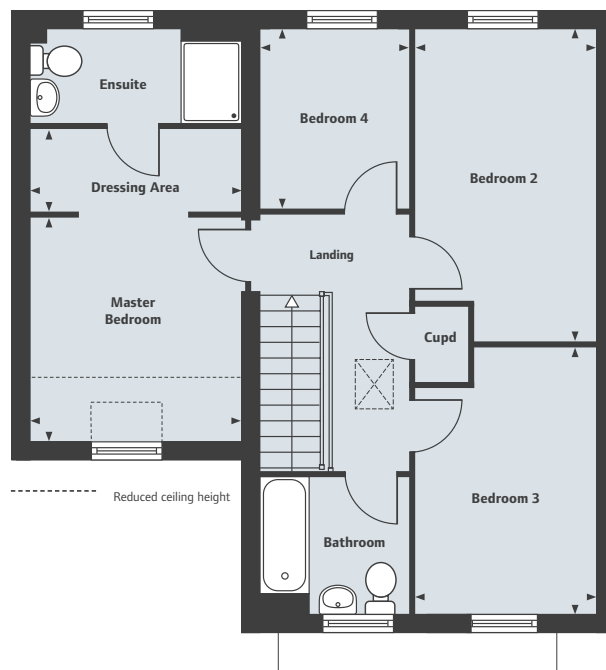
GROUND FLOOR

Living Room

4.92 x 4.56m 16'2" x 15'0"

Kitchen/Dining Area

4.97 x 2.78m 16'4" x 9'1"



FIRST FLOOR

Master Bedroom

3.25 x 3.00m 10'8" x 9'10"

Dressing Area

3.00 x 1.20m 9'10" x 3'11"

Bedroom 2

4.58 x 2.66m 15'0" x 8'9"

Bedroom 3

3.84 x 2.66m 12'7" x 8'9"

Bedroom 4

2.64 x 2.15m 8'8" x 7'1"

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The Rose & The Lily

1 & 2 bedroom homes

Homes 330 - 335



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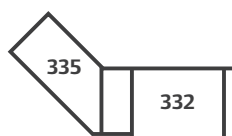

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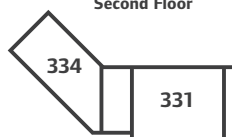
Okehampton • Devon

The Rose & The Lily 1 & 2 bedroom homes

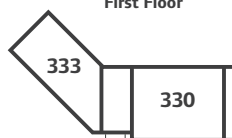
Homes 330 - 335



Second Floor



First Floor



Ground Floor

THE ROSE

Homes 333, 334 & 335

Living/Kitchen/Dining Area

4.85 x 4.52m 15'11" x 14'10"

Master Bedroom

4.38 x 3.37m 14'4" x 11'1"

THE LILY

Homes 330, 331 & 332

Living/Kitchen/Dining Area

6.27 x 4.36m 20'7" x 14'4"

Master Bedroom

3.59 x 2.89m 11'9" x 9'6"

Bedroom 2

2.56 x 2.11m 8'5" x 6'11"

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Specification

Kitchen

- Choice of contemporary styled kitchens
- Inset stainless steel single bowl sink and drainer
(Apartments & 2 bedroom homes only)
- Inset stainless steel 1.5 bowl sink and drainer
(3 & 4 bedroom homes only)
- Chrome mixer taps
- Stainless steel built in single oven (double oven to 4 bedroom homes)
- Stainless steel hob (ceramic glass hob in apartments)
- Stainless steel chimney extractor canopy
- Soft close doors and drawers

Bathroom

- Contemporary white sanitary ware
- Choice of ceramic wall tiles*
- Shaver point
- Low voltage extractor fan
- Steel bath with matching panel

En-suite

- Contemporary white sanitary ware
- Choice of ceramic wall tiles*
- Basin
- WC
- Shaver point
- Low voltage extractor fan
- Enclosed shower cubicle with shower and glazed screen

Interior finishes

- Oak effect internal doors
- Satin chrome style levers with matching hinges
- Smooth white ceilings
- White wood staircase with solid oak handrail



Electrical

- White electrical fittings throughout
(Brushed stainless steel to kitchen & living room in 4 bedroom homes only)
- TV points to living room and master bedroom
- BT points to hall, living room and smallest bedroom

Peace of Mind

- Mains smoke detector with battery back-up to hall and landings
- 10 year NHBC warranty. 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

Personal Optional Extras

When it comes to choice, Linden Homes' philosophy is clear, you can never have too much. We also appreciate that making the choices for your new home is an important decision and one that should be made over time and in comfort.

Optional extras include:

- Additional ceramic tiling*
- Additional power point/TV/BT sockets*
- Integrated or freestanding appliances*
- Fitted wardrobes*

*Subject to stage of construction.

Ask Sales Executive for details on specific homes.

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.



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Development layout

The Primrose
2 bedroom coach house
Home 98

The Acer
2 bedroom home
Homes 109 & 110

The Fern
3 bedroom home
Home 105

The Jasmine
3 bedroom home
Homes 94, 95 & 106

The Cherry
3 bedroom home
Homes 96, 97, 101, 107, 108 & 111

The Tulip
4 bedroom home
Homes 99, 100, 102, 103, 104, 112, 336 & 337

* Registered Provider Homes

VP = Visitor Parking



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. White areas within plot boundaries may indicate patio area or other detail which is too small to illustrate on this plan. Please consult the Sales Executive for more information/detailed layouts.

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