



Cavendish View Thurston

A wonderful selection of 2, 3, 4 and 5 bedroom houses set within the Suffolk village of Thurston.

Cavendish View is a brand new development, well located within the thriving Suffolk village of Thurston. Set in the heart of open countryside, Thurston is a friendly, well served community, in a safe, attractive setting and enjoys excellent amenities, including a village church, shops, pubs, pharmacy and library. Perfect for families, a primary school and secondary community college are both close to Cavendish View, while a community centre, village hall, open spaces and sports facilities are valuable local assets.

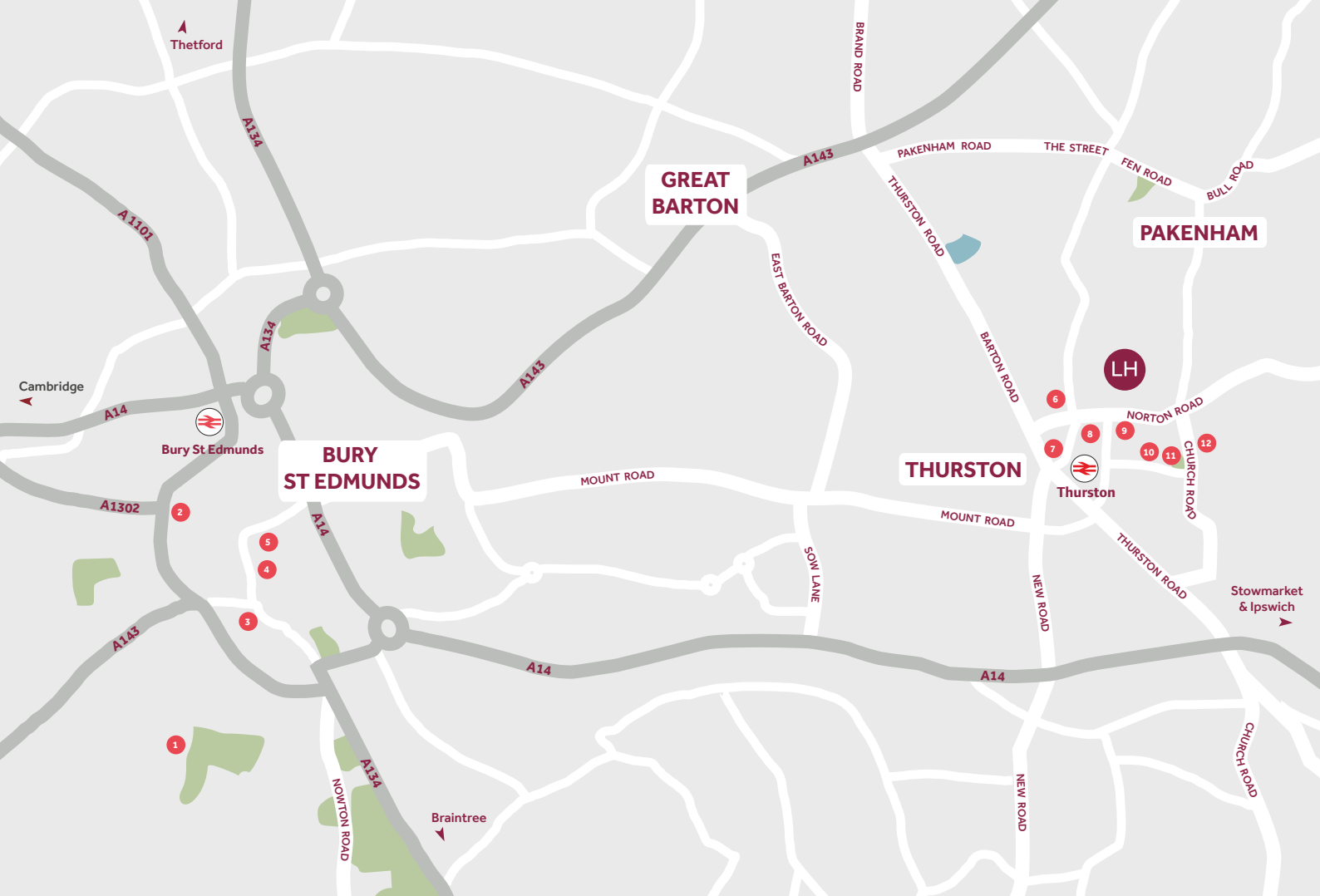
The jewel in Suffolk's crown, the market town of Bury St Edmunds is just 5 miles away and offers shopping, leisure opportunities and a host of heritage attractions, while the historic towns of Cambridge, Ipswich and Colchester are each within easy reach. With stunning countryside, idyllic villages and charming seaside resorts nearby, and with excellent road links, plus rail services from Thurston station (103 mins to London Liverpool Street), living at Cavendish View provides a great opportunity to enjoy a wonderful new lifestyle.

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES



Around the local neighbourhood

1 West Suffolk Hospital

2 The Arc
(Shopping Centre)

3 Theatre Royal

4 St Edmundsbury
Cathedral

5 Abbey Gardens

6 Thurston Community
College

7 Fox & Hounds
(Public House)

8 New Green Centre

9 The Victoria
(Public House)

10 Thurston Primary School

11 Cavendish Hall

12 St Peter's Church

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
March 2023.

lindenhomes.co.uk

Linden
HOMES



Future
Linden Homes
Development

Future
Linden Homes
Development

Future
Linden Homes
Development

Development layout



5 bedroom home

- The Fletcher

4 bedroom home

- The Kempthorne
- The Leverton
- The Mylne
- The Cottingham

3 bedroom home

- The Becket
- The Becket Executive
- The Elmslie

2 bedroom home

- The Cartwright

Affordable Housing *

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

BCP	Bin Collection Point	■	Grasscrete
▶	Garage Entrance	●	Bat Tube
⊕	Car Charging Point	■	Sparrow Terrace

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.

Development layout



5 bedroom home

- The Fletcher

4 bedroom home

- The Kempthorne
- The Leverton
- The Mylne
- The Cottingham

3 bedroom home

- The Becket
- The Becket Executive
- The Elmslie

2 bedroom home

- The Cartwright

Affordable Housing *

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

BCP	Bin Collection Point	Grasscrete
▶	Garage Entrance	Bat Tube
⊕	Car Charging Point	Sparrow Terrace

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

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

Cavendish View

Thurston

Use this guide to see what features are included in your new home. Your Sales Consultant will be happy to discuss the **Enhance** range of extras available.

	2 bedroom The Cartwright	3 bedroom The Elmslie The Becket	4 bedroom The Myline The Leverton The Pembroke The Kemphorne The Cottingham	5 bedroom The Fletcher
Kitchen				
Symphony Konzept range kitchen with laminate worktop	■	■ ■	■ ■ ■ ■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■ ■ ■ ■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■ ■ ■ ■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■		
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■ ■ ■ ■	■
Fridge / freezer space	■	■ ■	■ ■ ■ ■ ■	■
Space for integrated dishwasher with plumbing and electrics	■	■ ■	■ ■ ■ ■ ■	■
Space for washing machine with plumbing and electrics in utility		■	■ ■ ■ ■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	
Bathrooms and ensuite(s)				
Ideal Standard contemporary white Tempo sanitaryware suite. Tempo Arc for baths	■	■ ■	■ ■ ■ ■ ■	■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■ ■ ■ ■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■ ■	■ ■ ■ ■ ■	■
Handheld hair wash attachment in bathroom		■ ■	■ ■ ■ ■ ■	■
Shower with glass screen over the bath	■			
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■ ■	■ ■ ■ ■ ■	■
Full height tiling to shower over bath area	■			
White batten light holder	■	■ ■	■ ■ ■ ■ ■	■
Radiator in bathroom / ensuite	■	■ ■	■ ■ ■ ■ ■	■
Bedrooms				
Dressing area/walk-in wardrobe to bedroom 1				■

■ Fitted as standard - included in the property

* Subject to stage of construction



Doors and Windows

	2 bedroom The Cartwright	3 bedroom The Elmslie The Becket	4 bedroom The Mylne The Leverton The Pembroke The Kemptonhorne The Cottingham	5 bedroom The Fletcher
Front door with multi-point security locking system and security chain	■	■ ■	■ ■ ■ ■ ■	■
PVCu double glazing to windows	■	■ ■	■ ■ ■ ■ ■	■
Double glazed PVCu French doors	■	■ ■	■ ■ ■ ■ ■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■ ■	■ ■ ■ ■ ■	■
Internal flush door to downstairs WC - The Fletcher only				■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■ ■	■ ■ ■ ■ ■	■

General

White painted walls and smooth white ceilings	■	■ ■	■ ■ ■ ■ ■	■
Media plate to lounge and family room (where applicable)	■	■ ■	■ ■ ■ ■ ■	■
Master telephone socket to understairs cupboard	■	■ ■	■ ■ ■ ■ ■	■
Ideal combi-boiler with honeywell heating control and room thermostat(s)	■	■ ■	■ ■ ■ ■	
Ideal system boiler and separate hot water cylinder, with honeywell heating control and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■	■ ■ ■ ■ ■	■
Contemporary lantern to front door and wiring only to the rear door	■	■ ■	■ ■ ■ ■ ■	■
Mains wired smoke detectors with battery back-up	■	■ ■	■ ■ ■ ■ ■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■ ■	■ ■ ■ ■ ■	■
Power and lighting to garage (where in curtilage of the plot)	■	■ ■	■ ■ ■ ■ ■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■	■ ■ ■ ■ ■	■
Car charging point available on all homes	■	■ ■	■ ■ ■ ■ ■	■
NHBC Buildmark cover	■	■ ■	■ ■ ■ ■ ■	■
First two years' customer service support from Linden Homes	■	■ ■	■ ■ ■ ■ ■	■



The Cartwright 2 bedroom home

Homes 147 & 148

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

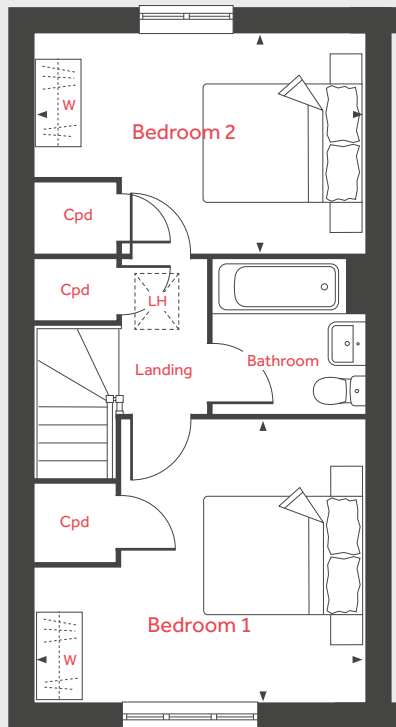
The Cartwright

2 bedroom home

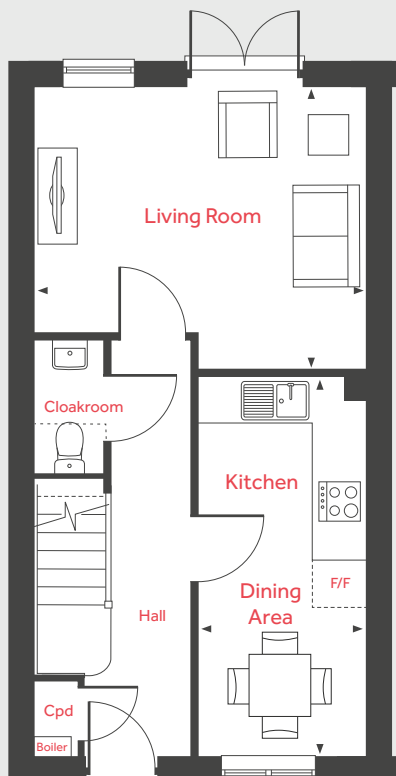
Homes 147* & 148

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room

4.19m x 3.60m 13'9" x 11'9"

Kitchen/Dining Area

4.84m x 2.12m 15'10" x 7'0"

First Floor

Bedroom 1

4.19m x 3.58m 13'9" x 11'9"

Bedroom 2

4.19m x 2.76m 13'9" x 9'1"

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

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. April 2023.

Linden
HOMES



The Becket 3 bedroom home

Homes 89 & 98

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

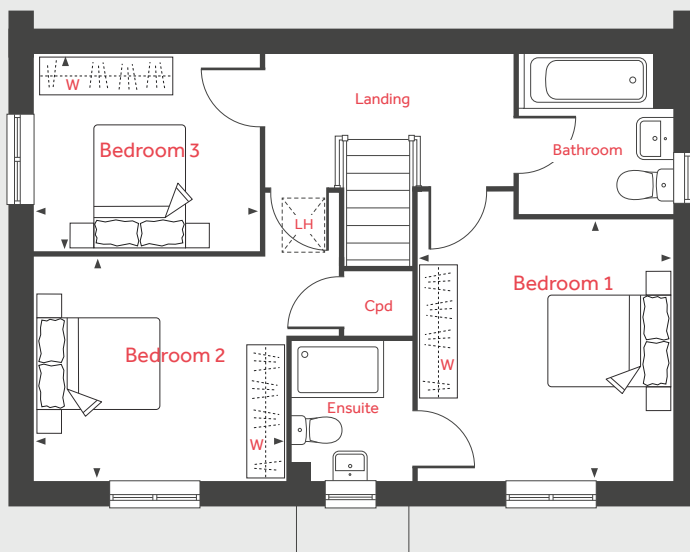
The Becket

3 bedroom home

Homes 89* & 98*

*Handed/Mirror image

First Floor



Ground Floor

Living Room

5.59m x 3.33m 18'4" x 10'11"

Kitchen/Dining Area

5.59m x 2.94m 18'4" x 9'8"

First Floor

Bedroom 1

3.44m x 3.39m 11'3" x 11'2"

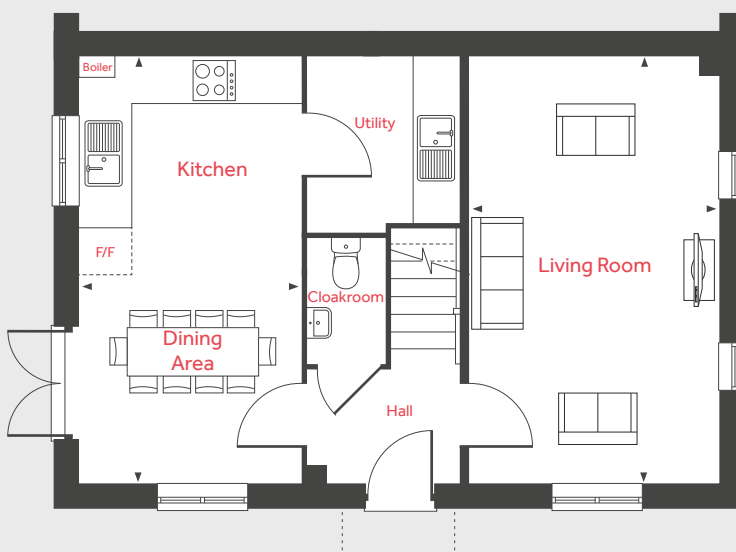
Bedroom 2

3.34m x 2.94m 10'11" x 9'8"

Bedroom 3

2.99m x 2.56m 9'10" x 8'5"

Ground Floor



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

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. April 2023.

Linden
HOMES



The Becket Executive 3 bedroom home

Homes 101 & 135

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

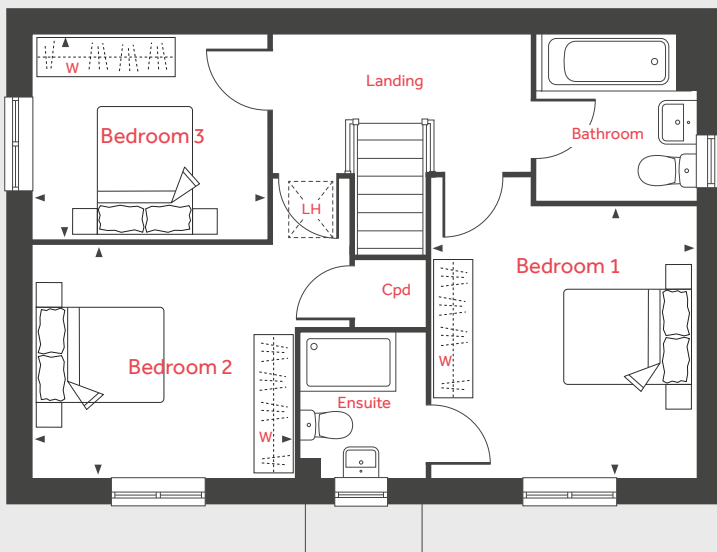
The Becket Executive

3 bedroom home

Homes 101* & 135

*Handed/Mirror image

First Floor



Ground Floor

Living Room

5.59m x 3.33m 18'4" x 10'11"

Kitchen/Dining Area

5.59m x 2.94m 18'4" x 9'8"

First Floor

Bedroom 1

3.44m x 3.39m 11'3" x 11'2"

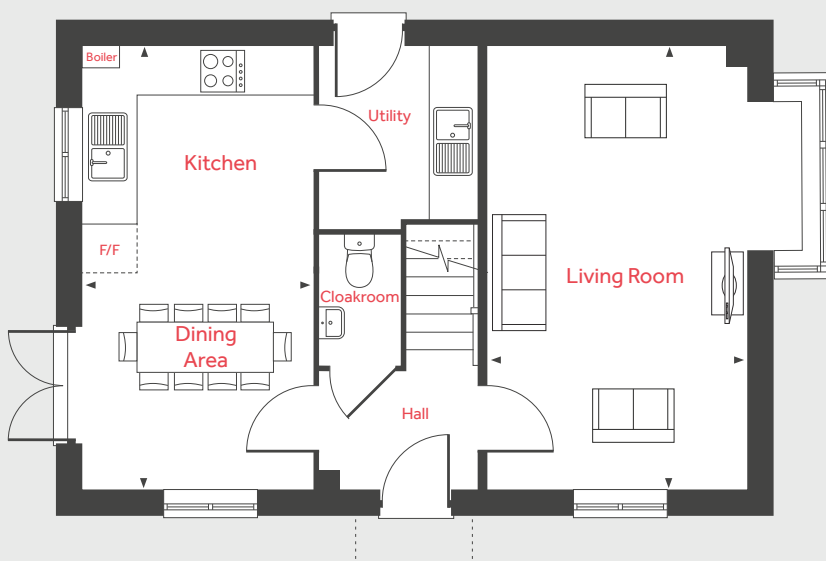
Bedroom 2

3.34m x 2.94m 10'11" x 9'8"

Bedroom 3

2.99m x 2.56m 9'10" x 8'5"

Ground Floor



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

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. April 2023.

Linden
HOMES



The Elmslie 3 bedroom home

Homes 88, 91, 92, 95, 96, 97, 102 & 103

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

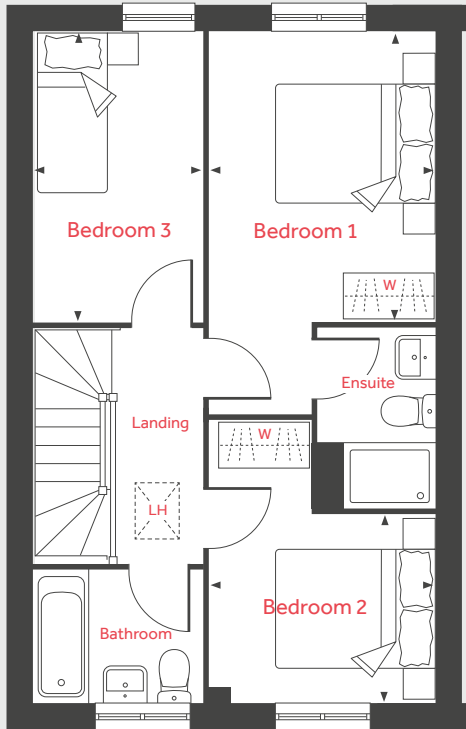
Linden
HOMES

The Elmslie

3 bedroom home

Homes 88, 91, 92*, 95, 96*, 97,
102* & 103 *Handed/Mirror image

First Floor



Ground Floor

Living Room

5.09m x 3.65m 16'9" x 11'11"

Kitchen/Dining Area

4.76m x 2.91m 15'7" x 9'7"

First Floor

Bedroom 1

3.66m x 2.86m 12'0" x 9'4"

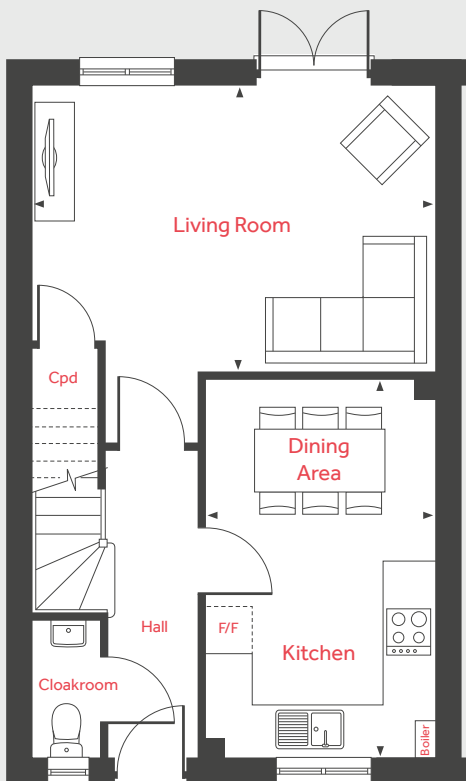
Bedroom 2

2.86m x 2.37m 9'4" x 7'9"

Bedroom 3

3.65m x 2.15m 12'0" x 7'1"

Ground Floor



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

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. April 2023.

Linden
HOMES



The Kempthorne 4 bedroom home

Homes 99, 100, 132 & 149

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

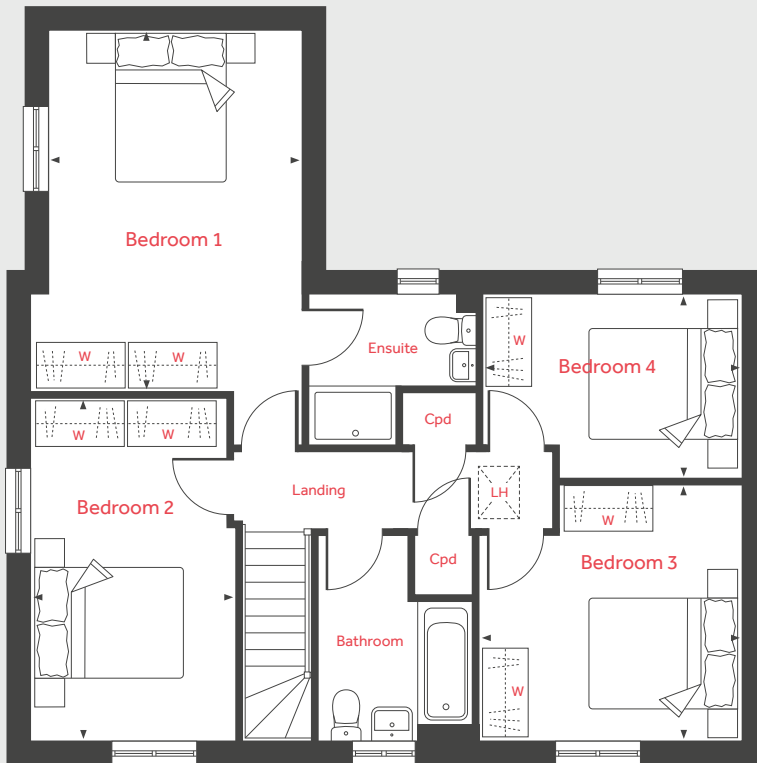
The Kempthorne

4 bedroom home

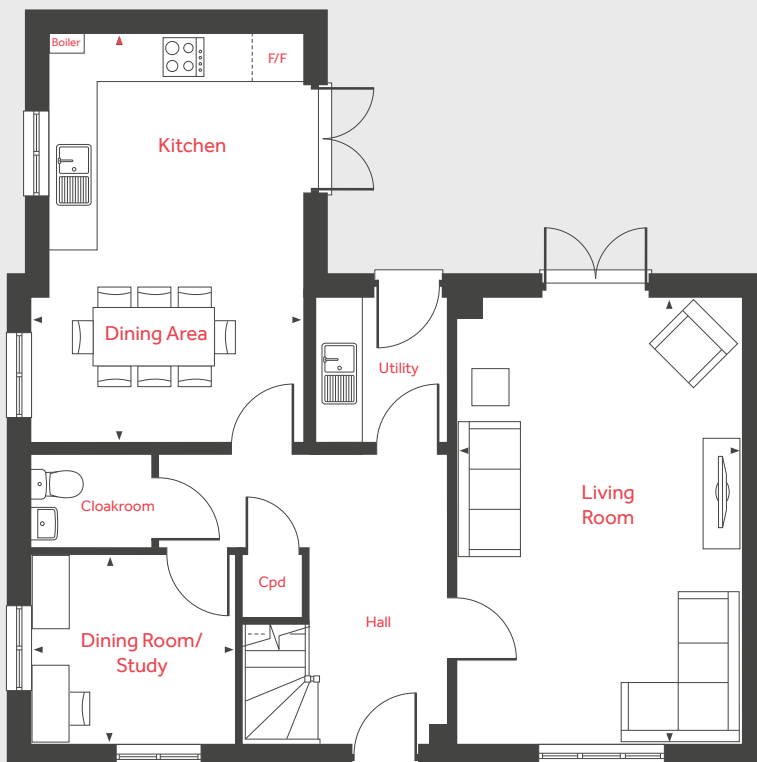
Homes 99*, 100, 132* & 149

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room
6.04m x 3.85m 19'9" x 12'7"

Kitchen/Dining Area
5.57m x 3.65m 18'3" x 12'0"

Dining Room/Study
2.75m x 2.57m 9'0" x 8'5"

First Floor

Bedroom 1
4.96m x 3.45m 16'3" x 11'3"

Bedroom 2
4.65m x 2.72m 15'3" x 8'11"

Bedroom 3
3.52m x 3.45m 11'7" x 11'4"

Bedroom 4
3.48m x 2.48m 11'5" x 8'2"

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

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. April 2023.

Linden
HOMES



The Mylne 4 bedroom home

Homes 93, 94, 133 & 134

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

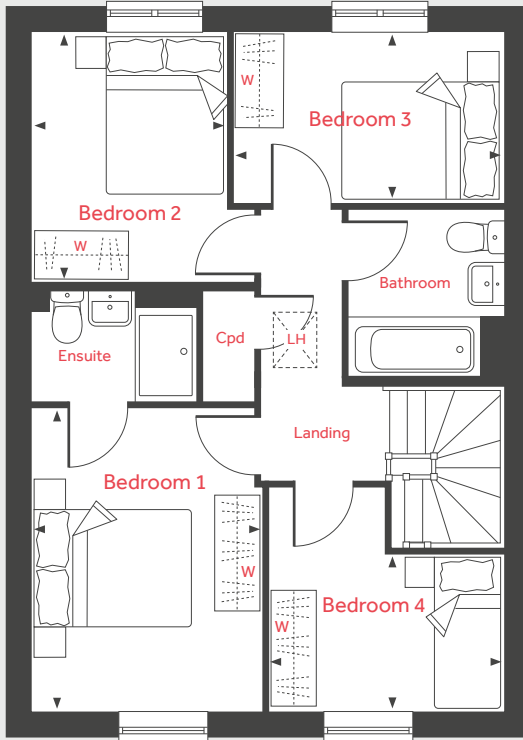
The Mylne

4 bedroom home

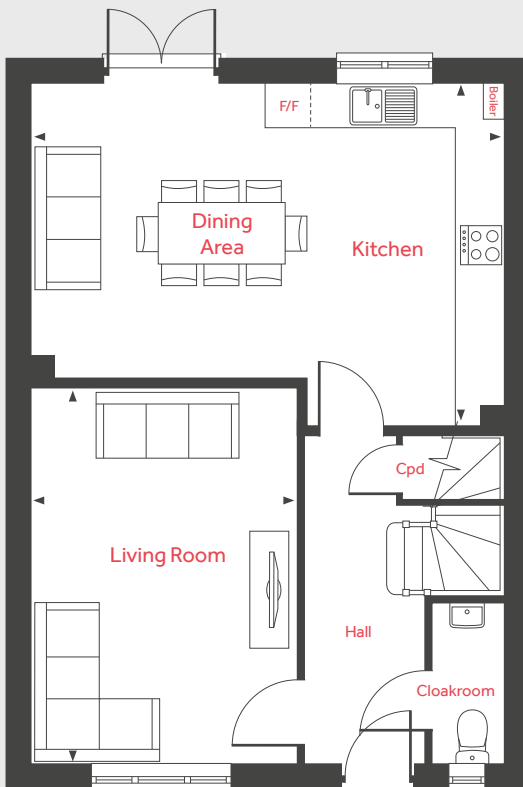
Homes 93*, 94*, 133* & 134

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room

4.84m x 3.39m 15'10" x 11'2"

Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

First Floor

Bedroom 1

3.95m x 2.95m 12'11" x 9'8"

Bedroom 2

3.20m x 2.52m 10'6" x 8'3"

Bedroom 3

3.43m x 2.19m 11'3" x 7'2"

Bedroom 4

3.00m x 2.09m 9'10" x 6'10"

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

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. April 2023.

Linden
HOMES



The Cottingham 4 bedroom home

Homes 143 & 146

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

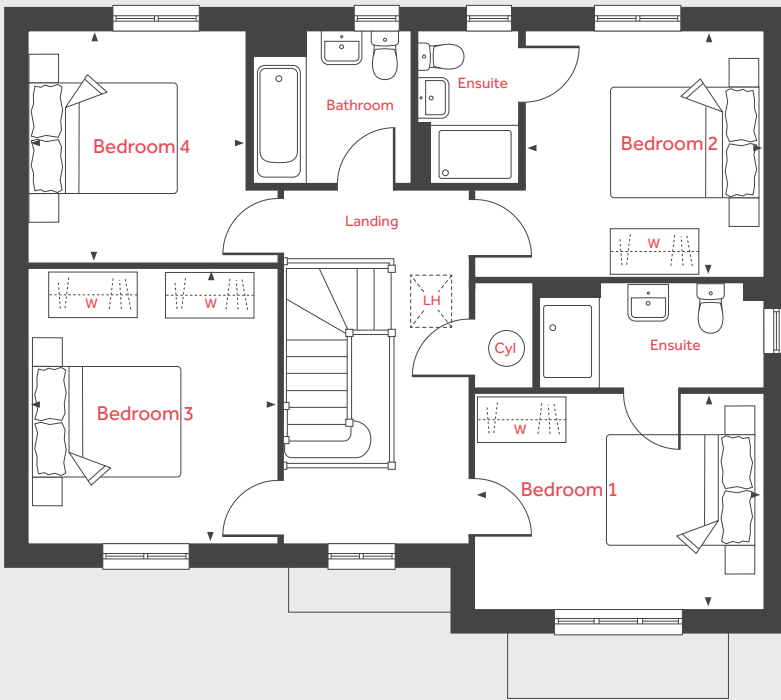
The Cottingham

4 bedroom home

Homes 143* & 146

*Handed/Mirror image

First Floor



Ground Floor

Living Room

4.60m x 4.20m 15'1" x 13'9"

Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

Study

2.24m x 2.10m 7'4" x 6'11"

First Floor

Bedroom 1

3.90m x 2.95m 12'9" x 9'8"

Bedroom 2

3.31m x 3.22m 10'11" x 10'7"

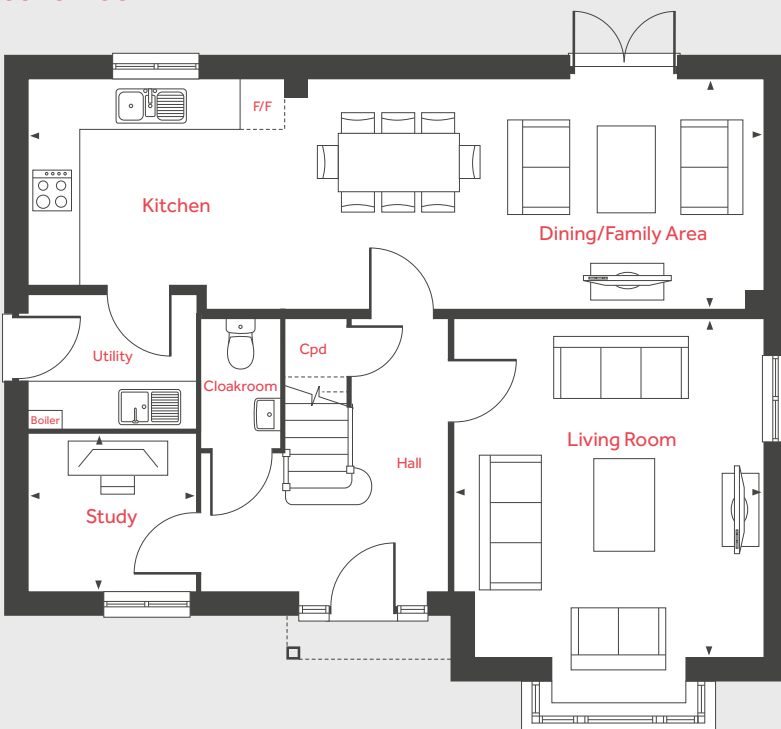
Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

Bedroom 4

3.13m x 2.93m 10'3" x 9'7"

Ground Floor



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

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. April 2023.

Linden
HOMES



The Leverton 4 bedroom home

Homes 144 & 145

Cavendish View

Thurston IP31 3QH | 01359 758632

lindenhomes.co.uk

Linden
HOMES

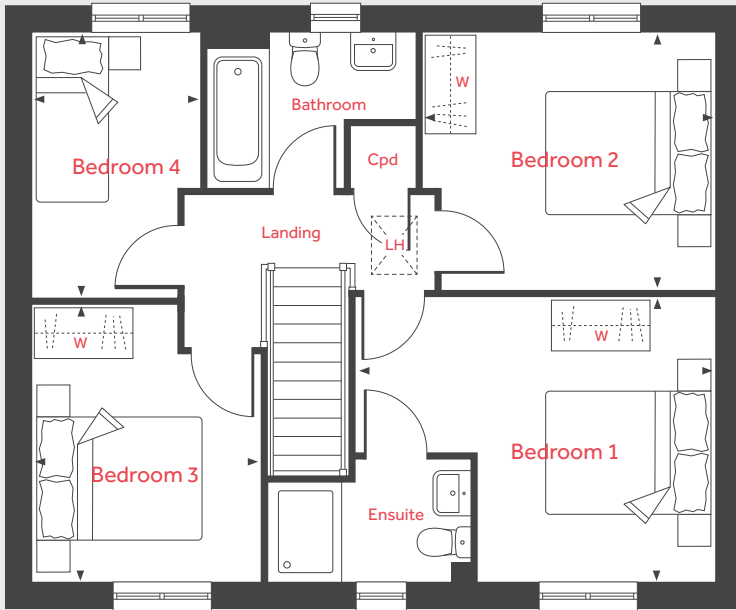
The Leverton

4 bedroom home

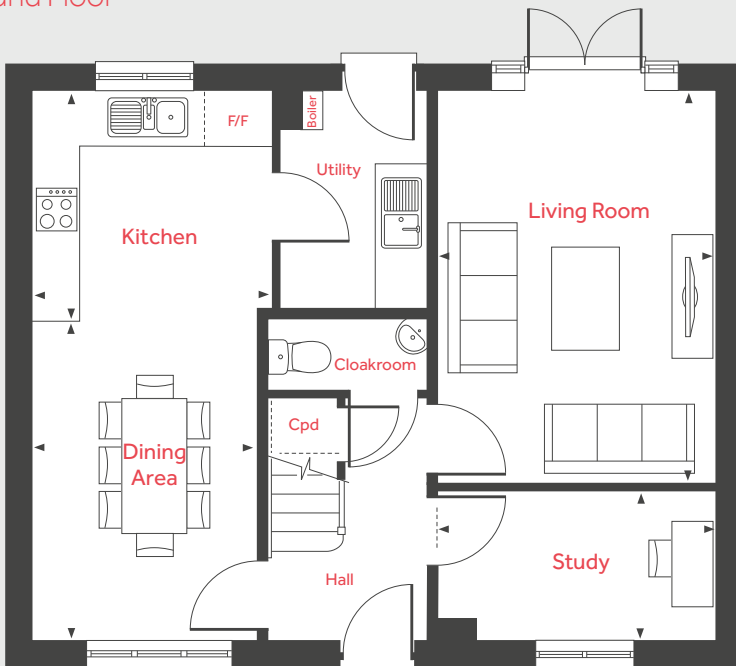
Homes 144* & 145

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room	4.81m x 3.39m	15'9" x 11'2"
Kitchen	2.98m x 2.80m	9'9" x 9'1"
Dining Area	3.95m x 2.81m	12'11" x 9'3"
Study	3.39m x 1.82m	11'2" x 6'0"

First Floor

Bedroom 1	4.40m x 3.48m	14'5" x 11'5"
Bedroom 2	3.56m x 3.15m	11'8" x 10'4"
Bedroom 3	3.37m x 2.87m	11'1" x 9'5"
Bedroom 4	3.26m x 2.07m	10'8" x 6'10"

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

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. April 2023.



The Fletcher 5 bedroom home

Home 90

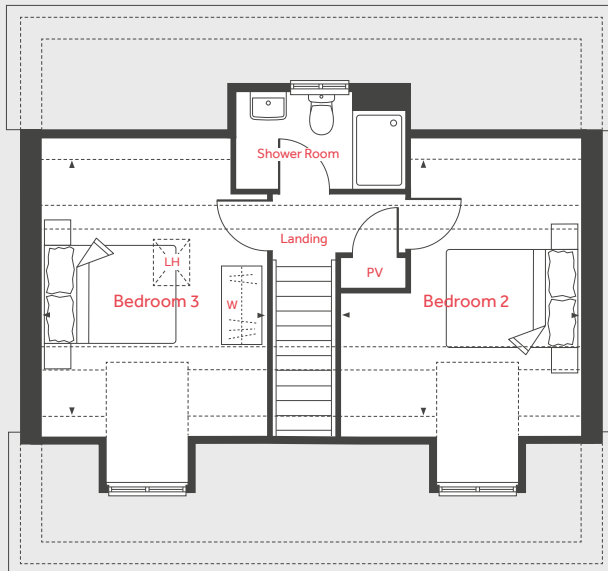
Cavendish View

Thurston IP31 3QH | 01359 758632

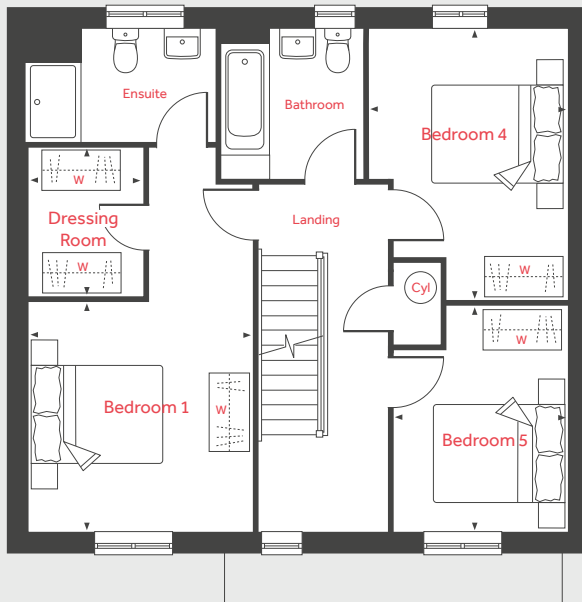
lindenhomes.co.uk

Linden
HOMES

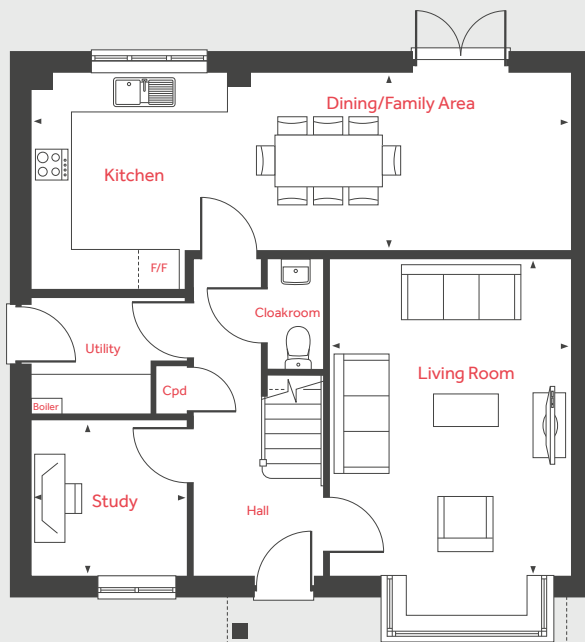
Second Floor



First Floor



Ground Floor



The Fletcher

5 bedroom home

Home 90

Ground Floor

Living Room

4.83m x 3.71m 15'10" x 12'2"

Kitchen/Dining/Family Area

8.29m x 2.74m 27'2" x 9'0"

Study

2.40m x 2.35m 7'10" x 7'9"

First Floor

Bedroom 1

3.52m x 3.46m 11'7" x 11'4"

Dressing Room

2.29m x 1.76m 7'6" x 5'10"

Bedroom 4

4.21m x 3.03m 13'10" x 9'11"

Bedroom 5

3.42m x 2.67m 11'3" x 8'10"

Second Floor

Bedroom 2

3.96m x 3.66m 13'0" x 12'0"

Bedroom 3

3.96m x 3.46m 13'0" x 11'4"

PV Photovoltaic solar panel equipment cupboard

LH Loft hatch W Space for wardrobe

Cyl Hot water cylinder ◀ ▶ Measuring points

Cpd Cupboard - - - Reduced ceiling height

F/F Space for fridge freezer

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. April 2023.

Linden HOMES