TILIA
HOMES

LINMERE

HOUGHTON REGIS

BEDFORDSHIRE

2, 3 & 4 bedroom homes





Welcome to Linmere...

A selection of new two, three and four bedroom homes that are ideal for first time buyers or families looking for their next homes, they are immersed in nature and alongside a collection of ultra-modern progressive schools. Linmere showcases the focus on creating sustainable, inclusive communities, offering a collection of homes that people want to live in, and are good for the planet.

The Local Area

Sitting on the cusp of the iconic Chiltern Hills, a protected National Landscape, dotted with ancient woodland and historic villages – Linmere offers all the benefits of living amongst expansive countryside and natural beauty – yet connects you to London, via direct rail that simplifies a commute of under 40 minutes.

Closer to home, 20 minutes by car, and well serviced by public transport – A £1.7 billion regeneration of Luton town centre gives your family access to next-generation public greenspaces and streetscapes, and the brand-new Luton Point shopping centre and Galaxy entertainment complex. Established pubs and restaurants offer international cuisine and gastronomy, and the town also enjoys a thriving heritage, culture and arts scene. The Hat Factory Arts Centre, Stockwood Discovery Centre, and Wardown House Museum & Gallery deliver local and national arts, contemporary dance, immersive heritage and dynamic exhibitions year-round.

A diverse sporting ecosystem is also on your doorstep. With golf courses, fitness, wellness and sporting clubs all local and accessible. Multiple leisure centres offering everything from swimming and tennis, to badminton and bowling, football or fencing. National Trust estates, nature reserves, ancient pathways and the Dunstable Downs make for incredible local hiking, walking and cycling experiences. Houghton Regis offers a healthy and active lifestyle to everyone from families and fitness enthusiasts, to adventurers and athletes.

A home in Linmere offers quality of life, balancing the natural and the necessary in one of the most extensively wooded areas on in England, while a local Lidl, Tesco's, Morrisons, B&Q, and Asda put necessities within convenient reach.









This is an opportunity to live by and benefit from incredible natural greenspaces alongside urban regeneration, in a destination that streamlines the London Commute and localises national and international travel with major local road, rail and airport links. We believe Linmere will fast become a thriving and sought-after community for the people and families, who chose to call it home.





Education

We know your family and their future is more important than the place you call ‘home’. Linmere is a neighbourhood situated to help you and your family, thrive.

Within walkable distances that pass greenspaces and community parks, there are nurseries and crèches, three brand new cutting-edge primary schools, and a recently opened ten-form secondary school. Access to quality education, is at the heart of Linmere.

Within a short commute, Hough Regis and Luton have a number of colleges and universities, which represent a diverse mix of institutions ranging from modern, progressive colleges, and established institutions that boast a legacy of academic excellence and reputation for encouraging individuality and personal growth.

Nationally-leading High Education Institutions and research centres are also local to Linmere. With Central London 40 minutes away by direct rail from Luton Leagrave, world-leading institutions are also within reach, to support the education, growth and potential of your family, at all stages of life.

Primary Education

Thornhill Primary

One of the top performing primary schools in the region, with brand new state-of-the-art facilities located on the Linmere development itself. With a distinct focus on a diverse, arts-enriched education, Thornhill is trusted by many local families for its vision to educate valued and empowered pupils, while promoting personal responsibility, success and global citizenship. This is a school with a distinct identity, impressive facilities, and an emphasis on fostering a supportive, inclusive and environmentally conscious community.

St. Vincent’s Catholic Primary School

Just a 5-minute drive, or 15-minute walk from Linmere, St Vincent’s is a Catholic faith primary school that also offers nursery-age education. With close links to the local parish, this is a popular institution with an ethos of love and respect for all, and a focus on encouraging hard work, and nurturing uniqueness and individuality. St. Vincent’s is an established local school, welcoming to children of all faiths.

Chiltern School (3-19yrs)

A few minutes’ walk from Linmere, Chiltern School supports local neurodiverse children and young adults with a range of special educational needs and learning disabilities. A school that encourages its pupils to ‘dare to be different’, celebrates diversity and nurtures individuality. Chiltern School offers a stimulating and personalised learning experience, and support to the neurodiverse people and families of Linmere.

Although the schools listed above are nearby, we cannot guarantee admission.

Secondary & Post-16 Education

Houstone School

Located a walkable distance from Linmere, and offering the benefits of a brand-new campus, Houstone harbours an ethos of integrity, ambition and excellence in education as well as warm on personal development, enrichment activity and independence. A member of the Advantage Schools group, Houstone sets its own standards for educational provision by the maxim: if it isn't good enough for our own children or loved ones, it isn't good enough. Undoubtedly a school with a strong identity, Houstone emphasises the performance and results that its pupils achieve, and is a popular choice for local families on Linmere.

All Saint Academy Dunstable

All Saints Academy places importance on the value, uniqueness and potential of individuals as part of the wider community. An extensive campus provides an impressive learning environment, and facilities which include a state-of-the-art Learning Resource Centre, five modern science labs, two advanced rooms for Business Studies and ICT, a hair salon, dance and drama studios, fully equipped technology suites, and a full range of sports and leisure amenities.

The Academy of Central Bedfordshire

Within walking distance, 'Achieving', 'Caring' & 'Belonging' are values at the heart of The ACB school. With an emphasis on safe, trauma-informed teaching practices, this is a secondary school focused on providing an environment where children and young people develop intellectually, emotionally, physically and spiritually, and grow successfully into their next stage of their life. This is a school with a strong community-feel, and a popular choice with local residents.

Central Bedfordshire College

This Further Education College boasts campuses across the county, and offers an unrivalled array of 16+ and adult learning and training opportunities. Everything from Animal Management to sports, as well as traditional academic subjects are taught here. Your local Kingsway Campus is within walking distance, features modern, professional facilities and is a gateway to apprenticeships, academic qualifications that prepare young adults and mature students alike with the opportunity to progress into the modern world of work or further study. The college also boasts a university centre, putting high education qualifications and lifelong learning right on your door.





Higher Education & Research

University of Bedfordshire

With a campus located in the heart of Luton Town Centre, The University of Bedfordshire offers a hotbed of studies for undergraduates and offers a full range of courses from Literature, to Business, Nursing and Sciences.

With a newly-built and opened STEM building, seven-storey library and Postgraduate & CPD Centre, The University of Bedfordshire looks set to continue to grow as a hotbed for nationally-leading HE study and research.

London Universities

Linmere benefits from a comfortable commuting distance by rail, to a number of London-based universities and campuses – putting some of the world's leading centres for undergraduate, post graduate and research, within reach.

The University of Oxford

An institution that needs no introduction due to its legacy and modern standing in globe-leading study and research. Oxford and its numerous university colleges can be reached in under 90 minutes from Linmere via car or rail links.

Although the schools listed above are nearby, we cannot guarantee admission.

Connections

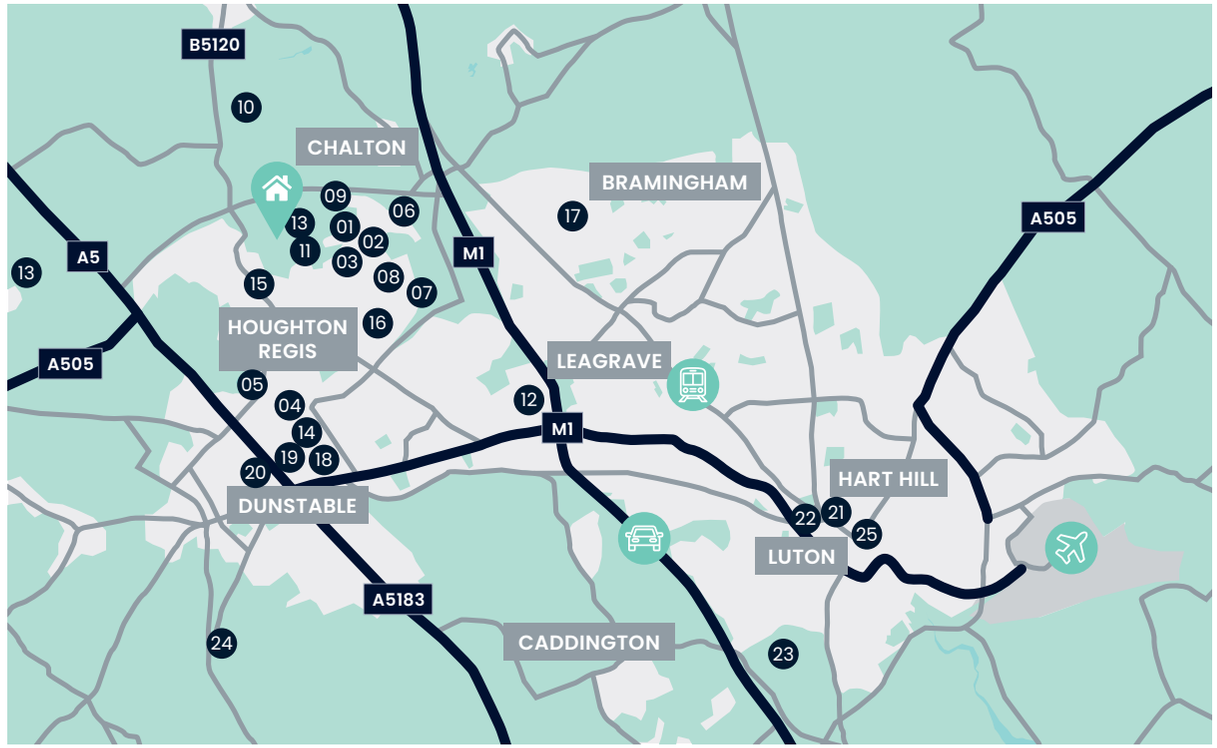
The Linmere community is well connected to cultural and economic heart of London, a number of international airports, and world-leading university destinations. Luton town centre is a nearby hub for culture sports and entertainment, putting a recently modern urban life within local reach.

Destinations by car

15 mins	Luton 5.6 miles
17 mins	Luton London Airport 11.4 miles
26 mins	Milton Keynes 18.2 miles
35 mins	Bedford 19.4 miles

Destinations by train Leagrave Station

6 min	Luton Airport
22 mins	Bedford
38 mins	London St. Pancras Intl.
46 mins	London Bridge
1 hr 16 mins	London Gatwick Airport
2 hrs	Brighton



Your nearest transport links

- Leagrave Railway Station
- A5 & M1
- London Luton Airport

Up to 5 Miles

01. East Thornhill Primary School
02. The Chiltern School
03. Houstone School
04. Central Bedfordshire College
05. Lidl
06. Roam Cafe Bistro
07. La Bella Calabria
08. Houghton Regis Leisure & Community Centre
09. Linmere Park North
10. Chalgrave Manor Golf Club
11. The Farmstead Retail Shops and Cafes
12. Luton & Dunstable Hospital
13. Silver Birch Park
14. Priory Gardens Surgery
15. The Old Red Lion
16. Houghton Hall Park
17. GM Ward Butchers
18. Archie's Bakery
19. Boots Opticians
20. The Icknield Veterinary Group

Over 5 Miles

21. The Hat Factory Arts Centre
22. Point Shopping Centre and Galaxy Entertainment Complex
23. Stockwood Park Discovery Centre
24. Dunstable Downs
25. University of Bedfordshire

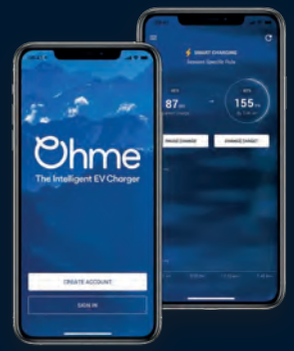
Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. June 2023.
Note: Train times shown are for the rail journey only and do not include the 17 minute journey to get from Cringleford to Norwich Railway Station.

Smarter EV charging, built into your new home.

Charging your electric vehicle should feel simple, not something you have to think about.

The Ohme home charger is designed to work quietly in the background, helping to reduce charging costs and keep vehicles ready to go whenever needed.

By automatically identifying the best times to charge based on the selected energy tariff, the charger can take advantage of lower-cost electricity without the need for manual planning.



Easy control and complete visibility

Charging can be managed through the Ohme app, providing a clear view of charging activity and allowing settings to be updated at any time. Charging can also be controlled directly from the unit using the simple buttons on the front.

Everything is designed to be straightforward and easy to use from day one.

Support when needed

Dedicated support is available should assistance be required.

Email: **help@ohme-ev.com**



Air Source Heat Pumps, efficiently heating your home.

An air source heat pump is a modern, energy-efficient way to heat your home and provide hot water. Instead of burning gas or oil, it captures heat from the outside air, even on cold days and boosts it to a higher temperature to warm the home. That heat is then used for the radiators and hot water.



Lower carbon emissions and reduced energy costs

Compared with a traditional gas boiler, an air source heat pump can reduce emissions from heating and hot water by around 75%, helping to lower a home's environmental impact while reducing energy consumption.

Comfortable, consistent heating

Designed to deliver reliable performance throughout the year, air source heat pumps provide a steady and comfortable indoor temperature, helping create a pleasant living environment in every season.

Reliable hot water every day

As well as heating the home, the system provides a dependable supply of hot water for bathing, showering and everyday household use.

Designed for modern living

The air source heat pump systems installed in Tilia Homes are compact and designed to integrate seamlessly into modern homes. Where an integrated hot water cylinder is included, key components are combined within a single space-saving unit with a footprint similar to a fridge freezer, helping to keep the system neat and unobtrusive.

Trusted technology

Tilia Homes partners with established manufacturers with decades of expertise in heating technology and heat pump development. Every system is rigorously tested and designed to perform reliably in the outdoor temperatures typically experienced across the UK.

The benefits of buying new

All our homes also come with a ‘2-year Tilia Homes Customer Care Warranty’ and a further ‘8-year NHBC Warranty’ for added peace of mind.



Energy efficient and cost effective

Modern building standards make today’s new homes more energy efficient than ever, helping to reduce running costs while keeping homes comfortable throughout the year. High-performance insulation, energy-efficient heating systems and modern double glazing work together to deliver exceptional thermal efficiency, with utility bills that can be up to 50% lower than those of an equivalent older property*.

Enjoy a home that’s warmer in winter, cooler in summer and more affordable to run, while making a positive contribution to a more sustainable future. Better for everyday living, better for the environment.



Great schemes

Benefit from a selection of moving schemes when buying a new build home. They range from Part Exchange, Smooth Move and Key Worker incentive.



Built with reassurance in mind

Buying a brand-new home brings added peace of mind. Everything is new and unused, from the roof above to the fixtures and fittings throughout, and is backed by a 10-year warranty.

Built to the latest building regulations and quality standards, a new home is designed for modern living, with no costly renovations, unexpected repairs or hidden surprises to worry about.

Simply move in and start enjoying a beautifully designed home that’s ready from day one.



A smoother, stress-free move

One of the biggest advantages of buying new is the simplicity.

With no onward chain to worry about, your move can be far more straightforward and stress free. That means fewer delays, clearer timelines and greater peace of mind, especially helpful if you’re juggling work, family life or a big life change.



A fresh start, your way

Put a personal stamp on a brand-new home with a range of choices and upgrades available*. From kitchens and worktops to flooring, tiling and finishing touches, there may be opportunities to tailor a home to individual tastes before moving in.

It’s a chance to create a home that feels uniquely yours from day one, without the cost and disruption of making changes later.



It’s brand new

There’s something special about being the first to call a house home. Everything is brand new and untouched, from the kitchen and bathrooms to the fixtures and fittings throughout, creating a fresh, modern space that’s ready to enjoy from day one.

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

Smooth Move

Take the hassle out of moving. We'll work with trusted estate agents to support a swift sale at the best possible price, giving added peace of mind throughout the process. Better still, we'll cover the estate agent's fees, helping make the move even easier.

Key Worker

Our Key Worker incentive is our way of showing our deep appreciation for all the selfless work of this very special group of people. When you buy a Tilia home, you'll receive an incentive of £500 for every £25,000 you spend.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

TILIA HOMES

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

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. March 2025.

LINMERE

BEDFORDSHIRE

2, 3 & 4 bedroom homes



N

Sunset Sunrise

2 bedroom homes
- Avington

3 bedroom homes
- Ravenswood
- Morden
- Queenswood
- Thurlwood

4 bedroom homes
- Bideford
- Cromford
- Gipping
- Moulton
- Oakmere
- Thornwood

Cycle Store
U Unassigned parking space
Proposed tree planting
V Visitor space

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured grey will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. July 2025.

The Avington

2 Bedroom Home

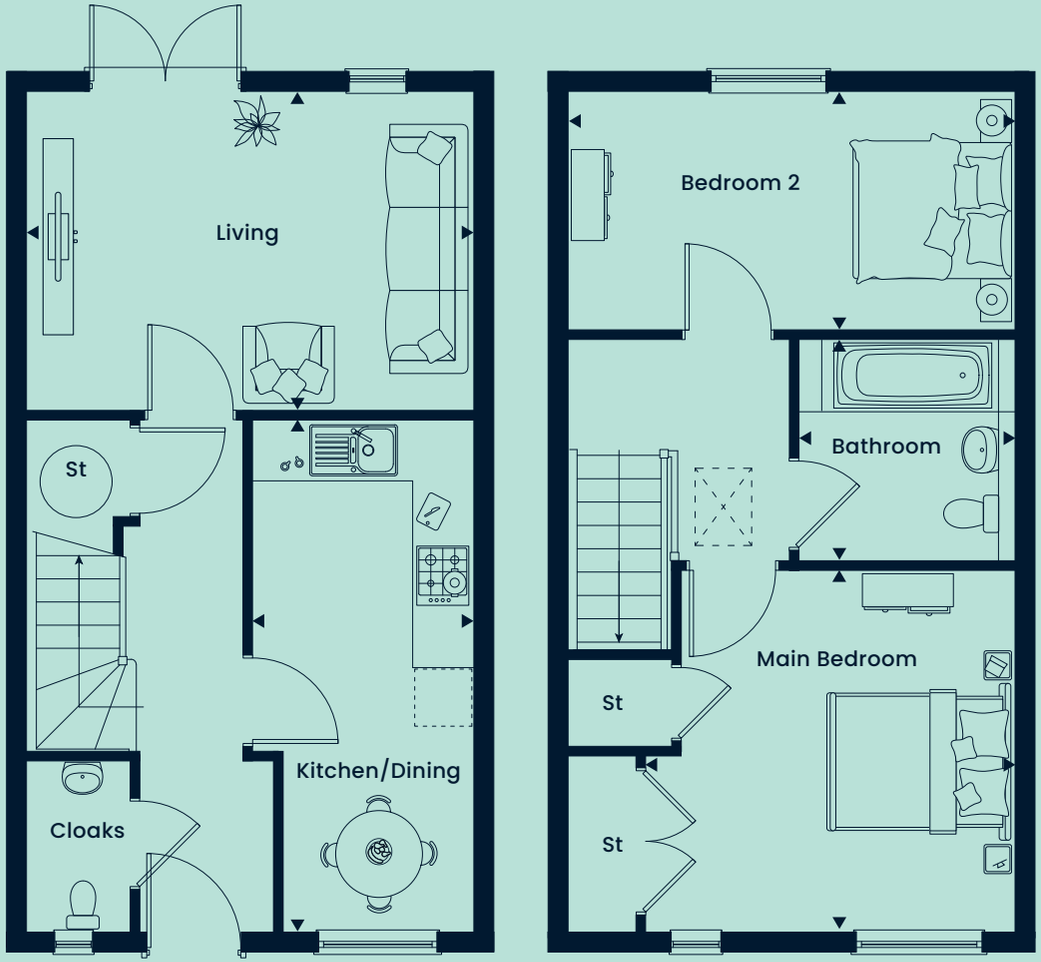
TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Avington

2 Bedroom Home



755 sqft

GROUND FLOOR

Living Room	4.35m x 2.96m	(14'3" x 9'9")
Kitchen/Dining	2.16m x 5.08m	(7'1" x 16'8")

FIRST FLOOR

Main Bedroom	3.66m x 3.47m	(12'0" x 11'5")
Bedroom 2	4.35m x 2.26m	(14'3" x 7'5")
Bathroom	2.13m x 2.15m	(7'0" x 7'1")

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Ravenswood

3 Bedroom Home

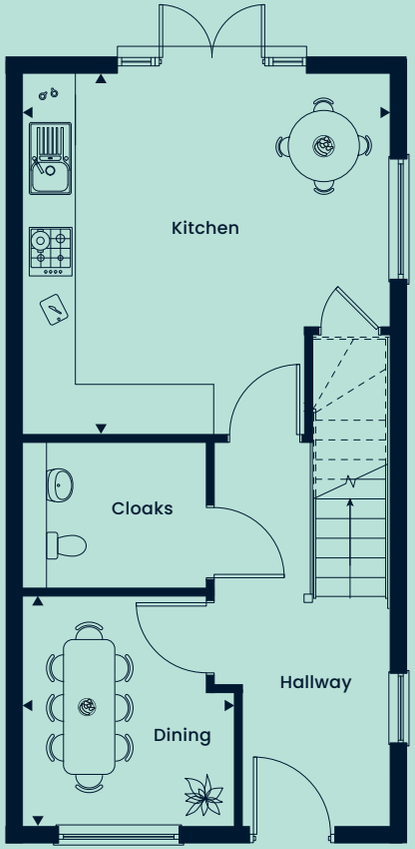
TILIA HOMES

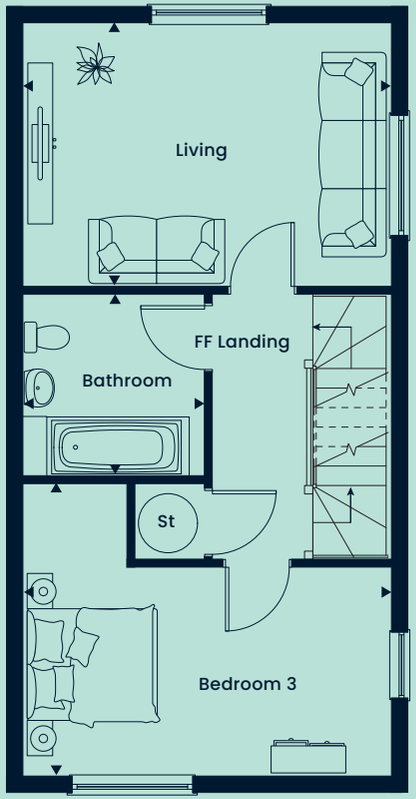


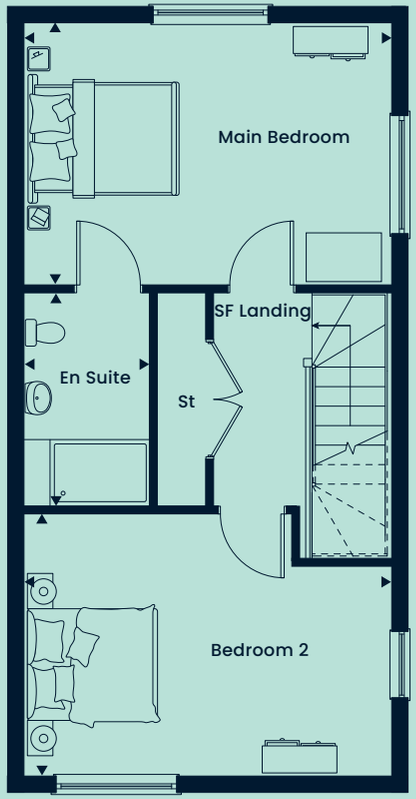
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Ravenswood

3 Bedroom Home







GROUND FLOOR

Kitchen	4.35m x 4.23m	(14'3" x 13'9")
Dining Room	2.49m x 2.67m	(8'2" x 8'8")

FIRST FLOOR

Living Room	4.35m x 2.94m	(14'3" x 9'6")
Bedroom 3	4.35m x 3.48m	(14'3" x 11'4")
Bathroom	2.13m x 2.15m	(7'0" x 7'0")

SECOND FLOOR

Main Bedroom	4.35m x 2.97m	(14'3" x 9'8")
Bedroom 2	4.35m x 3.12m	(14'3" x 10'2")
En Suite	1.48m x 2.53m	(4'9" x 8'3")

1,263 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Morden

3 Bedroom Home

TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Morden

3 Bedroom Home



GROUND FLOOR

Kitchen/Dining	4.14m x 3.58m	(13'7" x 11'9")
Living Room	3.12m x 4.83m	(10'3" x 15'10")

FIRST FLOOR

Bedroom 2	4.14m x 2.77m	(13'7" x 9'1")
Bedroom 3	2.01m x 3.33m	(6'7" x 10'11")
Bathroom	1.96m x 2.21m	(6'5" x 7'3")

SECOND FLOOR

Main Bedroom	4.14m x 8.51m	(13'6" x 27'9")
En Suite	1.58m x 2.17m	(5'2" x 7'1")

1,110 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Queenswood

3 Bedroom Home

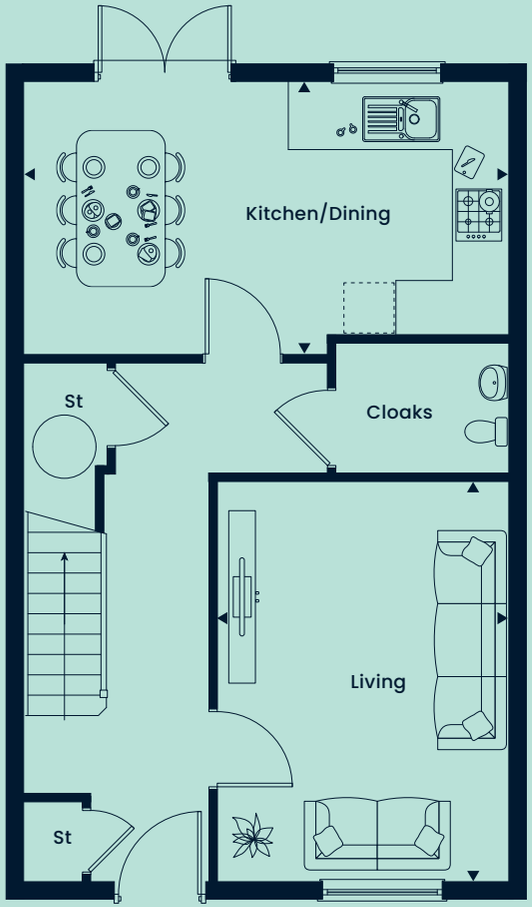
TILIA HOMES

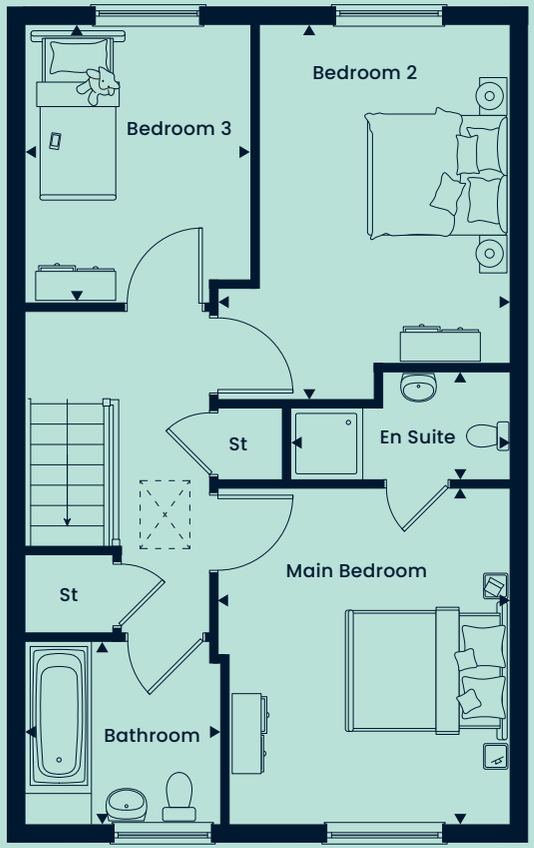


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Queenswood

3 Bedroom Home





GROUND FLOOR

Kitchen/Dining	5.36m x 2.88m	(17'7" x 9'5")
Living Room	3.22m x 4.43m	(10'7" x 14'6")

FIRST FLOOR

Main Bedroom	3.25m x 3.61m	(10'8" x 11'10")
Bedroom 2	4.14m x 3.25m	(13'7" x 10'8")
Bedroom 3	2.49m x 3.07m	(8'2" x 10'1")
Bathroom	2.15m x 1.90m	(7'1" x 6'3")
En Suite	2.43m x 1.20m	(8'0" x 3'11")

1,008 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Thurlwood

3 Bedroom Home

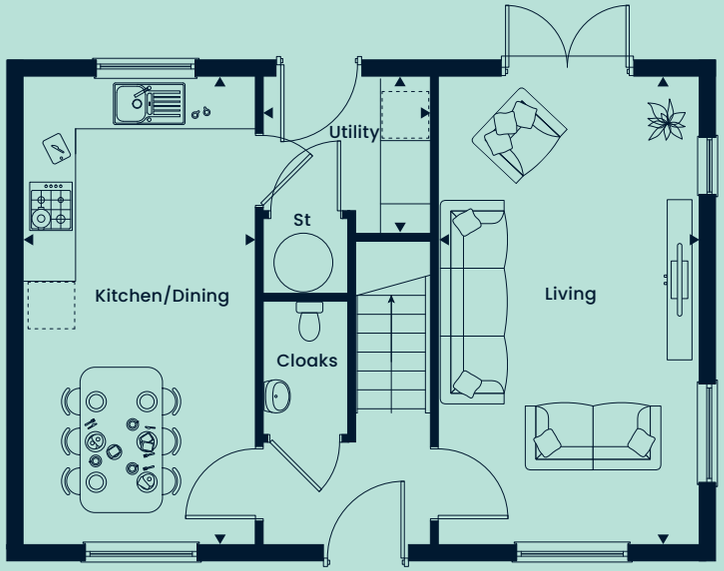
TILIA HOMES

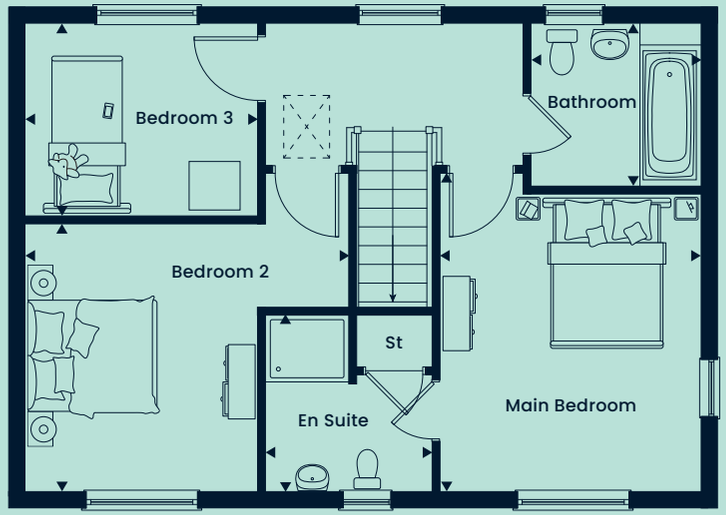


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Thurlwood

3 Bedroom Home





GROUND FLOOR

Kitchen/Dining	2.76m x 5.59m	(9'1" x 18'4")
Living Room	3.11m x 5.59m	(10'2" x 18'4")
Utility	2.01m x 1.86m	(6'7" x 6'1")

FIRST FLOOR

Main Bedroom	3.11m x 3.84m	(10'2" x 12'7")
Bedroom 2	3.86m x 3.23m	(12'8" x 10'7")
Bedroom 3	2.77m x 2.26m	(9'1" x 7'5")
Bathroom	2.01m x 1.90m	(6'7" x 6'3")
En Suite	2.00m x 2.14m	(6'7" x 7'0")

969 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Bideford

4 Bedroom Home

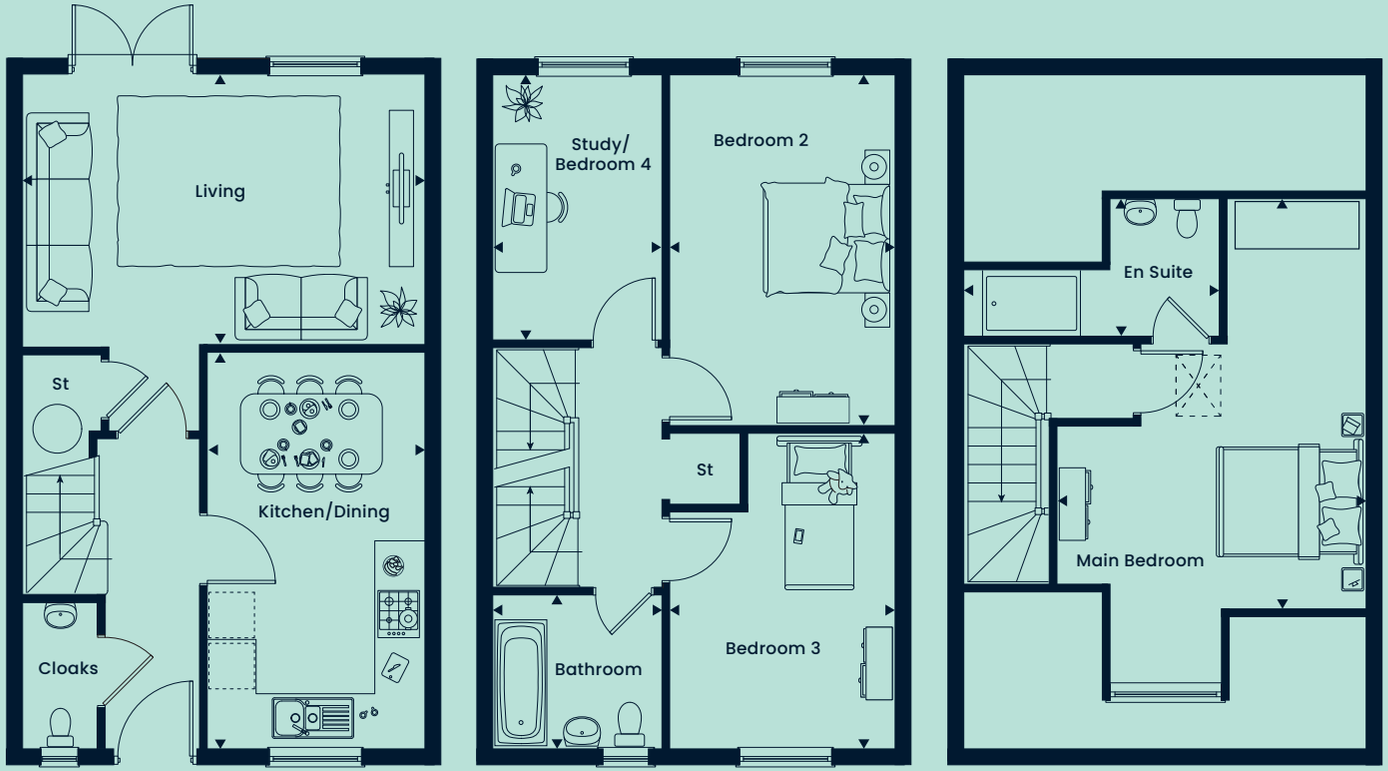
TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Bideford

4 Bedroom Home



GROUND FLOOR

Kitchen/Dining	2.66m x 4.79m	(8'9" x 15'9")
Living Room	4.91m x 3.18m	(16'1" x 10'5")

FIRST FLOOR

Bedroom 2	2.76m x 4.26m	(9'1" x 14'0")
Bedroom 3	2.76m x 3.71m	(9'1" x 12'2")
Study/Bedroom 4	2.06 x 3.20m	(6'9" x 10'6")
Bathroom	2.06m x 1.73m	(6'9" x 5'8")

SECOND FLOOR

Main Bedroom	3.81m x 5.01m	(12'6" x 16'5")
En Suite	3.12m x 1.67m	(10'3" x 5'6")

1,105 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Gipping

4 Bedroom Home

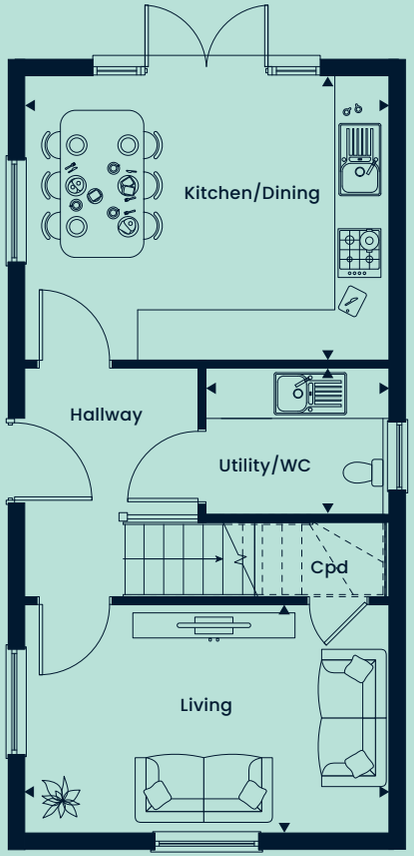
TILIA HOMES

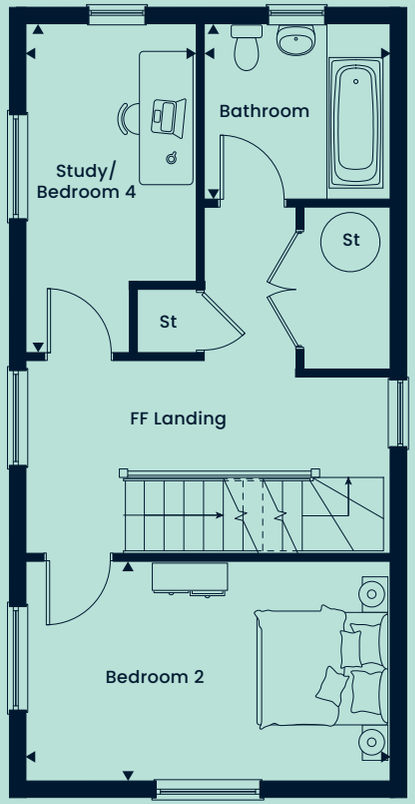


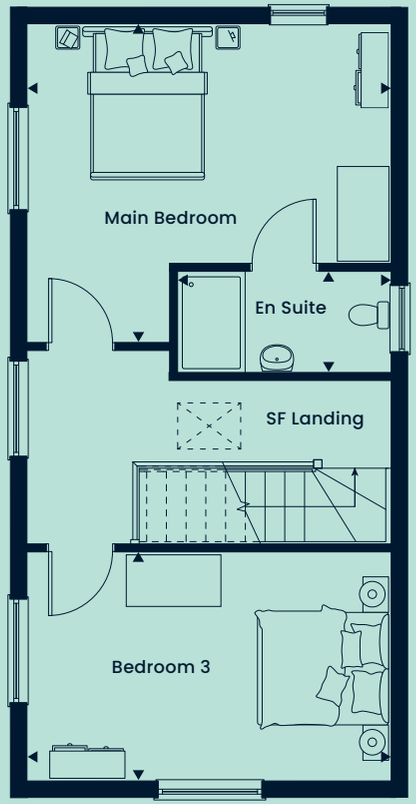
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Gipping

4 Bedroom Home







GROUND FLOOR

Kitchen/Dining	4.24m x 3.33m	(13'11" x 10'11")
Living Room	4.24m x 2.72m	(13'11" x 8'11")
Utility/WC	2.13m x 1.74m	(7'0" x 5'9")

FIRST FLOOR

Bedroom 2	4.24m x 2.72m	(13'11" x 8'11")
Study/Bedroom 4	1.99m x 3.76m	(6'6" x 12'4")
Bathroom	2.15m x 1.94m	(7'1" x 6'4")

SECOND FLOOR

Main Bedroom	4.24m x 3.76m	(13'11' x 12'4")
Bedroom 3	4.24m x 2.72m	(13'11" x 8'11")
En Suite	2.49m x 1.21m	(8'2" x 3'12")

1,225 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Oakmere

4 Bedroom Home

TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Oakmere

4 Bedroom Home



GROUND FLOOR		
Kitchen	4.35m x 4.23m	(14'3" x 13'9")
Dining Room	2.49m x 2.67m	(8'2" x 8'8")
FIRST FLOOR		
Living Room	4.35m x 2.97m	(14'3" x 9'8")
Bedroom 2	3.50m x 4.58m	(11'5" x 15'0")
Study/Bedroom 4	4.35m x 1.52m	(14'3" x 5'0")
Bathroom	2.13m x 2.15m	(7'0" x 7'0")
SECOND FLOOR		
Main Bedroom	4.35m x 2.97m	(14'3" x 9'8")
Bedroom 3	4.35m x 3.12m	(14'3" x 10'2")
En Suite	1.48m x 2.53m	(4'9" x 8'3")

1,456 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Thornwood

4 Bedroom Home

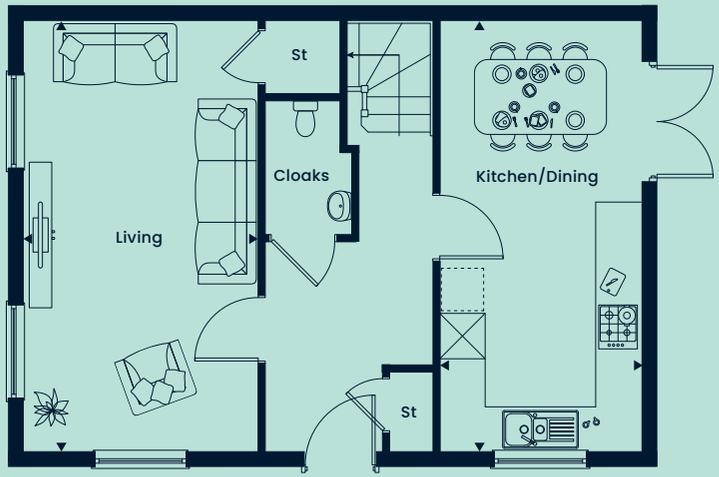
TILIA HOMES

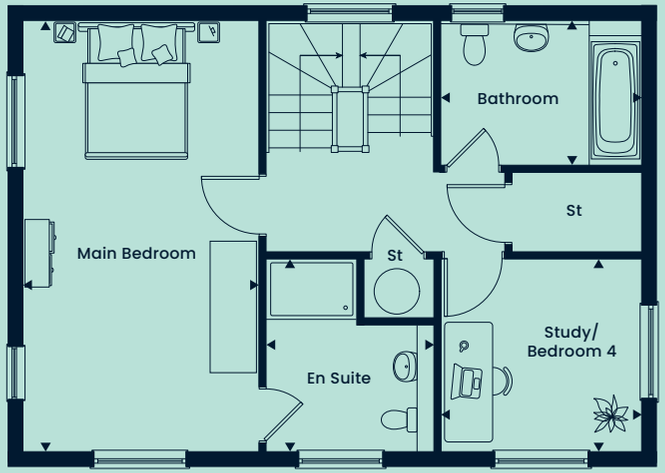


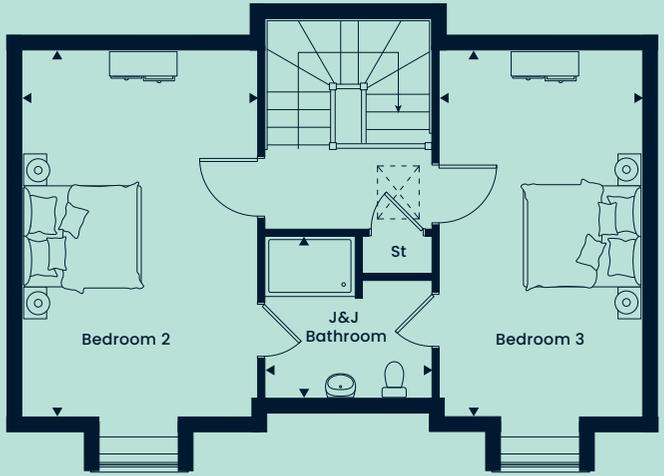
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Thornwood

4 Bedroom Home







1,421 sqft

GROUND FLOOR

Kitchen/Dining Area	2.65m x 5.70m	(8'7" x 18'7")
Living Room	3.13m x 5.70m	(10'3" x 18'7")

FIRST FLOOR

Main Bedroom	3.11m x 5.70m	(10'2" x 18'7")
Study/Bedroom 4	2.65m x 2.55m	(8'7" x 8'4")
Bathroom	2.65m x 1.89m	(8'7" x 6'2")
En Suite	2.19m x 2.55m	(7'2" x 8'4")

SECOND FLOOR

Bedroom 2	3.11m x 5.70m	(10'2" x 18'7")
Bedroom 3	2.65m x 5.70m	(8'7" x 18'7")
Jack & Jill Bathroom	2.20m x 2.40m	(7'2" x 7'9")

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Cromford

4 Bedroom Home

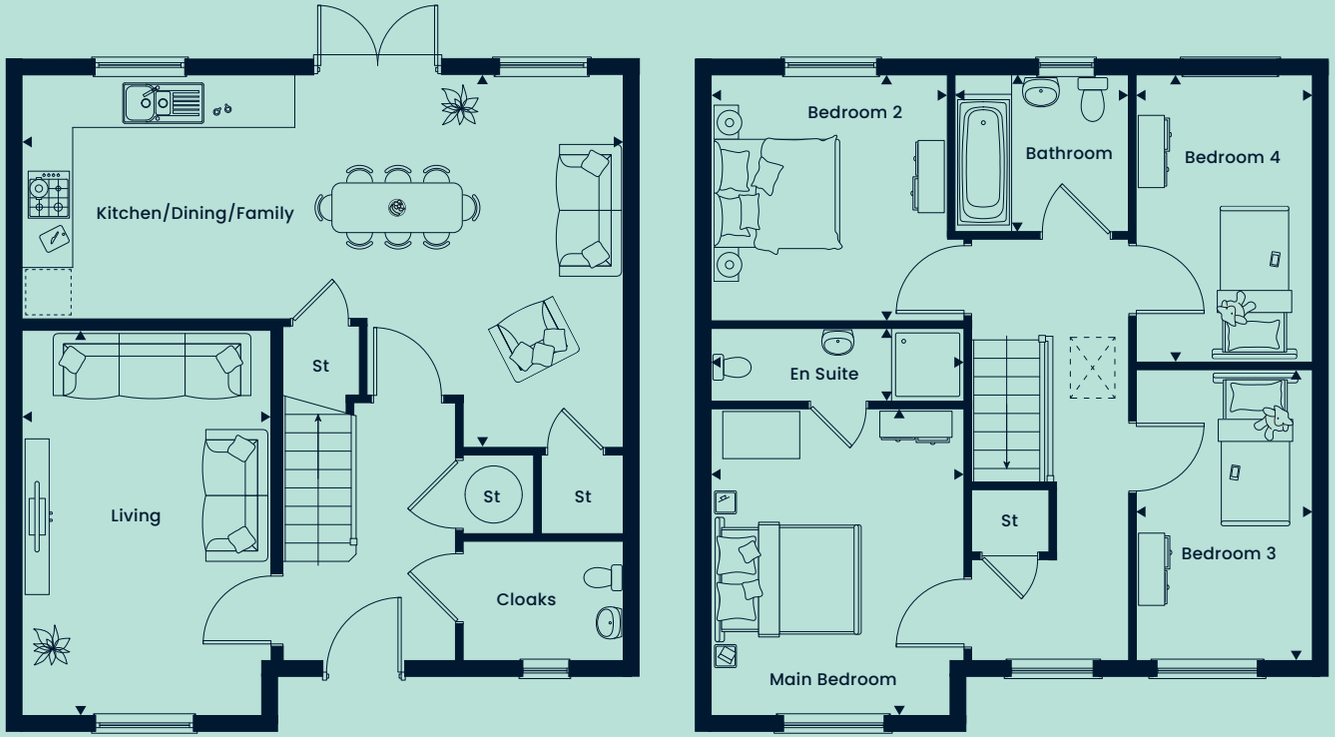
TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Cromford

4 Bedroom Home



GROUND FLOOR

Kitchen/Dining /Family	7.39m x 4.56m	(24'3" x 15'0")
Living Room	3.05m x 4.73m	(10'0" x 15'5")

FIRST FLOOR

Main Bedroom	3.11m x 3.75m	(10'2" x 12'4")
Bedroom 2	2.90m x 3.00m	(9'6" x 9'10")
Bedroom 3	2.15m x 3.56m	(7'1" x 11'8")
Bedroom 4	2.15m x 3.51m	(7'1" x 11'6")
Bathroom	2.15m x 1.90m	(7'1" x 6'3")
En Suite	3.11m x 0.90m	(10'2" x 2'11")

1,181 sqft

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

The Moulton

4 Bedroom Home

TILIA HOMES



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Moulton

4 Bedroom Home



1,444 sqft

GROUND FLOOR

Kitchen/Dining	2.66m x 5.70m	(8'9" x 18'8")
Living Room	3.02m x 5.70m	(9'11" x 18'8")

FIRST FLOOR

Main Bedroom	3.06m x 5.70m	(10'0" x 18'8")
Bedroom 4	2.66m x 3.71m	(8'9" x 12'2")
Bathroom	2.66m x 1.90m	(8'9" x 6'3")
En Suite	2.21m x 2.56m	(7'3" x 8'5")

SECOND FLOOR

Bedroom 2	3.06m x 4.84m	(10'0" x 15'11")
Bedroom 3	2.66m x 4.84m	(8'9" x 15'11")
Jack & Jill Bathroom	2.21m x 2.14m	(7'3" x 7'0")

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2025.

Visit **https://www.tiliahomes.co.uk/new-homes/bedfordshire/linmere/linmere/** to find out more

Your Tilia home

TILIA HOMES

	2 bed	3 bed	4 bed
Kitchen**			
Choice of Symphony kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of 40mm laminate worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓	✓	
Stainless steel single bowl with half sink drainer with mixer tap*			✓
Stainless steel four-ring electric hob	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	
Stainless steel under-counter double oven			✓
Stainless steel 60cm chimney cooker hood	✓	✓	✓
Space for appliances (washing machine and fridge/freezer) in the kitchen and utility (where applicable, please refer to the house type drawings)	✓	✓	✓
Removable unit for dishwasher (where applicable, please refer to the house type drawings)	✓	✓	✓
Glass splashback	✓	✓	✓
Electrical			
TV point† (location - refer to working drawing)	✓	✓	✓
BT telephone point (location - refer to working drawing)	✓	✓	✓
Chrome bar with 4 spotlights to kitchen and pendant with LED bulb to utility room (where applicable)	✓	✓	✓
Down lighters to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Fans to bathroom and en suite	✓	✓	✓
Extractor hood or fan to the kitchen	✓	✓	✓

	2 bed	3 bed	4 bed
Bathroom & En Suite			
Wall tiles to sink, bath and shower areas**	✓	✓	✓
Roca white sanitaryware from the Tilia approved range	✓	✓	✓
Standard mixer taps to basins*	✓	✓	✓
Thermostatic shower to en suite mixer over the bath	✓	✓	✓
Thermostatic exposed rainfall shower to en suite (where applicable)		✓	✓
Internal Features			
All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white	✓	✓	✓
Five panel cottage style internal doors	✓	✓	✓
Chrome Ironmongery to internal doors	✓	✓	✓
Air Source Heat Pump central heating to radiators and mains pressure hot water	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
Windows and Doors			
Double-glazed uPVC windows and doors	✓	✓	✓
Front door in various styles and colours, double-glazed with chrome-effect door furniture*	✓	✓	✓
External Features			
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓
Landscaped front gardens	✓	✓	✓
Fencing - concrete slotted posts with wooden panel fencing - as per the external works layout	✓	✓	✓
Rear gardens - rotavated and graded	✓	✓	✓
Private drive (where applicable)- as per the external works layout	✓	✓	✓
Ohme Epod 7.5kw car charging point	✓	✓	✓
Outside tap	✓	✓	✓

10 year warranty and 2 year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Speak to the Sales Executive about what tiling is included. †Please note TV points are provided - purchaser to arrange own connection including aerial. June 2026.

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE



TILIA
HOMES

Linmere
Waterslade Way
Linmere
Bedfordshire
LU5 5QZ

Find us using what3words
///weary.nicknames.became

01582 377844
linmere@tiliahomes.co.uk
tiliahomes.co.uk

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C006671

CARBON BALANCED PUBLICATION
WORLD LAND TRUST™
www.carbonbalancedpaper.com
Healeys Print Group Reg. 2108