Lynden Place

HERITAGE
BUILDERS OF FINE HOMES

Lynden Place

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PROPERTIES AT

Lynden Place

1	**Saltram A**	3 bed detached house	Single garage & parking
2	**Kinnersley A**	4 bed detached house	Double garage & parking
3	**Petworth**	3 bed detached house	Single garage & parking
4	**Kinnersley B**	4 bed detached house	Double garage & parking
5	**Kinnersley B**	4 bed detached house	Double garage & parking
6	**Saltram C**	3 bed detached house	Single garage & parking
7	**Kinnersley A**	4 bed detached house	Double garage & parking
8	**Saltram A**	3 bed detached house	Single garage & parking
9	**Harcourt**	3 bed detached house	Single garage & parking
10	**Harcourt**	3 bed detached house	Single garage & parking
11	**Petworth**	3 bed detached house	Single garage & parking
12	**Harcourt**	3 bed detached house	Single garage & parking
13	**Petworth**	3 bed detached house	Single garage & parking
14	**Thornbury**	5 bed detached house	Double garage & parking
15	**Kinnersley A**	4 bed detached house	Double garage & parking
16	**Kinnersley A**	4 bed detached house	Double garage & parking
17	**Kinnersley B**	4 bed detached house	Double garage & parking
18	**Thornbury**	5 bed detached house	Double garage & parking
19	**Thornbury**	5 bed detached house	Double garage & parking
20	**Saltram B**	3 bed detached house	Single garage & parking

Lynden Place

INTRODUCING

Lynden Place

A desirable development of three, four and five bedroom homes on the edge of sought after Topsham.

Crisp white render married with rustic clay brick facades create striking exteriors and bags of kerb appeal. Heritage Homes are proud to bring to market this impressive development which offers a range of carefully designed Zero-carbon traditionally built homes.

It's not just a case of style over substance, these homes are jam packed with the latest energy saving tech.

Extensive photovoltaic solar panels, air source heat pumps and underfloor heating to the ground floor, all come as standard, as well as electric car chargers and triple glazed windows.

Packed with dense insulation in the floors, roof, and walls, these homes will be amongst the most energy efficient and economical available in today's marketplace.

Each home, is built to the acclaimed Heritage Diamond Specification with luxury handleless kitchens which include a multitude of high quality appliances, walk-in showers, Hansgrohe & Duravit bathroom fittings and landscaped front gardens.

What's more, each home comes with at least two parking spaces, which is a real rarity in Topsham.

The high standards of workmanship, specification and thoughtful approach to each and every home combined with their location means these homes will not be available for long.

Lynden Place

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Presenting inspirational homes by a National Award Winning Team.

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FUTURE-PROOFING YOUR HOME

Enjoy the financial benefits of a Zero-carbon home whilst energy prices rise all around.

Lynden Place

HERITAGE

BUILDERS OF FINE HOMES

Many housebuilders use the word, but heritage really is integral to the design and creation of our exceptional British homes. For us, heritage is as much about the here and now, and the future, as it is the past.

Your prestigious home is a timeless statement of quality and craftsmanship – providing an outward expression of exquisite taste and enduring style, and a personal sense of place and belonging.

With these themes central to our design brief, each and every Heritage Home is conceived and constructed with proven dedication and expertise, and meticulous attention to the finer details we know matter so much.

All this, of course, must come hand in hand with the very highest environmental standards we've become synonymous with. With Heritage Homes, we've proven that energy efficiency and low-carbon technology can – and should – come hand in hand with superior quality and timeless appeal. And that applies across our portfolio, from contemporary detached family homes to character cottages and stylish apartments.

Perhaps it's because we put the people who will live in a Heritage Home at the very heart of our creation, from the very start of the design process.

Lynden Place

Award Winning Homes

Constantly striving for excellence. Consistently achieving results.

Buying your home is your greatest investment. You want the confidence that you are buying the best. Heritage Homes are building regional developments that are winning national accolades.

THE GREEN | PHASE 2

"The design seamlessly blends modern aesthetics with traditional building materials, harmonising with the local architecture. Beyond style, Heritage Homes prioritise substance by infusing the latest eco-credentials into these residences, ensuring they are A-rated homes."
LABC

THE GREEN | PHASE 1

"Surveyors noted that while the site was in an exposed area, Heritage Homes employed experienced builders to handle construction. As a result, the willingness to go above and beyond, the quality of finish and attention to detail merited celebration."
The Bricks

THE CHASE | PHASE 1

"The Bricks recognises the very best developments, construction practices and workmanship of developers, builders, contractors and housing associations who go the extra mile to deliver quality in construction."
The Bricks

THE CHASE | PHASE 1

"The judges were bowled over with the development and upon announcing the winner stated "this developer is no stranger when it comes to a well-executed build from start to finish. They have shown very good site practices and standards throughout, you simply can't get better than this."
The Bricks

HOLLAND PARK | PHASE 2

"It is a privilege to work alongside the whole team; witnessing the meticulous care and attention at every stage. Heritage Homes are crafting homes that stand as timeless testaments to both quality and beauty, inside and out."
Jackson-Stops

HOLLAND PARK | PHASE 1

"When visiting this development it was clear that there was a good culture and focus on teamwork between the highly skilled trade teams on site. The result shows exceptional standards of workmanship evident across the entire build process."
The Bricks

Lynden Place

Let's Move to Topsham

TRANQUIL, QUAINT & COSMOPOLITAN

Consistently rated as one of the most desirable places to live in the UK, Topsham appeals to all types of home-hunter.

Situated on the banks of the Exe Estuary and surrounded by nature, it's easy to fall in love with the town on your very first visit, which is why so many sightseers return to lay down roots. It's excellent school and pre-school, play group, open air swimming pool and other outdoor pursuits appeal to families looking to settle down, while the more mature residents enjoy its range of clubs and societies, along with an assortment of amenities that mean they rarely need to travel out of town.

For those looking to explore directly from the town, The Exe Estuary Trail connects through Topsham. Stretching approximately 26 miles, it offers a picturesque journey through one of Devon's most stunning landscapes. The scenic route invites cyclists, walkers and nature enthusiasts to immerse themselves in the diverse wildlife and breathtaking views. Traversing quaint villages, lush marshlands and bird filled reserves, the trail provides a tranquil escape for all.

Eating out is a popular pastime of the locals, which is to be expected, given the high quality restaurants to choose from. There's something for everyone, from the multi award winning Denleys, Essence of India to the more traditional Salutation Inn and the Galley Fish Restaurant – one of many fine seafood eateries.

Washing down the cuisine with a beverage or two is also a joy with a wonderful selection of pubs including the Topsham Cellar offering their own selection of 5 award winning wines produced at their vineyard less than 2 miles away. Topsham is also renowned for its cream teas, purveyed in many a quaint West Country Café and farm shop.

Getting to and from Topsham couldn't be simpler with a regular rail service to Exeter, Exmouth and even London, a handy motorway network and Exeter International Airport enabling residents to easily travel overseas.

When it comes to property, Topsham is famous for its Dutch-style houses and Victorian terraces while more contemporary developments ensure a charming mix of the old and new.

As you would expect, demand for property is high but once you're fully installed as a Topsham resident there'll be no turning back.

Inspirational Interiors & Exteriors

Stunning and inviting from the outside, a Heritage Home at Lynden Place is also reassuring in its finery and attention to detail from the moment you cross the threshold.

Spacious and carefully proportioned living areas, fitted kitchens of the highest standard and opulent bathrooms enjoy a fluid layout for comfortable and convenient living. Meanwhile, the workmanship and loving care that has gone into every angle, fitting and function is evident throughout.

We are no strangers to building in Topsham, and Lynden Place is poised to become our latest showpiece development within this beautiful town.

Such quality and finesse is only possible with a dedication to using the highest specification materials, furnishings and appliances, and using only the best craftsmen and installers.

The energy-efficiency of these Zero-carbon homes confirms Heritage Homes' dedication to a low-carbon future that doesn't compromise on either comfort or luxury.

In addition, the latest security technology is applied to every home, and we've designed the exterior spaces to complement and enhance the interior – and to provide yet more reassurance that an investment in Lynden Place is a wise one.

KITCHENS 16
ERGONOMIC MASTERPIECES

Every detail is considered in our beautifully designed German kitchens. BOSCH appliances fitted as standard.

BATHROOMS 18
BEAUTIFULLY DESIGNED AND FITTED

A luxurious contemporary space, designed to exceed your expectations.

"

Such quality and finesse is only possible with a dedication to using the highest specification materials and using only the best craftsman and installers.

ENERGY 12
FUTURE-PROOF EFFICIENCY

Concerned about future energy prices? Don't be! Find out why our Zero-carbon homes have style and substance.

INTERIORS & EXTERIORS 20
HARMONIOUS LUXURY LIVING

Inside and out our homes are finished to our award winning standards.

ZERO-Carbon Homes

Thanks to an array of eco-friendly technologies Lynden Place is a landmark development in more ways than one.

These Zero Carbon super insulated homes, A-Rated for energy efficiency, minimize and conserve energy better than any other homes currently being built to today's Building Regulation standards!

Each property features extra-thick insulation in the floors, roof & walls, energy efficient triple glazed windows, underfloor heating provided via the latest generation of Air-Source Heat Pump and fed with free renewable electricity generated via an extensive array of the latest super-efficient PV Solar Panels.

As a Heritage development, each home at Lynden Place is built to an incredibly high sustainability standard, with an A energy efficiency rating, because we firmly believe that it is the best way to ensure that your home will be comfortable, efficient and modern for years to come.

OPTIONAL UPGRADE AVAILABLE

TESLA Powerwall

Powerwall is a home battery that charges using electricity generated from solar panels, or when utility rates are low, and powers your home in the evening.

Automated, compact and stylish, Powerwall enables you to maximise self-consumption of solar power generation and reduce your energy bills to the minimum!

ZERO-Carbon

At Lynden Place, all of our homes are exceptionally energy efficient using air source heat pumps.

A Heritage Home is never style over substance as these homes are packed full of the latest eco tech making savings on your energy bills.

Air Source Heat Pumps

Extracting energy from the outside air to warm the home and provide hot water. They are typically 200 - 400% efficient. This means you get 2 - 4 kwh of heat for every 1kwh electricity to run the pump.

Underfloor Heating

A way to heat zones within your home through tubing embedded in the floor. Underfloor heating is up to 25% more efficienct than traditional radiator systems, is space saving and means no 'cold spots'.

Triple Glazed Windows

Reduce not only heat loss from your home but reduce any noise pollution from outside.

Integrated Solar Photovoltaic System

Devon receives amongst the highest levels of solar gain in the UK, so it is very well suited to solar PV. Savings on your electricity bill will last for the 30-40 year lifespan of the PV panels

Full Insulation Throughout

From the ground floor, to the walls and the roof we insulate our homes to a higher standard than required for Building regulations to maximise the energy efficiency of the homes.

Car Charger Point

Charge your electric vehicle from home. All homes have a charger fitted as standard

Lynden Place

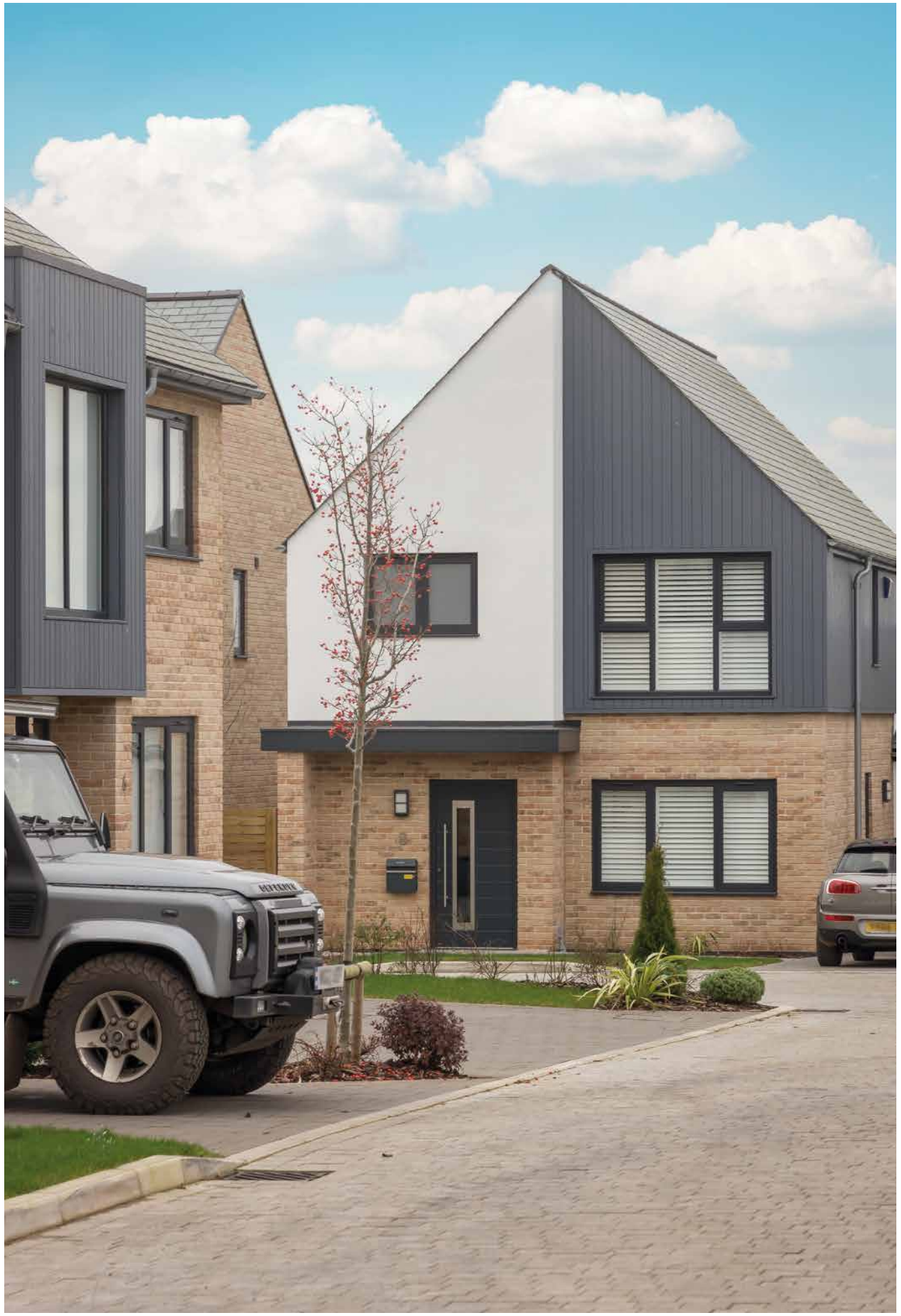
HERITAGE
BUILDERS OF FINE HOMES

Diamond Specification

All homes at Lynden Place are built to the acclaimed Heritage Diamond Specification.

From the sleek contemporary German kitchens, the luxury bathrooms and the feature wooden staircase in between, the flow of each home makes for effortless style with all practicalities considered. Soft tactile use of oak and Italian tiles with accents from Bosch, Duravit, Franke and Hansgrohe combine classic style with enviable elegance.

The level of workmanship and thoughtful approach to each and every home is the fundamental reason why Lynden Place should be your next move.



Lynden Place

Kitchens

Every detail is considered in our beautifully designed German kitchens, with BOSCH appliances fitted as standard.

- Stunning contemporary kitchens with 'handleless' units and pan drawers with soft close runners
- Quartz stone worktops and upstands as standard in all detached homes
- Laser edge colour matched laminate worktops and upstands to all utility areas (Quartz stone worktops to Thornbury style only)
- Quartz stone splashback to hob area in all houses as standard
- Bespoke kitchen design features and choice of colours for work-tops & kitchen units available from our selected range depending on stage of construction and point of plot reservation
- Flush ceiling spot lighting with low energy LED bulbs throughout
- For practicality and the perfect aesthetic for your home, ceramic floor tiles throughout your kitchen provide a sleek contemporary look
- Stainless steel one-and-a-half bowl FRANKE sink unit with Hansgrohe contemporary mixer tap
- The latest contemporary BOSCH integrated kitchen appliances are included within the Heritage Specification

  - Eye level double oven
  - Flush electric induction hob with touch controls
  - Concealed cooker hood and extractor
  - Integrated Fridge / Freezer
  - Full-height Fridge & Freezer (Thornbury style only)
  - Integrated Dishwasher
- Space and plumbing for washing machine

SIMPLY STUNNING

From sleek handleless units to the latest integrated appliances and large format ceramic tiles, our statement kitchens are both practical and stylish.

Please Note: Images shown are from previous Heritage Homes as an example only. Specification, style and finish will vary on each development. Speak to the Negotiator for further clarification on specification at Lynden Place.

Lynden Place

Bathrooms

A luxurious contemporary space designed to exceed your expectations.

- Luxurious contemporary Duravit bathroom suites with wall hung WC & wall mounted designer basins with chrome bottletraps
- Sleek Hansgrohe monoblock basin mixer tap
- Stunning Waters 'back to wall' deep luxury bath
- Wall mounted thermostatic Hansgrohe mixer tap with independent "hair wash" shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in en-suites
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles from our contemporary range
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites operated from the main heating system (not electrical)
- Flush ceiling spot lighting with low energy LED bulbs
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to both basin and WC
- Bathroom and cloakroom tiled floors from our selected range (choice subject to stage of construction)
- Contemporary low rise walk-in shower trays

PURE LUXURY

Only the very best brands Duravit & Hansgrohe have been hand selected to ensure luxury fuses effortlessly with day to day modern living.

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Lynden Place

The Finer Details

Fantastically fitted for a finish beyond compare

- Air source heat pump with underfloor heating to ground floor and thermostatic radiators to the first floor (where applicable)
- Exceptional quality contemporary oak veneer flush finished internal doors
- Modern high quality door furniture with contemporary handles on round rose
- Sleek contemporary “Pencil Round’ skirtings and architraves – egg shell finish
- Extensive TV and telephone points (TV aerial not included)
- Mains smoke detectors and burglar alarm with infrared sensors
- Stunning contemporary staircases with hardwood handrails, spindles & balusters to both staircase & first floor balustrades
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
- Low maintenance high quality uPVC triple glazed windows, French doors or sliding doors (where appropriate) finished in grey RAL colour to match fascias & soffits
- Elevations finished in high quality smooth render and rustic brick
- Roof coverings vary from plot to plot but will be a combination of natural slate and the latest single ply roof membrane with 20 year guarantee
- Paving and Patios where shown finished with matching contemporary paving slabs
- Driveways finished with low maintenance block paviours
- Rear garden gates as per Site Plan.
- Electric car charging points fitted as standard
- 10 year LABC Warranty for peace of mind

Please be aware there is an annual estate management charge payable by every homeowner at Lynden Place for the upkeep of the common areas. Please speak to the negotiator for further details.

SECURITY

PEACE OF MIND AT ALL TIMES

All homes at Lynden Place have been carefully designed with security in mind. Locks are high security and the front entrance door has in addition a fully insulated aluminium shell and high performance hinges as well as a high specification security lock. Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.

OUTSIDE IS JUST AS IMPORTANT

BRINGING THE OUTSIDE IN

Turf and/or shrubs to the front garden. Rear gardens turfed with bark mulch beds where applicable.

FIRST IMPRESSIONS LAST

STYLISH AND SECURE

Highly thermally insulated contemporary front entrance door with high security locking mechanism and large contemporary bar handle and ironmongery.

MINIMISING ENERGY

MINIMISING FUTURE COSTS

Extensive PV solar panels generating renewable electricity are fitted to every home, reducing your energy bills and making it efficient and modern for years to come.

FOR YOUR CONVENIENCE

IT’S ALL IN THE DETAIL

On those extra-cold days, you will be grateful for the electric remote controlled fully insulated garage doors with draught seals and two remote controls.

Lynden Place

PLOT NUMBERS

3 11 13

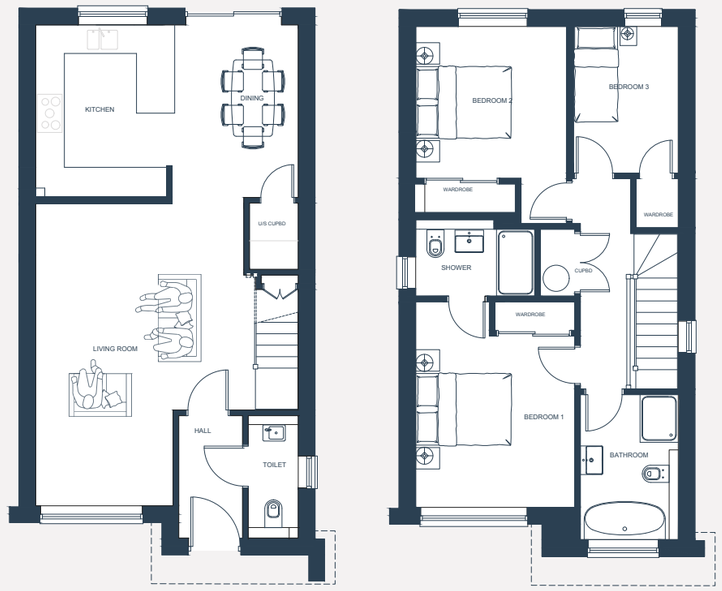
Petworth

3 BEDROOM DETACHED HOUSE

Tradition meets contemporary modern living with this fabulous three bedroomed beauty of a home.

Warmth exudes from the Petworth even from the outside with the use of rustic brick, contrasting with sophisticated clean render and smart contemporary windows filling the interior with sunlight.

Once inside, a hallway with space to kick off your shoes lets you shed the stress of the outside world and keep your huge living area as a wonderful relaxation sanctuary. Add to that your contemporary German kitchen/diner filled with luscious luxuries like Hansgrohe designer taps to BOSCH integrated appliances and your ground floor living space is sorted. The treats continue upstairs where design accents abound from the feature indulgent 'back to wall' bath, master bedroom en-suite with walk-in drench shower, together with stylish wall tiles and matching floors. Impressive and practical for the way you like to live today



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR		
Hall		
Cloaks/WC	1.05m x 2.56m	3'4" x 8'4"
Living Room	4.37m x 6.63m max	14'3"x 20'8" max
Dining/Kitchen	5.48m x 3.06m	18'0" x 10'0"
Utility	1.02m x 1.39m	3'3" x 4'6"
Garage	3.40m x 5.69m max	11'2" x 18'7" max

FIRST FLOOR		
Landing with airing cupboard		
Bedroom 1	3.33m x 4.31m	10'9" x 14'1"
	inc W/R	inc W/R
En-Suite	2.49m x 1.60m	8'2" x 5'2"
Bedroom 2	3.16m x 4.13m max	10'4" x 13'5" max
	inc W/R	inc W/R
Bedroom 3 + W/R	2.20m x 3.07m	7'2" x 10'1"
Bathroom	2.05m x 3.04m	6'7" x 10'0"

Lynden Place

PLOT NUMBERS

9 10 12

Harcourt

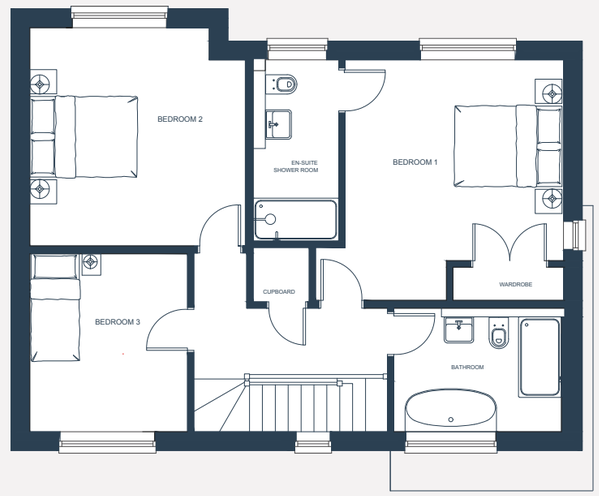
3 BEDROOM DETACHED HOUSE

It's striking contemporary design that elevate the three bedroomed Harcourt from a practical working home to a sanctuary that makes you relax the second you step through the wide front door into a really generous hallway with large cloaks cupboard big enough to swallow all the family coats and boots.

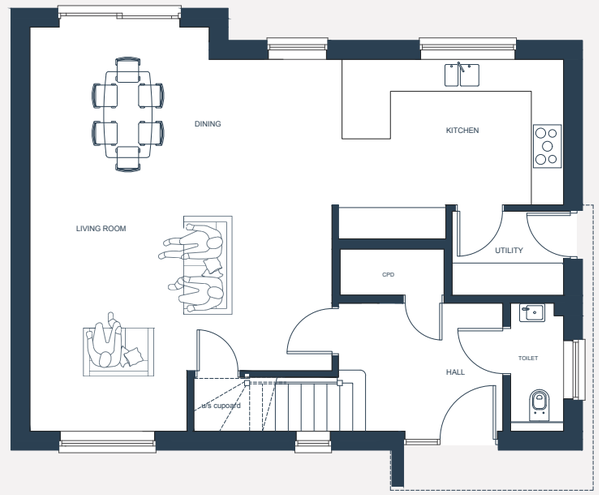
The clever open plan design of the ground floor makes this spacious 3 bed design seem cavernous.

The sophisticated feel continues with stunning interior details including sleek handleless German kitchens with deep pan drawers and soft close runners making the kitchen shout quality. Glinting designer accents from BOSCH, Franke, Hansgrohe and Duravit come as standard. Along with all these luxuries you'll be pleased to note there's three double bedrooms, plenty of storage, a handy garage and that must have utility room.

All this comes complete with Zero Carbon credentials, an A-rating for energy use and low running costs in a superb location that belies belief you're only fifteen-minute drive from Exeter Cathedral and everything the city has to offer.



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Hall with cupboard		
Cloaks/WC	2.39m x 0.99m	7'8" x 3'2"
Living/Dining	7.53m x 5.63m	21'0" x 18'5"
Kitchen	4.31m x 2.71m	14'1" x 8'9"
Utility	2.08m x 1.57m	6'8" x 5'2"

FIRST FLOOR		
Landing with airing cupboard		
Bedroom 1	4.48m x 4.07m	14'7" x 13'4"
	inc W/R	inc W/R
En-Suite	3.48m x 1.60m	11'4" x 5'3"
Bedroom 2	4.01m x 4.06m max	13'2" x 13'3" max
Bedroom 3	2.94m x 3.32m	9'6" x 10'9"
Bathroom	3.12m x 2.30m	10'3" x 7'5"

Lynden Place

PLOT NUMBERS

1 6 8 20

Saltram

3 BEDROOM DETACHED HOUSE

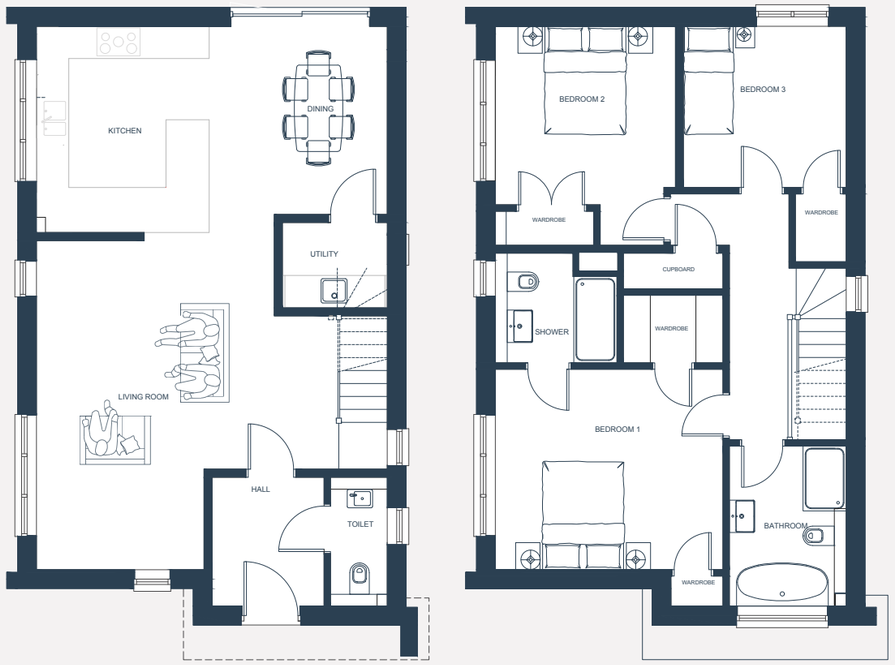
It's both style and substance that elevate the three bedroomed Saltram from a practical working home to a sanctuary that makes your heart swell and shoulders relax the second you sweep into your own drive.

The attractive mix of warm rustic brick and crisp render, give a sophisticated kerb appeal before you even step through the front door.

This feel continues with stunning interior details. A well equipped, chic and spacious kitchen will please even the most masterful of chefs, with its state of the art BOSCH tech and uber cool handleless units with deep pan drawers.

The kitchen runs beautifully into the dining space with views over the garden and in turn, you are gently led into the generous & tranquil living area.

To find all this and outstanding eco-credentials with free renewable electricity from extensive PV solar panels feeding an Air-Source Heat Pump for all the heating and hot water, it really makes for an exceptional package.



GROUND FLOOR

FIRST FLOOR

Saltram B has an attached garage

GROUND FLOOR			FIRST FLOOR		
Hall			Landing with cupboard		
Cloaks/WC	1.05m x 2.39m	3'4" x 7'8"	Bedroom 1	4.22m x 3.71m	13'8" x 12'2"
Kitchen/Dining	6.50m x 3.82m	21'3" x 12'5"		+ 2 W/R	+ 2 W/R
Living	4.41m x 6.10m	14'5" x 20'0"	En-Suite	2.25m x 2.03m	7'4" x 6' "
Utility	1.94m x 1.58m	6'4" x 5'2"	Bedroom 2 + W/R	3.34m x 4.06m	11'0" x 13'3"
Saltram B has an attached garage			Bedroom 3 + W/R	3.02m x 2.99m	9'9" x 9'8"
Garage	3.01m x 6.08m max	9'9" x 19'9" max	Bathroom	2.17m x 2.9m	7'1" x 9'7"

Lynden Place

PLOT NUMBERS

2 7 15 16

Kinnersley A

4 BEDROOM DETACHED HOUSE

With a fabulous garden, double garage, private driveway for at least two cars, and four double bedrooms, the Kinnersley is far from basic - it's luxury living.

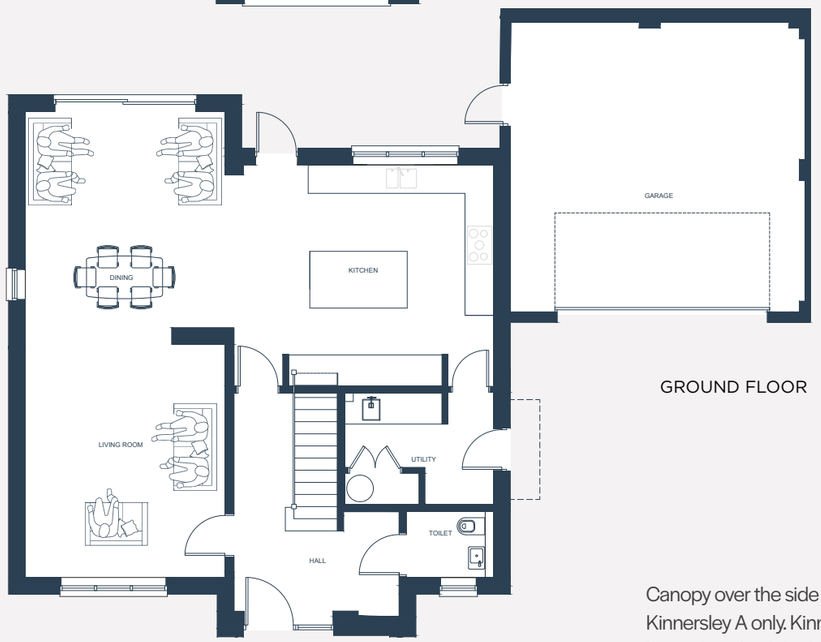
Heritage creates homes to provide you with every aspect of a comfortable lifestyle, from the beautifully designed German kitchens to contemporary flush interior doors. Even the pencil-round skirtings are sleek and contemporary.

Of course, a home of this magnitude deserves the touch of renowned brands like Hansgrohe, Franke, Duravit, and Bosch, subtly and discerningly placed everywhere from the bathroom, to the kitchen and utility.

And it doesn't stop there; with a galleried feature hardwood staircase that transforms your journey to bed from a necessity to a delight. Or the modern kitchen, with large sliding doors that open onto your private patio, almost doubling your dining space.

It truly is a house packed full of everything you'll need and more!

FIRST FLOOR



GROUND FLOOR

Canopy over the side door for Kinnersley A only. Kinnersley B has a detached double garage.

GROUND FLOOR		
Hall		
Cloaks/WC	1.84m x 1.39m	6'0" x 4'6"
Living Room	4.20m x 4.90m	13'8"x 16'1"
Dining	4.20m x 4.55m	13'8"x 14'9"
Kitchen	5.50m x 4.65m	18'0" x 15'3"
Utility	3.13m x 2.34m	10'3" x 7'7"
Garage	6.20m x 6.08m max	20'3" x 19'9" max

FIRST FLOOR		
Landing		
Bedroom 1	4.20m x 4.11m	13'8" x 13'5"
Wardrobe	2.40m x 2.63m max	7'9" x 8'6" max
En-Suite	1.68m x 2.63m	5'5" x 8'6"
Bedroom 2 + W/R	3.16m x 4.18m	10'4" x 13'3"
Bedroom 3	4.20m x 2.79m	13'8" x 9'2"
Bedroom 4+ W/R	3.16m x 2.82m	10'4" x 9'3"
En-Suite	3.15m x 1.40m	10'3" x 4'6"
Bathroom	2.21m x 3.06m	7'3" x 10'0"

Lynden Place

PLOT NUMBERS

14 18 19

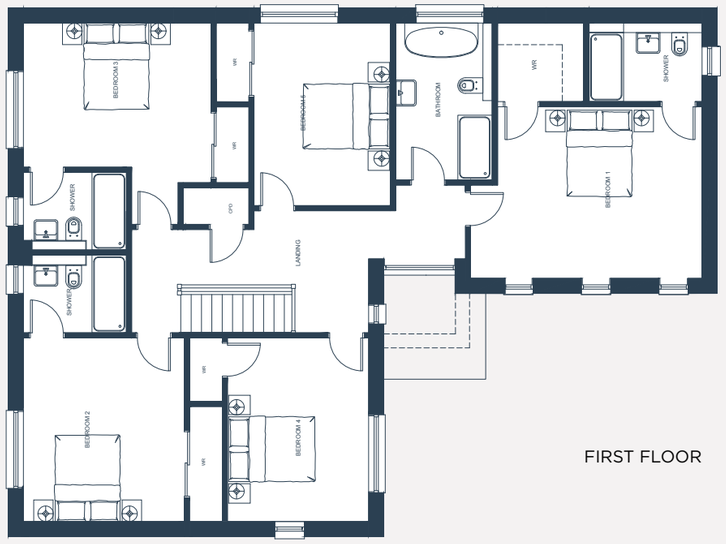
Thornbury

5 BEDROOM DETACHED HOUSE

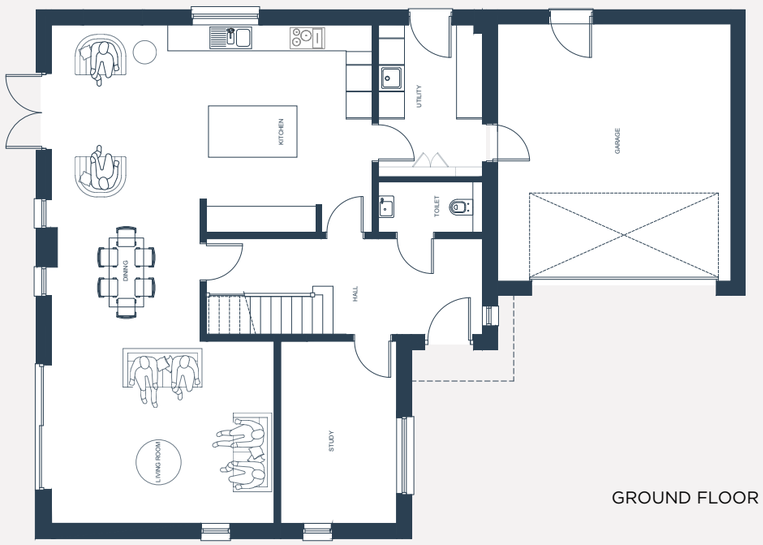
This exquisite 5-bedroom detached home boasts a remarkable 3 en-suites ensuring ample space and comfort for family and guests alike.

A generous double garage, is seamlessly integrated to complement the architectural finesse and crafted with meticulous attention to detail, the exterior facade exudes elegance, blending premium materials such as rustic brick, smooth painted render and a natural slate roof evoking a sense of warmth and sophisticated timeless character. Upon crossing the threshold, one is greeted by an interior adorned with high quality finishes. The kitchen features handle-less units and drawers with soft-close runners, while designer accents from esteemed brands such as Bosch, Franke, Hans Hansgrohe, and Duravit lend an air of exclusivity. Additionally, the Thornbury offers ample storage, including a practical utility room featuring quartz worksurfaces, a full height fridge and freezer as well as doors leading to both the garage and garden.

Located a mere fifteen minute walk to Topsham high street, this remarkable residence seamlessly blends luxury with convenience, oodles of open plan living space and an unparalleled lifestyle experience. Notably, the Thornbury stands as a beacon of sustainability, being a generous zero carbon family home, with impeccable environmental credentials.



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR			FIRST FLOOR		
Hall			Landing		
Cloaks/WC	1.16m x 2.41m	3’8” x 7’9”	Bedroom 1	3.98m x 5.36m	13’1” x 17’6”
Living Room	4.22m x 5.16m	13’ 8” x 16’9”	Wardrobe	1.82m x 2.00m	6’0” x 6’6”
Dining	3.29m x 3.44m	10’8”x 11’3”	En-Suite	1.82m x 2.62m	6’0” x 8’6”
Kitchen	4.80m x 7.43m	15’7” x 24’4”	Bedroom 2 + W/R	4.25m x 3.73m	13’9” x 12’2”
Utility	3.52m x 2.40m	11’ 5” x 7’ 9”	En-Suite	1.80m x 2.39m	5’9” x 7’8”
Study	4.22m x 2.69m	13’ 8” x 8’ 8”	Bedroom 3 + W/R	4.67m x 4.35m	15’3” x 14’3”
Garage	5.97m x 5.41m max	19’6” x 17’7” max	En-Suite	1.80m x 2.39m	5’9” x 7’8”
			Bedroom 4 + W/R	4.23m x 3.27m	13’9” x 10’7”
			Bedroom 5 + W/R	4.23m x 3.16m	13’9” x 10’4”
			Bathroom	3.64m x 2.25m	11’ 9” x 7’ 4”

Location & Directions

Postcode: EX3 0BU

From M5 southbound, exit the motorway at junction 30.

At the roundabout under the motorway take the third exit onto the A379 dual carriageway following signs for Exeter.

Proceed on the dual carriageway for approximately one mile through two sets of traffic lights then exit left following signs for the City Centre.

On joining the next dual carriageway stay in the left hand lane and continue to Countess Wear roundabout.

At Countess Wear roundabout take the first exit onto Topsham Road. Continue towards the centre of Topsham, keep straight on Exeter Road, past Aldi supermarket and Topsham Rugby Club.

Just before the pedestrian crossing turn left on to Denver Road and then take the left hand turn into Newcourt Road. Follow for 0.4 miles where you will see Lynden Place on your right hand side.

LYNDEN PLACE ENQUIRIES
We are pre-selling all our homes at Lynden Place from our sales centre at Berkeley Park, Topsham. Please follow SATNAV EX3 0GD

Local Information

Bristol	76 Miles
Plymouth	46 Miles
Taunton	32 Miles
Exeter City Centre	4.9 Miles
Topsham Centre	700 Metres
Denver Road	400 Metres

Trains

To London Paddington	2hr 15mins Approx

Airports

Exeter	6 Miles
Bristol	66 Miles
Bournemouth	85 Miles
Heathrow	181 Miles

Lynden Place

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of the Heritage Homes. Computer Generated Images (CGi's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site.

Floor plans and Site Plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings.

Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our Sales Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.

THE BRICKS LABC WARRANTY AWARDS WINNER 2014, 2015, 2017 & 2018

LABC

Building Excellence AWARDS 2023 Grand Finals Winner

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

Lynden Place is covered by a 10 year LABC Warranty for peace of mind

Heritage Homes subscribe to the Consumer Code for Home Builders

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BUILDERS OF FINE HOMES

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