



CAMOMILE LAWN  
T O T N E S

Perfectly placed on the eastern side of the River Dart featuring a stunning range of 2, 3, 4 & 5 bedroom homes set in an idyllic location, close to the heart of Totnes.

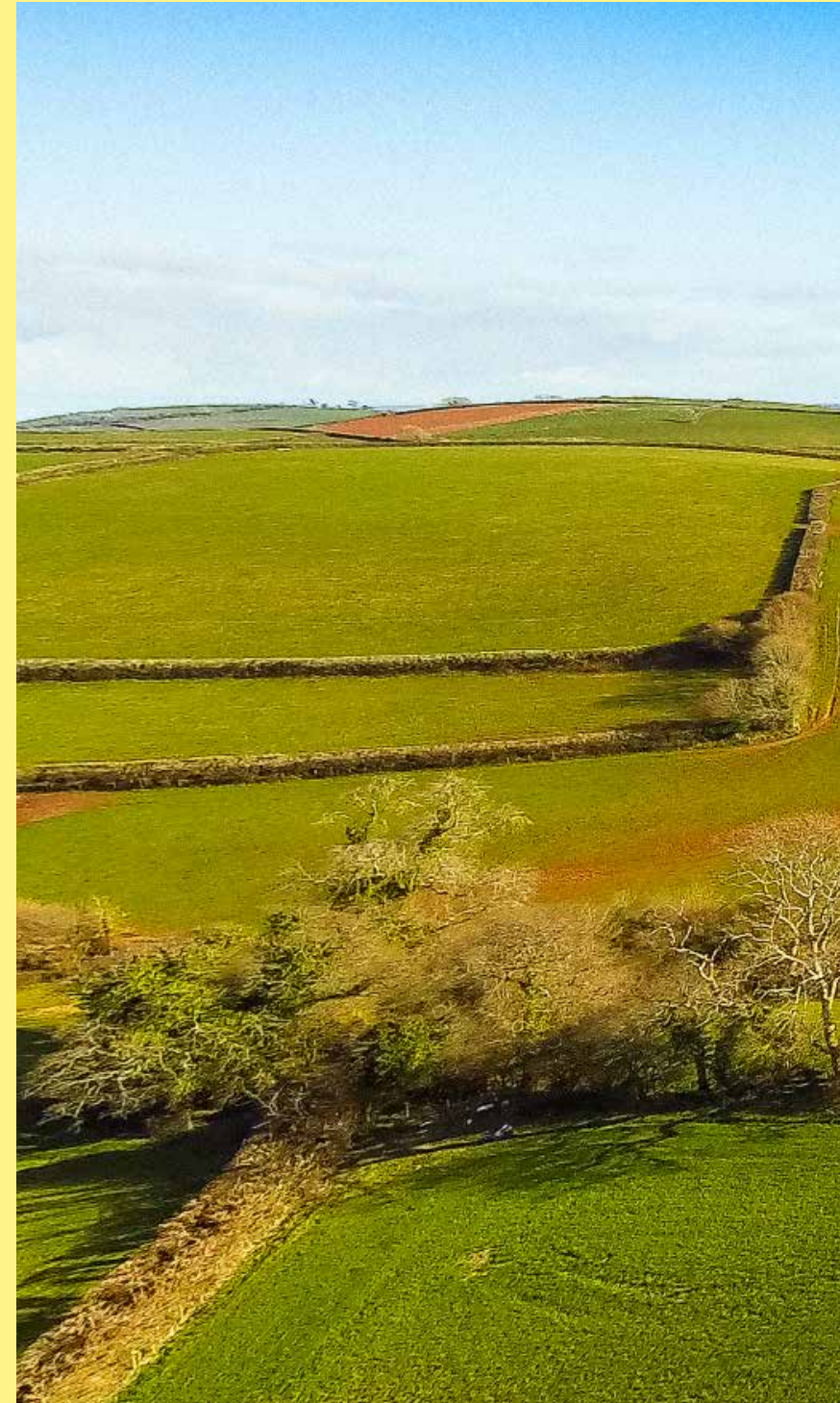


# So much beauty on your doorstep



Set within a fantastic Area of Outstanding Natural Beauty, this is the perfect setting.

Attractive, stylish and perfectly complementing their surroundings, these superb new homes offer thoughtfully designed accommodation for the discerning buyer. Stunning kitchens and contemporary bathrooms, a great specification, high quality fittings and excellent energy efficiency.



Views over the River Dart.



# A perfect setting

Perfectly placed between Steamer Quay Road and Weston Lane, on the eastern side of the river, Camomile Lawn features a fine range of 2, 3, 4 and 5 bedroom homes, within a beautiful countryside location, close to the heart of town.



Time to unwind and relax.

Set within a fine landscape of lush river valleys and rolling hills, Totnes has a remarkable history extending beyond Saxon times. Overlooked by an imposing Norman castle and with a wealth of historic buildings, there are few English towns where the shape of the original borough, set out some 1000 years ago, can still be seen so clearly.

Today, Totnes is a thriving, cosmopolitan town, with good schools, great facilities and a reputation for its lively and diverse community. Home of the Transition Town movement and famous for issuing its own currency, the Totnes Pound, the town is well known for its alternative vibe.

As a historic market town and the centre of trade and culture for the surrounding area, an extraordinary range of shopping and leisure facilities are available. Local produce is to be found at every turn and there are plenty of tempting places to eat and drink, including cafés, tea rooms, traditional pubs, bars and restaurants. With an emphasis on the arts, you'll also find a vast programme of events and activities throughout the year.



Time to shop.



Time to enjoy Devon.

Camomile Lawn is perfectly placed for walks by the river, enjoying its abundant wildlife, or simply relaxing at a riverside inn. Seaside resorts and a choice of beautiful beaches are also within easy reach. The South Devon coast and river inlets are bliss for those that love the water and water-borne activities, but inland, the countryside is equally rewarding. Here, this rich and inspiring landscape offers picturesque villages and a host of attractions, including a steam railway, nature and wildlife reserves, country houses, gardens, castles and heritage sites. The vast expanse of Dartmoor National Park is only 7 miles away and offers further opportunities for outdoor fun and family days out.



View of Totnes.

- **The Richardson**  
 2 bedroom home  
 Homes 29 & 30
- **The Crispin**  
 2 bedroom home  
 Homes 74, 87, 88, 89, 90, 96, & 97
- **The Ogwell**  
 3 bedroom home  
 Homes 2, 3, 8, 41, 42, 43 & 44
- **The Christie**  
 3 bedroom home  
 Homes 4, 5, 6, 7, 15, 16, 17, 94, 95, 98 & 99
- **The Bingham**  
 3 bedroom home  
 Homes 12, 31, 32, 33, 34, 35, 36, 37 & 38
- **The Ashe**  
 3 bedroom home  
 Homes 91 & 92
- **The Ashe 2**  
 3 bedroom home  
 Home 93
- **The Kingsley**  
 4 bedroom home  
 Homes 9, 10, 11, 13, 14, 18, 21 & 22
- **The Hamilton**  
 4 bedroom home  
 Homes 23, 24, 25, 26, 27 & 28
- **The Mansfield**  
 4 bedroom home  
 Homes 39 & 40
- **The Ellwood**  
 5 bedroom home  
 Homes 1, 19, 20 & 100



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.



A beautiful collection of 2, 3, 4 and 5 bedroom homes set within a picturesque development overlooking the scenic South Devon town Totnes. The homes have been designed to complement the local landscape and architecture. These stunning homes feature generous living space, stylish fitted kitchens and allocated parking space or garage. The development also benefits from public open spaces and allotments. Totnes is the perfect location for first time buyers, families looking for more space or if you're looking to downsize your current home.



Neighbouring countryside.

National Strength,  
Locally Delivered



Award winning homes  
in the best locations





**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](http://nhmh.co.uk)  
or call **01206 715 415**

River Dart leading to Steamer Quay.





Postcode for Satellite Navigation: **TQ9 5UN**

Such an idyllic location is made even better by excellent transport links. The A385, for journeys east to the English Riviera, is under a mile away and also links with the A38 for journeys south west to Plymouth and north east to Exeter. Totnes railway station is just over a mile from Camomile Lawn, from where there are direct services to Plymouth, Exeter and London. The nearest airport is in Exeter, ferries to France and Spain operate from Plymouth and there are seasonal pleasure boat trips down the river to Dartmouth.

## How to find us

### From the A385 westbound

Leave the A385 (Bridgetown Hill) by turning left onto Bridgetown, signposted Steamer Quay. Just before the bridge turn left onto Seymour Road and then take the 3rd turning right onto Weston Lane. Continue on this road for 0.3 miles and the entrance to Camomile Lawn is on your right.

### From the A385 eastbound

Leave the A385 (Station Road) by taking the 3rd exit at the roundabout onto Coronation Road, signposted Town Centre. At the next mini-roundabout take the 1st exit onto Bridgetown. After crossing the bridge, turn right onto Seymour Road and then take the 3rd turning right onto Weston Lane. Continue on this road for 0.3 miles and the entrance to Camomile Lawn is on your right.



Camomile Lawn, Totnes TQ9 5UN.

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## The Crispin

### Two bedroom home

Homes 74, 75, 87†, 88, 89, 90, 96 & 97

The Crispin is a really spacious home featuring a stylish kitchen/dining room and separate living room. There are 2 double bedrooms, a bathroom and an allocated parking space.

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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# The Crispin

## Two bedroom home

Homes 74, 75, 87†, 88, 89, 90, 96 & 97



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### GROUND FLOOR

#### Living Room\*

4515 x 2518mm 14'10" x 8'3"

#### Kitchen/Dining Room\*\*

4809 x 2594mm 15'9" x 8'6"

4515 x 2614mm 14'10" x 8'3" (Home 87)

### FIRST FLOOR

#### Master Bedroom

4515 x 2614mm 14'10" x 8'7"

#### Bedroom 2

4515 x 2518mm 14'10" x 8'3"

4515 x 2516mm 14'10" x 8'3" (Home 87)

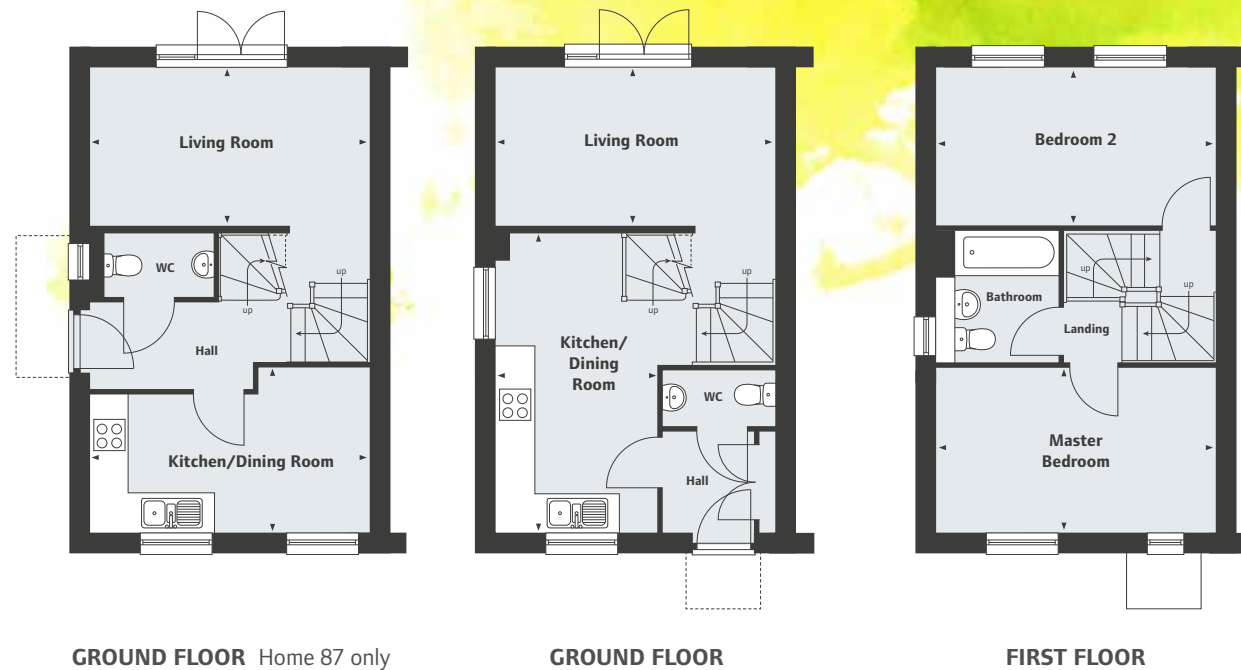
† Home 87 has a different Ground Floor layout.

Please ask Sales Executive for details.

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\*\* Please ask to see separate kitchen layouts.

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GROUND FLOOR Home 87 only

GROUND FLOOR

FIRST FLOOR

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## The Ellwood

### Five bedroom home

Homes 1, 19, 20, 47, 48, 62, 63 & 100

The Ellwood is an impressive detached 5 bedroom home on 3 floors, offering a spacious kitchen/breakfast room, separate dining room and through living room. The master bedroom has a dressing room and en-suite, while each home has a single or double garage.

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# The Ellwood

## Five bedroom home

Homes 1, 19, 20, 47, 48, 62, 63 & 100



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### GROUND FLOOR

#### Living Room\*

6576 x 3415mm 21'7" x 11'2"

#### Dining Room\*

3461 x 3060mm 11'4" x 10'0"

#### Kitchen\*/Breakfast Room

5340 x 4130mm 17'6" x 13'7"

### FIRST FLOOR

#### Bedroom 3

5145 x 3055mm 16'11" x 10'0"

#### Bedroom 4

3605 x 3183mm 11'10" x 10'5"

#### Bedroom 5\*

4105 x 3415mm 13'6" x 11'2"

### SECOND FLOOR

#### Master Bedroom

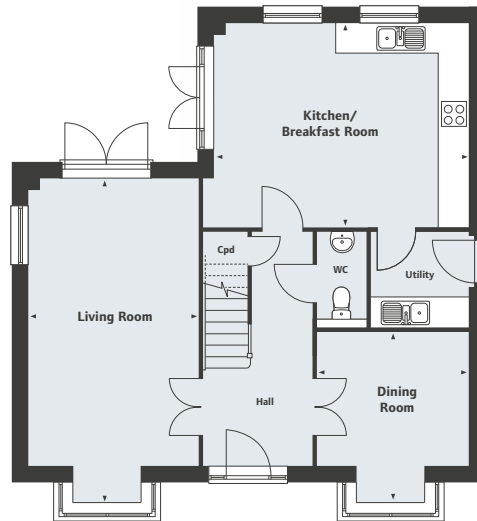
4181 x 4170mm 13'9" x 13'8"

#### Dressing Room

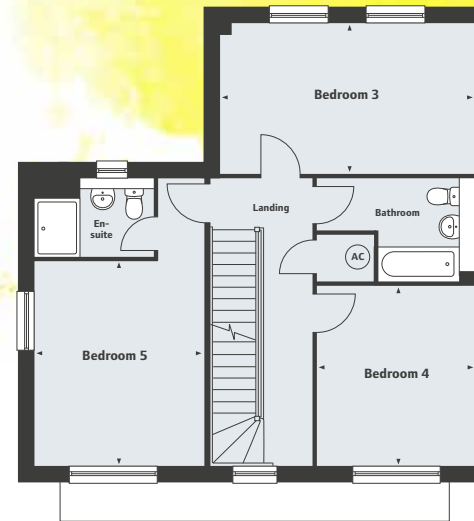
2555 x 1678mm 8'5" x 5'6"

#### Bedroom 2

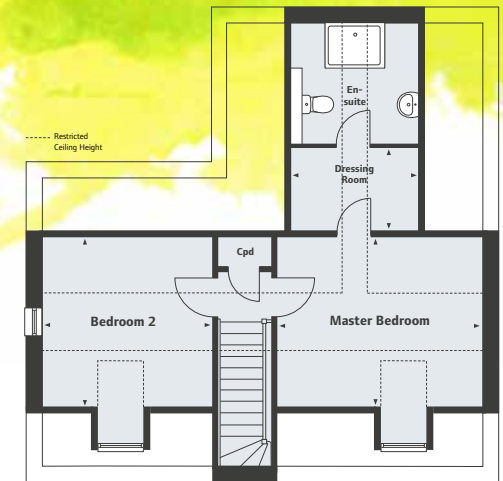
4170 x 3458mm 13'8" x 11'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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\* Please ask to see separate kitchen layouts.

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## The Christie

### Three bedroom home

Homes 4, 5, 6, 7, 15, 16, 17, 53, 54, 55, 56,  
94, 95, 98 & 99

The Christie is a 3 bedroom semi-detached or link-detached home featuring split-level kitchen/dining and living areas. Upstairs the master bedroom has an en-suite and each home has a garage.

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# The Christie

## Three bedroom home

Homes 4, 5, 6, 7, 15, 16, 17, 53, 54, 55, 56, 94, 95, 98 & 99



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### GROUND FLOOR

#### Living Area\*

4780 x 4094mm 15'8" x 13'5"

#### Kitchen/Dining Area\*\*

4696 x 3625mm 15'5" x 11'10"

### FIRST FLOOR

#### Master Bedroom

3797 x 2521mm 12'6" x 8'3"

#### Bedroom 2

3663 x 2521mm 12'0" x 8'3"

#### Bedroom 3\*

3258 x 2164mm 10'8" x 7'1"

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GROUND FLOOR

FIRST FLOOR

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## The Ogwell Three bedroom home

Homes 2, 3 & 8

The Ogwell is an attractive 3 storey, 3 bedroom home with a good sized living room, separate kitchen/dining room with balcony, and master bedroom with en-suite. A utility area and storage facility are located to the rear of the integral garage.

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# The Ogwell

## Three bedroom home

Homes 2, 3 & 8



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### FIRST FLOOR

#### Living Room\*

5179 x 3728mm 17'0" x 12'3"

#### Kitchen\*/Dining Room

4638 x 3021mm 15'3" x 9'11"

### SECOND FLOOR

#### Master Bedroom

3753 x 3022mm 12'4" x 9'11"

#### Bedroom 2

3318 x 3022mm 10'11" x 9'11"

#### Bedroom 3

2671 x 2062mm 8'9" x 6'9"

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

\*Please ask to see separate kitchen layouts.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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## The Ogwell 2

### Three bedroom home

Homes 41, 42, 43, 44, 46, 64, 65, 66,  
67, 68, 69, 70, 71 & 72

The Ogwell is an attractive 3 storey, 3 bedroom home with a good sized open plan living room and kitchen/dining/family room with balcony. Upstairs, the master bedroom features an en-suite. A utility area and storage facility are located to the rear of the integral garage.

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# The Ogwell 2

## Three bedroom home

Homes 41, 42, 43, 44, 46, 64, 65, 66, 67, 68, 69, 70, 71 & 72



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### FIRST FLOOR

#### Living Room\*

5179 x 2285mm 17'0" x 7'6"

#### Kitchen\*/Dining Room

6176 x 3021mm 20'3" x 9'11"

#### Family Room

2158 x 2132mm 7'1" x 7'0"

### SECOND FLOOR

#### Master Bedroom

3316 x 3022mm 10'11" x 9'11"

#### Bedroom 2

3755 x 3022mm 12'4" x 9'11"

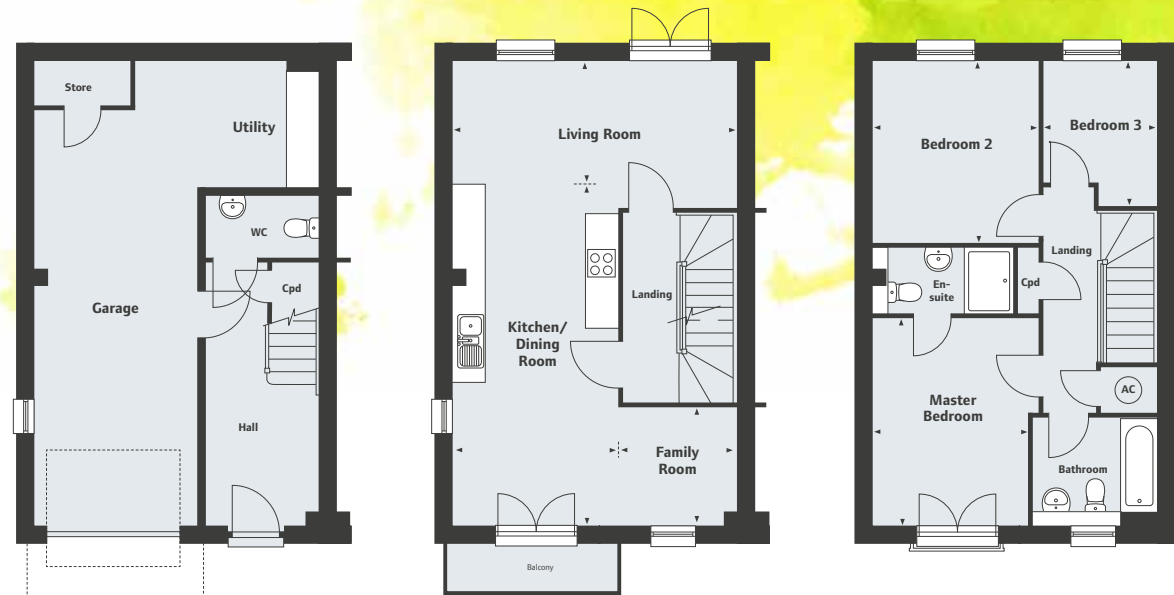
#### Bedroom 3

2671 x 2062mm 8'9" x 6'9"

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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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## The Ashe

### Three bedroom home

Homes 91 & 92

The Ashe is a 3 storey, 3 bedroom link-detached home with spacious open plan kitchen and dining room, cloaks on 2 floors, large separate living room and en-suite to master bedroom. There is a spacious store under the attached garage.

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# The Ashe

## Three bedroom home

Homes 91 & 92



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### LOWER GROUND FLOOR

#### Kitchen/Dining Room\*\*

7092 x 4825mm 23'3" x 15'10"

#### Store

5190 x 2987mm 17'0" x 9'10"

### GROUND FLOOR

#### Living Room

4825 x 3569mm 15'10" x 11'9"

#### Bedroom 3

3400 x 2350mm 11'2" x 7'9"

### FIRST FLOOR

#### Master Bedroom\*

4825 x 3082mm 15'10" x 10'1"

#### Bedroom 2

3565 x 2598mm 11'8" x 8'6"

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**Linden**  
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## The Ashe 2

### Three bedroom home

Home 93

The Ashe 2 is a 3 storey, 3 bedroom link-detached home with spacious open plan kitchen/dining room, adjoining family room and large living room. There is an en-suite to the master bedroom and each home has an attached garage.

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# The Ashe 2

## Three bedroom home

Homes 93



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### LOWER GROUND FLOOR

#### Kitchen/Dining Room\*\*

7292 x 4825mm 23'11" x 15'10"

#### Family Room

5190 x 2987mm 17'0" x 9'10"

### GROUND FLOOR

#### Living Room

4825 x 3479mm 15'10" x 11'5"

#### Bedroom 3

3000 x 2453mm 9'10" x 8'1"

### FIRST FLOOR

#### Master Bedroom\*

4825 x 3082mm 15'10" x 10'1"

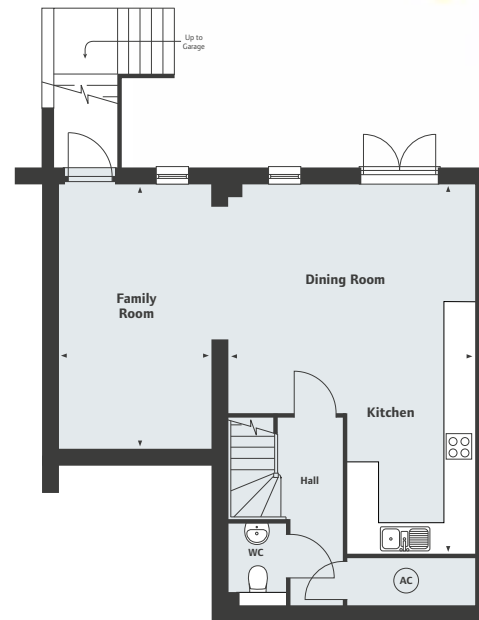
#### Bedroom 2

3479 x 2598mm 11'5" x 8'6"

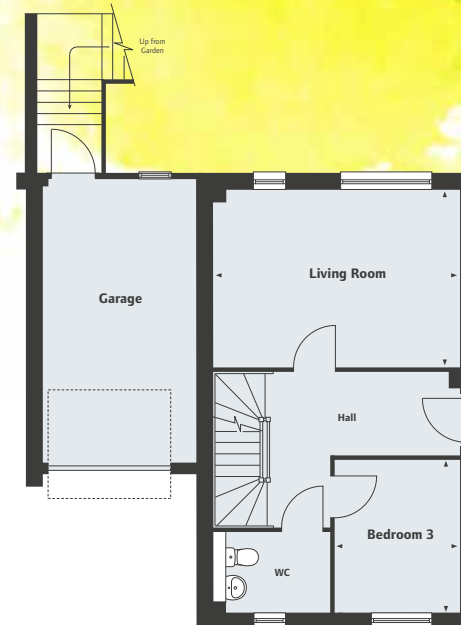
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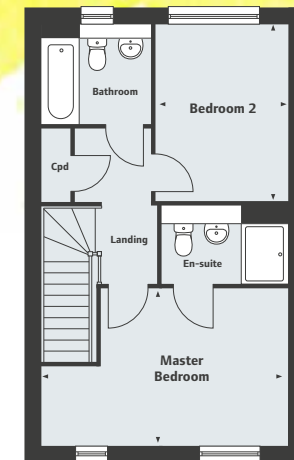
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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## The Bingham

### Three bedroom home

Homes 12, 31, 32, 33, 34, 35, 36, 37 & 38

The Bingham is a semi-detached 3 bedroom home with split-level kitchen/dining room and separate living room. Upstairs the master bedroom features an en-suite and each home has an attached garage.

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# The Bingham

## Three bedroom home

Homes 12, 31, 32, 33, 34, 35, 36, 37 & 38



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### GROUND FLOOR

#### Living Room\*

4895 x 3265mm 16'1" x 10'9"

#### Kitchen/Dining Room\*\*

5050 x 2610mm 16'7" x 8'7"

### FIRST FLOOR

#### Master Bedroom\*

3767 x 2610mm 12'4" x 8'7"

#### Bedroom 2

3295 x 2809mm 10'10" x 9'3"

#### Bedroom 3

2837 x 2190mm 9'4" x 7'2"

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GROUND FLOOR

FIRST FLOOR

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## The Hamilton

### Four bedroom home

Homes 23, 24, 25, 26, 27, 28, 49, 50, 51, 52,  
57, 58, 59, 60 & 61

The Hamilton is a detached 4 bedroom home, thoughtfully designed on 3 levels, with an open plan kitchen, spacious living room and separate dining room. 2 bedrooms have dressing rooms and a shared en-suite. Each home has a balcony and garage.

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# The Hamilton

## Four bedroom home

Homes 23, 24, 25, 26, 27, 28, 49, 50, 51, 52, 57, 58, 59, 60 & 61



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### LOWER GROUND FLOOR

#### Master Bedroom

6061 x 3035mm 19'11" x 9'11"

#### Bedroom 2\*

6060 x 2782mm 19'11" x 9'2"

### GROUND FLOOR

#### Bedroom 3\*

3485 x 3310mm 11'5" x 10'10"

#### Bedroom 4\*

4851 x 2550mm 15'11" x 8'4"

### FIRST FLOOR

#### Living Room\*

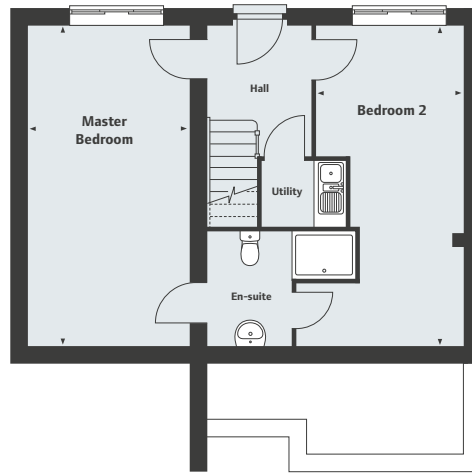
5052 x 4851mm 16'7" x 15'11"

#### Dining Room

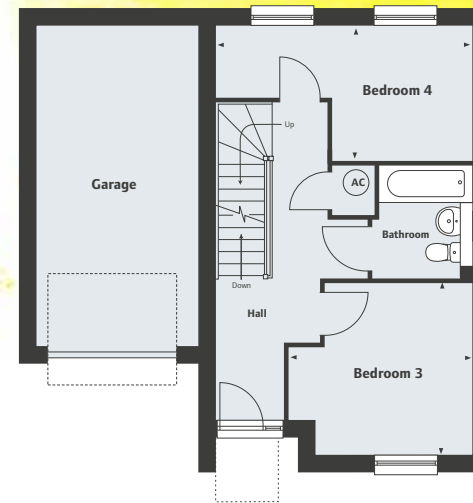
3315 x 2951mm 10'11" x 9'8"

#### Kitchen\*

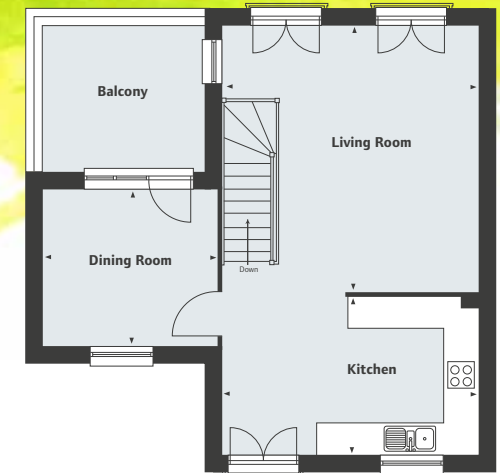
4851 x 3002mm 15'11" x 9'10"



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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## The Kingsley

### Four bedroom home

Homes 9, 10, 11, 13, 14, 18, 21 & 22

The Kingsley is a detached 4 bedroom home featuring a spacious kitchen/ dining room and through living room. Upstairs, the master bedroom has an en-suite and each home has a garage.

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Newton Abbot, Devon  
TQ12 5YZ

**Linden**  
HOMES

# The Kingsley

## Four bedroom home

Homes 9, 10, 11, 13, 14, 18, 21 & 22



CAMOMILE LAWN  
T O T N E S

### GROUND FLOOR

#### Living Room\*

6775 x 4450mm 22'3" x 14'7"

#### Kitchen\*\*

3060 x 1795mm 10'0" x 5'11"

#### Dining Room\*\*

3715 x 2930mm 12'2" x 9'7"

### FIRST FLOOR

#### Master Bedroom

3887 x 3410mm 12'9" x 11'2"

#### Bedroom 2\*

4480 x 3472mm 14'8" x 11'5"

#### Bedroom 3\*

3207 x 2595mm 10'6" x 8'6"

#### Bedroom 4\*

3345 x 2799mm 11'0" x 9'2"

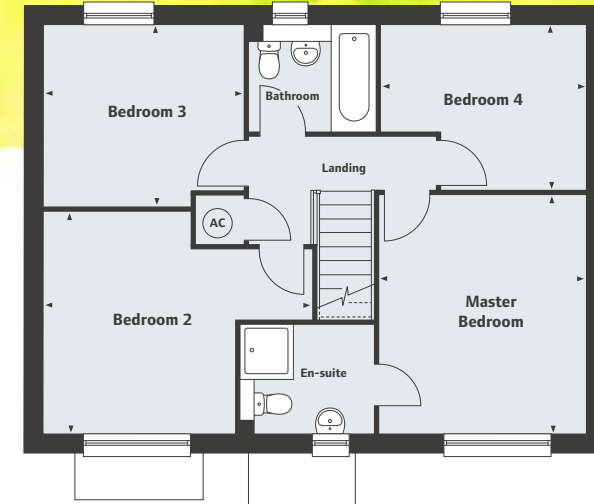
\* Denotes irregularly shaped room, refer to floor plans for details.

\*\* Please ask to see separate kitchen layouts.

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.



GROUND FLOOR



FIRST FLOOR

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# Specification

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.



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# Specification

## KITCHENS

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Fully fitted kitchen with laminate worktops and upstand	●	●	●	●
Stainless steel splashback behind hob	●	●	●	●
Inset 1½ bowl stainless steel sink	●	●	●	●
Stainless steel gas hob	●	●	●	●
Stainless steel single oven	●	●		
Stainless steel double oven			●	●
Chimney style extractor hood	●	●	●	●
Integrated fridge/freezer		●	●	●
Integrated dishwasher			●	●
Elka laminate flooring to kitchen, kitchen/dining and utilities	●	●	●	●

## BATHROOMS, CLOAKROOMS & EN-SUITES

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Roca white sanitaryware with contemporary chrome fittings	●	●	●	●
Thermostatic shower with clear glass enclosure and silver frame to en-suite	●	●	●	●
White heated towel rail to bathroom and en-suite			●	●
Full height wall tiling to shower areas	●	●	●	●
Half height tiling to walls around bath and where sanitaryware is fitted	●	●	●	●

## INTERNAL FINISHES

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Light oak veneered effect flush doors with contemporary chrome door furniture	●	●	●	●
Timeless white emulsion walls and smooth white ceilings	●	●	●	●
White gloss woodwork	●	●	●	●

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.

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## ELECTRICAL AND LIGHTING

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
TV point in living room and master bedroom	●	●	●	●
Telephone point in living room, hall and study or smallest bedroom	●	●	●	●
Shaver socket to bathroom and en-suite	●	●	●	●
Spotlight track to kitchen	●	●	●	●
Multigrid appliance switching to kitchen	●	●	●	●
Contemporary low energy external light to front door area	●	●	●	●
Power and lighting to garages within curtilage of plot	●	●	●	●

## HEATING

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Gas fired condensing boiler feeding radiators	●	●	●	●
White towel rail radiator to bathroom and en-suite			●	●

## GENERAL

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
uPVC Double glazed windows	●	●	●	●
Steel IG external doorsets with multipoint locking system	●	●	●	●
Turfed rear gardens and external tap	●	●	●	●
Rear garden boundary fences (as applicable)	●	●	●	●

## 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.

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