



## Sandrock Exeter

A beautiful collection of 2, 3, 4 & 5 bedroom homes.

Perfectly located in a leafy suburb and close to stunning open green areas, Sandrock is an ideal place for growing and larger families to make a house here into a wonderful home.

Close by is a good choice of amenities, including shops and cafés. With the centre of Exeter just over 4 miles away, you can explore the wider range of shops, places to eat and fascinating history,

including the beautiful cathedral, this city offers when you want.

For commuters, there is easy access to the M5 for journeys to Cornwall and Bristol. Pinhoe train station is just a 5 minute walk away for regular services to London Paddington, while Exeter Airport is just a 10 minute drive from home, for flights around the UK and Europe.

### Sandrock

Gipsy Hill Lane, Exeter EX1 3RJ | 01392 338 905

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HOMES

# Development layout



## 5 bedroom home

- The Lutyens
- The Ripley

## 4 bedroom home

- The Cottingham
- The Devon
- The Dorset
- The Foulston
- The Goodridge
- The Grainger
- The Kempthorne
- The Leverton
- The Mylne

## 3 bedroom home

- The Mountford
- The Sussex

## 2 bedroom home

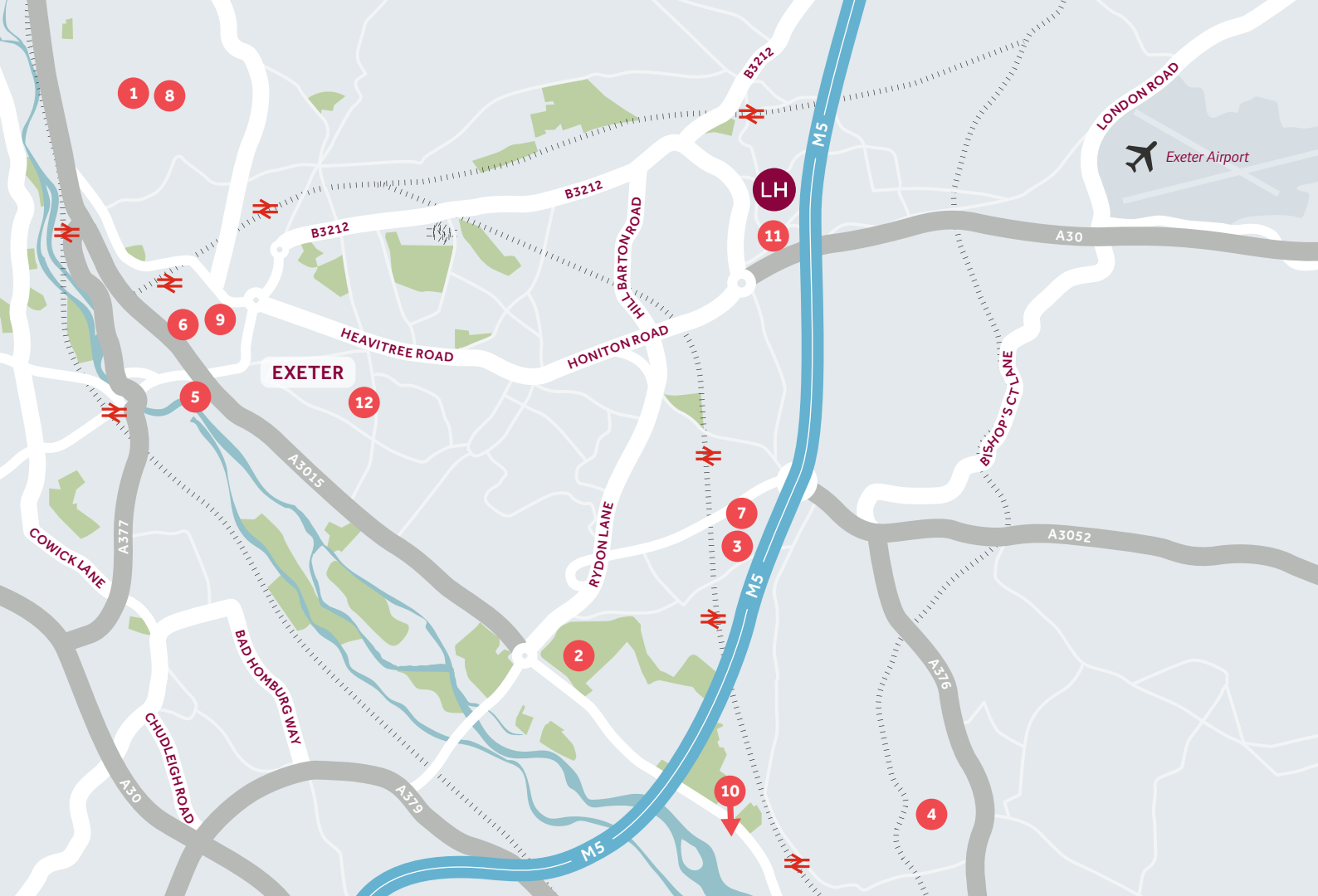
- The Ashbee

## \*Affordable homes

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

BCP Bin Collection Point    ►    Garage Entrance  
 CS Cycle store

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.



## Around the local neighbourhood

- |                                       |  |                                      |
|---------------------------------------|--|--------------------------------------|
| <b>1</b> Exeter University            | <b>5</b> Exeter Quayside & Watersports | <b>9</b> Princesshay Shopping Centre |
| <b>2</b> Exeter Golf and Country Club | <b>6</b> Cathedral Green               | <b>10</b> Topsham Estuary            |
| <b>3</b> Sandy Park (Exeter Chiefs)   | <b>7</b> David Lloyd Health Club       | <b>11</b> Exeter Business District   |
| <b>4</b> Darts Farm                   | <b>8</b> Northcott Theatre             | <b>12</b> Exeter School              |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
VSE23/September 2020.

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# The Devon 4 bedroom home

Homes 7, 8, 9, 10, 11 & 12

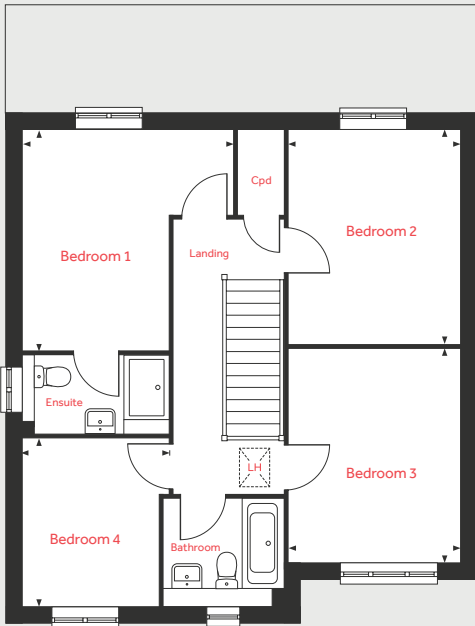
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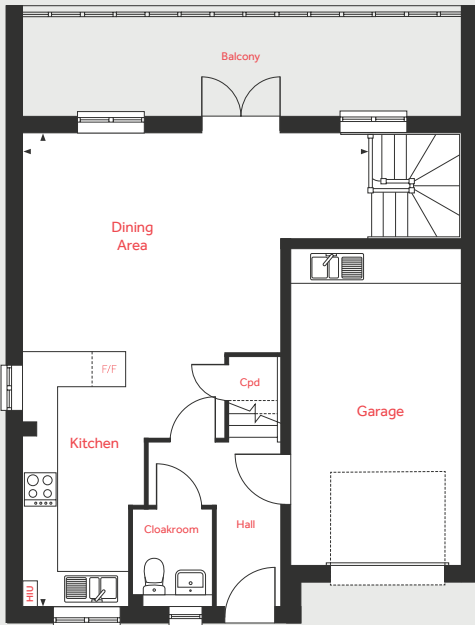
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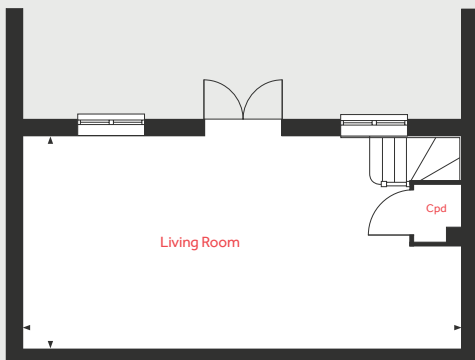
## First Floor



## Ground Floor



## Lower Ground Floor



# The Devon

4 bedroom home

Homes 7, 8, 9, 10, 11 & 12

### Lower Ground Floor

Living Room

8.12m x 4.00m

26'8" x 13'1"

### Ground Floor

Kitchen/Dining Area

8.80m x 6.45m

28'10" x 21'2"

### First Floor

Bedroom 1

4.06m x 3.89m

13'4" x 12'9"

Bedroom 2

3.92m x 3.16m

12'10" x 10'4"

Bedroom 3

3.95m x 3.16m

13'0" x 10'4"

Bedroom 4

3.09m x 2.51m

10'2" x 8'3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Sussex 3 bedroom home

Homes 13, 14, 15 & 16

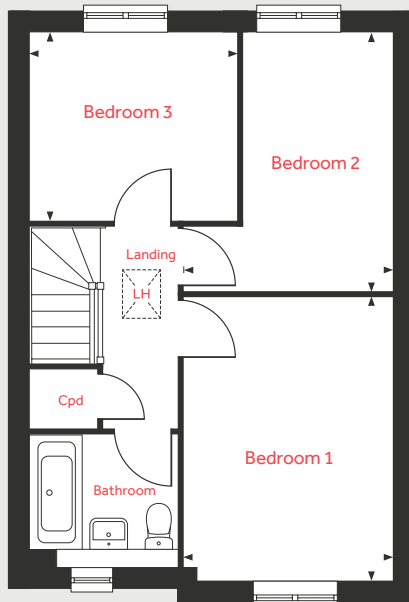
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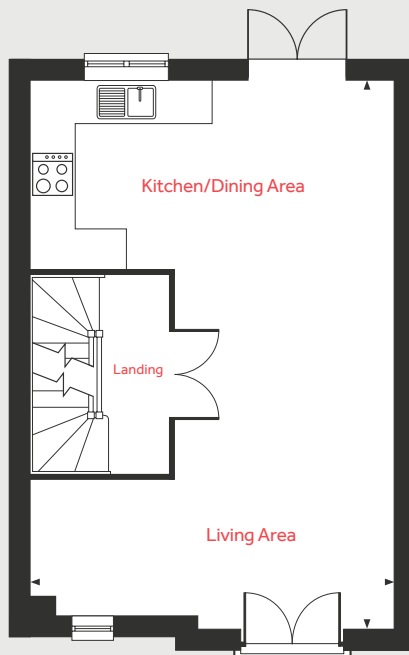
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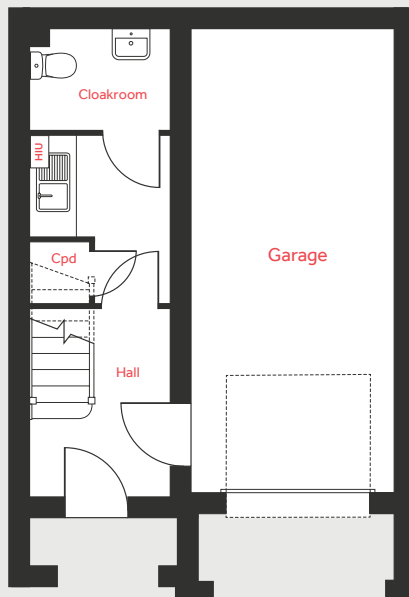
## Second Floor



## First Floor



## Ground Floor



# The Sussex

3 bedroom home

Homes 13, 14, 15 & 16

### First Floor

Kitchen/Dining/Living Area

8.09m x 5.28m      26'7" x 17'4"

### Second Floor

Bedroom 1

4.22m x 3.14m      13'10" x 10'4"

Bedroom 2

3.84m x 3.09m      12'7" x 10'2"

Bedroom 3

3.07m x 2.81m      10'1" x 9'3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points

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# The Dorset 4 bedroom home

Homes 21 & 23

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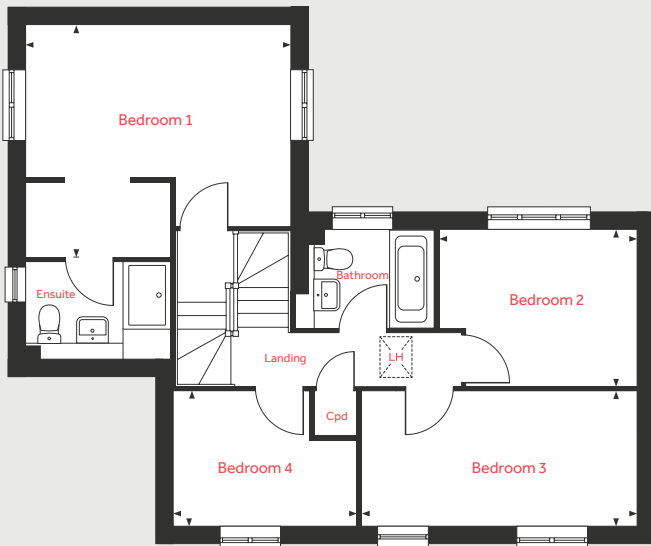
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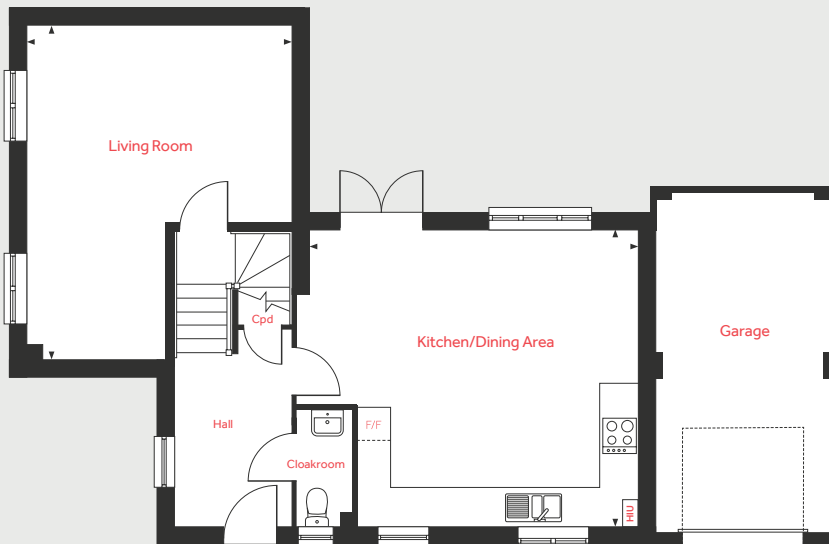
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## First Floor



## Ground Floor



Garage in different position for home 23

# The Dorset

4 bedroom home

Homes 21 & 23

### Ground Floor

#### Living Room

5.85m x 4.63m 19'2" x 15'2"

#### Kitchen/Dining Area

5.71m x 5.12m 18'9" x 16'10"

### First Floor

#### Bedroom 1

4.58m x 4.08m 15'0" x 13'5"

#### Bedroom 2

3.51m x 2.77m 11'6" x 9'1"

#### Bedroom 3

4.84m x 2.38m 15'11" x 7'10"

#### Bedroom 4

3.23m x 2.38m 10'7" x 7'10"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Mylne 4 bedroom home

Homes 22, 54, 55 & 56

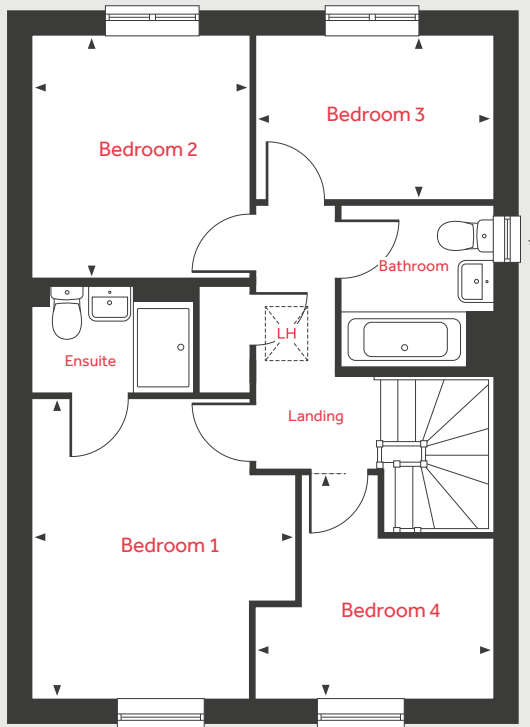
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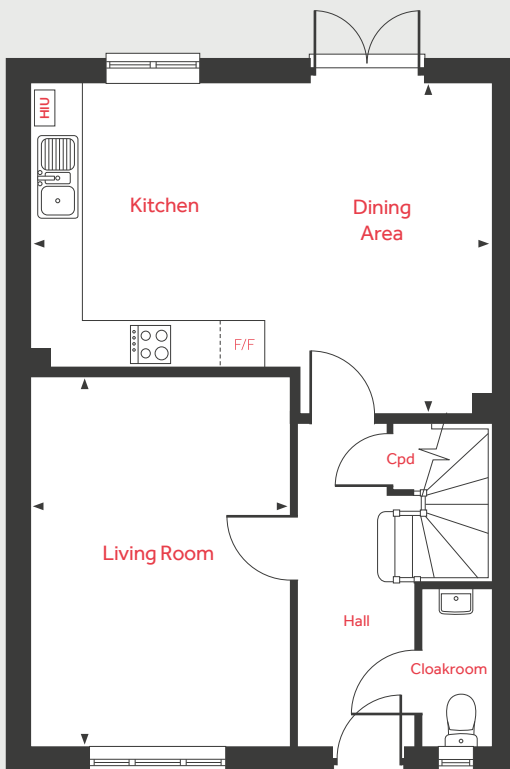
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## First Floor



## Ground Floor



# The Mylne

4 bedroom home

Homes 22, 54, 55 & 56

### 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	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Ashbee 2 bedroom home

Home 41

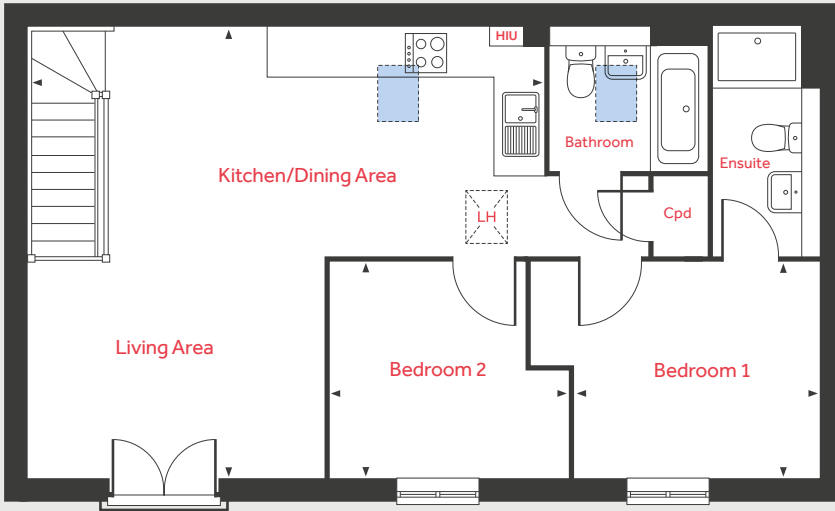
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## First Floor



# The Ashbee

2 bedroom home

Home 31

## First Floor

### Kitchen/Dining/Living Area

6.93m x 6.04m 22'9" x 19'9"

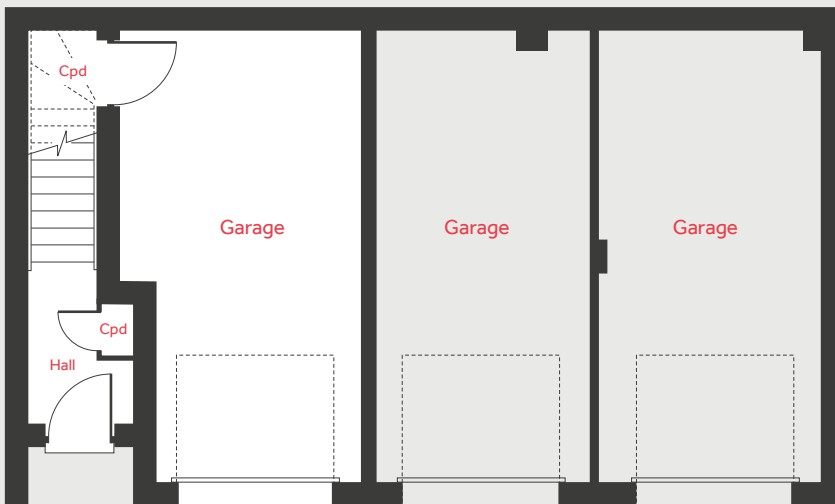
### Bedroom 1

3.30m x 2.90m 10'9" x 9'6"

### Bedroom 2

3.22m x 2.90m 10'6" x 9'6"

## Ground Floor



LH	Loft hatch	■	Velux window
Cpd	Cupboard	◀ ▶	Measuring points
HIU	Heat interface unit		

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# The Cottingham 4 bedroom home

Home 37

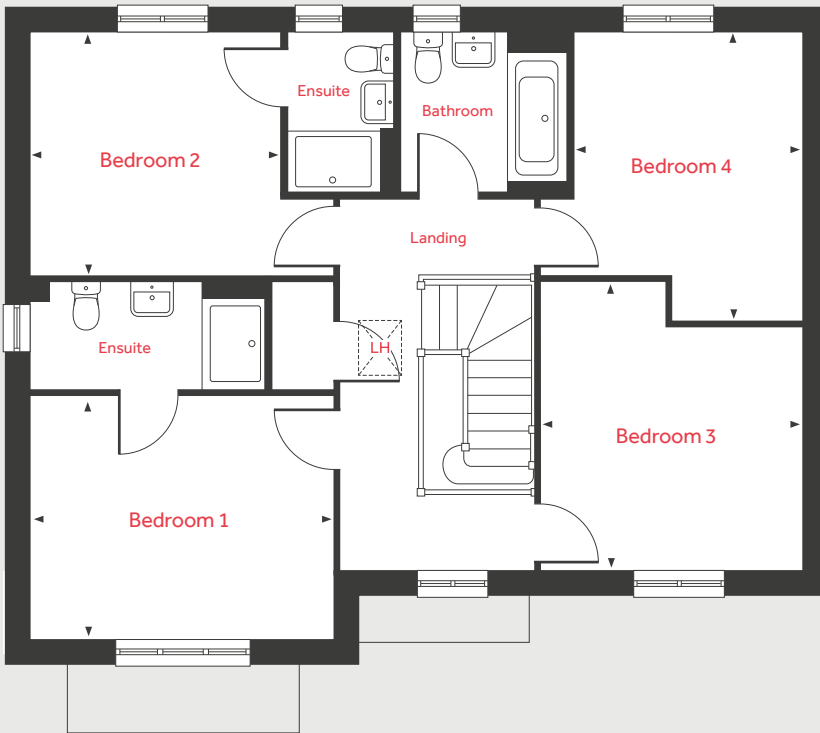
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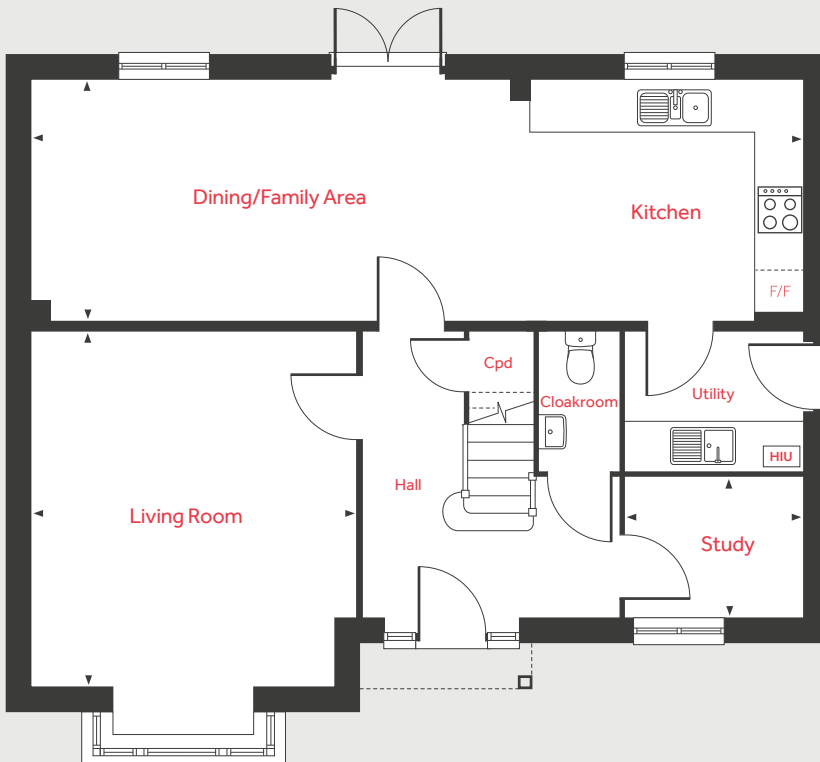
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## First Floor



## Ground Floor



# The Cottingham

4 bedroom home

Home 37

### 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

2.27m x 1.81m 7'5" x 5'11"

### First Floor

#### Bedroom 1

3.90m x 3.15m 12'9" x 10'4"

#### Bedroom 2

3.23m x 3.14m 10'7" x 10'4"

#### Bedroom 3

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

#### Bedroom 4

3.73m x 2.93m 12'2" x 9'7"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Foulston 4 bedroom home

Homes 1, 2, 3, 4, 5 & 6

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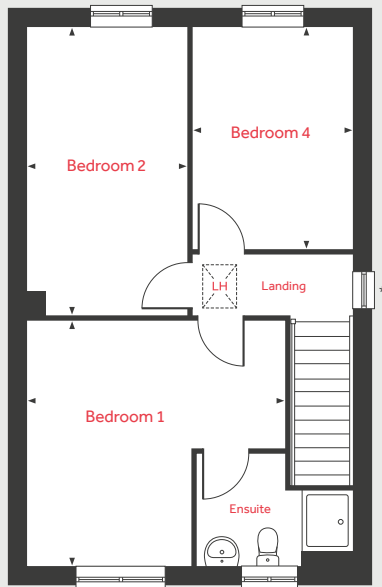
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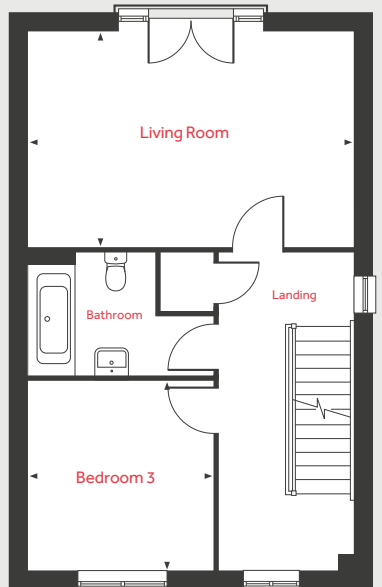
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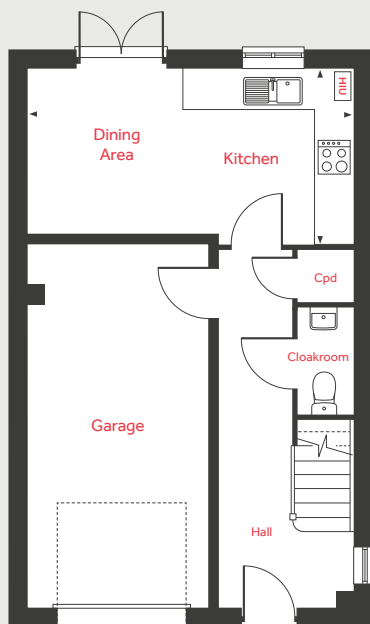
## Second Floor



## First Floor



## Ground Floor



# The Foulston

## 4 bedroom home

Homes 1, 2, 3, 4, 5 & 6

### Ground Floor

Kitchen/Dining Area  
5.32m x 2.86m      17'5" x 9'4"

### First Floor

Living Room  
5.32m x 3.52m      17'5" x 11'6"

Bedroom 3  
3.12m x 3.02m      10'3" x 9'11"

### Second Floor

Bedroom 1  
4.23m x 4.04m      13'10" x 13'3"

Bedroom 2  
4.74m x 2.62m      15'6" x 8'7"

Bedroom 4  
3.66m x 2.62m      12'0" x 8'7"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points

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\*Windows to specific homes only



# The Grainger 4 bedroom home

Homes 29 & 30

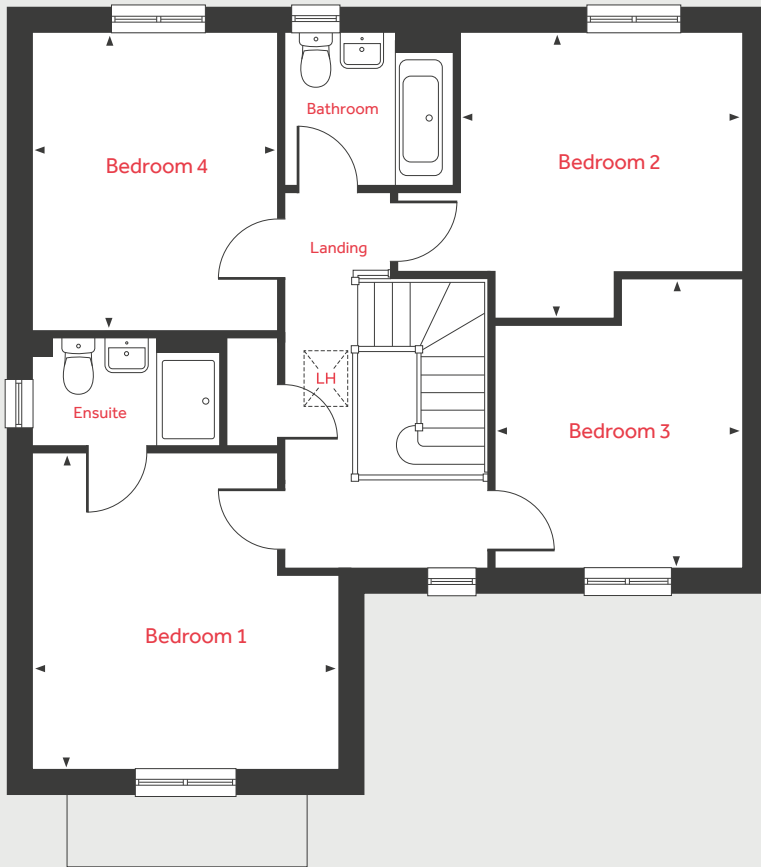
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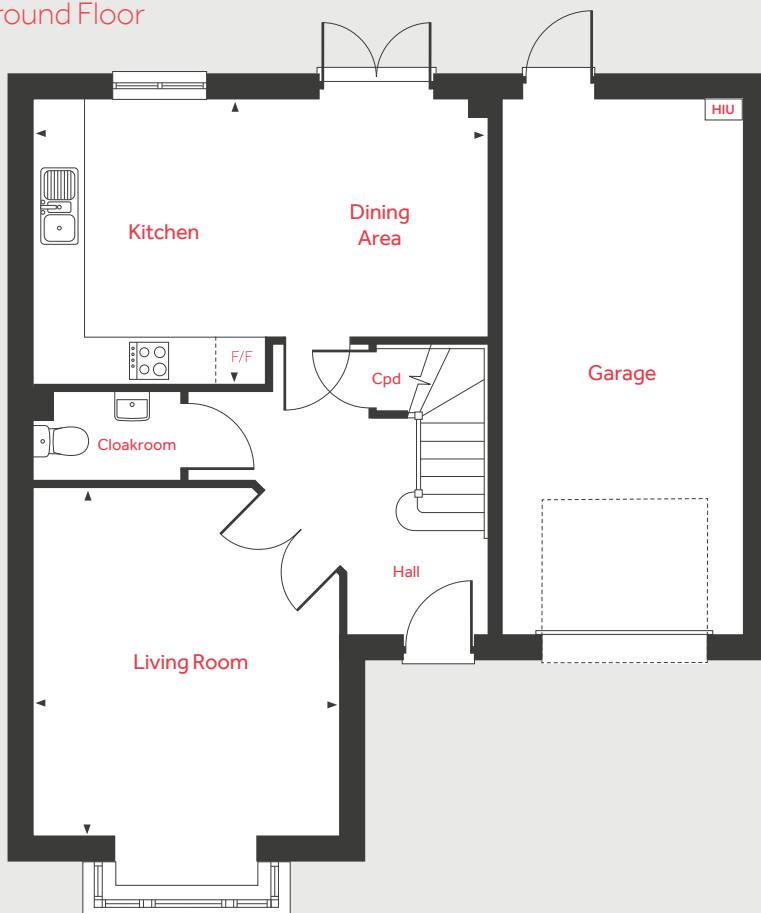
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## First Floor



## Ground Floor



# The Grainger

## 4 bedroom home

Homes 29 & 30

### Ground Floor

#### Living Room

4.39m x 3.90m 14'4" x 12'10"

#### 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

3.70m x 3.58m 12'1" x 11'9"

#### Bedroom 3

3.65m x 3.19m 11'11" x 10'5"

#### Bedroom 4

3.80m x 3.12m 12'5" x 10'3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Goodridge 4 bedroom home

Homes 24, 25, 26 & 27

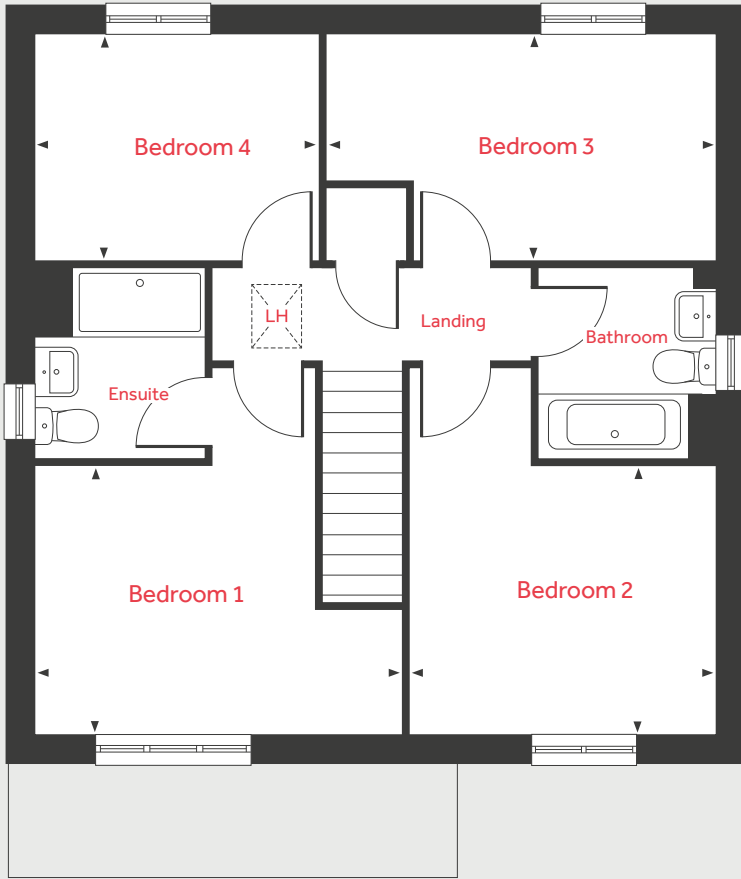
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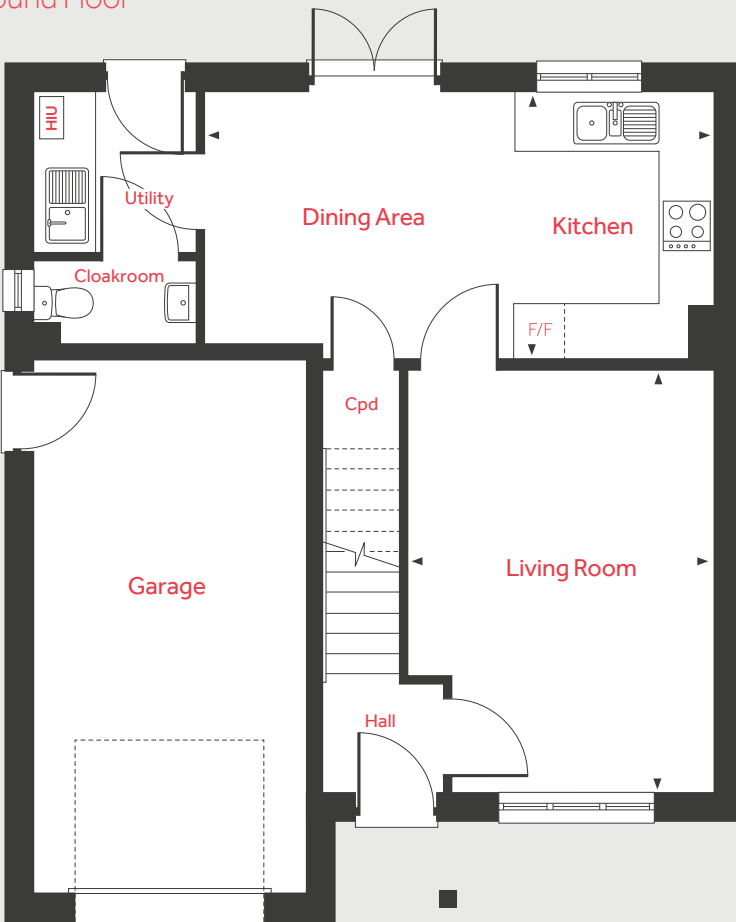
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First Floor



Ground Floor



# The Goodridge

4 bedroom home

Homes 24, 25, 26 & 27

**Ground Floor**

Living Room

4.73m x 3.43m      15'6" x 11'3"

Kitchen/Dining Area

5.74m x 2.96m      18'10" x 9'8"

**First Floor**

Bedroom 1

4.10m x 3.00m      13'5" x 9'10"

Bedroom 2

3.43m x 3.00m      11'3" x 9'10"

Bedroom 3

4.36m x 2.52m      14'3" x 8'3"

Bedroom 4

3.17m x 2.52m      10'5" x 8'3"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Leverton 4 bedroom home

Homes 34, 35, 42 & 43

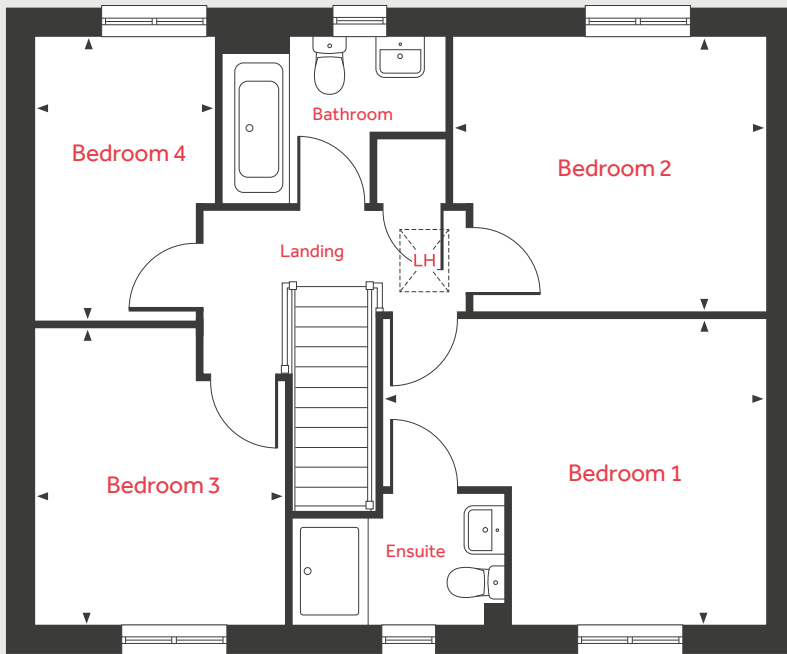
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## First Floor



# The Leverton

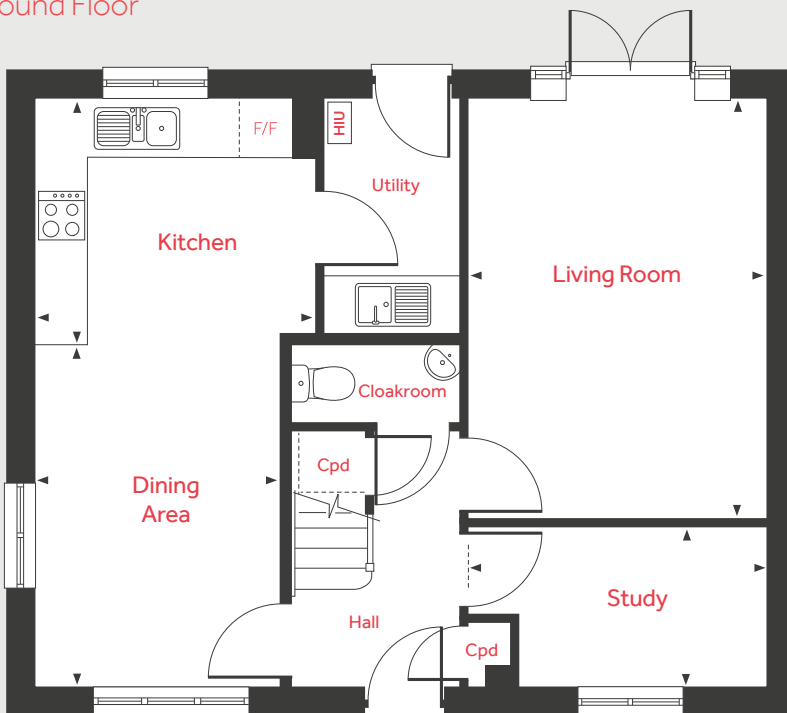
4 bedroom home

Homes 34, 35, 42 & 43

### Ground Floor

Living Room	4.81m x 3.39m	15'9" x 11'1"
Kitchen	3.24m x 2.80m	10'7" x 9'2"
Dining Area	3.91m x 2.81m	12'10" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

## Ground Floor



### First Floor

Bedroom 1	4.40m x 3.49m	14'5" x 11'5"
Bedroom 2	3.59m x 3.15m	11'9" x 10'4"
Bedroom 3	3.38m x 2.88m	11'1" x 9'5"
Bedroom 4	3.26m x 2.08m	10'8" x 6'10"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Lutyens 5 bedroom home

Homes 31, 32, 36, 38 & 58

**Sandrock**

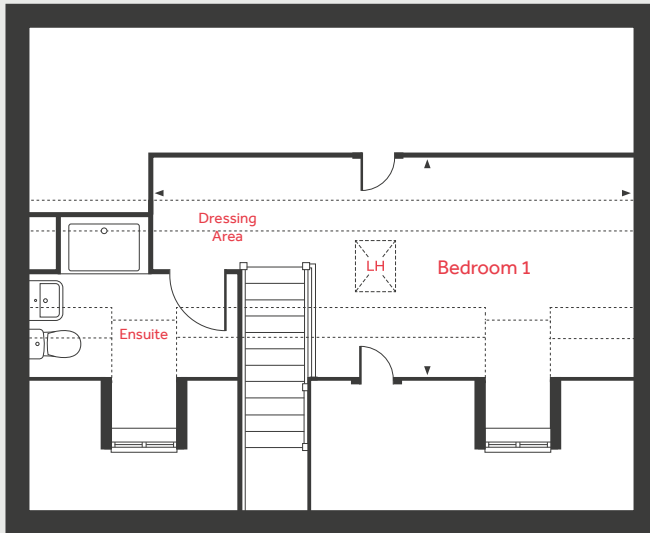
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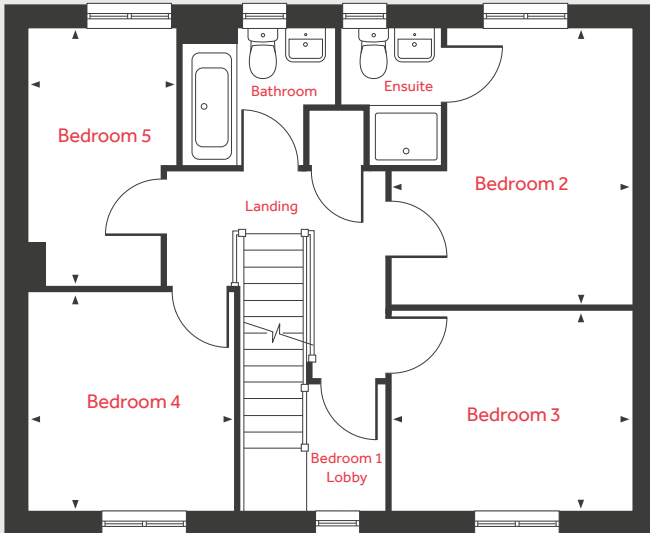
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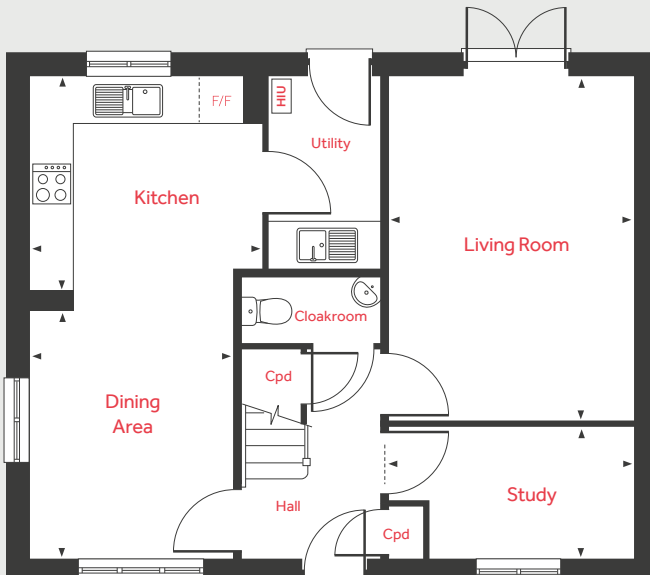
## Second Floor



## First Floor



## Ground Floor



# The Lutyens

5 bedroom home

Homes 31, 32, 36, 38 & 58

### 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"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer	- - -	Reduced ceiling height

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# The Mountford 3 bedroom home

Home 57

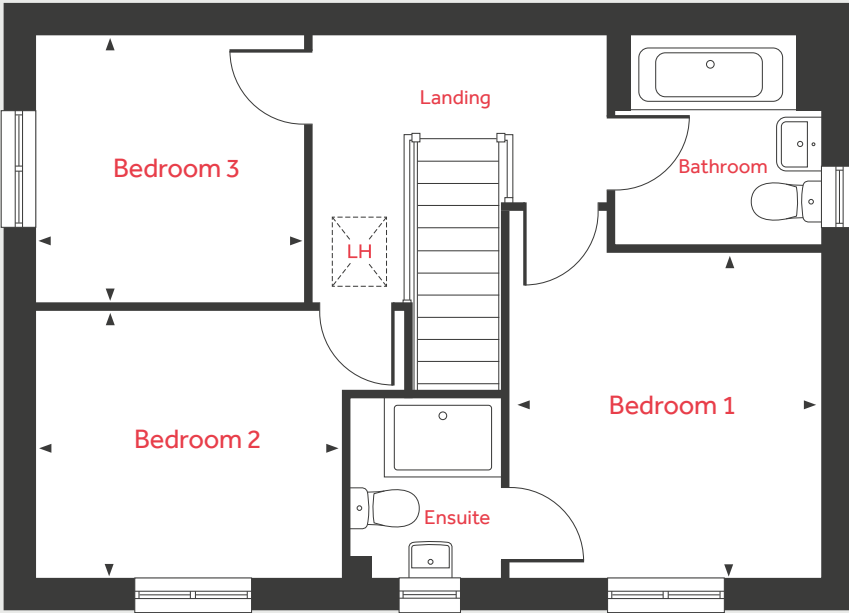
**Sandrock**

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First Floor



# The Mountford

3 bedroom home

Home 57

**Ground Floor**

Living Room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

**First Floor**

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

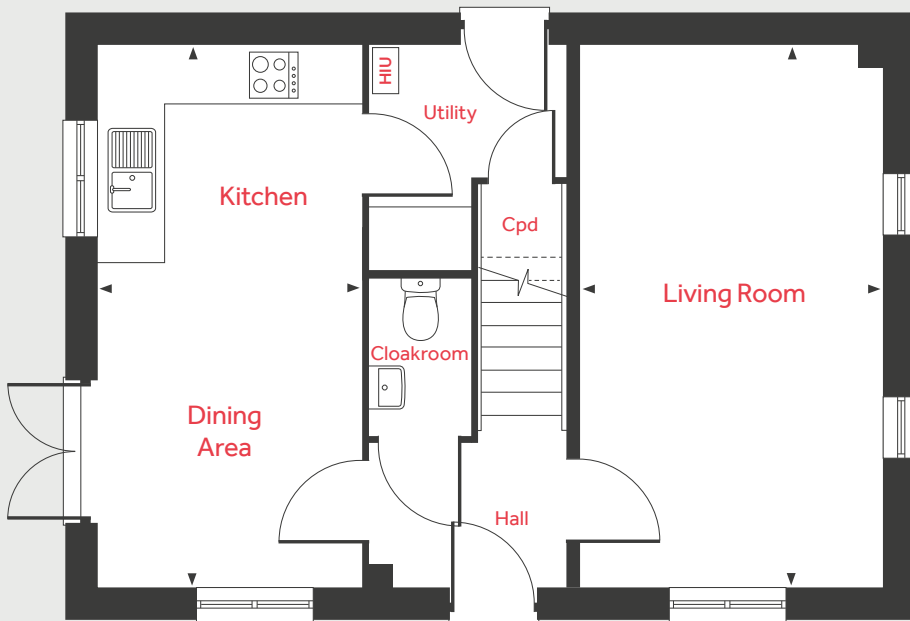
Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

Ground Floor



LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points

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# The Ripley 5 bedroom home

Homes 39, 40, 44, 45, 61 & 62

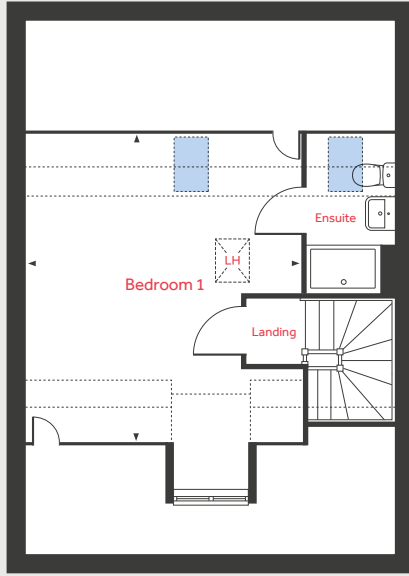
**Sandrock**

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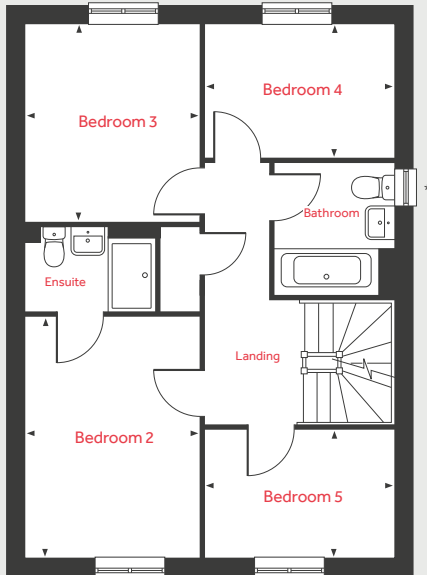
[lindenhomes.co.uk/sandrock](https://www.lindenhomes.co.uk/sandrock)

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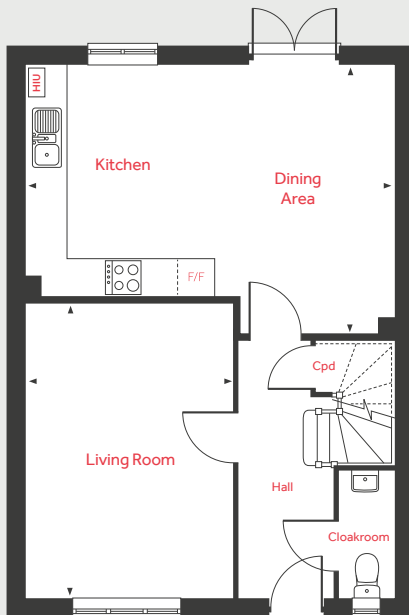
## Second Floor



## First Floor



## Ground Floor



# The Ripley

5 bedroom home

Homes 39, 40, 44, 45,  
61 & 62

### 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	HIU	Heat interface unit
Cpd	Cupboard		Velux window
F/F	Integrated fridge freezer included with detached property		Measuring points
			Reduced ceiling height

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# The Kempthorne 4 bedroom home

Homes 28 & 33

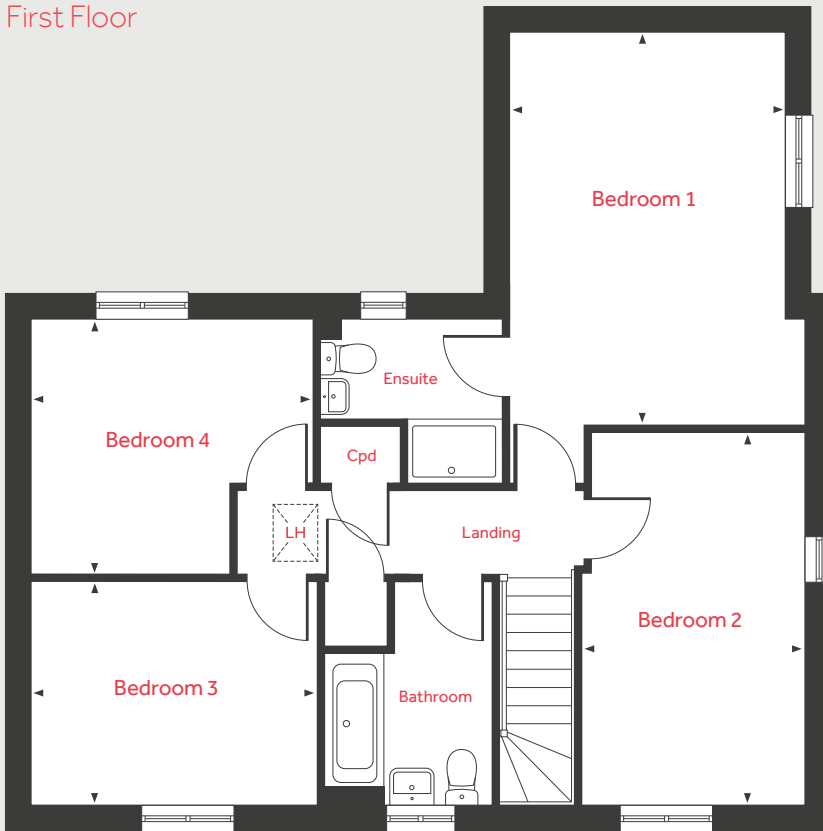
## Sandrock

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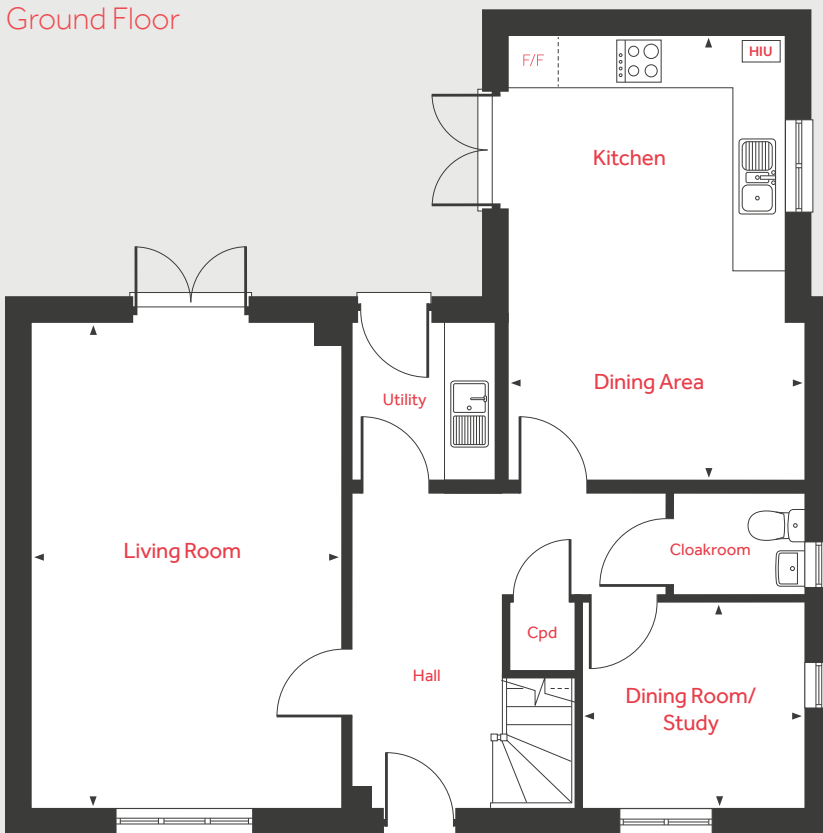
[lindenhomes.co.uk/sandrock](https://www.lindenhomes.co.uk/sandrock)

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## First Floor



## Ground Floor



# The Kempthorne

4 bedroom home

Homes 28 & 33

### Ground Floor

Living Room

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

Kitchen/Dining Area

5.57m x 3.67m 18'3" x 12'0"

Dining Room/Study

2.78m x 2.57m 9'1" x 8'5"

### First Floor

Bedroom 1

4.87m x 3.45m 15'11" x 11'3"

Bedroom 2

4.69m x 2.78m 15'4" x 9'1"

Bedroom 3

3.52m x 2.80m 11'6" x 9'2"

Bedroom 4

3.50m x 3.16m 11'6" x 10'4"

LH	Loft hatch	HIU	Heat interface unit
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# Specification

We give you so much more

**Sandrock**

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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 & 3 bedroom homes

4 & 5 bedroom homes

### Kitchen

Fitted kitchen with laminate worktop and upstand	■	■
Single built-under oven	■	
Double built-under oven		■
Electric hob	■	■
Chimney extractor hood		■
Integrated extractor hood	■	
Integrated fridge freezer (detached homes only)		■
Stainless steel splashback	■	■
Spaces for dishwasher and washer / dryer, with plumbing and electrical supply	■	■
1½ bowl stainless steel sink with mixer tap		■
Single bowl stainless steel sink with mixer tap	■	
Multigrid appliance switching to kitchen	■	■
Track-mounted spotlights	■	■

### Bathroom, en suite and cloakroom

Contemporary white sanitaryware and chrome fittings	■	■
Half height tiling to wall with bath	■	■
Full height tiling to shower areas	■	■
Splashback tiling to basins only	■	■

### Electrical

TV & BT points to living room	■	
TV & BT points to living room and family room		■
Pendant light fittings to other rooms including low energy fittings	■	■
White plastic switchplates and sockets	■	■

### Other

Walls in matt white emulsion	■	■
Ceilings – flush smooth finish in white emulsion	■	■
Internal woodwork in gloss white	■	■
Oak Vicaima doors with chrome ironmongery	■	■
HIU Heat Interface System	■	■
External door with multipoint locking system	■	■
Low energy external light to front door	■	■

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 see our sales consultant.

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VSE23 GD61557 / 09.21

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