



Spinnaker Westbury

Spinnaker is a brand new collection of 2, 3, & 4 bedroom homes in the market town of Westbury in Wiltshire.

Spinnaker is a fantastic new development of family homes on the outskirts of Westbury adjacent to Westbury Sailing Lake. Just 17 miles from Bath and a few minutes' walk from the mainline train station, Spinnaker balances the best of town and country and provides excellent transport connections.

Westbury is a small market town on the edge of Wiltshire nestled under the chalk bluffs of Salisbury Plain where the impressive 400-year-old Westbury White Horse can be seen from miles around.

The town is centred around the charming Market Place that is presided over by the Old Town Hall. There is a Victorian swimming pool in a beautiful listed building with an arched mosaic ceiling. A selection of shops, banks and supermarkets are amongst the local amenities. There are good opportunities for dining out with cafes, pubs and restaurants and the town provides a range of schools for all ages.

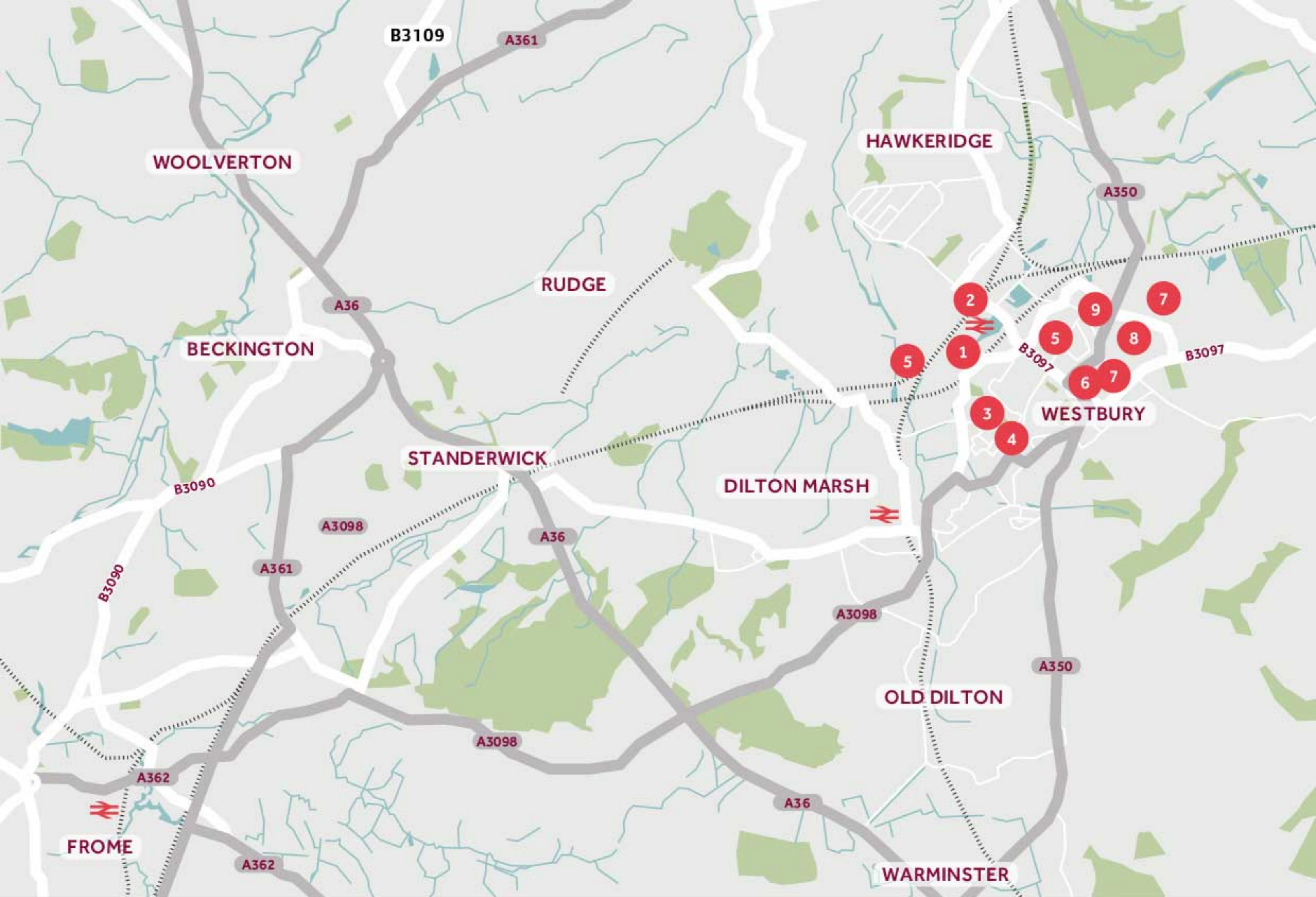
Westbury Station lies on an important network providing fast direct services to Bath, Bristol, Salisbury, Reading and London.

Spinnaker

Station Approach, Westbury BA13 4HP | 01373 441 689

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Around the local neighbourhood

- | | | |
|--|--|--|
| 1 Spinnaker
BA13 4HP | 4 Matravers School
BA13 3QH | 7 Westbury Swimming Pool
BA13 3BY |
| 2 Westbury Station
BA13 4HP | 5 Westbury United Football Club
BA13 3AF | 8 Bitham Brook Primary School
BA13 3UA |
| 3 Westbury Infants School
BA13 3NU | 6 Morrisons
BA13 3BL | 9 Tesco Express
BA13 3AY |

Linden Homes, The Jacobs Building, Berkeley Place, Clifton T: 0117 930 4949

Produced by House Marketing 203369 Job Number

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Cyclway to Westbury Train Station



Play Area

Community Allotments

Potential bus/cycling road/dyke way

Development layout



4 bedroom home

- The Leigh
- The Aslin
- The Burnet
- The Goodridge
- The Kempthorne
- The Leverton
- The Mylne
- The Pembroke

3 bedroom home

- The Heywood
- The Berkeley
- The Eveleigh
- The Mountford

2 bedroom home

- The Ashbee
- The Harcourt
- The Bradley Apartments

- PS Pump Station
- SS Sub Station
- BCP Bin Collection Point
- CS Cycle Store
- Bollards
- ▶ Garage Entrance
- v Visitor Parking Space
- A Parking Reserved for Angling Association

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 Executive for specific details.



The Ashbee 2 bedroom home

Plots 34, 47, 105, 134, 184, 191, 214

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The Ashbee

2 bedroom home

Plots 34, 47, 105, 134, 184,
191, 214

First Floor



Ground Floor

Neighbour's garages form drive-through on Plot 34

First Floor

Kitchen/Dining Area/Living

6.91m x 6.04m 22'8" x 19'9"

Bedroom 1

3.99m x 2.88m 13'1" x 9'5"

Bedroom 2

2.88m x 2.51m 9'5" x 8'3"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Aslin 4 bedroom home

Plots 4, 19, 20, 23, 24, 51, 52, 55, 56, 118, 194, 199, 202, 204, 206,
207, 209, 210, 252, 253, 254, 255

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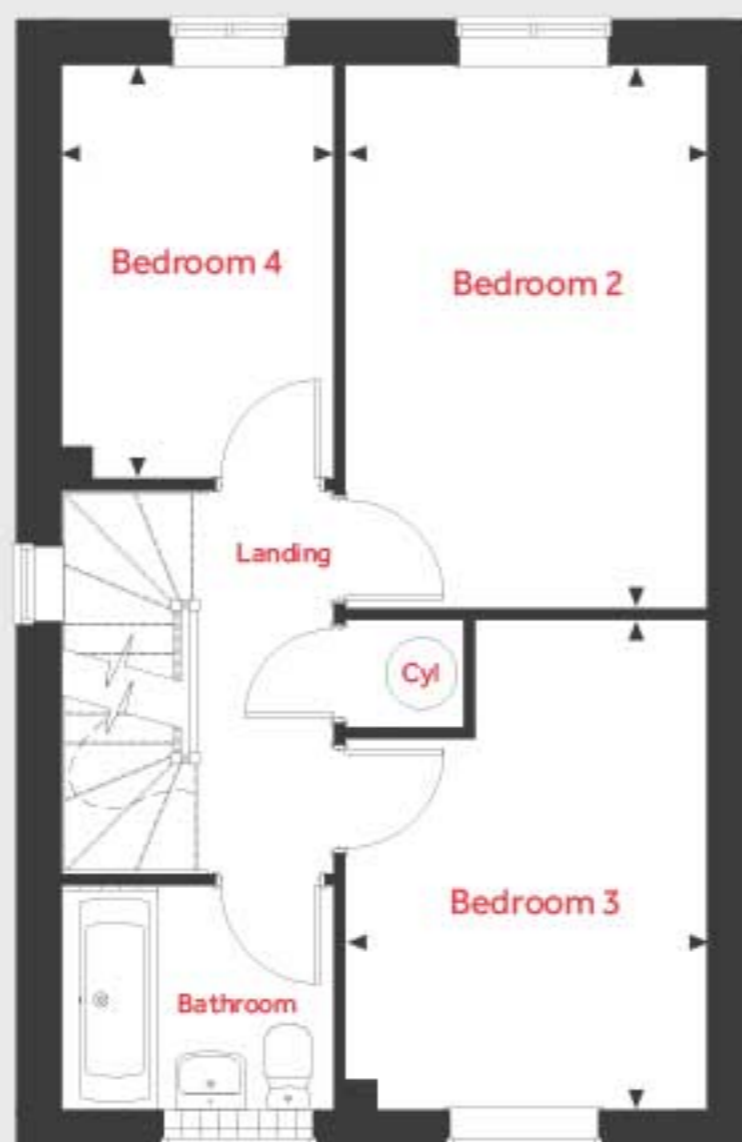
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Second Floor



First Floor



Ground Floor



The Aslin

4 bedroom home

Plots 4, 19, 20, 23, 24, 51, 52, 55, 56, 118, 194, 199, 202, 204, 206, 207, 209, 210, 252, 253, 254, 255

Ground Floor

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

Living

4.9a8m x 3.19m 16'4" x 10'5"

First Floor

Bedroom 2

4.19m x 2.79m 13'9" x 9'2"

Bedroom 3

3.78m x 2.79m 12'4" x 9'2"

Bedroom 4

3.19m x 2.10m 10'5" x 6'10"

Second Floor

Bedroom 1

4.42m x 3.85m 14'6" x 12'7"

*Window to plots 23, 24, 194, 202, 209, 210, 231, 232, 252, 253, 254 and 255 only

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Berkeley 3 bedroom home

Plots 9, 12, 36, 37, 38, 39, 40, 43, 99, 102, 131, 132, 153, 154, 158, 159, 168, 192, 193, 222, 223, 267, 271, 272, 276, 277, 278, 299, 300

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The Berkeley

3 bedroom home

Plots 9, 12, 36, 37, 38, 39, 40, 43, 99, 102, 131, 132, 153, 154, 158, 159, 168, 192, 193, 222, 223, 267, 271, 272, 276, 277, 278, 299, 300

First Floor



Ground Floor

Kitchen/Dining Area

5.48m x 3.13m 17'11" x 10'3"

Living

4.56m x 3.24m 14'11" x 10'7"

First Floor

Bedroom 1

3.47m x 3.38m 11'4" x 11'1"

Bedroom 2

3.38m x 2.96m 11'1" x 9'8"

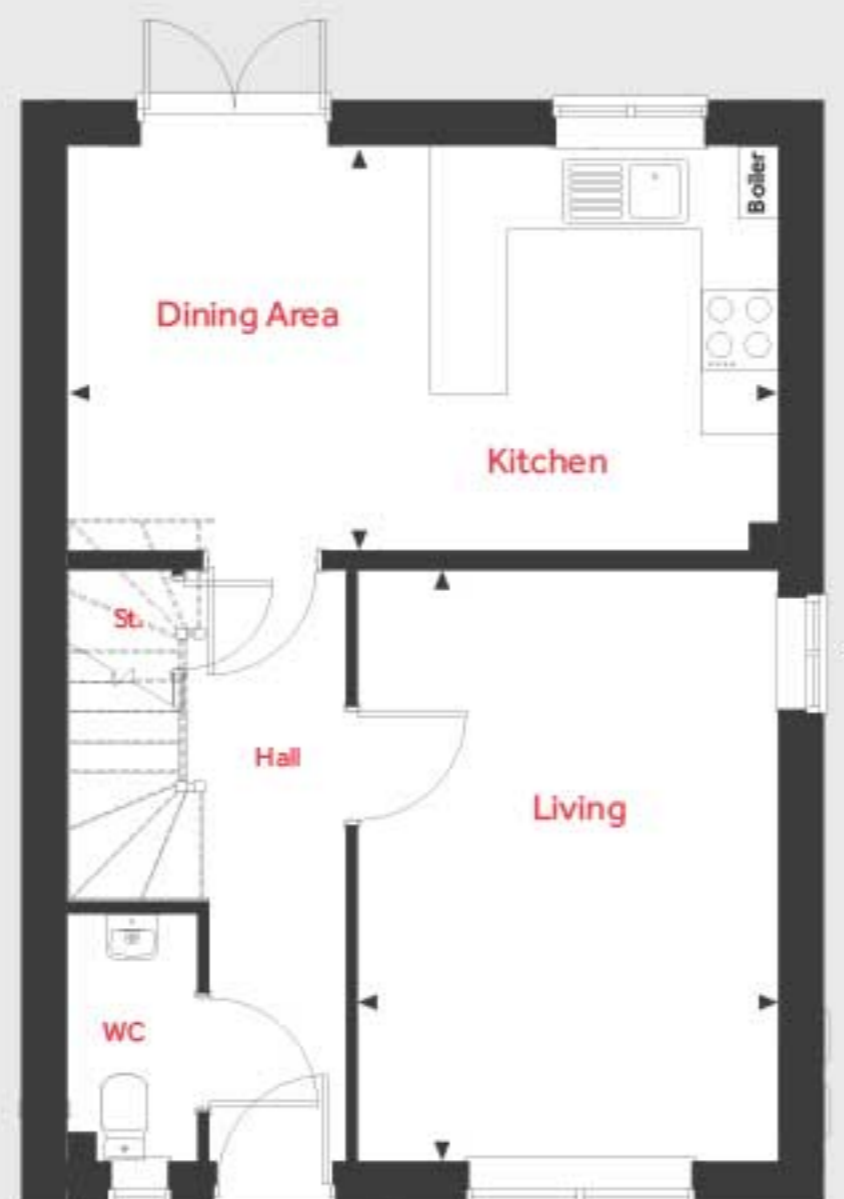
Bedroom 3

2.27m x 2.01m 9'2" x 6'7"

* Window to plots 39, 40, 192, 193, 299 and 300 only

** Window to plots 271 and 272 only

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Bradley 2 bedroom apartments - 2BF2

Plots 247, 249, 251

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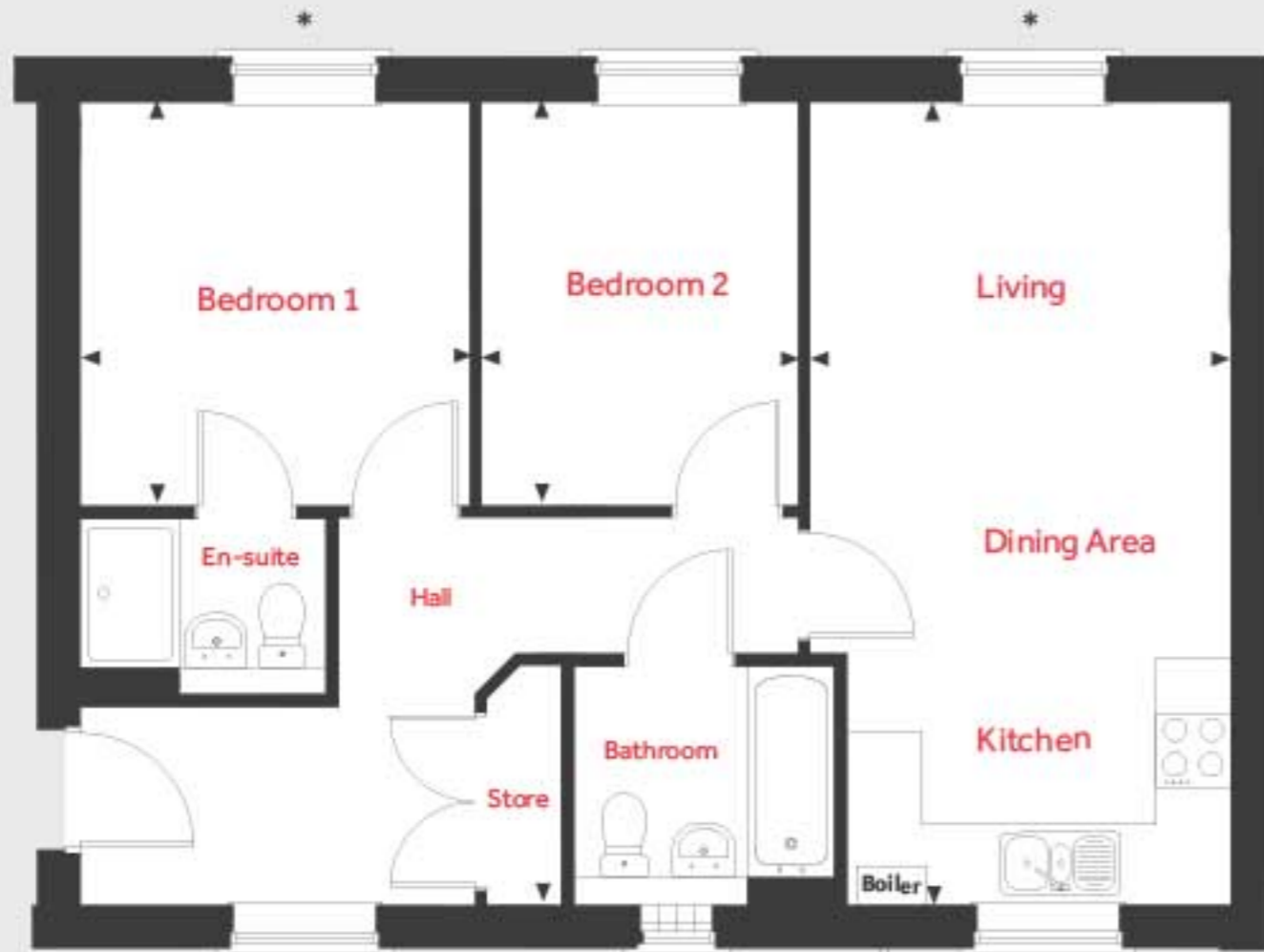
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The Bradley

2 bedroom apartment

- 2BF2

Plots 247, 249, 251



Living/Kitchen/Dining Area

6.49m x 3.40m 21'3" x 11'1"

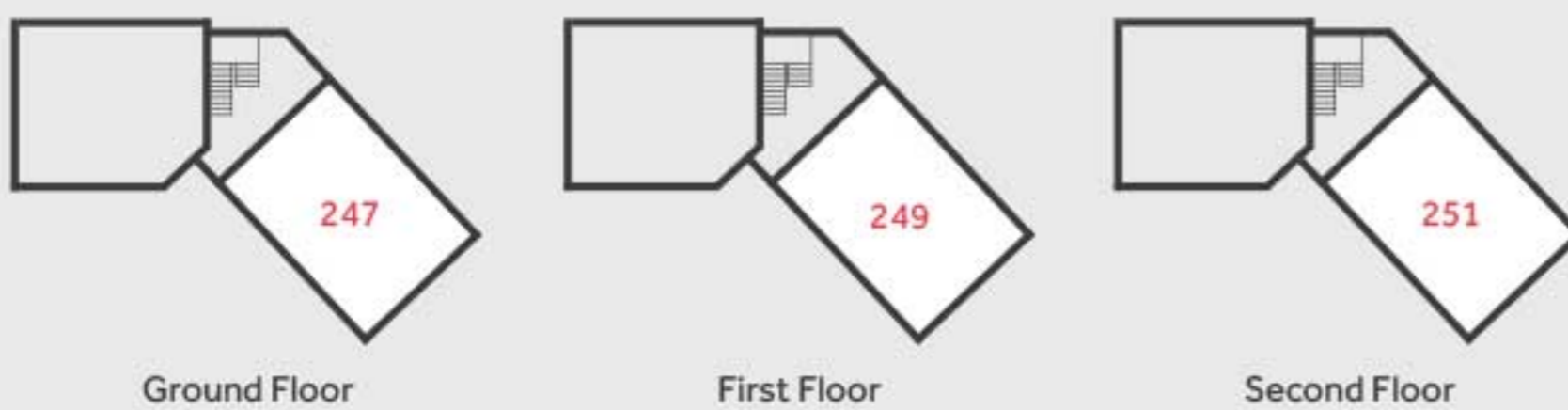
Bedroom 1

3.26m x 3.15m 10'8" x 10'4"

Bedroom 2

3.26m x 2.56m 10'8" x 8'4"

*Juliet balconies to Living Area and Bedroom 1 on 1st floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Bradley

2 bedroom apartments - 2BF3

Plots 246, 248, 250

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The Bradley

2 bedroom apartment

- 2BF3

Plots 246, 248, 250



Living/Kitchen/Dining Area

5.54m x 4.21m 18'2" x 13'9"

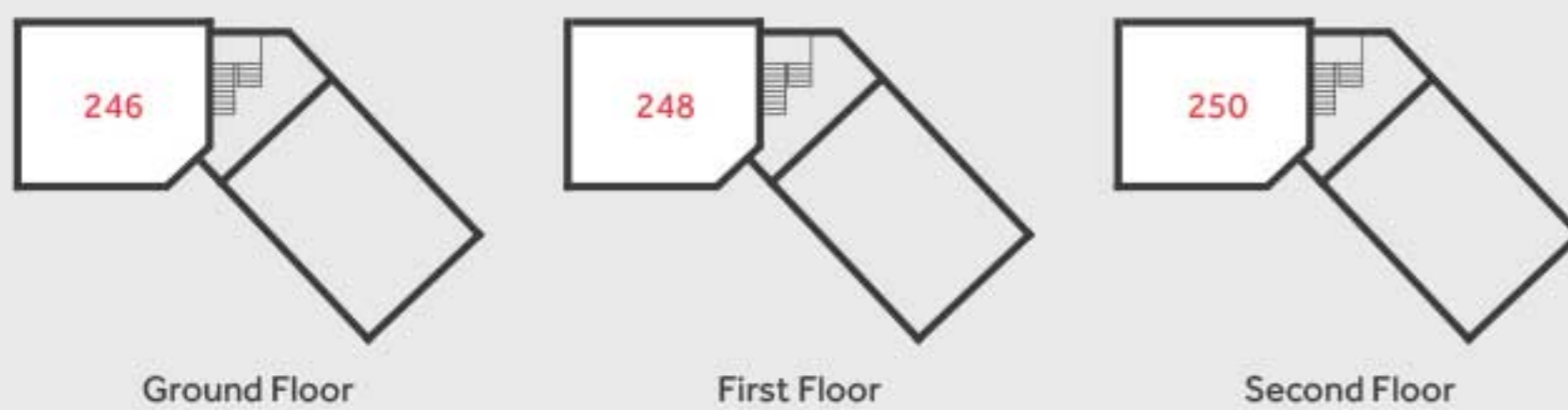
Bedroom 1

4.25m x 2.74m 13'10" x 8'10"

Bedroom 2

3.82m x 2.65m 12'6" x 8'8"

*Juliet balconies to Dining Area and Bedroom 2 on 1st floor. Window replaces door to Living Area on 1st and 2nd floors.



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Burnet 4 bedroom home

Plots 21, 22, 25, 26, 27, 28, 53, 54, 59, 60, 116, 117, 119, 195,
196, 197, 198, 218, 219

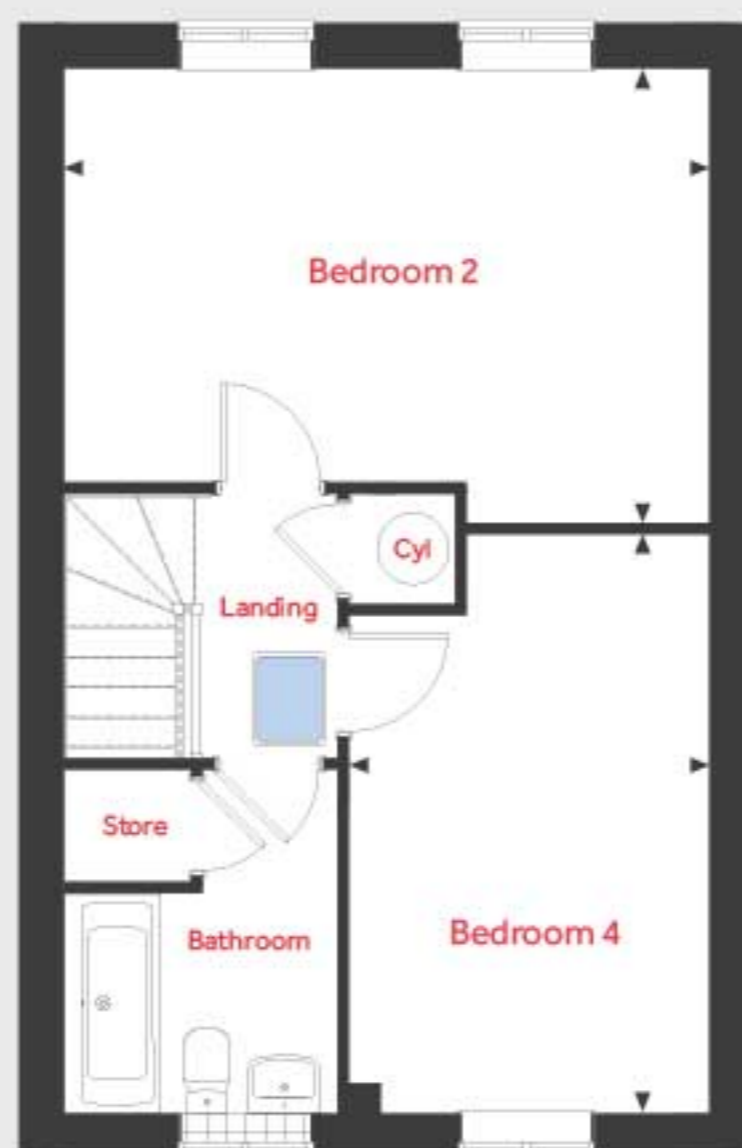
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Second Floor



First Floor



Ground Floor



The Burnet

4 bedroom home

Plots 21, 22, 25, 26, 27, 28, 53, 54, 59, 60, 116, 117, 119, 195, 196, 197, 198, 218, 219

Ground Floor

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

Living

4.98m x 3.19m 16'4" x 10'5"

First Floor

Bedroom 1

4.98m x 3.67m 16'4" x 12'0"

Bedroom 3

4.98m x 2.78m 16'4" x 9'1"

Second Floor

Bedroom 2

4.98m x 3.50m 16'4" x 11'6"

Bedroom 4

4.47m x 2.78m 14'8" x 9'1"

*Window to plots 21, 22, 25-28, 53, 54, 59, 60, 116, 117 and 197 only

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Eveleigh 3 bedroom home

Plots 3, 14, 15, 17, 29, 31, 32, 48, 94, 95, 216, 233, 235, 257, 259,
268, 270, 274, 275, 292, 295

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The Eveleigh

3 bedroom home

Plots 3, 14, 15, 17, 29, 31, 32, 48, 94, 95, 216, 233, 235, 257, 259, 268, 270, 274, 275, 292, 295

First Floor



Ground Floor

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

Living

4.98m x 3.19m 16'4" x 10'5"

First Floor

Bedroom 1

2.77m x 2.71m 9'1" x 8'10"

Bedroom 2

2.88m x 2.77m 9'5" x 9'1"

Bedroom 3

3.19m x 2.12m 10'5" x 6'11"

*Window to plots 17, 29, 48, 216, 233 and 269 only

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Goodridge 4 bedroom home

Plots 62, 85, 139, 140

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The Goodridge

4 bedroom home

Plots 62, 85, 139, 140

First Floor



Ground Floor

Kitchen/Dining Area

5.72m x 2.96m 18'9" x 9'8"

Living

4.73m x 3.42m 15'6" x 11'2"

First Floor

Bedroom 1

4.10m x 2.98m 13'5" x 9'9"

Bedroom 2

3.42m x 2.98m 11'2" x 9'9"

Bedroom 3

4.36m x 2.50m 14'3" x 8'2"

Bedroom 4

3.16m x 2.50m 10'4" x 8'2"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Harcourt 2 bedroom home

Plots 10, 11, 30, 41, 42, 49, 87, 88, 89, 90, 215, 234, 258, 265, 260, 269, 293, 294

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The Harcourt

2 bedroom home

Plots 10, 11, 30, 41, 42, 49, 87, 88, 89, 90, 215, 234, 258, 265, 260, 269, 293, 294

First Floor



Ground Floor

Kitchen/Dining Area

4.56m x 1.99m 14'11" x 6'6"

Living

4.08m x 2.74m 13'4" x 8'11"

First Floor

Bedroom 1

4.08m x 2.83m 13'4" x 9'3"

Bedroom 2

4.08m x 2.40m 13'4" x 7'10"

*Window to plots 87-90 only

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Heywood 3 bedroom home

Plots 44, 45, 103, 104, 135, 136, 137, 187, 188, 189, 203, 211, 212, 220, 221

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Second Floor



First Floor



Ground Floor



The Heywood

3 bedroom home

Plots 44, 45, 103, 104, 135, 136, 137, 187, 188, 189, 203, 211, 212, 220, 221

Ground Floor

Kitchen/Dining Area

4.81m x 2.61m 15'9" x 8'6"

Living

4.92m x 3.39m 16'2" x 11'1"

First Floor

Bedroom 2

4.92m x 3.16m 16'2" x 10'4"

Bedroom 3

3.91m x 2.66m 12'10" x 8'9"

Second Floor

Bedroom 1

6.14m x 3.80m 20'2" x 12'6"

*Window to plot 104 only

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Kempthorne 4 bedroom home

Plots 6, 63, 69, 75, 76, 82, 84, 86, 177, 279, 280, 286, 288, 291

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The Kempthorne

4 bedroom home

Plots 6, 63, 69, 75, 76, 82, 84, 86, 177, 279, 280, 286, 288, 291

First Floor



Ground Floor

Kitchen/Dining Area

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

Living

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

Dining Area/Study

2.76m x 2.56m 9'0" x 8'4"

First Floor

Bedroom 1

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

Bedroom 2

4.67m x 2.76m 15'4" x 9'0"

Bedroom 3

3.52m x 3.48m 11'6" x 11'5"

Bedroom 4

3.49m x 2.47m 11'5" x 8'1"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points
ffzr	fridge freezer		

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The Leigh 4 bedroom home

Plots 1, 8, 16, 35, 72, 200, 201, 205, 208, 224, 260, 282, 285

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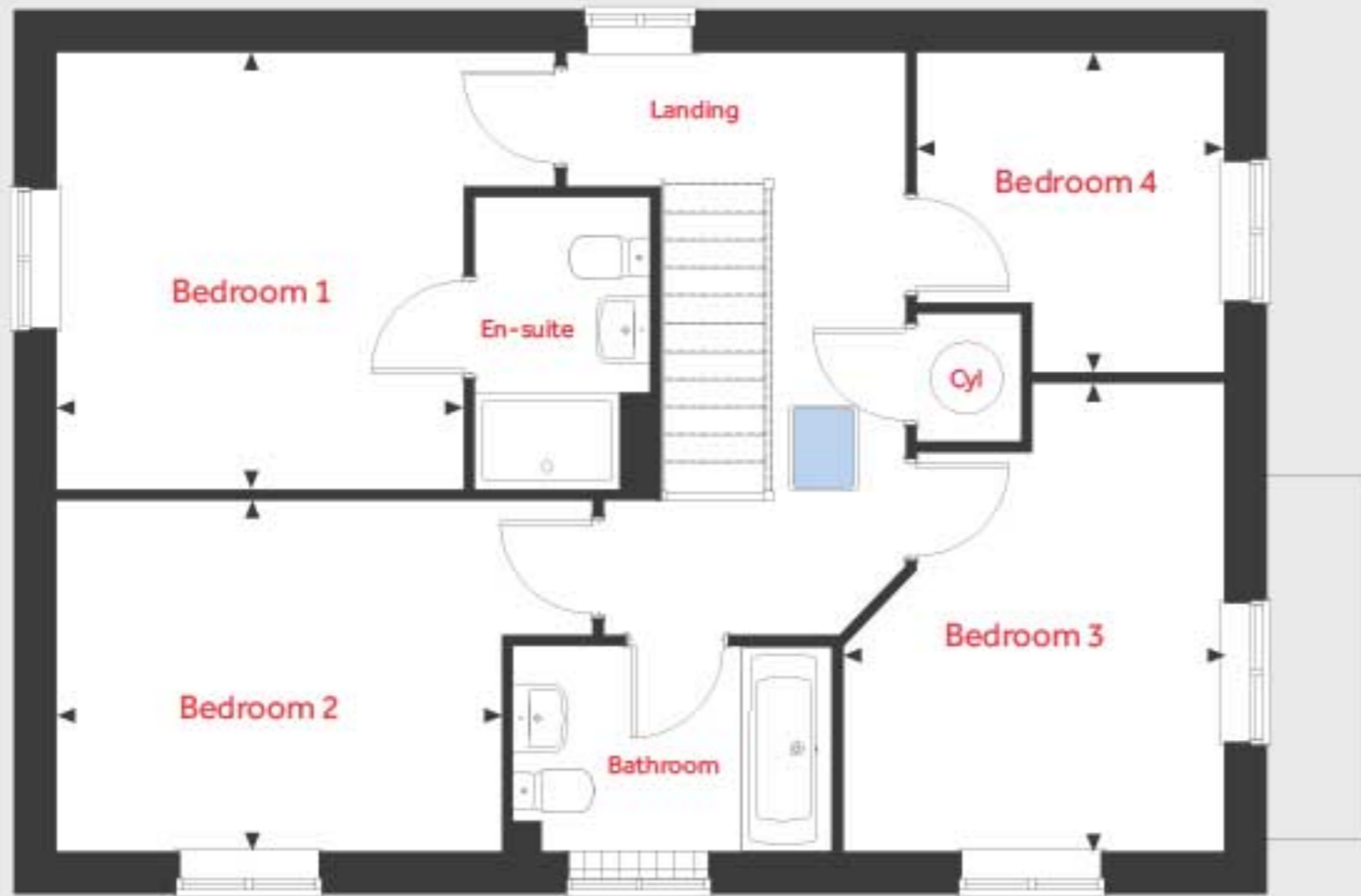
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The Leigh

4 bedroom home

Plots 1, 8, 16, 35, 72, 200, 201, 205, 208, 224, 260, 282, 285

First Floor



Ground Floor

Kitchen/Dining Area/Family

6.60m x 3.56m 21'7" x 11'7"

Living

6.60m x 3.59m 21'7" x 11'7"

First Floor

Bedroom 1

3.61m x 3.36m 11'8" x 11'0"

Bedroom 2

3.60m x 2.90m 11'8" x 9'5"

Bedroom 3

3.14m x 2.50m 10'3" x 8'2"

Bedroom 4

2.64m x 2.54m 8'6" x 8'2"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Leverton 4 bedroom home

Plots 68, 70, 71, 79, 83, 93, 98, 106, 133, 165, 185, 190, 230, 298

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The Leverton

4 bedroom home

Plots 68, 70, 71, 79, 83, 93, 98,
106, 133, 165, 185, 190, 230, 298

First Floor



Ground Floor

Kitchen

3.22m x 2.80m 10'7" x 9'2"

Dining Area

3.91m x 2.81m 12'10" x 9'2"

Living

4.80m x 3.39m 15'9" x 11'1"

Study

3.39m x 1.82m 11'1" x 5'11"

First Floor

Bedroom 1

4.39m x 3.47m 14'4" x 11'4"

Bedroom 2

3.58m x 3.15m 11'9" x 10'4"

Bedroom 3

3.36m x 2.87m 11'0" x 9'5"

Bedroom 4

3.26m x 2.07m 10'8" x 6'9"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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The Mountford 3 bedroom home

Plots 13, 18, 33, 50, 57, 61, 91, 138, 186, 213, 263, 264

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The Mountford

3 bedroom home

Plots 13, 18, 33, 50, 57, 61, 91,
138, 186, 213, 263, 264

First Floor



Ground Floor

Kitchen/Dining Area

5.59m x 2.67m 18'4" x 8'9"

Living

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

First Floor

Bedroom 1

3.35m x 3.17m 11'0" x 10'5"

Bedroom 2

3.13m x 2.73m 10'3" x 8'11"

Bedroom 3

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

*Boiler located in Kitchen if semi-detached or
Utility if detached

**No door to plots 13, 18, 33, 50 and 264 only

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points
ffzr	fridge freezer		

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The Mylne 4 bedroom home

Plots 2, 7, 58, 66, 67, 77, 78, 92, 96, 227, 261, 262, 283, 284, 290

Spinnaker

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The Mylne

4 bedroom home

Plots 2, 7, 58, 66, 67, 77, 78, 92, 96, 227, 261, 262, 283, 284, 290

First Floor



Ground Floor

Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

Living

4.83m x 3.39m 15'10" x 11'1"

First Floor

Bedroom 1

3.93m x 3.45m 12'11" x 11'3"

Bedroom 2

3.20m x 2.44m 10'6" x 8'0"

Bedroom 3

3.51m x 2.15m 11'6" x 7'0"

Bedroom 4

3.10m x 2.90m 10'2" x 9'6"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. LINW121/August 2020.

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The Pembroke 4 bedroom home

Plots 5, 46, 64, 65, 73, 74, 80, 81, 97, 281, 287, 289, 296, 297

Spinnaker

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The Pembroke

4 bedroom home

Plots 5, 46, 64, 65, 73, 74, 80, 81, 97, 281, 287, 289, 296, 297

First Floor



Ground Floor

Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

Living

4.83m x 3.48m 15'10" x 11'5"

Study

2.40m x 2.35m 7'10" x 7'8"

First Floor

Bedroom 1

4.29m x 3.38m 14'1" x 11'1"

Bedroom 2

3.71m x 3.48m 12'2" x 11'5"

Bedroom 3

3.34m x 2.86m 10'11" x 9'4"

Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

Ground Floor



ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

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Specification

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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 bedroom homes	3 bedroom homes	4 bedroom semi-detached homes	4 bedroom detached homes
Kitchen				
Fitted kitchen with laminate worktop and upstand	■	■	■	■
Stainless steel single undercounter oven	■	■	■	
Stainless steel double undercounter oven				■
Stainless steel gas hob	■	■	■	■
Integrated extractor hood	■	■		
Stainless steel chimney extractor hood			■	■
Integrated fridge freezer				■
Space for dishwasher and washing machine with plumbing and electrical supply	■	■	■	■
Single bowl stainless steel sink with mixer tap	■	■	■	
1½ bowl stainless steel sink with mixer tap				■
Ceiling light fitting with track spotlights	■	■		■

Bathrooms, en suites and cloakrooms

Contemporary white sanitaryware and chrome fittings	■	■	■	■
Half height tiling above bath	■	■	■	■
Full height tiling above bath shower and in shower enclosure	■	■	■	■
Splashback tiling above basin	■	■	■	■

Electrical

TV and BT telephone points to service cupboard, living room and family room	■	■		
TV and BT telephone points to service cupboard and living room			■	■
White pendant lamps (except kitchen & bathroom) including low energy fittings	■	■	■	■
White plastic switchplates and sockets	■	■	■	■

Internal finishes

Walls and ceilings in white supermatt emulsion	■	■	■	■
Internal woodwork in gloss white	■	■	■	■
Oak finish internal doors with chrome ironmongery	■	■	■	■
Softwood/Redwood/MDF staircase and handrails painted white	■	■	■	■

Heating

Gas fired system boiler with cylinder				■
Gas combi boiler	■	■	■	

General

Part glazed GRP composite front doors with 3 point locking system (except apartments)	■	■	■	■
Low energy external lantern light to front door	■	■	■	■
Lighting to footpaths and parking courts controlled by dusk to dawn sensors	■	■	■	■

Peace of mind

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

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