



Harrington Park Pinhoe

A collection of energy efficient and stylish 2, 3, 4 and 5 bedroom homes in the sought after location of Pinhoe in Exeter

These new homes are well located to enjoy the best of both worlds - this sought after location benefits from being in close proximity to the centre of Exeter, Topsham and a number of stunning local rural and coastal towns and villages.

Pinhoe has a wealth of options for local education, with a great selection of 'Outstanding' and 'Good' Ofsted-rated schooling options close to home.

For travel and commuting, Harrington Park benefits from excellent road links to the M5 providing easy access to Cornwall and Bristol. Pinhoe train station is just a 15-minute walk and offers easy links to London Paddington (just two hours away by train) and to add to this, Exeter airport is just a short drive away and offers a number of domestic and international flights.

Harrington Park
Pinhoe, Exeter EX4 8NS | 01392 339940
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Harrington Park Pinhoe

Development layout



Existing
Linden Homes
development

5 bedroom home

- The Colcutt
- The Lutyens

4 bedroom home

- The Aldridge
- The Cottingham
- The Grainger
- The Kempthorne
- The Mylne
- The Crescent

3 bedroom home

- The Elmslie
- The Becket

2 bedroom home

- Sandstone House
- The Cartwright
- The Ashbee

1 and 2 bedroom apartment

- Haldon House

- Affordable housing
- Shared ownership housing

leap local equipped area of play

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.



The Ashbee

2 bedroom home

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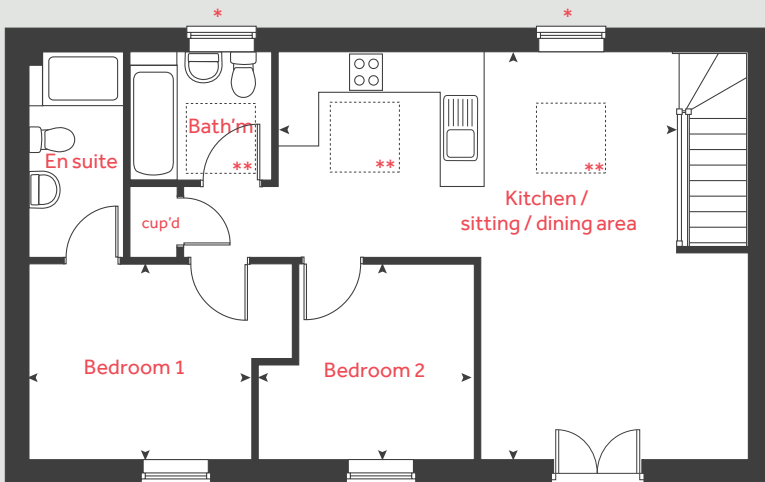
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The Ashbee

2 bedroom home

Homes 29 & 30

First floor



First floor

Kitchen / sitting / dining area

6.89m x 6.04m 22' 7" x 19' 8"

Bedroom 1

3.94m x 2.88m 12' 11" x 9' 5"

Bedroom 2

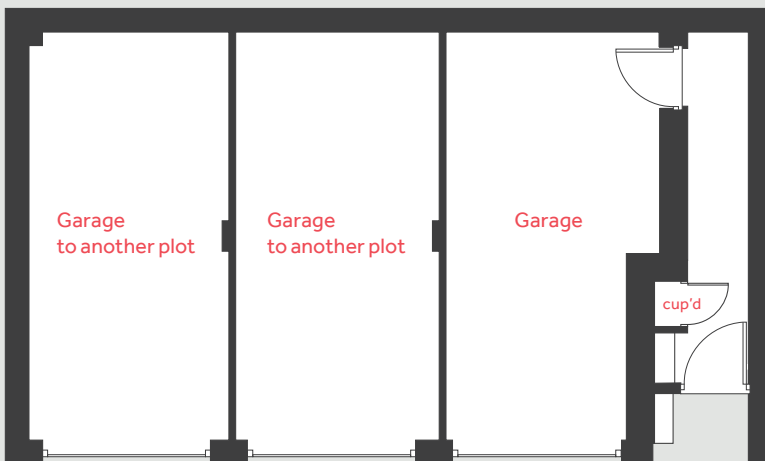
3.22m x 2.88m 10' 7" x 9' 5"

cup'd cupboard < > measuring points

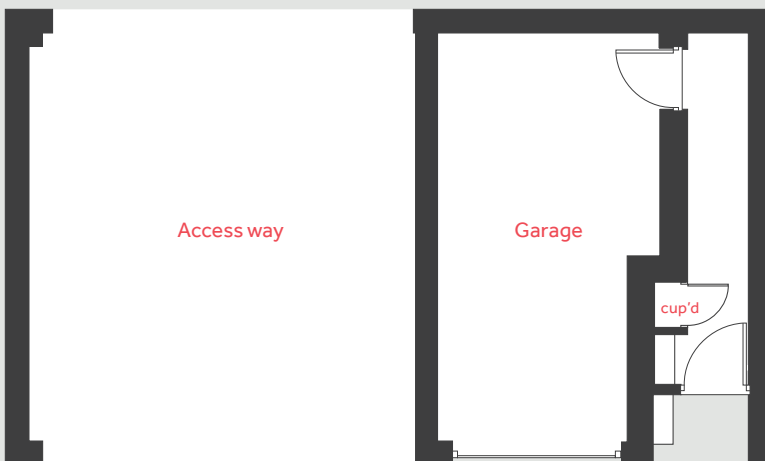
* Windows apply to selected plots only. Please see sales consultant for further details.

** Velux windows apply to selected plots only. Please see sales consultant for further details.

Ground floor applies to selected plots only



Ground floor applies to selected plots only



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The Cartwright

2 bedroom home

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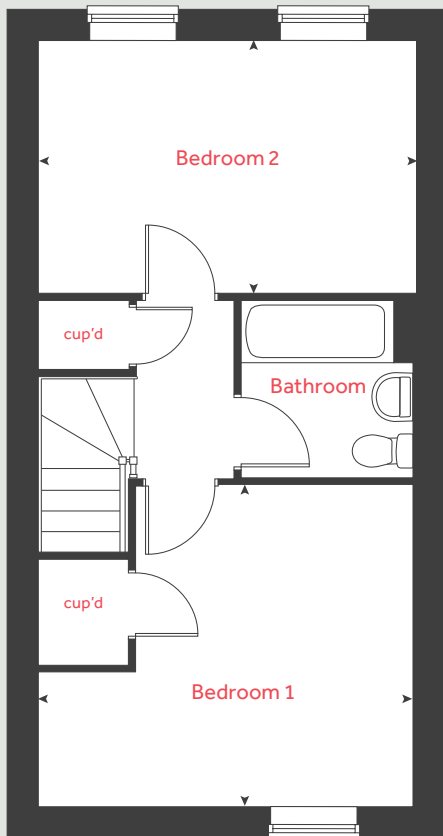
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The Cartwright

2 bedroom home

Homes 71, 72, 73, 74, 92,
93, 94 & 95

First floor



Ground floor

Kitchen
4.84m x 2.12m 15' 10" x 6' 11"

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

First floor

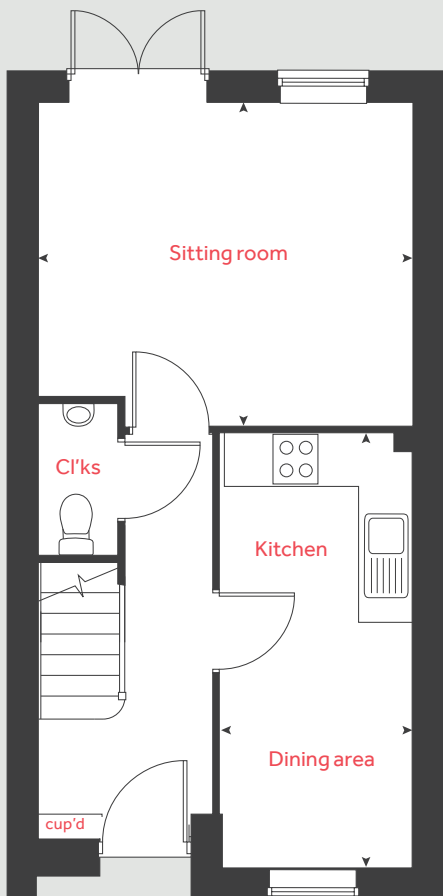
Bedroom 1
4.19m x 3.58m 13' 9" x 11' 9"

Bedroom 2
4.19m x 2.80m 13' 9" x 9' 2"

cup'd cupboard < > measuring points

Homes 92, 93, 94 and 95 are handed. Please see sales consultant for further details.

Ground floor



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The Becket

3 bedroom home

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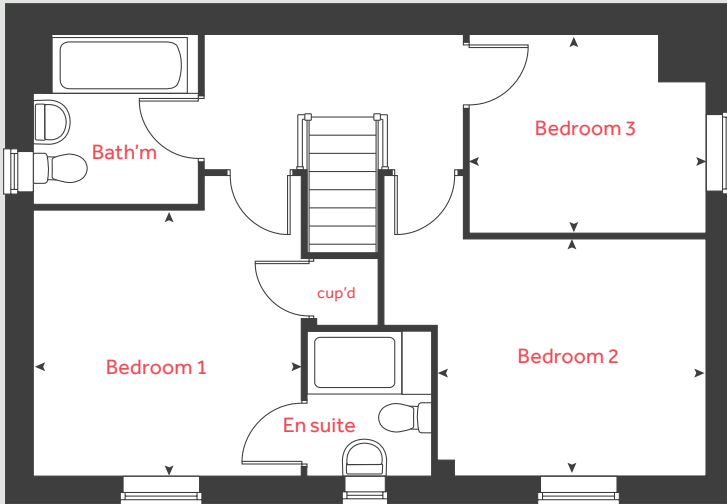
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The Becket

3 bedroom home

Homes 70, 96, 101, 189
& 200

First floor



Ground floor

Kitchen / dining area
5.59m x 2.90m 18' 4" x 9' 6"

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

First floor

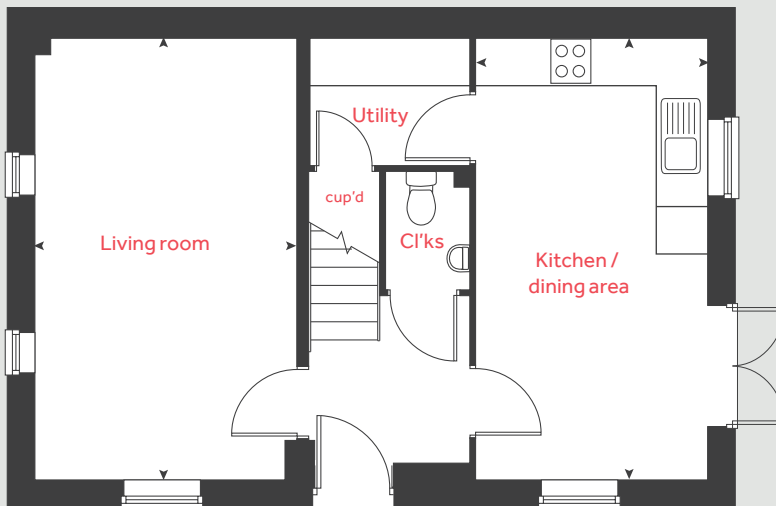
Bedroom 1
3.40m x 3.33m 11' 2" x 10' 11"

Bedroom 2
3.34m x 3.01m 10' 12" x 9' 10"

Bedroom 3
2.96m x 2.47m 9' 8" x 8' 1"

cup'd cupboard < > measuring points

Ground floor



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The Elmslie

3 bedroom home

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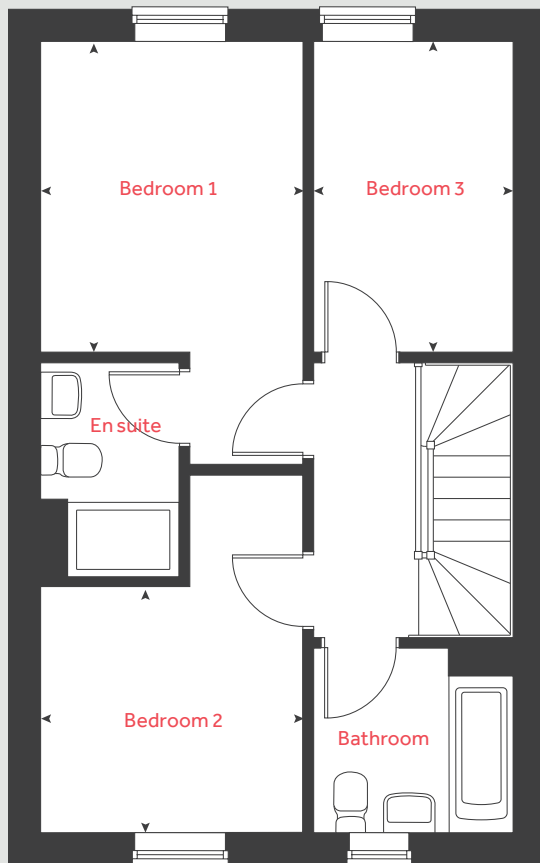
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The Elmslie

3 bedroom home

Homes 31, 33, 35, 36, 68,
69, 97, 98, 99, 100, 190,
196, 197, 198 & 199

First floor



Ground floor

Kitchen / dining area
5.05m x 2.91m 16' 6" x 9' 6"

Living room
5.09m x 3.34m 16' 8" x 10' 9"

First floor

Bedroom 1
5.05m x 2.91m 16' 6" x 9' 6"

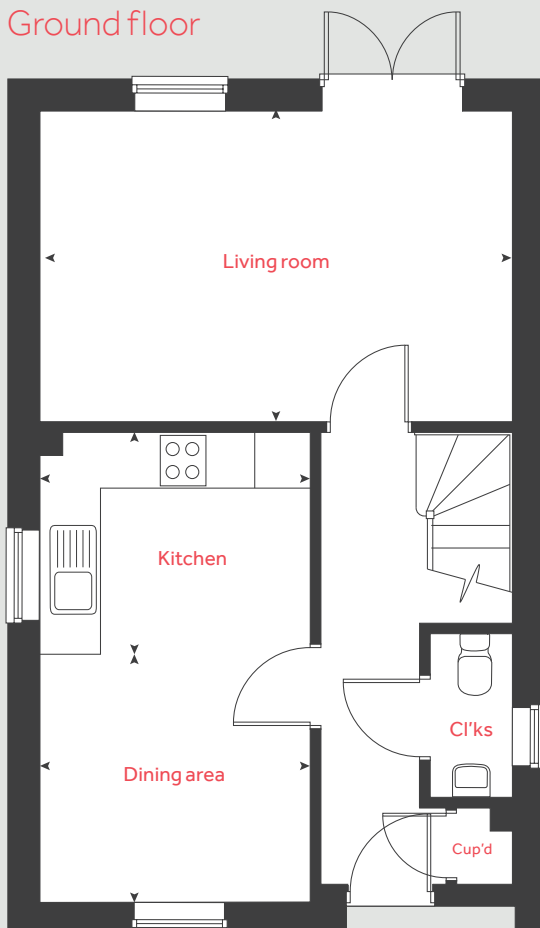
Bedroom 2
2.87m x 2.65m 9' 5" x 8' 7"

Bedroom 3
3.34m x 2.15m 10' 9" x 7' 0"

cup'd cupboard < > measuring points

Homes 35, 36, 190, 196, 197, 198 and 199 are handed. Please see sales consultant for further details.

Ground floor



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The Summer

3 bedroom home

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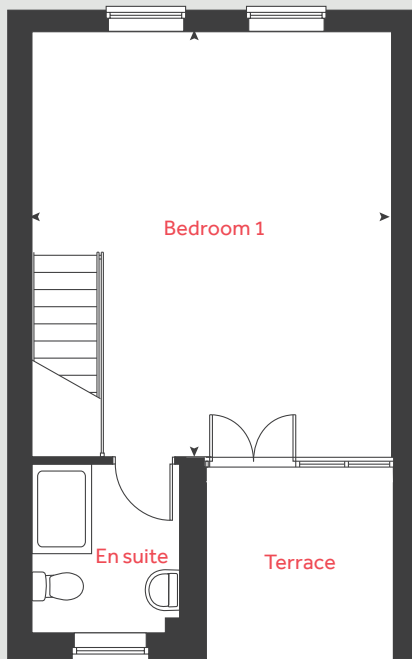
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The Summer

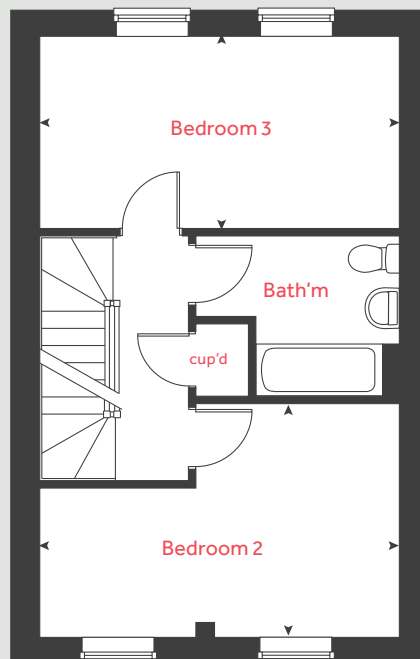
3 bedroom home

Homes 11, 12, 13, 14, 15,
56, 57, 58, 77, 78, 79 & 80

Second floor



First floor



Ground floor

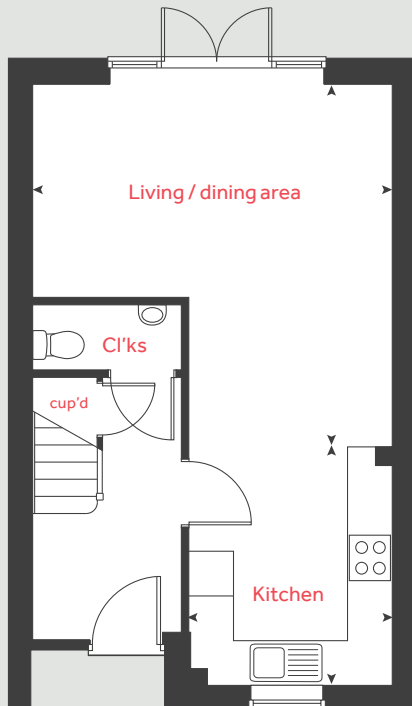
Kitchen
5.17m x 2.64m 16' 8" x 8' 8"
Living / dining area
4.82m x 2.88m 15' 10" x 9' 5"

First floor

Bedroom 1
5.93m x 5.14m 19' 5" x 16' 10"
Bedroom 2
4.82m x 2.88m 15' 10" x 9' 5"
Bedroom 3
4.82m x 2.79m 15' 10" x 9' 2"

cup'd cupboard ◀ ▶ measuring points

Ground floor



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The Spring

4 bedroom home

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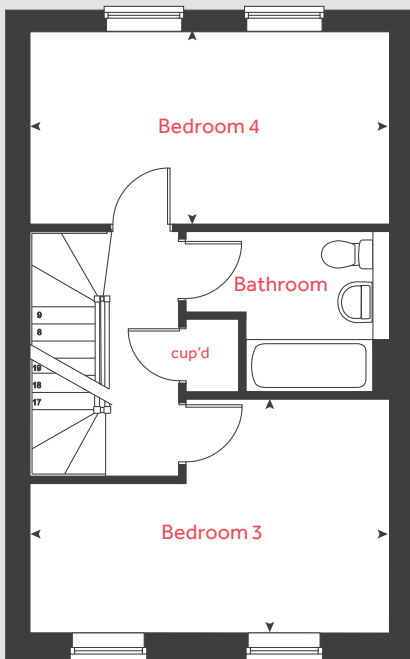
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The Spring

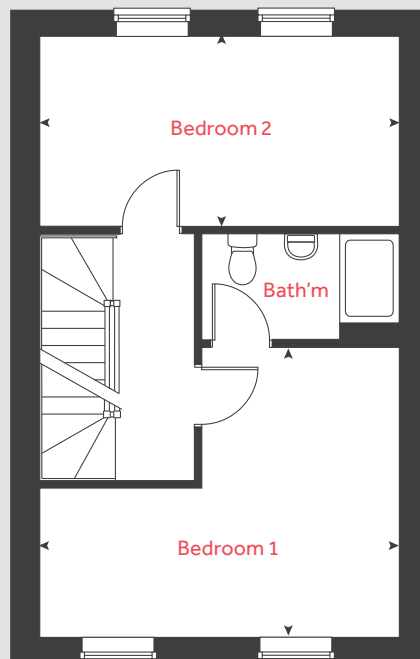
4 bedroom home

Homes 9, 10, 16, 17, 54, 55,
59, 60, 75, 76, 81 & 82

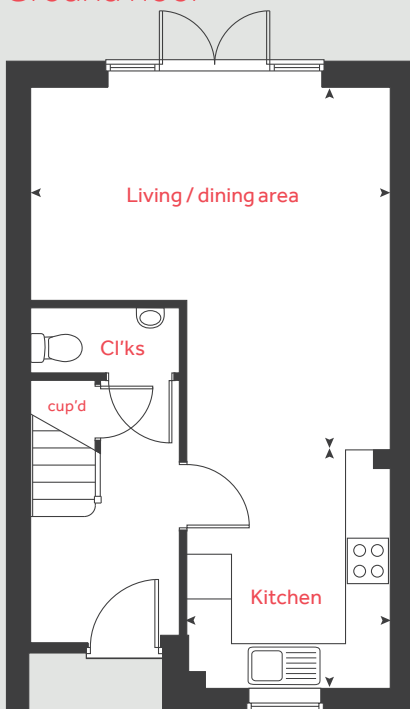
Second floor



First floor



Ground floor



Ground floor

Kitchen
5.17m x 2.64m 16' 8" x 8' 8"

Living / dining area
4.82m x 2.88m 15' 10" x 9' 5"

First floor

Bedroom 1
4.82m x 3.50m 15' 7" x 11' 5"

Bedroom 2
4.82m x 2.88m 15' 10" x 9' 5"

Bedroom 3
4.82m x 2.79m 15' 10" x 9' 2"

Bedroom 4
4.82m x 2.88m 15' 10" x 9' 5"

cup'd cupboard ◀ ▶ measuring points

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The Mylne

4 bedroom home

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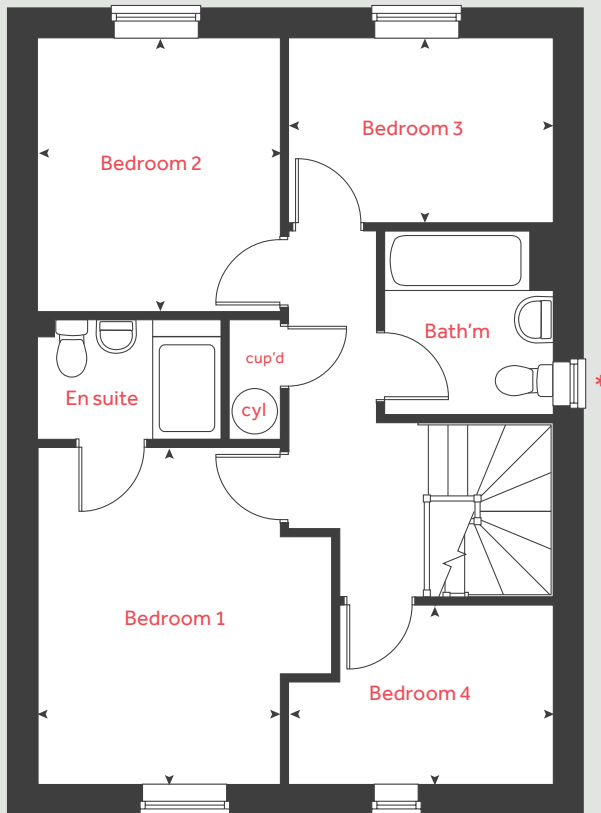
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The Mylne

4 bedroom home

Homes 32, 34, 193, 194
& 195

First floor



Ground floor

Kitchen / dining / family area

5.17m x 3.14m 17' 0" x 10' 4"

Living room

5.45m x 3.57m 17' 11" x 11' 9"

First floor

Bedroom 1

4.87m x 3.41m 15' 11" x 11' 2"

Bedroom 2

3.20m x 2.89m 10' 6" x 9' 5"

Bedroom 3

3.03m x 2.12m 9' 11" x 6' 11"

Bedroom 4

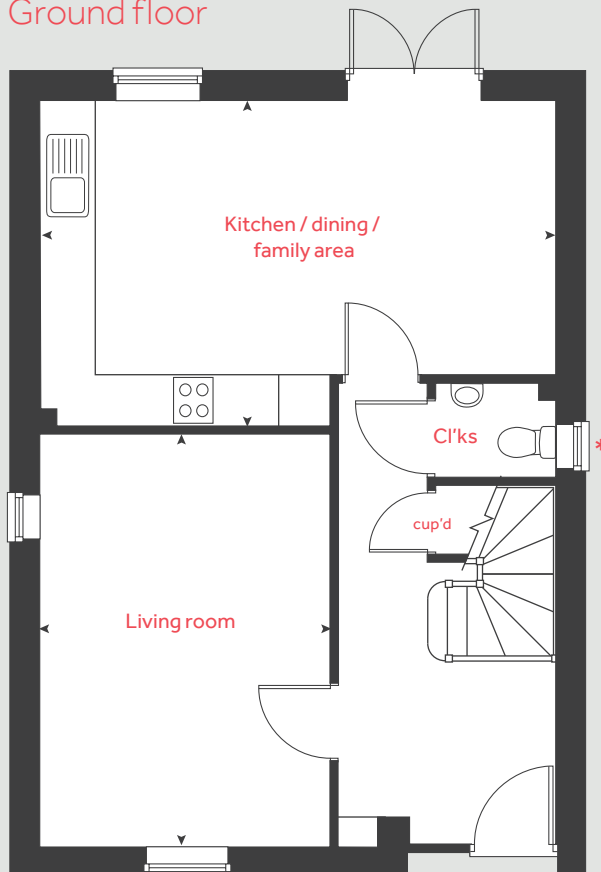
3.10m x 2.88m 10' 2" x 9' 5"

cup'd

cupboard

measuring points

Ground floor



Homes 193, 194 and 195 are handed. Please see sales consultant for further details.

* Windows apply to selected plots only. Please see sales consultant for further details.

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The Aldridge

4 bedroom home

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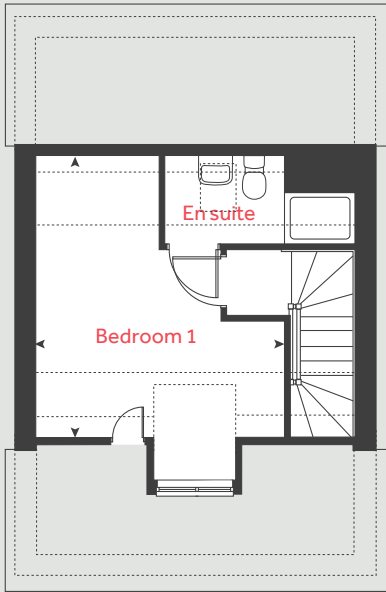
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The Aldridge

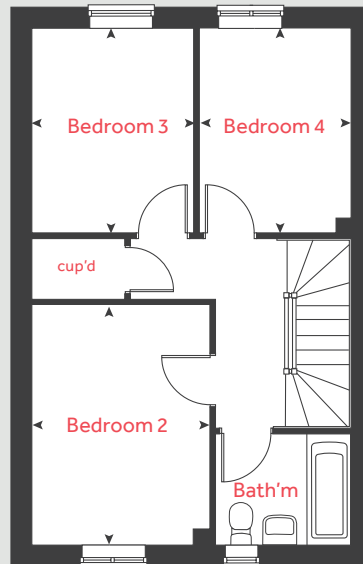
4 bedroom home

Homes 180-183, 221-225,
288, 289, 290, 291, 320-323,
331-333 & 345

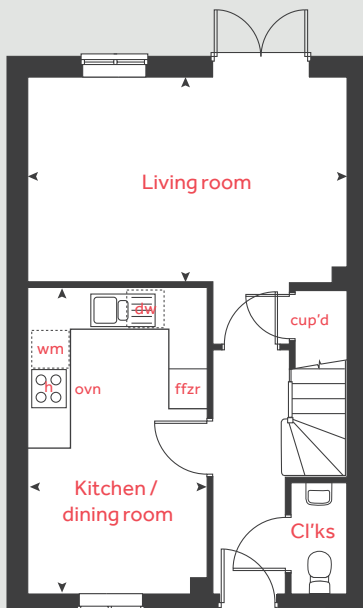
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
4.76m x 2.81m 15' 8" x 9' 2"

Living room
4.98m x 3.19m 15' 6" x 9' 2"

First floor

Bedroom 2
4.80m x 2.78m 15' 7" x 12' 7"

Bedroom 3
3.19m x 2.52m 12' 3" x 9' 1"

Bedroom 4
3.19m x 2.36m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.46m x 3.88m 14' 6" x 12' 7"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points
wm	washing machine		

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The Lutyens

5 bedroom home

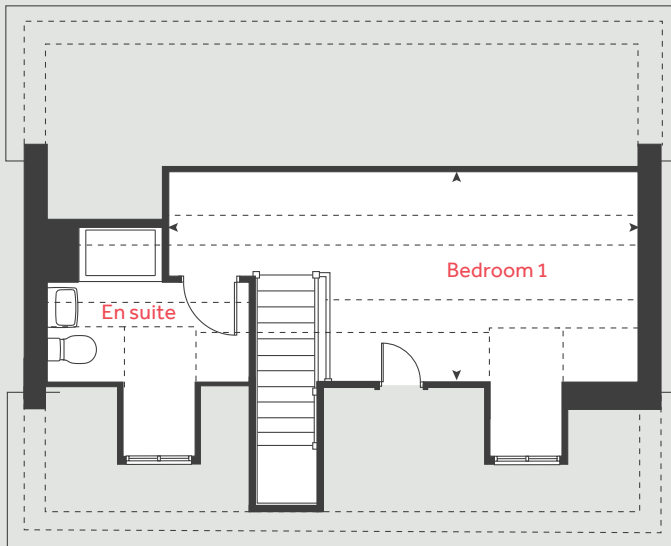
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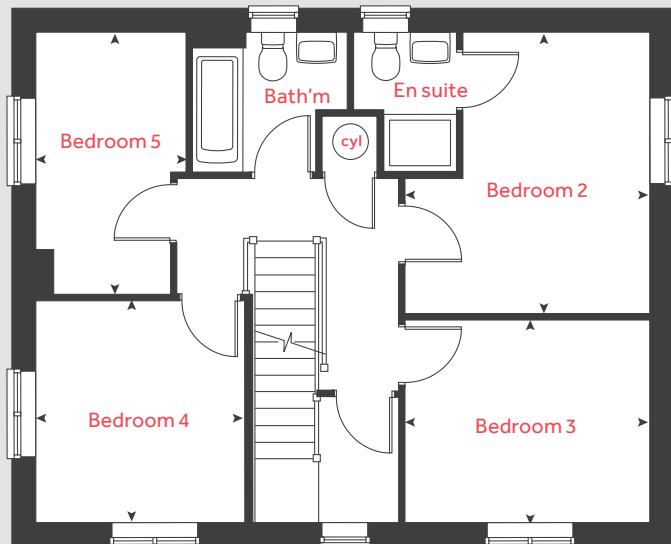
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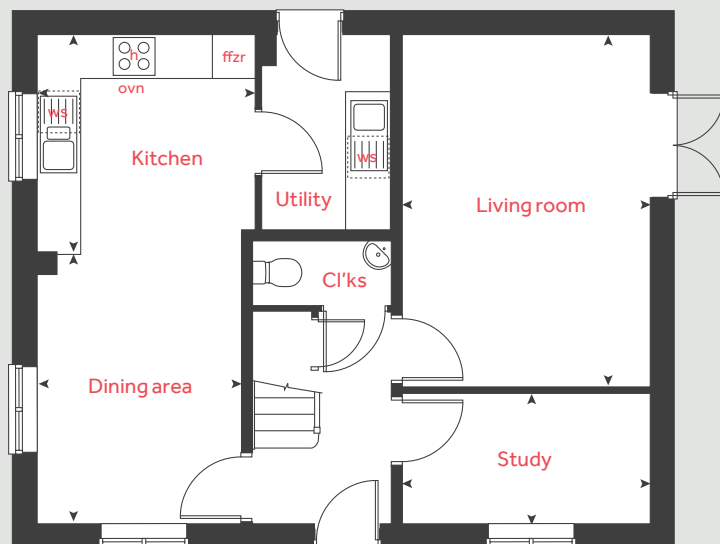
Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Homes 179, 220 & 330

Ground floor

Kitchen
2.99m x 2.98m 9' 10" x 9' 10"

Living room
4.82m x 3.41m 15' 10" x 11' 2"

Dining area
3.73m x 2.81m 12' 3" x 9' 3"

Study
3.41m x 1.80m 11' 2" x 5' 11"

First floor

Bedroom 2
3.85m x 3.35m 12' 8" x 11' 0"

Bedroom 3
3.35m x 2.77m 11' 0" x 9' 1"

Bedroom 4
3.04m x 2.87m 10' 0" x 9' 5"

Bedroom 5
3.59m x 2.06m 11' 9" x 6' 9"

Second floor

Bedroom 1
6.67m x 3.09m 21' 11" x 10' 1"

h	hob	wm	washing machine
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points

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Specification

We give you so much more

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Specification

We give you so much more

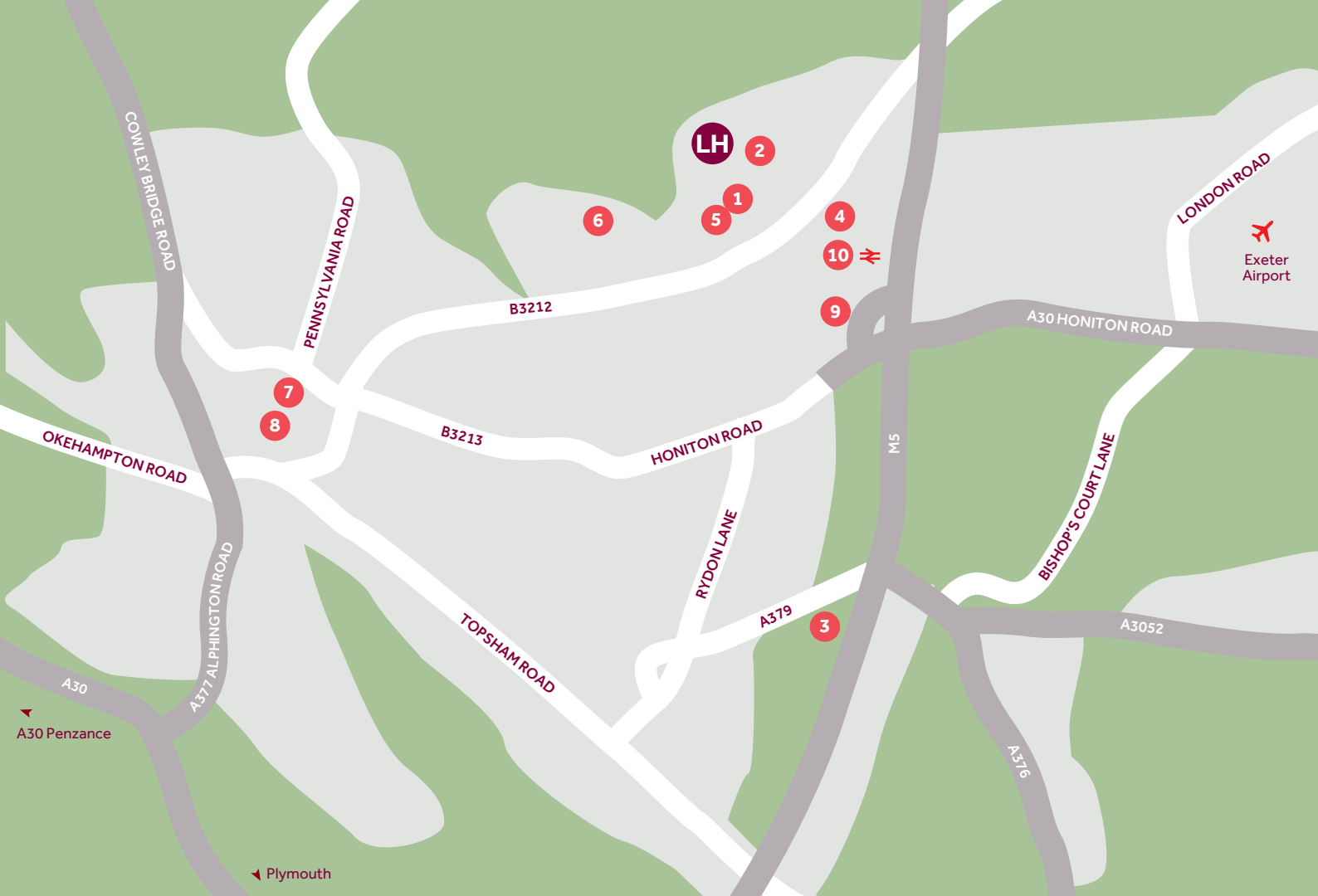
Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Kitchen			
Fully fitted Kitchen with soft close doors and drawers	■	■	■
Laminate worktops with matching upstand	■	■	■
Stainless steel splashback behind hob	■	■	■
Integrated silver extractor hood	■	■	■
Inset stainless steel sink with mixer tap	■	■	■
Gas hob	■	■	■
Double oven			■
Single oven	■	■	
Interated fridge / freezer			■
Bathrooms and en suites			
White sanitaryware with contemporary chrome fittings	■	■	■
Bath with shower mixer in main bathroom	■	■	■
Thermostatic shower in ensuites (where applicable)	■	■	■
Porcelanosa tiles in bathroom, en suites and WC (please ask the sales executive for extent of tiled areas)	■	■	■
Electrical and lighting			
Telecoms master point in cupboard cupboard, with additional point in lounge adjacent to main TV position	■	■	■
Combined appliance switching in kitchen	■	■	■
Contemporary low energy external light to front of home	■	■	■
Power and lighting to garages within curtilage of plot	■	■	■
Internal finishes			
White ladder door with satin finish door furniture	■	■	■
White walls with smooth white ceilings	■	■	■
White gloss woodwork	■	■	■
Heating			
White compact radiators	■	■	■
General			
PVC U double glazed windows	■	■	■
Rear garden boundary fences (as applicable)	■	■	■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales executive.

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Around the local neighbourhood

- | | | |
|--|---|--|
| <p>1 Pinhoe Village Shops
EX4 9EY</p> | <p>5 Exeter Community Hospital
EX1 3RB</p> | <p>8 Exeter Cathedral
EX1 1HS</p> |
| <p>2 Pinhoe Primary School
EX4 8PE</p> | <p>6 Northbrook Swimming Pool
EX4 8LZ</p> | <p>9 Exeter College Technology Centre
EX1 3RW</p> |
| <p>3 Sandy Park stadium,
Home of the Exeter Chiefs
GL20 8DF</p> | <p>7 Princesshay Shopping Centre
EX1 1QA</p> | <p>10 Pinhoe Train Station
EX1 3SY</p> |
| <p>4 Sainsbury's
EX1 3PF</p> | | |

Linden Homes, South West Partnerships region
 Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. T: 01392 880380
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