



## A taste of local life

### Haddon Green

Norman Cross, Peterborough PE7 3TB | 01733 592 940

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES





# Welcome to Haddon Green



A collection of 3, 4 & 5 bedroom homes five miles southwest of Peterborough city centre

Situated five miles southwest of Peterborough city centre, Haddon Peake is one of our new housing developments that offers the best of both worlds. You can enjoy life amongst the villages, with the option to venture into more bustling urban areas.

Our new houses and apartments near Stilton and Yaxley have 3, 4 & 5-bedroom options, making them the perfect choice for first-time buyers and growing families alike. Both villages steeped in history, with old buildings that give each area a unique charm. When it comes to amenities, you'll be situated within reach of schools, employment opportunities in cities, and a road network that'll get you to London and more local destinations.

Those seeking out a village setting will be pleased to know that Stilton is a four-minute drive away from our new homes for sale. This village – thought to be the original home of its namesake cheese – is surrounded by the beautiful Cambridgeshire countryside and has a handful of old inns such as The Talbot Inn and The Bell Inn Hotel. You can easily access the village off the A1 via the B1043.

Haddon Green is part of the larger consortium, Great Haddon Wood, a large parcel of land undergoing a significant program for new homes and building a new and thriving community with sustainability as a key part of its focus.

Keep a look out for Great Haddon Wood when trying to find us!





# The perfect position

## Education for everyone

When deciding on a new home for you and the family, we understand how important it is to be able to choose a good school. The good news is that Peterborough is noted for its array of excellent schools.

With renowned state schools including the 'Good' Stanground Academy, 'Good' rated Braybrook Primary School, and St John's Primary School nearby, you'll be spoiled for choice living in one of our new homes near Peterborough.

Yaxley football club

1.6 miles | 5 mins drive

5

mins



Co-op

2.0 miles | 6 mins drive

6

mins



Elton Furze Golf Club

6.3 miles | 9 mins drive

9

mins



Queensgate shopping Centre

10.3 miles | 16 mins drive

16

mins



Haddon Green

Ferry Meadows

5.4 miles | 8 mins drive

8

mins



Boongate retail park

8.6 miles | 10 mins drive

10

mins



Vivacity Premier Fitness

3.6 miles | 10 mins drive

10

mins



Dobbies Garden Centre

3.1 miles | 9 mins drive

9

mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk





# Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move	<b>Smooth Move</b> is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With <b>Home Exchange</b> you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.





# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me  
for directions



## Haddon Green

Norman Cross,  
Peterborough PE7 3TB

### From A1 - junction 16

- Take the exit to Norman Cross
- Exit onto the A15 London Road towards Yaxley and Haddon
- Follow the road
- Turn left off the A15 on to Central Boulevard



Cover photograph of local countryside. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Linden homes Limited, East Anglia region

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HADDON GTHAD / 02.24

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