



# Redlands Grove

Wanborough

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**Linden**  
HOMES



# Welcome to Redlands Grove

Within easy reach of the thriving town of Swindon, this exciting new development is surrounded by the pretty Wiltshire countryside in the village of Wanborough.

Wanborough is about 2 miles from the A419, which links to Cirencester, 17 miles away, to the A420 for Oxford, 30 miles, or head south 6.5 miles for Junction 15 of the M4 for London and Bristol. It's only 5 miles via the B4006 to Swindon, from where trains take about an hour to reach London Paddington. Regular services also run to Bristol, Cheltenham and Reading. Bristol Airport is 54 miles away.

This bustling community has a playgroup, primary school, five pubs, leisure and sports clubs and a monthly farmer's market. There are play parks, conservation areas, woods and walking trails and just 5 miles away in Swindon you'll find designer shopping and an array of entertainment!

Our new range of 3 and 4 bedroom homes embrace contemporary design and styling, whilst retaining classic architecture and traditional build quality. Our new homes include desirable features such as open-plan living areas, stylish fitted kitchens, bi-folding doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a rural setting within easy reach of Swindon, your search ends here!





# Redlands Grove Wanborough

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.

**4 bedroom home**

- The Leverton
- The Aldridge
- The Liddington
- The Mylne

**3 bedroom home**

- The Elmslie
- The Becket
- The Turner

- Bovis Homes development
- Affordable housing

▼ Embankment slope    ▼ visitor space





# Redlands Grove

## Wanborough

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# The Leverton

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## 4 bedroom home

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### About this home

The Leverton is a highly desirable family home: traditional in its double-fronted exterior, but intelligently designed to meet the demands of 21st century life.

An expansive kitchen/dining room runs from the front to the back of the property, providing a highly versatile open plan space. There's also a sizeable living room with elegant French doors opening up into the garden, and a study – which could alternatively be used as a snug or a playroom.

Four well sized bedrooms and a family bathroom are situated on the first floor, with the main bedroom also featuring an en suite.

### Key features

- Large open plan kitchen/dining with separate utility
- Spacious living room with French doors to garden
- Ground floor study
- En suite to bedroom one
- Three double bedrooms





# The Leverton

## Ground floor

### Kitchen / Dining Area

6.77m x 2.86m 22'3" x 9'5"

### Living Room

4.86m x 3.45m 15'11" x 11'4"

### Study

3.45m x 1.84m 11'4" x 6'0"

## First floor

### Bedroom 1

4.43m x 3.51m 14'6" x 11'6"

### Bedroom 2

3.61m x 3.18m 11'10" x 10'5"

### Bedroom 3

3.41m x 2.89m 11'2" x 9'6"

### Bedroom 4

3.29m x 2.11m 10'10" x 6'11"

Ground floor



First floor





# The Aldridge

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4 bedroom home

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## About this home

The Aldridge features sociable living spaces, generously-sized bedrooms and a luxurious bedroom suite, tucked away in the sanctuary of the top floor.

The combined kitchen/dining room is a sociable space in which to entertain and the lovely bright living room provides access into the garden.

Upstairs, the first floor provides three good sized bedrooms, and a family bathroom with the third floor dedicated to a luxurious bedroom one with en suite and dressing area.

## Key features

- Open plan kitchen and dining
- Large living room with French doors to garden
- Under stairs storage
- Single garage
- En suite to bedroom 1





# The Aldridge

## Ground floor

### Kitchen / Dining Area

4.81m x 2.84m 15'9" x 9'4"

### Living Room

5.03m x 3.25m 16'6" x 10'8"

## First floor

### Bedroom 2

3.78m x 2.81m 12'5" x 9'3"

### Bedroom 3

3.23m x 2.56m 10'7" x 8'5"

### Bedroom 4

3.23m x 2.41m 10'7" x 7'11"

## Second floor

### Bedroom 1

4.45m x 3.92m 14'7" x 12'10"

Ground floor



First floor



Second floor





# The Liddington

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4 bedroom home

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## About this home

The Liddington is a unique 2-bedroom home featuring a carport which runs one half of the ground floor, the other half is an open plan kitchen/dining area with an external door leading to the garden. There is a handy under the stairs cupboard and a downstairs cloakroom.

Upstairs leads to the living room with a large storage cupboard. There is a double bedroom and single bedroom that shares a family bathroom.

## Key features

- Open plan kitchen and dining
- Downstairs cloakroom
- Family bathroom
- Lots of storage
- Carport





# The Liddington

## Ground floor

Kitchen / Dining Area

6.20m x 3.81m      20'4" x 12'6"

## First floor

Living Room

3.95m x 3.67m      13'0" x 12'0"

Bedroom 1

3.95m x 3.13m      13'0" x 10'3"

Bedroom 2

4.12m x 2.19m      13'6" x 7'2"

Ground floor



First floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Mylne

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4 bedroom home

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## About this home

The Mylne brilliantly facilitates the demands of modern family life through clever design and attention to detail.

At the heart of the home is a spacious open plan kitchen/dining area: a flexible space with French doors providing access to the garden. A separate living room is a bright and airy space due to the large window.

The first floor hosts four bedrooms and a family bathroom. Bedroom one offers the luxury and privacy of an en suite, ensuring that queues for the bathroom are a thing of the past. The inclusion of a fourth bedroom considerably increases the flexibility of home, offering potential as a guest room, home study or snug.

## Key features

- Living room with large window
- Large open plan kitchen/dining with family area
- French doors leading to garden from dining / family area
- Four generously sized bedrooms
- En suite to bedroom one





# The Mylne

## Ground floor

Kitchen / Family / Dining Area  
6.09m x 3.81m      20'0" x 12'6"  
Living Room  
4.89m x 3.43m      16'1" x 11'3"

## First floor

Bedroom 1  
3.97m x 2.99m      13'0" x 9'10"  
Bedroom 2  
3.26m x 2.56m      10'8" x 8'5"  
Bedroom 3  
3.47m x 2.22m      11'5" x 7'3"  
Bedroom 4  
3.04m x 2.12m      10'0" x 6'11"

Ground floor



First floor





# The Elmslie

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## 3 bedroom home

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### About this home

The Elmslie boasts a sizeable living room with dual views over the garden. The ground floor also features a kitchen/dining room: separate spaces for cooking and dining, which creates a sociable space in which to entertain. With great living spaces, three bedrooms, ample storage and generous provision of bathrooms, the Elmslie is great for a growing family – or for a smaller family or young couples there are considerable opportunities to make the most of these great spaces.

### Key features

- Living room with French doors to garden
- Separate kitchen / dining space
- En suite to bedroom one
- Third bedroom - perfect for a nursery, study or dressing room
- Useful understairs storage





# The Elmslie

## Ground floor

### Kitchen / Dining Area

4.84m x 2.95m 15'11" x 9'8"

### Living Room

5.15m x 3.65m 16'11" x 12'0"

## First floor

### Bedroom 1

3.70m x 2.89m 12'2" x 9'6"

### Bedroom 2

2.89m x 2.42m 9'6" x 7'11"

### Bedroom 3

3.66m x 2.19m 12'0" x 7'2"

Ground floor



First floor





# The Becket

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## 3 bedroom home

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### About this home

Traditional from the outside but ideally suited to modern living, the Becket is the perfect family home.

The ground floor features a large living room and an open plan kitchen/dining room, offering flexible, sociable, bright and airy spaces. The kitchen/dining room provides direct access into the garden through a set of double doors and an adjoining utility room.

On the first floor are three generously-sized, bright bedrooms and two bathrooms, located around a central landing.

Bright, flexible, and with ample storage, this is the ultimately sociable home and one which is ideally suited to family life.

### Key features

- Double-fronted
- Spacious, dual aspect living room
- Open plan kitchen/dining room with access to the garden through French doors
- Utility room with rear access
- Three double bedrooms





# The Becket

## Ground floor

### Kitchen / Dining Area

5.64m x 2.98m 18'6" x 9'9"

### Living Room

5.64m x 3.38m 18'6" x 11'1"

## First floor

### Bedroom 1

3.48m x 3.43m 11'5" x 11'3"

### Bedroom 2

3.39m x 2.98m 11'1" x 9'9"

### Bedroom 3

3.03m x 2.60m 9'11" x 8'6"

## Ground floor



## First floor





# The Eveleigh

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## 3 bedroom home

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### About this home

A central attraction of the Eveleigh is the large living room. Providing a view of the garden through a window and a set of French doors, the home provides seamless integration between internal and external living spaces. There's also a great kitchen/dining room, a popular element of open plan living which creates a lovely sociable space.

Upstairs are three bedrooms, all with dedicated space for wardrobes, a family bathroom, and an en suite to bedroom one.

The Eveleigh is a great home in which to start, and grow, a family – and equally an ideal home for downsizers who wish to retain spacious living spaces.

### Key features

- Large living room with French doors to garden
- Open plan kitchen and dining
- Downstairs cloakroom/wc
- Under stairs storage
- En suite to bedroom 1





# The Eveleigh

## Ground floor

### Kitchen / Dining Area

4.82m x 2.84m      15'10" x 9'4"

### Living Room

5.03m x 3.23m      16'6" x 10'7"

## First floor

### Bedroom 1

2.81m x 2.75m      9'3" x 9'0"

### Bedroom 2

2.92m x 2.81m      9'7" x 9'3"

### Bedroom 3

3.21m x 2.16m      10'6" x 7'1"

Ground floor



First floor





# The Turner

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## 3 bedroom home

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## About this home

The Turner is a bright and airy home with a distinctive layout.

A large inviting entrance hall creates a strong first impression. The living room features double doors leading into the garden, and there's a large flexible open plan kitchen/dining room, a cloakroom and built-in cupboard.

A turned staircase, inclusive of a landing and feature window, leads to the first floor and three good-sized bedrooms. Bedroom one benefits from the privacy of an en suite, and there's also a family bathroom complete with bathtub creating the perfect space to relax and unwind.

## Key features

- Airy entrance hallway space
- Large living room with French doors to garden
- Open plan kitchen and dining
- Three generously proportioned bedrooms
- En suite to bedroom 1





# The Turner

## Ground floor

### Kitchen / Dining Area

4.85m x 3.59m    15'11" x 11'9"

### Living Room

4.85m x 3.38m    15'11" x 10'9"

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## First floor

### Bedroom 1

3.35m x 3.31m    11'0" x 10'10"

### Bedroom 2

4.53m x 2.50m    14'10" x 8'2"

### Bedroom 3

2.52m x 2.29m    8'3" x 7'6"

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Ground floor



First floor





# Redlands Grove

## Wanborough

### We give you so much more

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



### Kitchen

|  | 3 bedroom<br>The Turner<br>The Elmslie<br>The Becket | 4 bedroom<br>The Aldridge<br>The Mylne<br>The Leverton<br>The Liddington |
|--|--|--|
| Symphony Konzept range kitchen with laminate worktop   | ■ ■ ■  | ■ ■ ■ ■  |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap   | ■ ■ ■  |  |
| Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap  |  | ■ ■ ■ ■  |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility  |  | ■  |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood     | ■ ■ ■  |  |
| Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and integrated silver hood            |  | ■ ■ ■ ■  |
| Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood |  | ■  |
| Track light fitting  | ■ ■ ■  | ■ ■ ■ ■  |
| Fridge / freezer space   | ■ ■ ■  | ■ ■ ■ ■  |
| Integrated (Indesit) 70 / 30 fridge freezer  |  | ■  |
| 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 en suite(s)

|  |       |         |
|--|-------|---------|
| Ideal Standard contemporary white Tempo Arc sanitary ware suite  | ■ ■ ■ | ■ ■ ■ ■ |
| Ideal Standard close coupled WC to cloakroom   | ■ ■ ■ | ■ ■ ■ ■ |
| Ideal Standard low profile shower tray with glass enclosure in en suite  | ■ ■ ■ | ■ ■ ■ ■ |
| Handheld hair wash attachment in bathroom  | ■ ■ ■ | ■ ■ ■ ■ |
| Shower over the bath   |       |         |
| Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* | ■ ■ ■ | ■ ■ ■ ■ |
| White batten light holder  | ■ ■ ■ | ■ ■ ■ ■ |
| Radiator in bathroom / en suite  | ■ ■ ■ | ■ ■ ■ ■ |

### Doors and Windows

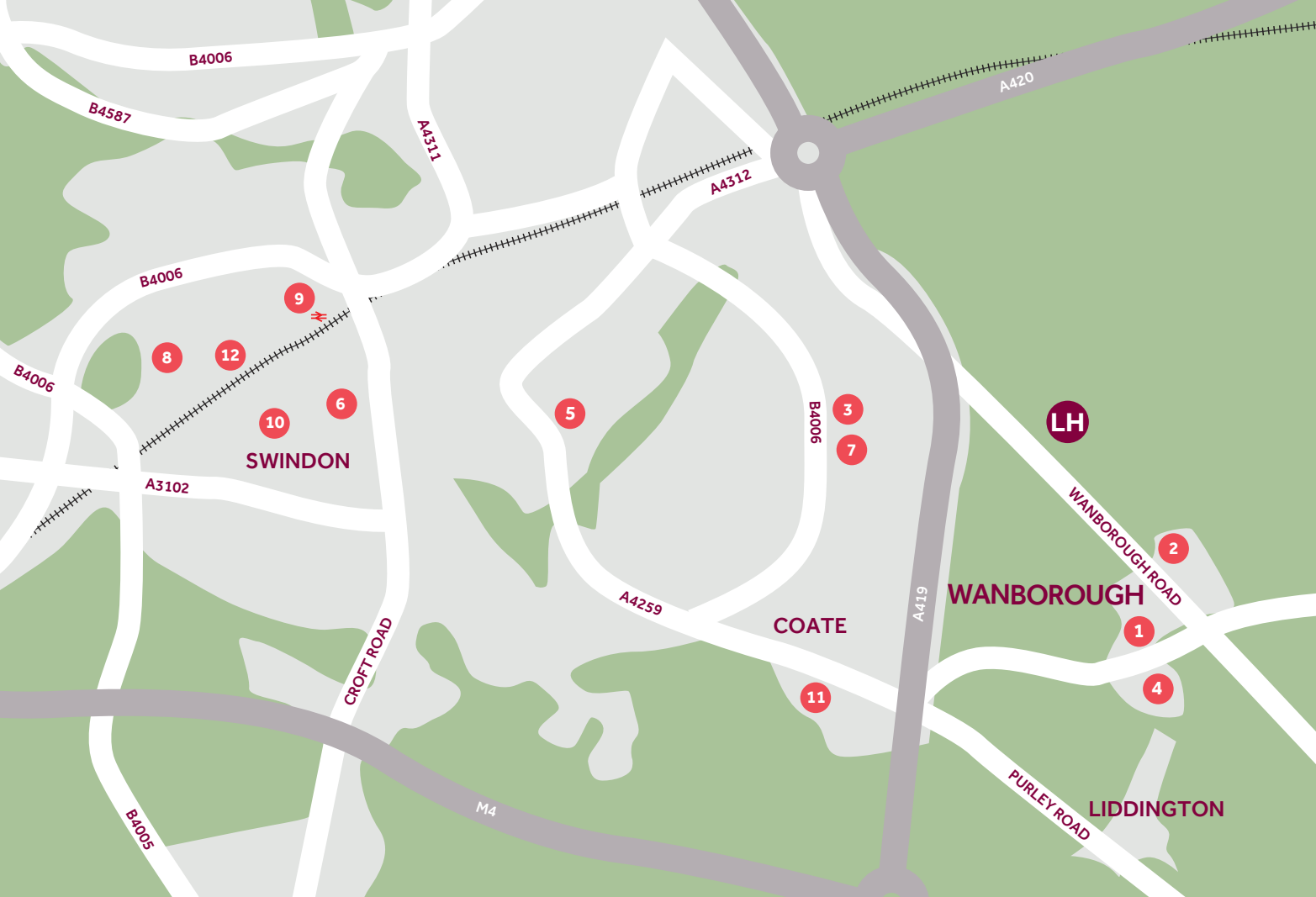
|   | 3 bedroom<br>The Turner<br>The Elmslie<br>The Becket | 4 bedroom<br>The Aldridge<br>The Mylne<br>The Leverton<br>The Liddington |
|---|--|--|
| Front door with multi-point security locking system and security chain                    | ■ ■ ■  | ■ ■ ■ ■  |
| Front door number - chrome plated door numeral  | ■ ■ ■  | ■ ■ ■ ■  |
| PVCu double glazing to windows  | ■ ■ ■  | ■ ■ ■ ■  |
| Double glazed PVCu French doors   | ■ ■ ■  | ■ ■ ■ ■  |
| Internal doors to be ladder door style pre-primed with brass satin finish handles         | ■ ■ ■  | ■ ■ ■ ■  |
| Paving outside French / bi-fold door and path to garage personnel door (where applicable) | ■ ■ ■  | ■ ■ ■ ■  |

### General

|   |       |         |
|---|-------|---------|
| White painted walls and smooth white ceilings   | ■ ■ ■ | ■ ■ ■ ■ |
| Multi-media point in living room  | ■ ■ ■ | ■ ■ ■ ■ |
| TV point to living room and family room (where applicable)  | ■ ■ ■ | ■ ■ ■ ■ |
| Master telephone socket (plus to study where shown)   | ■ ■ ■ | ■ ■ ■ ■ |
| Ideal combi-boiler 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 operated door bell (push), satin chrome finish  | ■ ■ ■ | ■ ■ ■ ■ |
| 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)                                       | ■ ■ ■ | ■ ■ ■ ■ |
| Outside tap   | ■ ■ ■ | ■ ■ ■ ■ |
| Enclosed fenced rear garden and garden gate (where applicable)                                      | ■ ■ ■ | ■ ■ ■ ■ |
| NHBC Buildmark cover  | ■ ■ ■ | ■ ■ ■ ■ |
| First two years' customer service support from Linden Homes   | ■ ■ ■ | ■ ■ ■ ■ |

■ Fitted as standard - included in the property  
\* Subject to stage of construction





## Around the local neighbourhood

- |   |  |   |
|---|--|---|
| <b>1</b> Wanborough Primary School<br>SN4 0EJ     | <b>5</b> New College Swindon<br>SN3 2DY            | <b>9</b> Swindon Railway Station<br>SN1 1DQ                 |
| <b>2</b> The Brewers Arms<br>SN4 0AE              | <b>6</b> Wyvern Theatre<br>SN1 1QN                 | <b>10</b> The Brunel Shopping Centre<br>SN1 1LF             |
| <b>3</b> The Dorcan Academy<br>SN3 5DA            | <b>7</b> Dorcan Recreation Complex<br>SN3 5DA      | <b>11</b> Coate Water Country Park<br>SN3 6AA               |
| <b>4</b> Ramsbury & Wanborough Surgery<br>SN4 0DF | <b>8</b> Swindon Designer Outlet Centre<br>SN2 2DY | <b>12</b> STEAM: Museum of Great Western Railway<br>SN2 2TA |

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