



The Spinneys Cawston

A superb new collection of 3, 4 & 5 bedroom homes.

Surrounded by the wonderful Warwickshire countryside, The Spinneys offers wonderful new homes that are perfect for growing and larger families in a charming village location.

Cawston is home to the essentials you need. Grocery shopping is simple, with two food stores to choose from. There is a popular community centre, where you will find exercise and dance classes, plus Scouts and Guides groups. For when you want to get out in the fresh air, Cawston Spinney is where you can enjoy pleasant woodland walks.

Choosing The Spinneys means you are just 2 miles away from Rugby, with its great range of high street shops, places to eat and entertainment and leisure options.

For commuters, the M45, M6 and M1 are all within easy reach, as well as Rugby station for regular services to Birmingham New Street and London Euston. The train service to Coventry is only 10 minutes and departs approximately every 15 minutes.

The Spinneys

Cawston CV22 7RY | 01788 851 097

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Linden
HOMES



The Wyatt 3 bedroom home

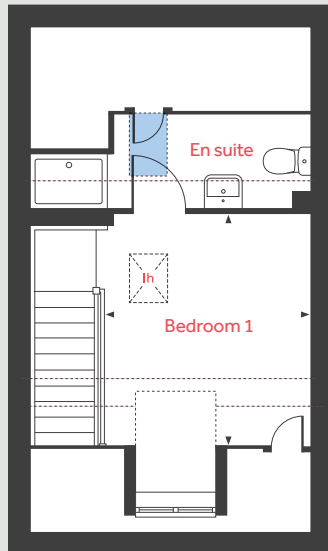
The Spinneys

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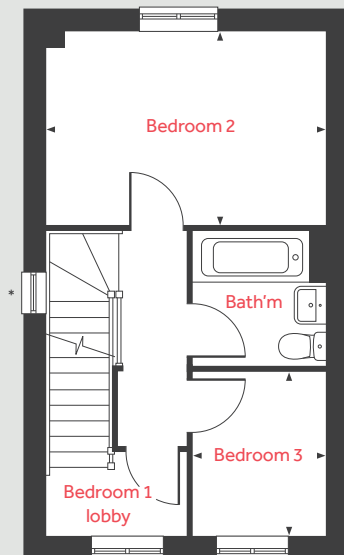
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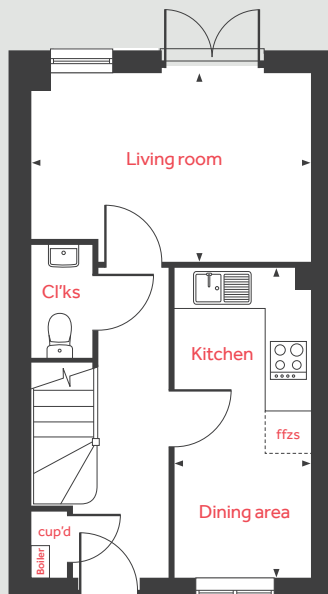
Second floor



First floor



Ground floor



The Wyatt

3 bedroom home

Ground floor

Living room

4.08m x 2.75m 13'4" x 9'0"

Kitchen / dining area

4.56m x 2.01m 15'0" x 6'7"

First floor

Bedroom 2

4.08m x 2.84m 13'4" x 9'4"

Bedroom 3

2.41m x 1.93m 7'11" x 6'4"

Second floor

Bedroom 1

3.42m x 3.02m 11'3" x 9'11"

lh	loft hatch	■	velux window
cup'd	cupboard	◀ ▶	measuring points
ffzs	space for fridge freezer	- - -	reduced ceiling height

Please note, floorplans 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. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. 1402128/February 2021.

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*Window to specific plots only.



The Goodridge 4 bedroom home

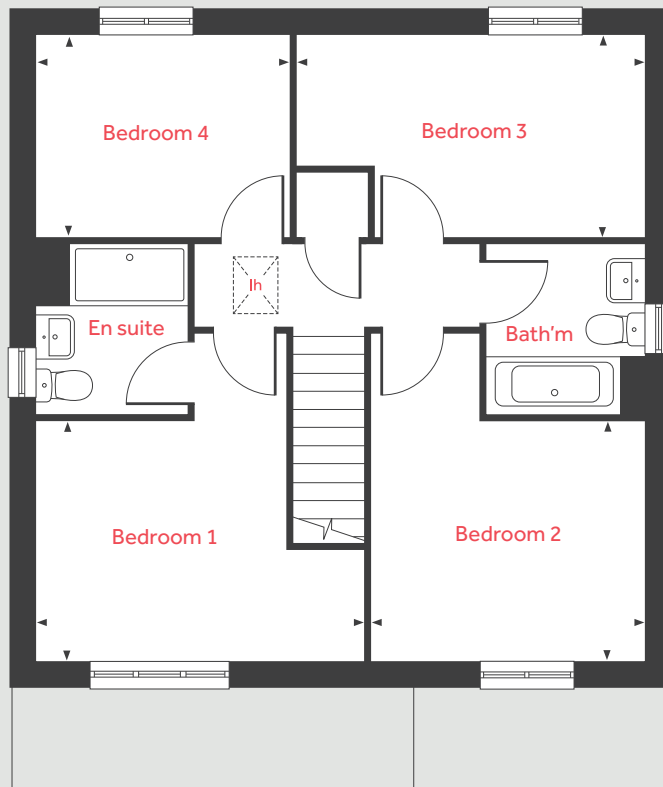
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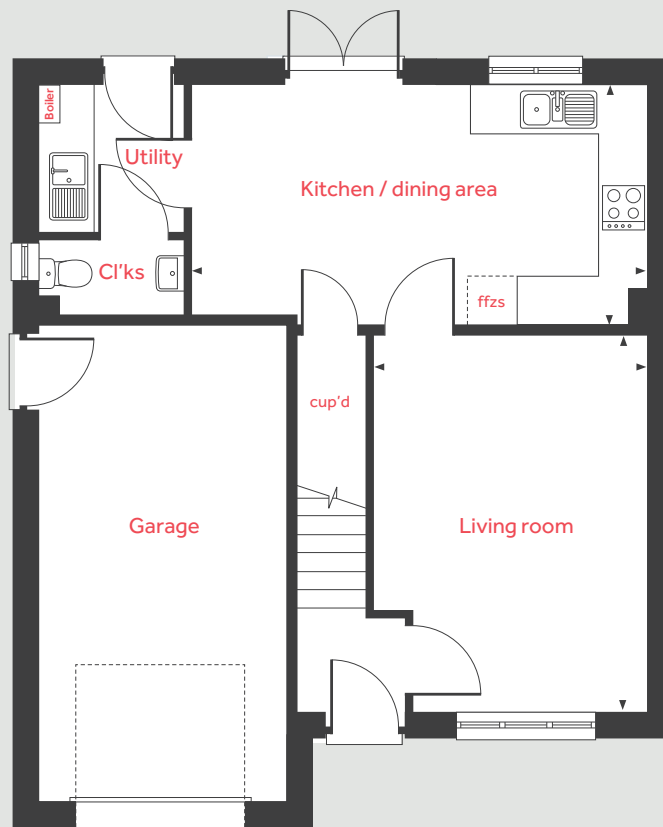
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First floor



Ground floor



The Goodridge

4 bedroom home

Ground floor

Living room

4.74m x 3.48m 15'7" x 11'5"

Kitchen / dining area

5.72m x 2.97m 18'9" x 9'8"

First floor

Bedroom 1

4.07m x 3.00m 13'4" x 9'10"

Bedroom 2

3.47m x 3.00m 11'3" x 9'10"

Bedroom 3

4.36m x 2.50m 14'4" x 8'2"

Bedroom 4

3.18m x 2.50m 10'5" x 8'2"

LH loft hatch measuring points
ffzs space for fridge freezer

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NEW DIMS REQUIRED FOR KITCHEN DINING AREA AND LIVING ROOM.
ALSO WE CANNOT CHANGE THE LABEL FOR FRIDGE FREEZER

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The Eveleigh

3 bedroom home

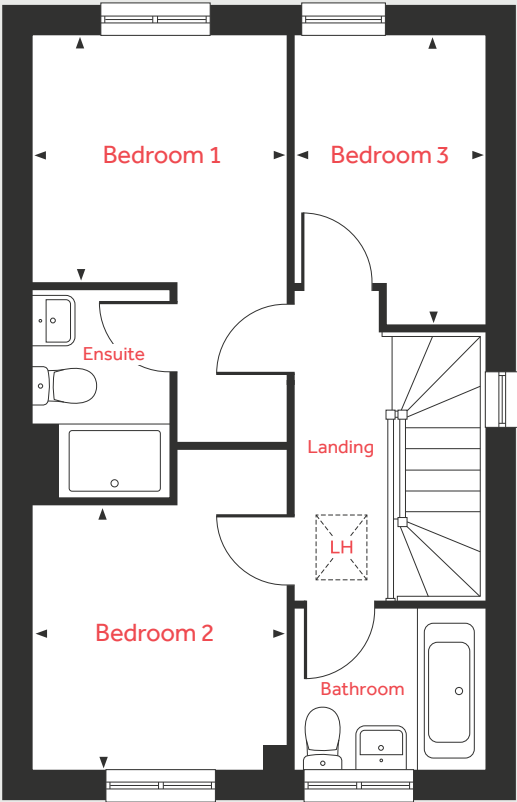
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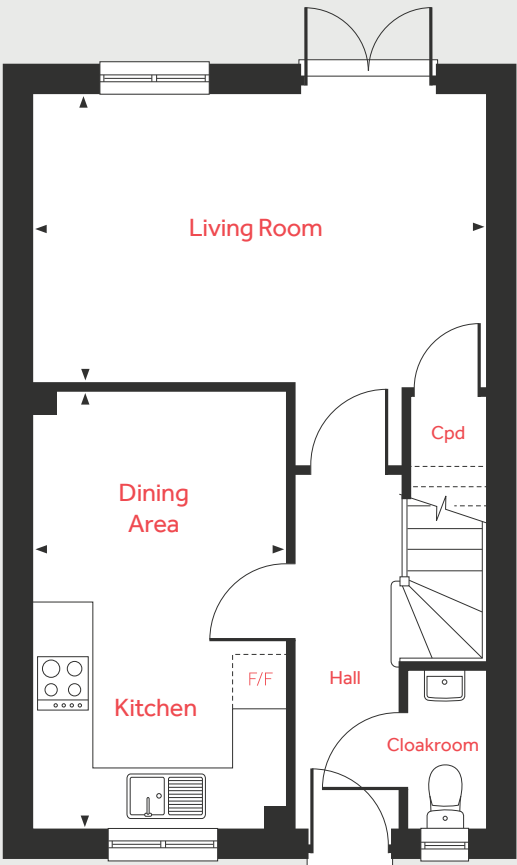
Linden
HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
VWM06	THE SPINNEYS HOUSETYPE INSERTS	1	4	17/11/2020	A4P
DESIGNER	Org A/W A/W AMENDS			C:	DATE:
-	DS DS, KG, TM, KG				

First Floor



Ground Floor



*Window to homes 101 and 106 only.

The Eveleigh

3 bedroom home

Ground Floor

Living Room	4.98m x 3.20m	16'4" x 10'6"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

First Floor

Bedroom 1	2.78m x 2.72m	9'1" x 8'11"
Bedroom 2	2.90m x 2.78m	9'6" x 9'1"
Bedroom 3	3.20m x 2.12m	10'6" x 6'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Lutyens

5 bedroom home

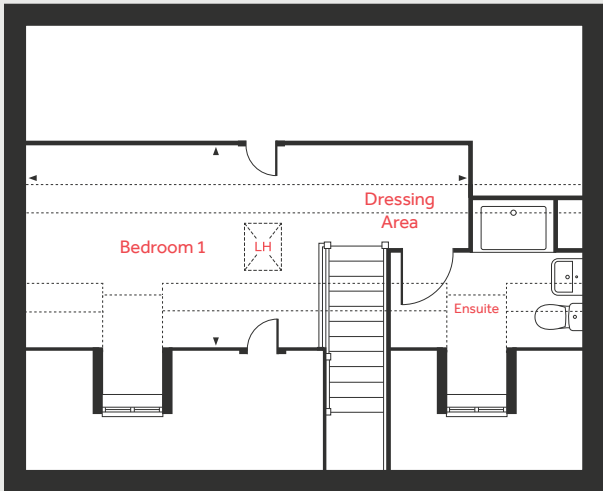
The Spinneys

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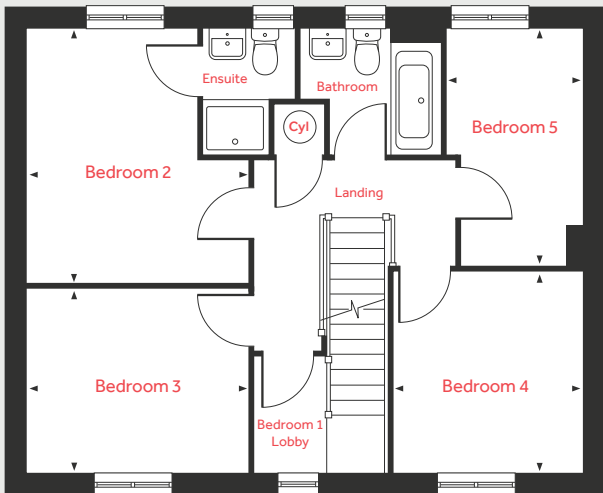
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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-	DS DS, KG, TM, KG			C:	DATE:

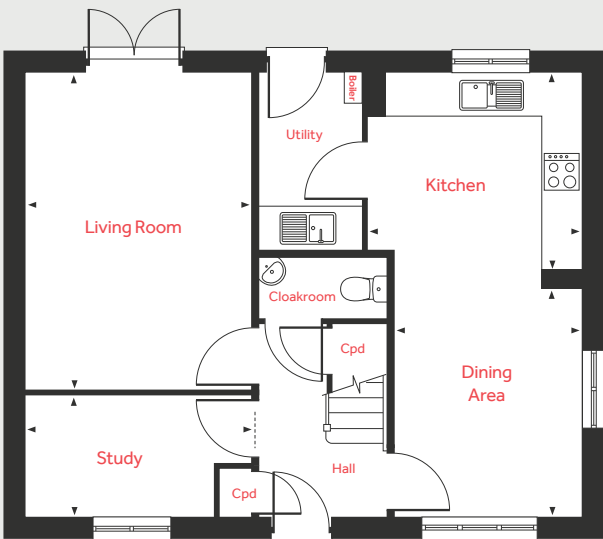
Second Floor



First Floor



Ground Floor



The Lutyens

5 bedroom home

Ground Floor

Living Room	4.81m x 3.39m	15'9" x 11'1"
Kitchen	3.24m x 2.98m	10'7" x 9'9"
Dining Area	3.46m x 2.81m	11'4" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

First Floor

Bedroom 2	3.86m x 3.36m	12'8" x 11'0"
Bedroom 3	3.36m x 2.78m	11'0" x 9'1"
Bedroom 4	3.05m x 2.88m	10'0" x 9'5"
Bedroom 5	3.59m x 2.07m	11'9" x 6'9"

Second Floor

Bedroom 1/Dressing Area	6.69m x 3.08m	21'11" x 10'1"
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LH	Loft hatch	◀ ▶	Measuring points
Cyl	Hot water cylinder	- - -	Reduced ceiling height
Cpd	Cupboard		

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HOMES



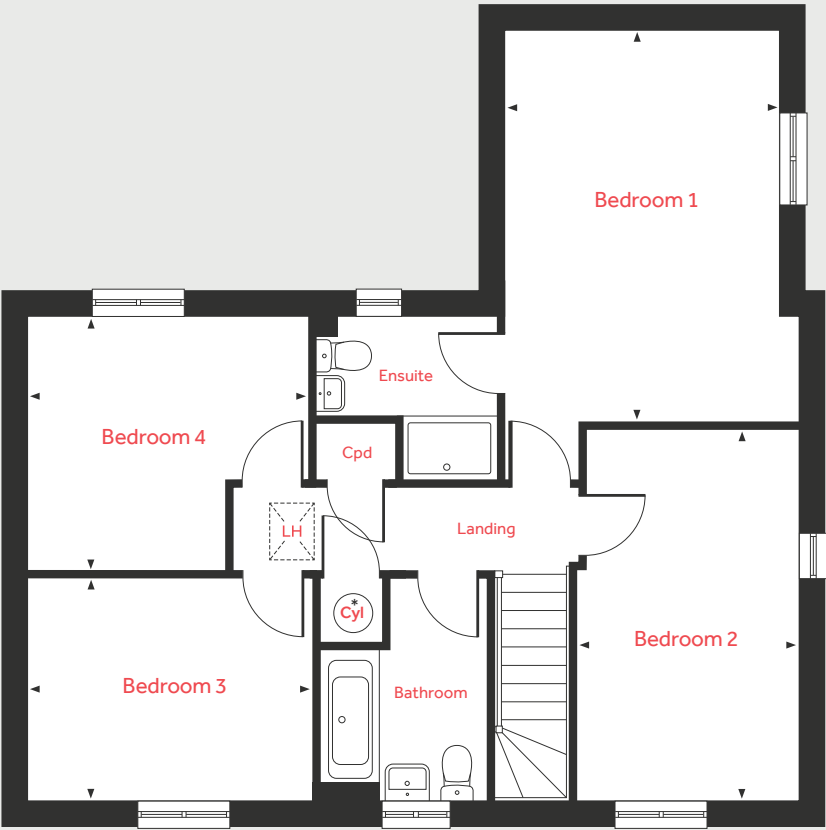
The Kempthorne 4 bedroom home

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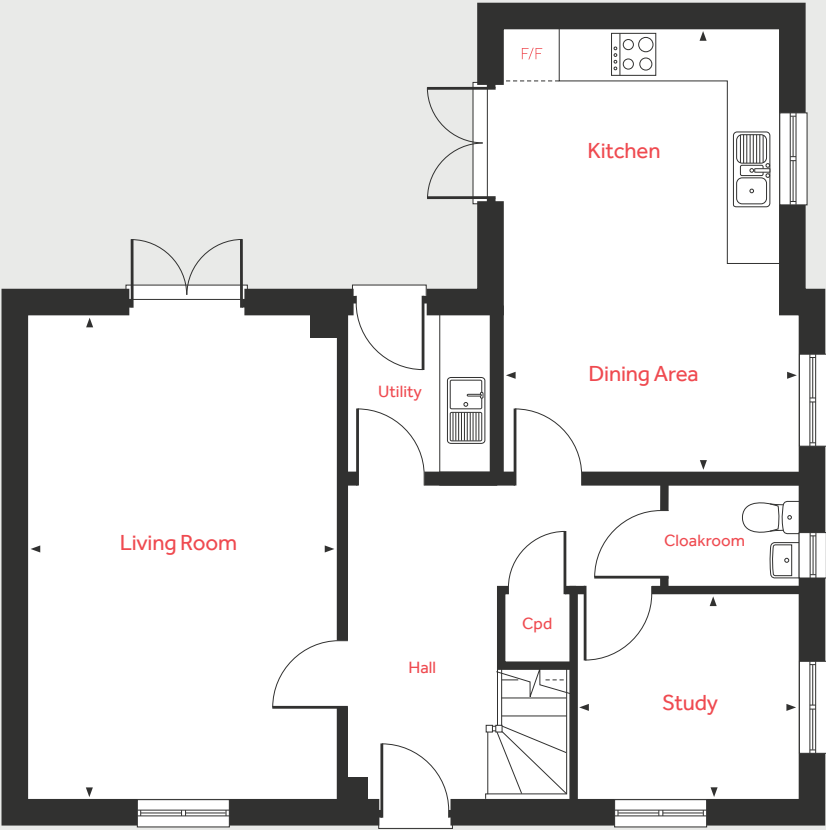
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
VWM06	THE SPINNEYS HOUSETYPE INSERTS	5	4	17/11/2020	A4P
DESIGNER	Org A/W A/W AMENDS			C:	DATE:
-	DS DS, KG, TM, KG				

First Floor



Ground Floor



*Only applicable to selected plots, see Sales Consultant for more information.

The Kempthorne
4 bedroom home

Ground Floor

Living Room	19'9" x 12'7"
Kitchen/Dining Area	18'3" x 12'0"
Study	9'1" x 8'5"

First Floor

Bedroom 1	15'11" x 11'3"
Bedroom 2	15'4" x 9'1"
Bedroom 3	11'6" x 9'2"
Bedroom 4	11'6" x 10'4"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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HOMES



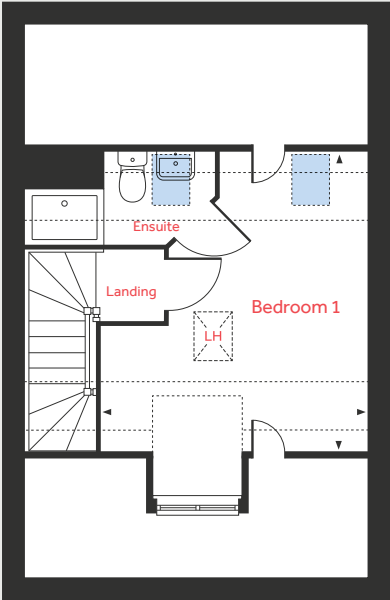
The Aslin 4 bedroom home

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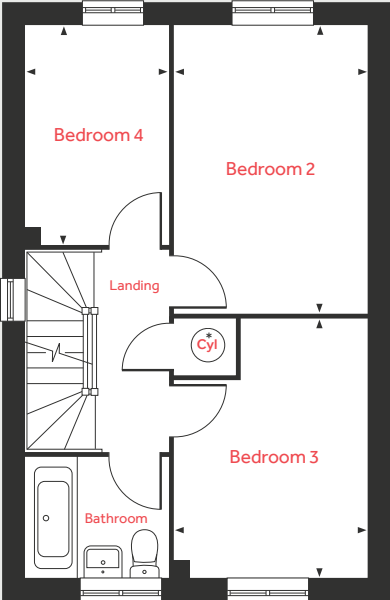
Linden
HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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DESIGNER	Org A/W A/W AMENDS	C:		DATE:	
-	DS DS, KG, TM, KG				

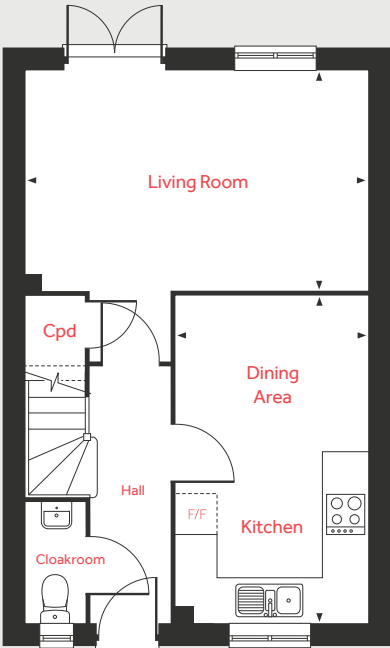
Second Floor



First Floor



Ground Floor



*Only applicable to selected plots, see Sales Consultant for more information.

The Aslin

4 bedroom home

Ground Floor

Living Room	4.98m x 3.20m	16'4" x 10'6"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

First Floor

Bedroom 2	4.21m x 2.80m	13'9" x 9'2"
Bedroom 3	3.78m x 2.80m	12'4" x 9'2"
Bedroom 4	3.20m x 2.10m	10'6" x 6'10"

Second Floor

Bedroom 1	4.42m x 3.89m	14'6" x 12'9"
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LH	Loft hatch	Velux window
Cyl	Hot water cylinder	Measuring points
Cpd	Cupboard	Reduced ceiling height
F/F	Space for fridge freezer	

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The Pembroke

4 bedroom home

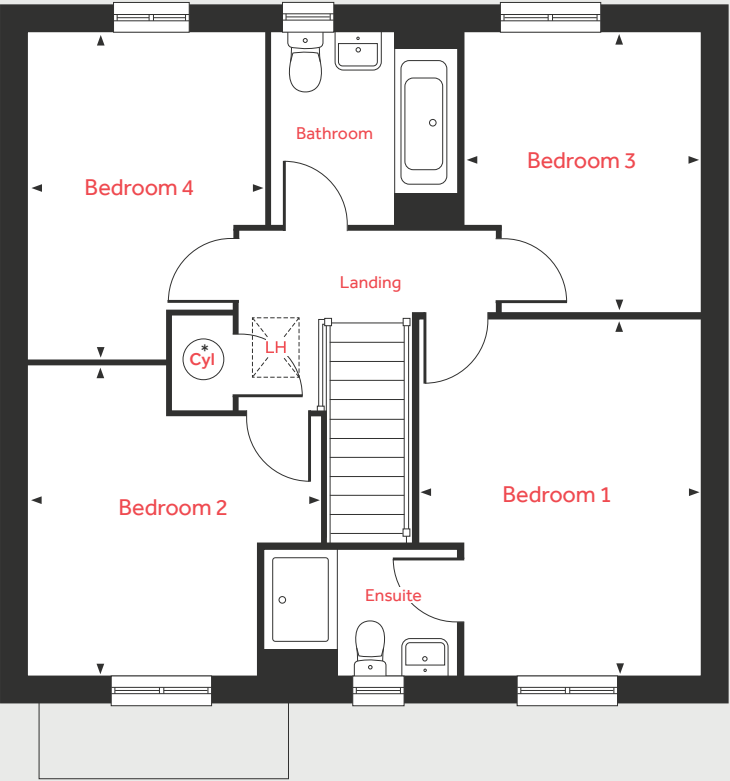
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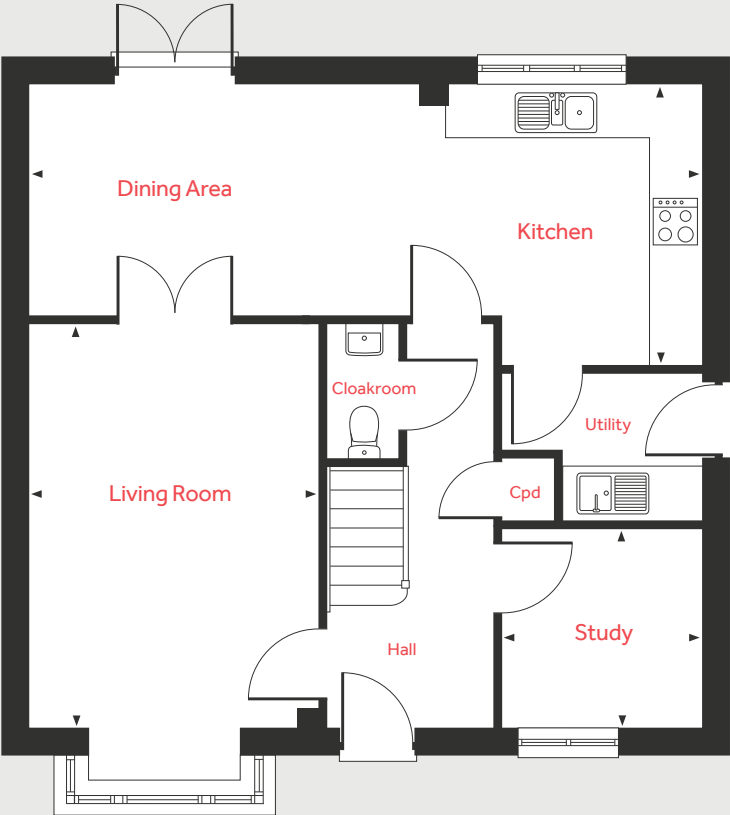
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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DESIGNER	Org A/W A/W AMENDS			C:	DATE:
-	DS DS, KG, TM, KG				

First Floor



Ground Floor



*Only applicable to selected plots, see Sales Consultant for more information.

The Pembroke

4 bedroom home

Ground Floor

Living Room	4.83m x 3.50m	15'10" x 11'5"
Kitchen/Dining Area	8.06m x 3.34m	26'5" x 10'11"
Study	2.41m x 2.37m	7'11" x 7'9"

First Floor

Bedroom 1	4.29m x 3.40m	14'1" x 11'2"
Bedroom 2	3.72m x 3.50m	12'2" x 11'5"
Bedroom 3	3.35m x 2.88m	11'0" x 9'5"
Bedroom 4	3.92m x 2.82m	12'10" x 9'3"

LH	Loft hatch	Cpd	Cupboard
Cyl	Hot water cylinder	◀ ▶	Measuring points

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The Grainger

4 bedroom home

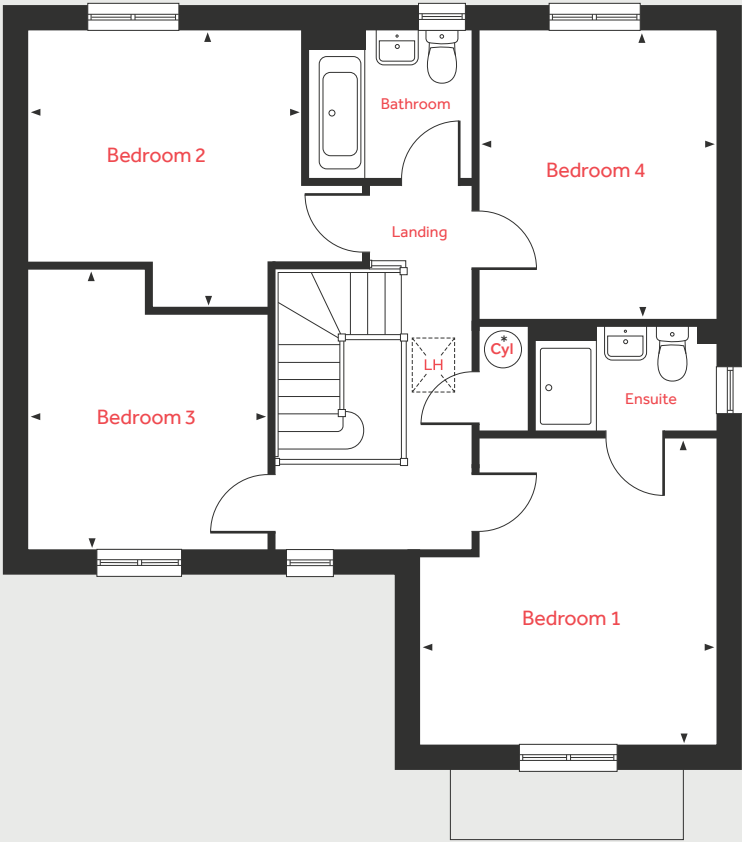
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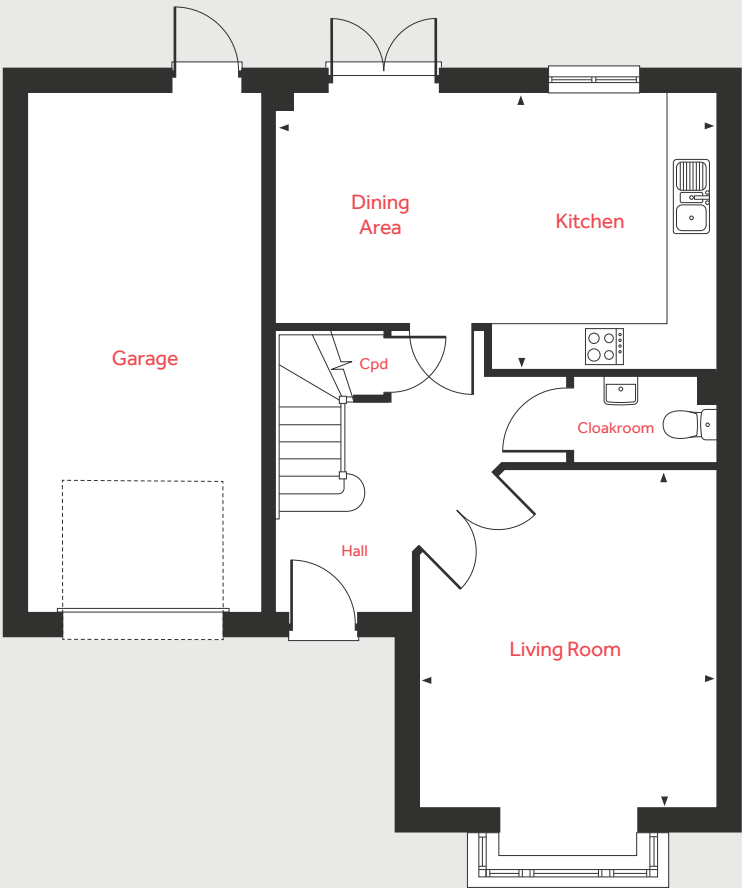
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

First Floor



Ground Floor



The Grainger
4 bedroom home

Ground Floor

Living Room	4.39m x 3.90m	14'4" x 12'9"
Kitchen/Dining Area	5.81m x 3.62m	19'0" x 11'10"

First Floor

Bedroom 1	4.03m x 3.90m	13'2" x 12'9"
Bedroom 2	3.82m x 3.70m	12'6" x 12'2"
Bedroom 3	3.65m x 3.42m	11'11" x 11'2"
Bedroom 4	3.80m x 3.12m	12'5" x 10'3"

LH	Loft hatch	Cpd	Cupboard
Cyl	Hot water cylinder	◀ ▶	Measuring points

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The Elliot

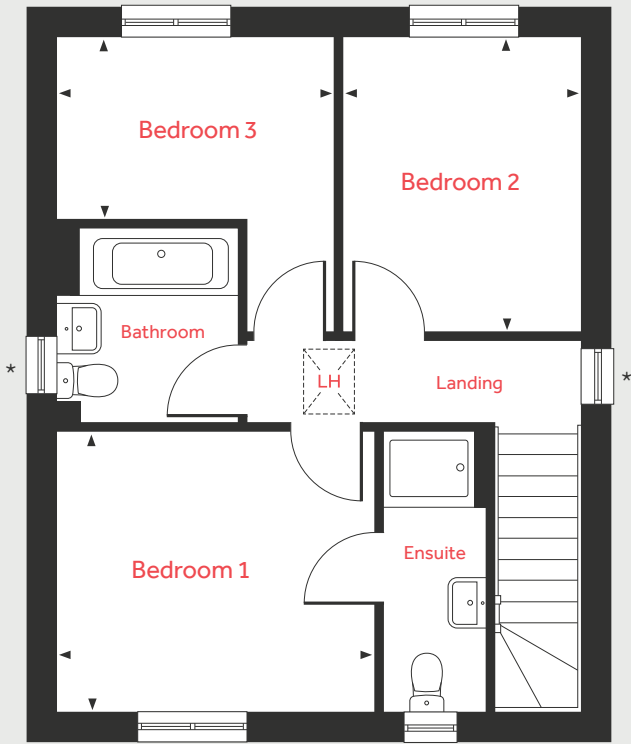
3 bedroom home

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JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
VWM06	THE SPINNEYS HOUSETYPE INSERTS	13	4	17/11/2020	A4P
DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

First Floor



Ground Floor



*Windows to specific homes only.

The Elliot

3 bedroom home

Ground Floor

Living/Dining Room	5.70m x 3.95m	18'8" x 13'0"
Kitchen	3.29m x 2.95m	10'10" x 9'8"

First Floor

Bedroom 1	3.45m x 3.07m	11'4" x 10'1"
Bedroom 2	3.21m x 2.60m	10'6" x 8'6"
Bedroom 3	3.03m x 2.01m	9'11" x 6'7"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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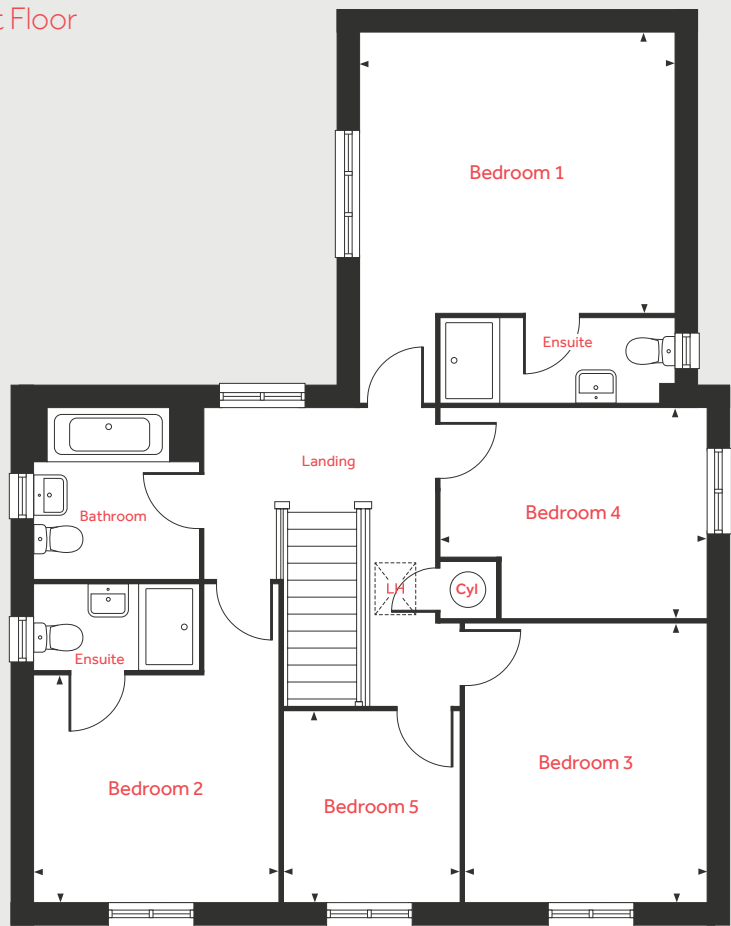
The Byrne 5 bedroom home

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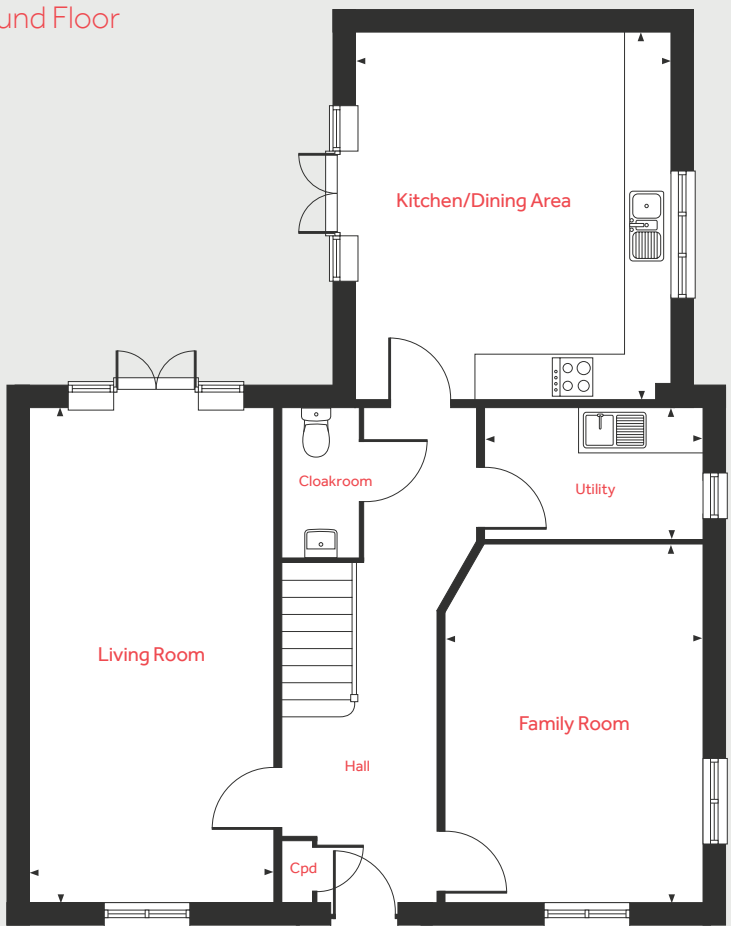
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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DESIGNER	Org A/W A/W AMENDS			C:	DATE:
-	DS DS, KG, TM, KG				

First Floor



Ground Floor



The Byrne

5 bedroom home

Ground Floor

Living Room	6.77m x 3.33m	22'3" x 10'11"
Kitchen/Dining Area	5.03m x 4.30m	16'6" x 14'1"
Family Room	4.90m x 3.52m	16'1" x 11'7"

First Floor

Bedroom 1	4.30m x 3.83m	14'1" x 12'7"
Bedroom 2	3.35m x 3.10m	11'0" x 10'2"
Bedroom 3	3.81m x 3.31m	12'6" x 10'10"
Bedroom 4	3.64m x 2.87m	11'11" x 9'5"
Bedroom 5	2.61m x 2.40m	8'7" x 7'10"

LH	Loft hatch	Cpd	Cupboard
Cyl	Hot water cylinder	◀ ▶	Measuring points

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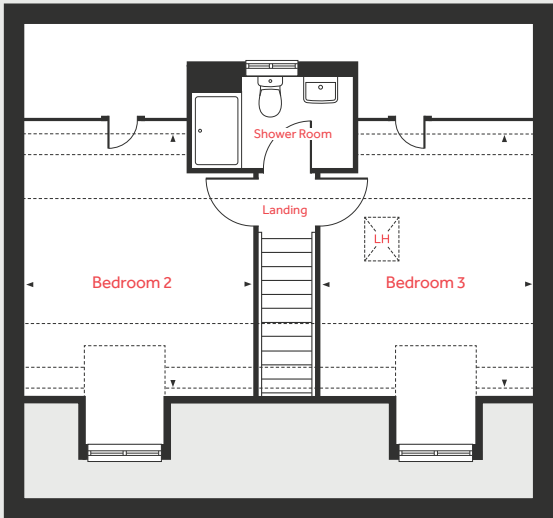
The Fletcher 5 bedroom home

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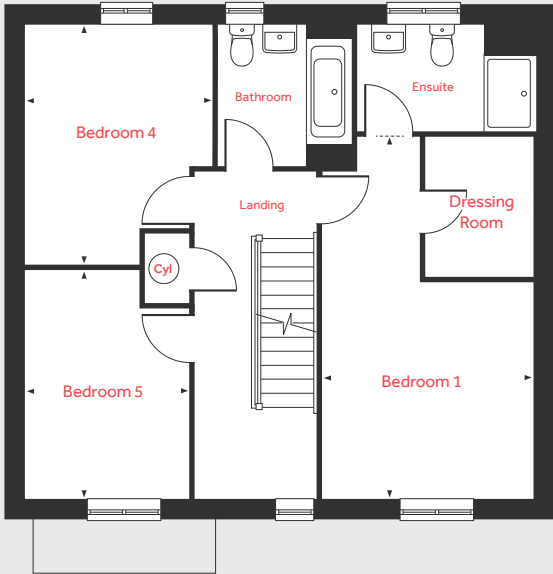
Linden
HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

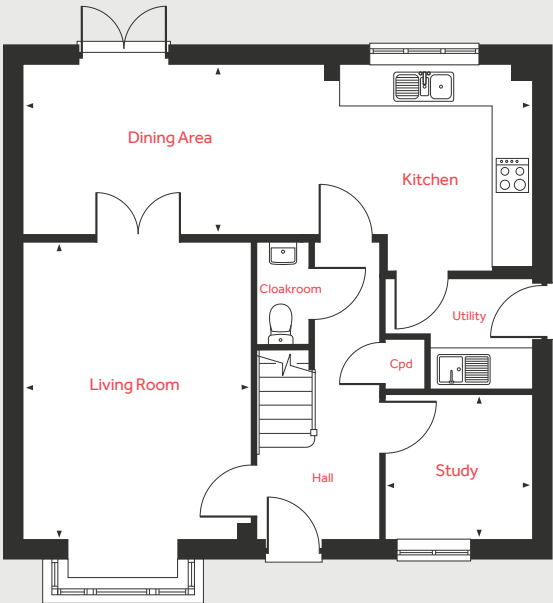
Second Floor



First Floor



Ground Floor



The Fletcher

5 bedroom home

Ground Floor

Living Room	4.83m x 3.72m	15'10" x 12'2"
Kitchen/Dining Area	8.29m x 2.74m	27'2" x 9'0"
Study	2.41m x 2.37m	7'11" x 7'9"

First Floor

Bedroom 1	5.91m x 3.46m	19'4" x 11'4"
Bedroom 4	3.92m x 3.05m	12'10" x 10'0"
Bedroom 5	3.72m x 2.67m	12'2" x 8'9"

Second Floor

Bedroom 2	4.18m x 3.72m	13'8" x 12'2"
Bedroom 3	4.18m x 3.46m	13'8" x 11'4"

LH	Loft hatch	◀ ▶	Measuring points
Cyl	Hot water cylinder	- - -	Reduced ceiling height
Cpd	Cupboard		

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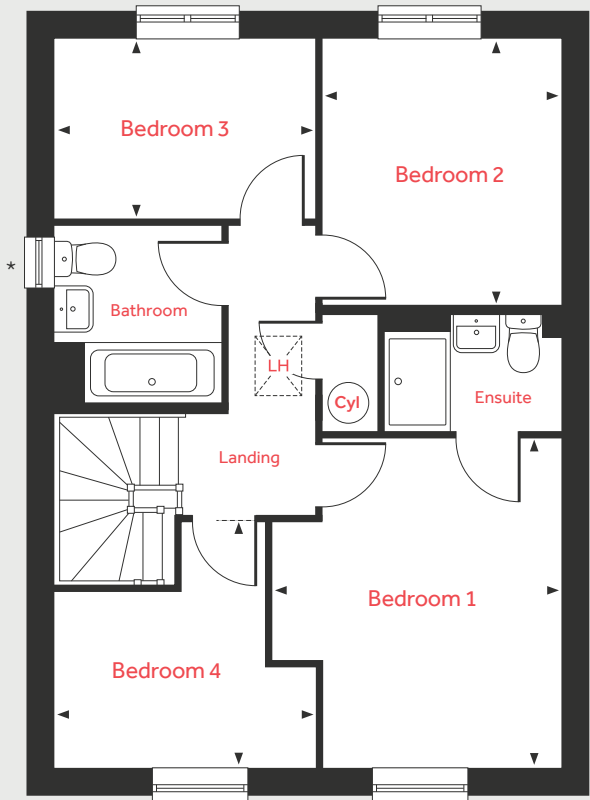
The Mylne 4 bedroom home

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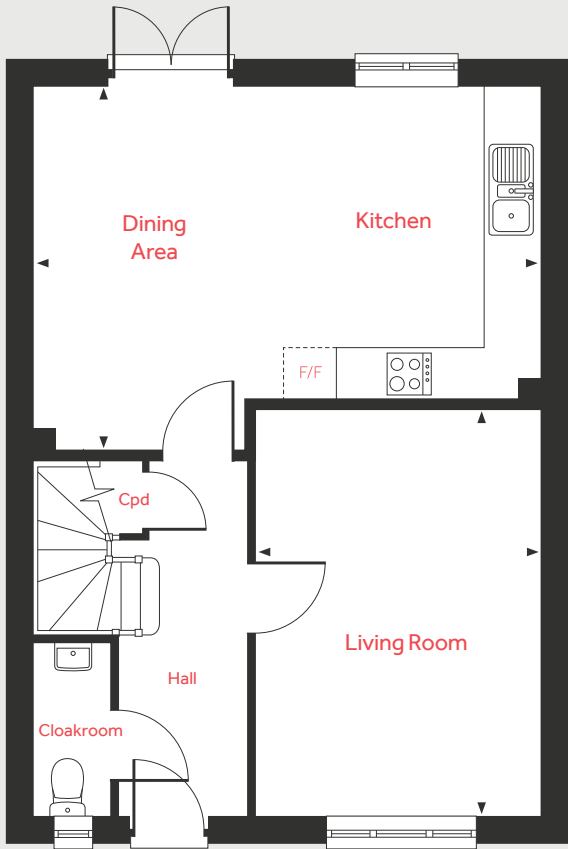
Linden
HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
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DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

First Floor



Ground Floor



*Window to specific plots.

The Mylne

4 bedroom home

Ground Floor

Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining Area	6.04m x 4.37m	19'9" x 14'4"

First Floor

Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.86m	10'6" x 9'4"
Bedroom 3	3.10m x 2.16m	10'2" x 7'1"
Bedroom 4	3.10m x 2.92m	10'2" x 9'7"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◄ ►	Measuring points
Cpd	Cupboard		

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The Ripley

5 bedroom home

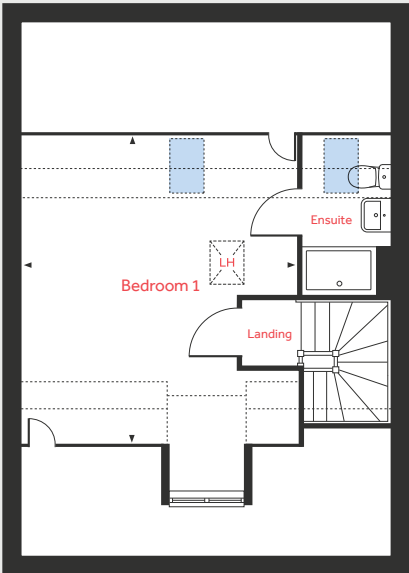
The Spinneys

Cawston CV22 7RY | 01788 851 097
lindenhomes.co.uk/thespinnys

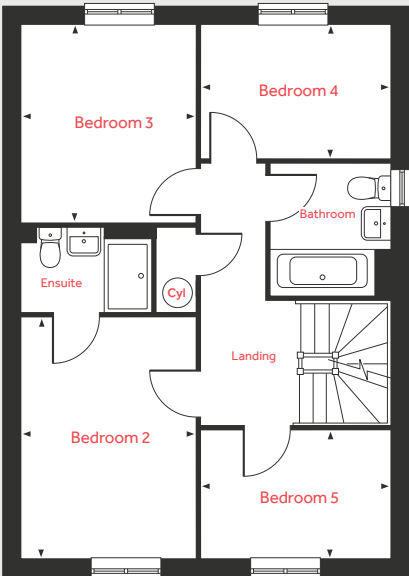
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
VWM06	THE SPINNEYS HOUSETYPE INSERTS	21	4	17/11/2020	A4P
DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

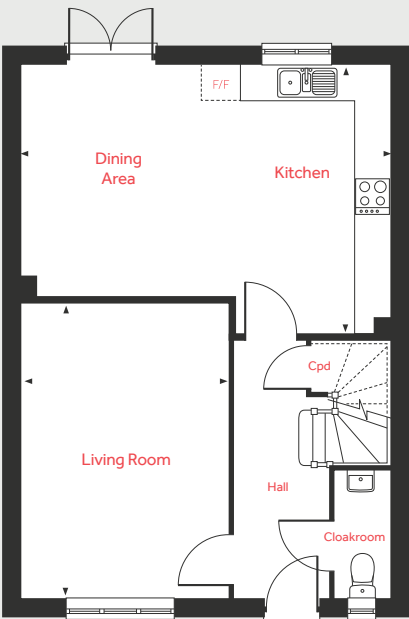
Second Floor



First Floor



Ground Floor



The Ripley

5 bedroom home

Ground Floor

Living Room
4.83m x 3.39m 15'10" x 11'1"

Kitchen/Dining Area
6.04m x 4.37m 19'9" x 14'4"

First Floor

Bedroom 2
3.95m x 2.86m 12'11" x 9'4"

Bedroom 3
3.20m x 2.86m 10'6" x 9'4"

Bedroom 4
3.10m x 2.16m 10'2" x 7'1"

Bedroom 5
3.10m x 2.10m 10'2" x 6'11"

Second Floor

Bedroom 1
5.12m x 4.51m 16'9" x 14'9"

LH	Loft hatch	Velux window
Cyl	Hot water cylinder	Measuring points
Cpd	Cupboard	Reduced ceiling height
F/F	Space for fridge freezer	

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The Burnet

4 bedroom home

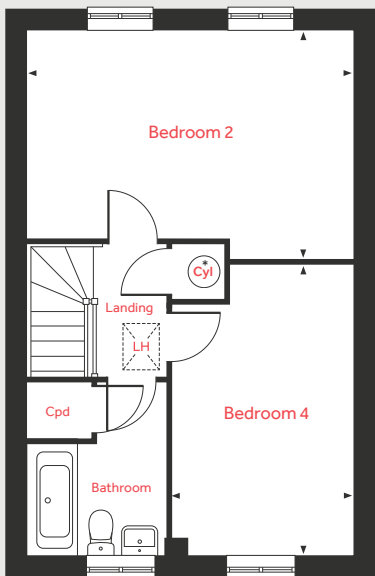
The Spinneys

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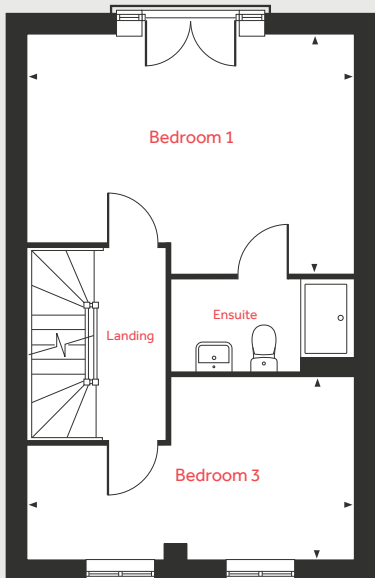
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
VWM06	THE SPINNEYS HOUSETYPE INSERTS	23	4	17/11/2020	A4P
DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

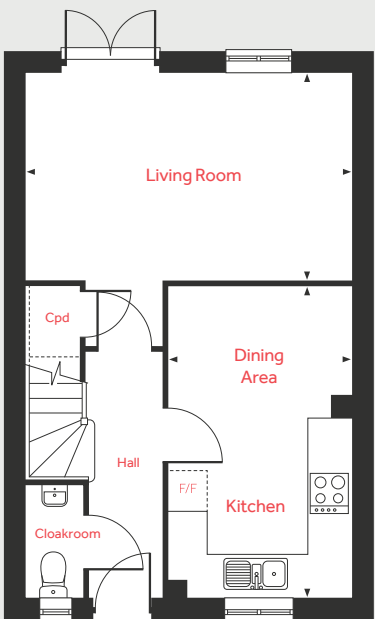
Second Floor



First Floor



Ground Floor



*Only applicable to selected plots, see Sales Consultant for more information.

The Burnet

4 bedroom home

Ground Floor

Living Room	16'4" x 10'6"
Kitchen/Dining Area	15'8" x 9'2"

First Floor

Bedroom 1	16'4" x 12'1"
Bedroom 3	16'4" x 9'2"

Second Floor

Bedroom 2	16'4" x 11'6"
Bedroom 4	14'8" x 9'2"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Attingham

5 bedroom home

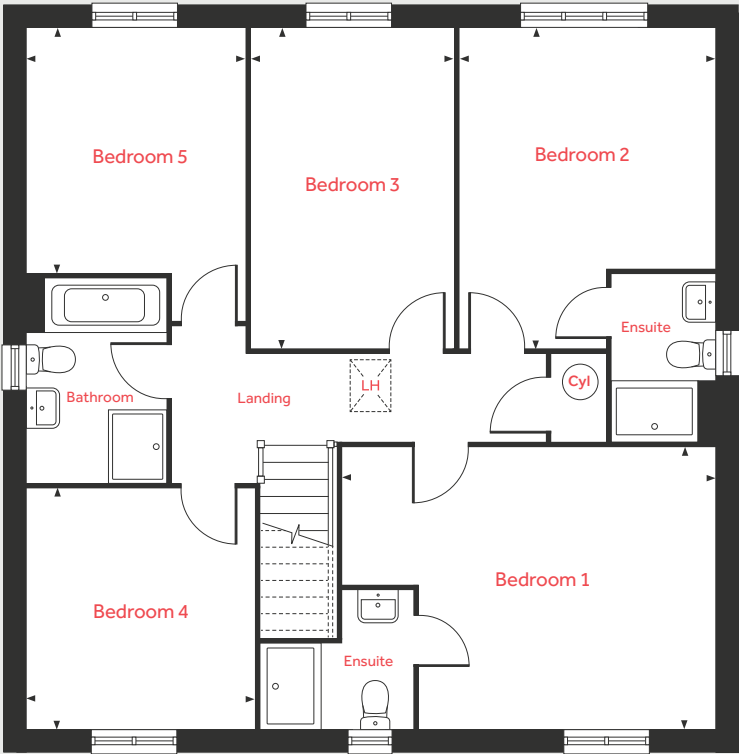
The Spinneys

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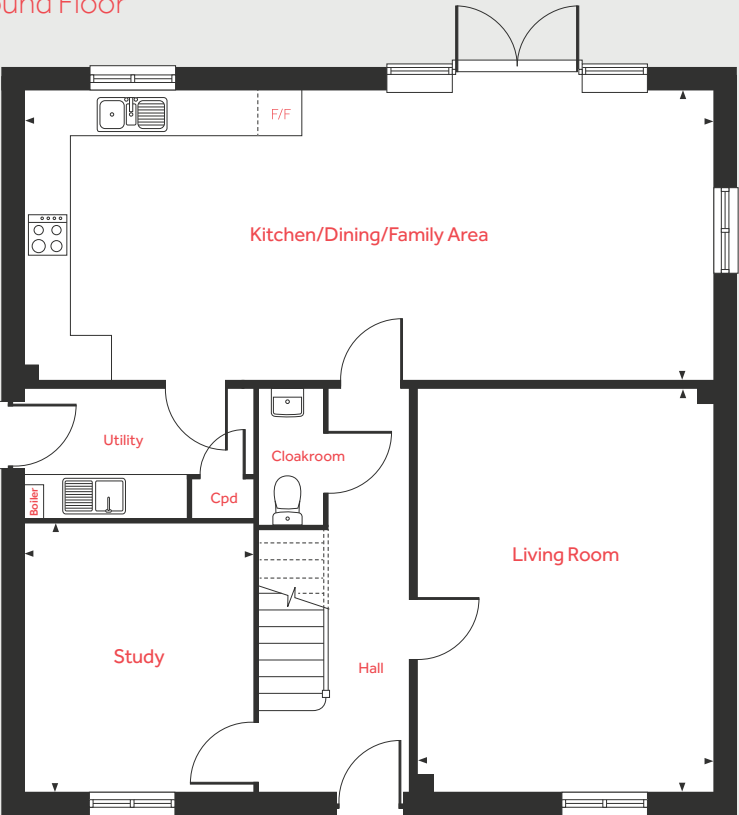
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HOMES

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
VWM06	THE SPINNEYS HOUSETYPE INSERTS	25	4	17/11/2020	A4P
DESIGNER	Org A/W A/W AMENDS				
-	DS DS, KG, TM, KG			C:	DATE:

First Floor



Ground Floor



The Attingham

5 bedroom home

Ground Floor

Living Room	5.51m x 4.03m	18'1" x 13'3"
Kitchen/Dining/Family Area	9.45m x 3.95m	31'0" x 13'0"
Study	3.65m x 3.13m	12'0" x 10'3"

First Floor

Bedroom 1	5.12m x 3.85m	16'10" x 12'8"
Bedroom 2	4.38m x 3.50m	14'4" x 11'6"
Bedroom 3	4.38m x 2.78m	14'4" x 9'1"
Bedroom 4	3.30m x 3.11m	10'10" x 10'2"
Bedroom 5	3.34m x 2.98m	10'11" x 9'9"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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Development layout



- 5 bedroom home**
 - The Attingham
 - The Burghley
 - The Byrne
 - The Fletcher
 - The Lutyens
 - The Ripley
- 4 bedroom home**
 - The Aslin
 - The Burnet
 - The Colsterworth
 - The Goodridge
 - The Grainger
 - The Kempthorne
 - The Kempthorne V1
 - The Mylne
 - The Pembroke
 - The Pilsgate
- 3 bedroom home**
 - The Bloomfield
 - The Elliot
 - The Eveleigh
 - The Haddon
 - The Melford
 - The Mountford
 - The Wolston
 - The Wyatt
- *Affordable homes**
 - 3 bedroom homes
 - 3 bedroom homes
 - 3 bedroom homes
 - 2 bedroom homes
 - 1 & 2 bedroom homes

bs	bin store	ss	sub station
cs	cycle store	▶	garage entrance
leap	local equipped area of play	v	visitor parking space
		⚡	embankment/slope

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 consultant for specific details.

Specification - 2020

3 bedroom homes

4 bedroom homes

5 bedroom homes

Kitchen

Symphony fitted kitchen with laminate worktop and upstands and stainless steel splashback behind hob	■	■	■
Single under-counter oven in stainless steel	■		
Double under-counter oven in stainless steel		■	■
4 burner gas hob	■	■	■
Integrated extractor hood	■	■	■
Chimney hood		■	■
Space for dishwasher with plumbing and electrical supply	■	■	■
Space for washing machine with plumbing and electrical supply	■	■	■
Single bowl stainless steel sink with mixer tap	■		
1½ bowl stainless steel sink with mixer tap to kitchen		■	■
Single bowl stainless steel sink with mixer tap to utility		■	■
Multigrid switch to kitchen appliances	■	■	■
Integrated fridge / freezer (detached homes only)		■	■

Bathroom, ensuite and cloakroom

Tempo by Ideal Standard contemporary white sanitaryware and chrome fittings	■	■	■
Close-coupled WCs with soft close seat	■	■	■
Thermostatic shower with low profile shower tray and clear glass silver framed enclosures to ensuite	■	■	■
Tiling to perimeter of bath (450mm above bath)	■	■	■
Full height tiling to ensuite shower area	■	■	■
Splashback tiling to all basins	■	■	■
Radiator to bathroom and en suite(s)	■	■	■

Electrical

White pendant lights throughout	■	■	■
TV point in living room, family room* and bedroom 1	■	■	■
Telephone BT points to living room (points can be used for Sky/BT Vision)	■	■	■
White switchplates and sockets throughout	■	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■	■
Track light fitting to kitchen	■	■	■

Heating

Gas fired A rated energy efficient boiler	■	■	■
7 day programmable thermostat control to each heating zone	■	■	■
Myson Select Compact radiators with thermostatic radiator valves	■	■	■

Internal finishes

White internal doors with satin chrome ironmongery	■	■	■
Softwood staircase with gloss painted woodwork	■	■	■
Internal woodwork in gloss white	■	■	■
Walls and ceiling in white emulsion	■	■	■

External

GRP main entrance door with multi point locking system	■	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■	■
PVCu white windows and casement doors with multi point locking system	■	■	■
External light to front with PIR and dusk to dawn sensor	■	■	■
Mains operated door bell	■	■	■
Outside tap	■	■	■
Buff riven paving slabs to paths and patio	■	■	■

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*The Byrne and Attingham housetypes only.

The specifications of all our homes are correct at the date of going to print but may be subject to change as necessary and without notice.
Please ask your Sales Consultant for more information. VWM06/June 2021.