



CLOVER MEADOWS

— DIDCOT —

croudacehomes



5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



CLOVER MEADOWS

— DIDCOT —

A SUPERB DEVELOPMENT OF 1, 2, 3, 4 & 5 BEDROOM HOMES INCLUDING APARTMENTS, IN DIDCOT, OXFORDSHIRE WITH A BEAUTIFULLY DESIGNED NEIGHBOURHOOD PARK

GENERAL DEVELOPMENT LAYOUT

Each home within Clover Meadows is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



THE LONSDALE II
5 BEDROOM HOME
PLOT 370



THE BURFORD
5 BEDROOM HOME
PLOTS 367, 368 & 369



THE NORTHALL
4 BEDROOM HOME
PLOTS 366 & 371



THE DUNSMORE
4 BEDROOM HOME
PLOTS 364, 365, 373 & 374



THE SOMBOURNE
4 BEDROOM HOME
PLOTS 208 & 249



THE BRAMLEY
4 BEDROOM HOME
PLOTS 210, 211, 212, 213, 244, 245, 246 & 247



THE LEICESTER
4 BEDROOM HOME
PLOTS 342 & 372



THE BRINDLEY
3 BEDROOM HOME
PLOTS 209, 248, 344, 345, 346, 347, 348 & 349



THE MELBURY
3 BEDROOM HOME
PLOTS 250, 251, 343, 350, 359, 360, 362 & 363



THE EBURY
3 BEDROOM HOME
PLOTS 252, 255, 256, 353 & 354



THE CLEVEDON
3 BEDROOM HOME
PLOT 361



THE CARLTON
2 BEDROOM HOME
PLOTS 253, 254, 351, 352, 355, 356, 357 & 358



WINTERBROOK COURT
2 BEDROOM APARTMENT
PLOTS 229, 230, 231, 232, 233, 234, 235, 236 & 237



BLEWBURY COURT
1 BEDROOM APARTMENT
PLOTS 238, 239, 240, 241, 242 & 243

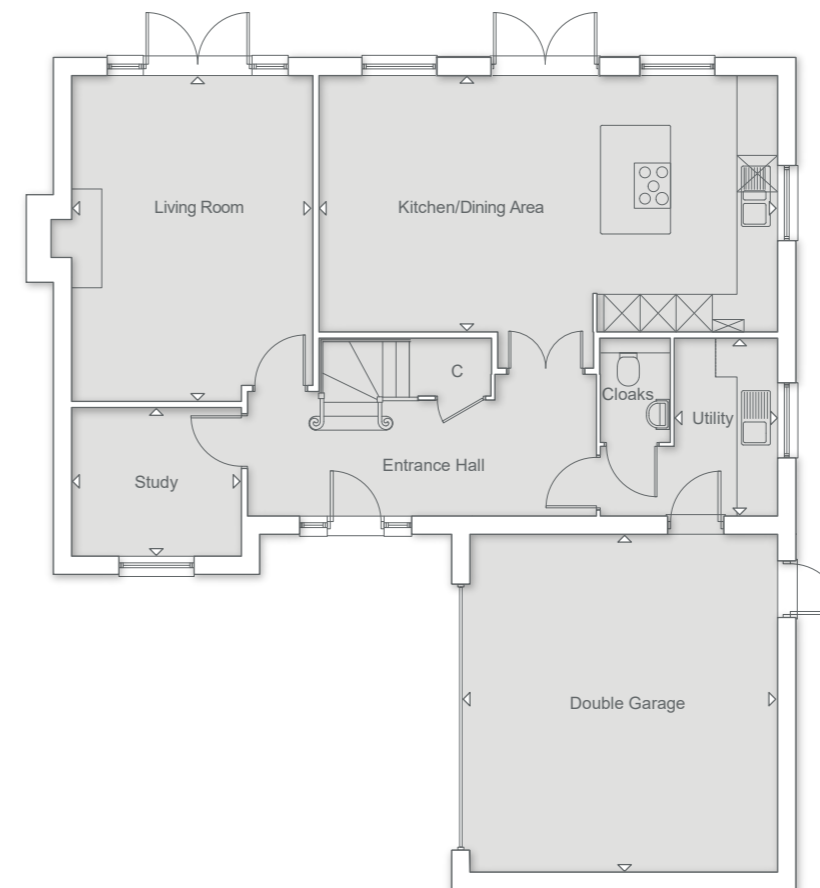
THE LONSDALE II

5 BEDROOM HOME



FIRST FLOOR

Principal Bedroom	5.04m x 3.52m	16' 6" x 11' 6"
Bedroom 2	4.24m x 3.99m	13' 10" x 13' 0"
Bedroom 3	4.24m x 3.43m	13' 10" x 11' 3"
Bedroom 4	3.98m x 2.87m	13' 0" x 9' 4"
Bedroom 5	2.87m x 2.67m	9' 5" x 8' 9"



GROUND FLOOR

Kitchen/Dining Area	7.54m x 4.19m	24' 8" x 13' 8"
Living Room	5.34m x 3.94m	17' 6" x 12' 11"
Study	2.76m x 2.41m	9' 0" x 7' 10"
Utility	2.89m x 1.66m	9' 5" x 5' 5"
Double Garage	5.54m x 5.04m	18' 2" x 16' 6"

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobes to Bedroom 2

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles and heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen/Dining Area, Utility, Bathroom and En Suites†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area, and all bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Study

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral double garage
- Driveway parking
- Automatic garage door opener with remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE BURFORD

5 BEDROOM HOME



MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Built-in cupboard to Bedroom 2
- Built-in cupboard to Bedroom 5

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles and heated towel radiators

SECURITY AND PEACE OF MIND

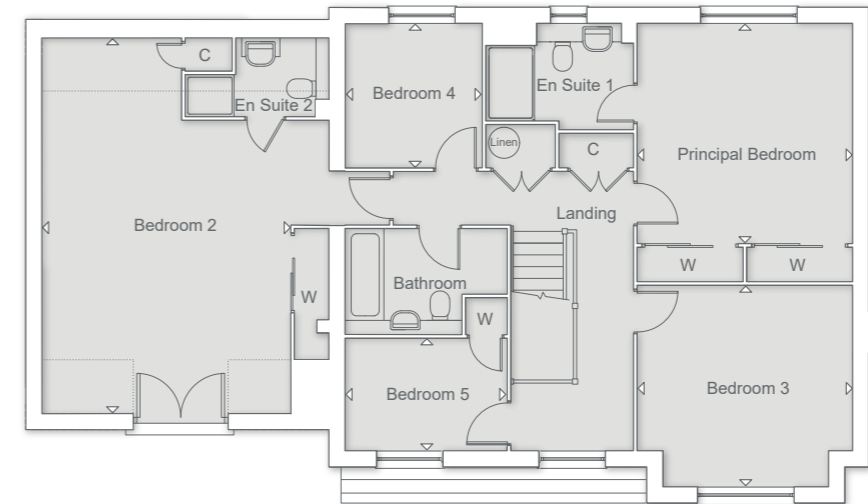
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen/Family Area, Utility, Bathroom and En Suites†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Study

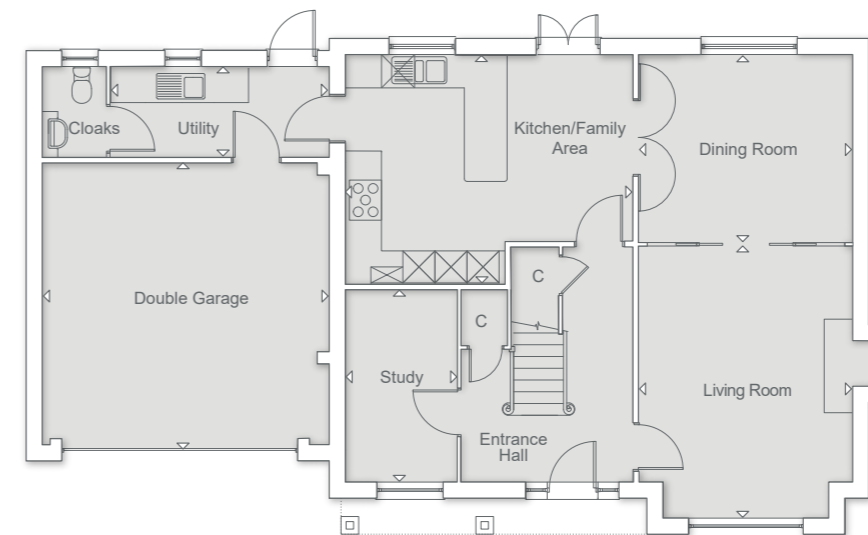
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral double garage
- Driveway parking
- Automatic garage door opener with remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



FIRST FLOOR

Principal Bedroom	4.07m x 3.98m	13' 4" x 13' 0"
Bedroom 2	7.02m x 4.51m	23' 0" x 14' 9"
Bedroom 3	3.98m x 3.64m	13' 0" x 11' 11"
Bedroom 4	2.65m x 2.51m	8' 8" x 8' 2"
Bedroom 5	2.98m x 2.05m	9' 9" x 6' 8"



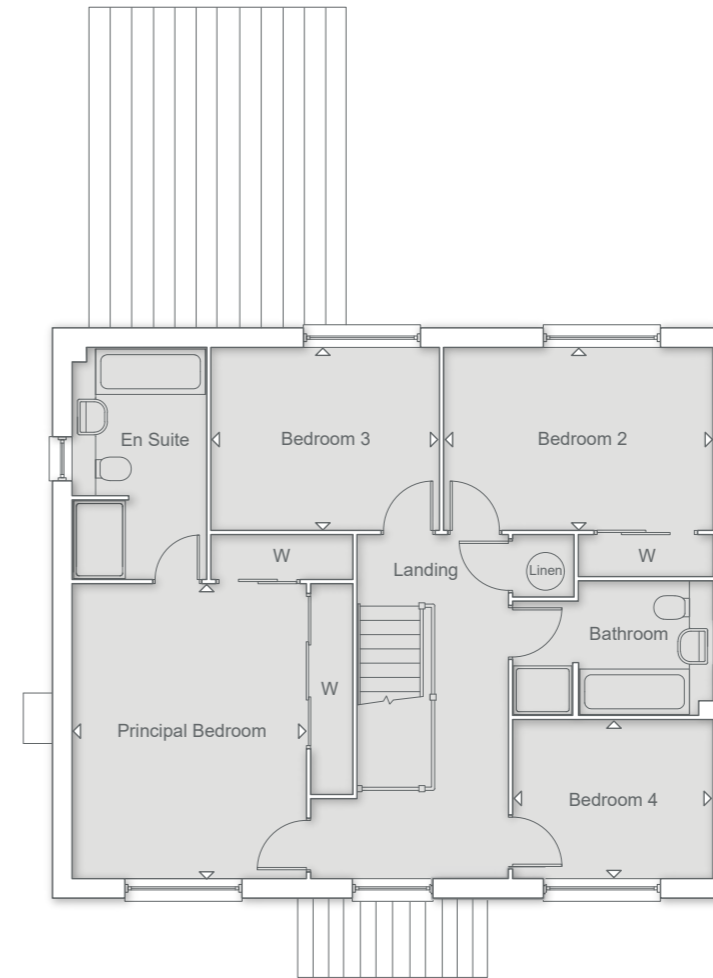
GROUND FLOOR

Kitchen/Family Area	5.34m x 4.24m	17' 6" x 13' 10"
Living Room	5.48m x 4.00m	17' 11" x 13' 1"
Dining Room	3.94m x 3.04m	12' 11" x 9' 11"
Study	3.54m x 2.04m	11' 7" x 6' 8"
Utility	4.05m x 1.64m	13' 3" x 5' 4"
Double Garage	5.32m x 5.22m	17' 5" x 17' 1"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

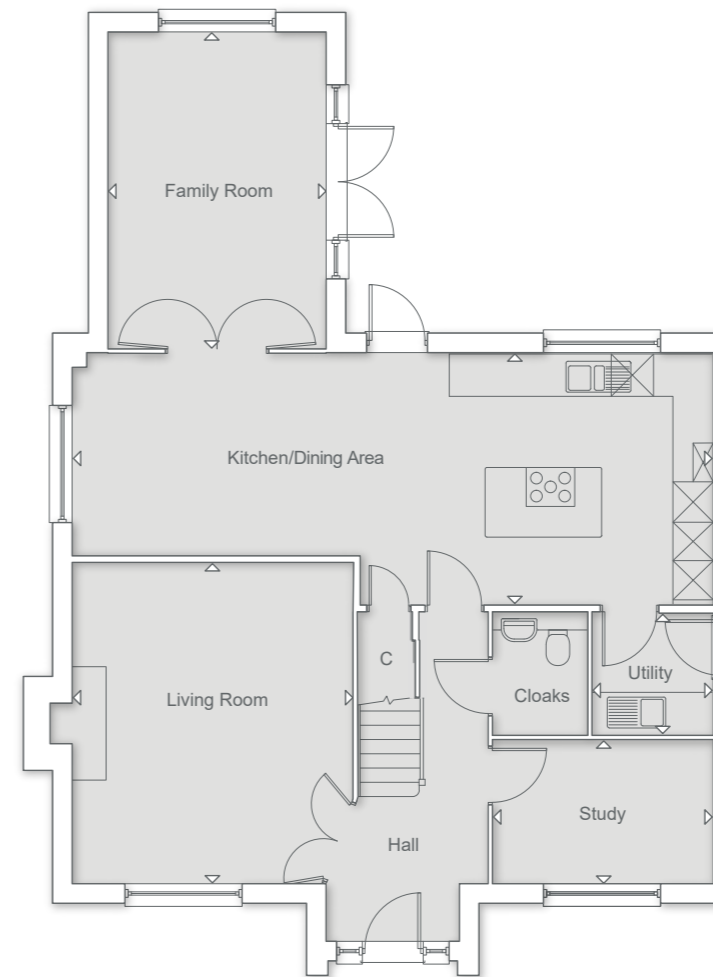
THE NORTHALL

4 BEDROOM HOME



FIRST FLOOR

Principal Bedroom	4.49m x 3.56m	14' 8" x 11' 8"
Bedroom 2	4.11m x 2.77m	13' 5" x 9' 1"
Bedroom 3	3.47m x 2.77m	11' 4" x 9' 1"
Bedroom 4	3.04m x 2.40m	9' 11" x 7' 10"



GROUND FLOOR

Kitchen/Dining Area	9.84m x 3.84m	32' 3" x 12' 7"
Living Room	4.89m x 4.28m	16' 0" x 14' 0"
Family Room	4.83m x 3.31m	15' 10" x 10' 10"
Study	3.35m x 2.17m	10' 11" x 7' 1"
Utility	1.85m x 1.82m	6' 0" x 5' 11"

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen/Dining Area, Utility, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area, Family Room and all bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Study

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage
- Driveway parking
- Automatic garage door opener with remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE DUNSMORE

4 BEDROOM HOME



MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in cupboard to Bedroom 2

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

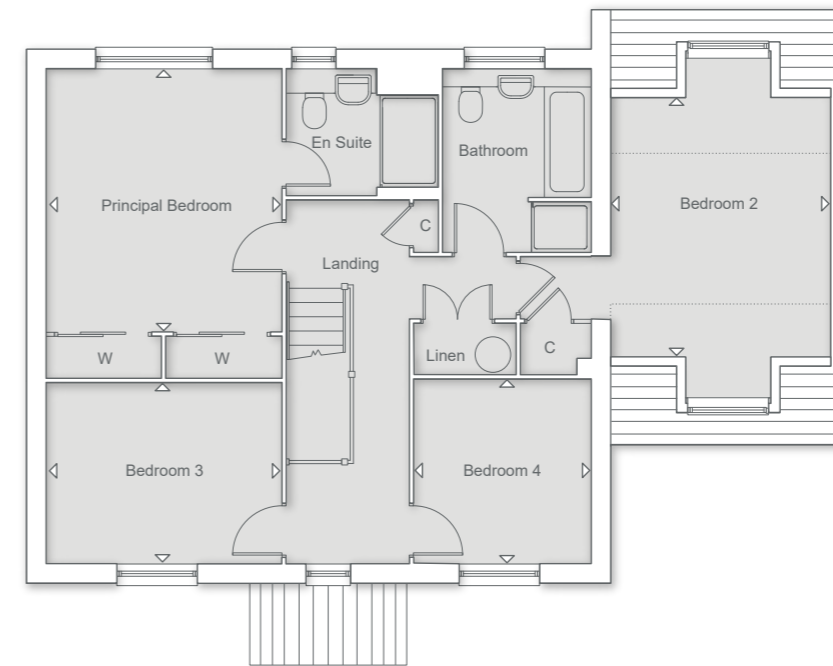
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/ Family Area, Utility, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

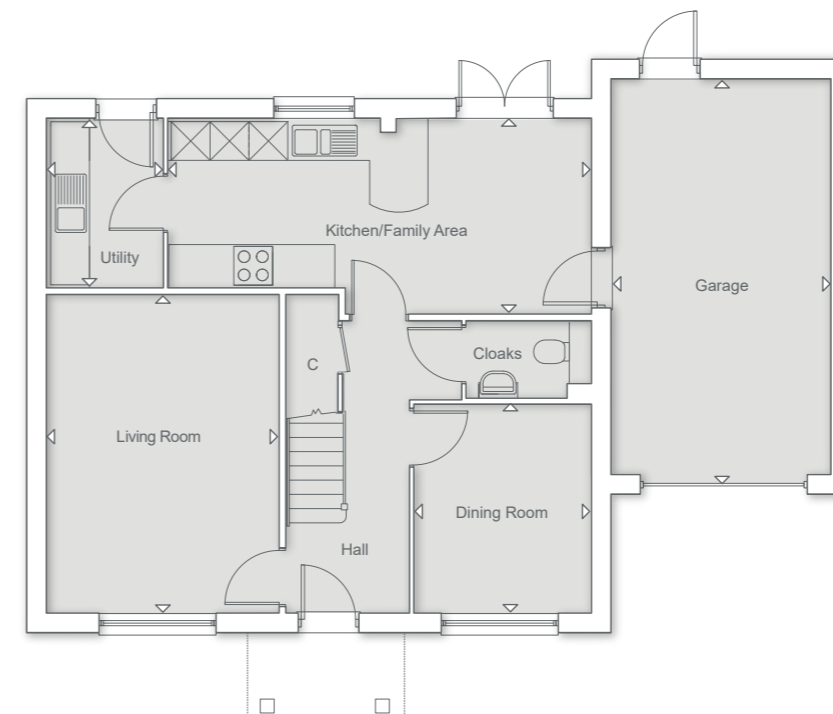
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral single garage
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt



FIRST FLOOR

Principal Bedroom	4.01m x 3.59m	13' 1" x 11' 9"
Bedroom 2	3.95m x 3.34m	12' 11" x 10' 11"
Bedroom 3	3.59m x 2.74m	11' 9" x 8' 11"
Bedroom 4	2.69m x 1.86m	8' 9" x 6' 1"



GROUND FLOOR

Kitchen/Family Area	6.49m x 2.97m	21' 3" x 9' 8"
Living Room	4.87m x 3.54m	15' 11" x 11' 7"
Dining Room	3.17m x 2.69m	10' 4" x 8' 9"
Utility	2.57m x 1.75m	8' 5" x 5' 9"
Garage	6.06m x 3.34m	19' 10" x 10' 11"

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THE LEICESTER

4 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in cupboard to Bedroom 3

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

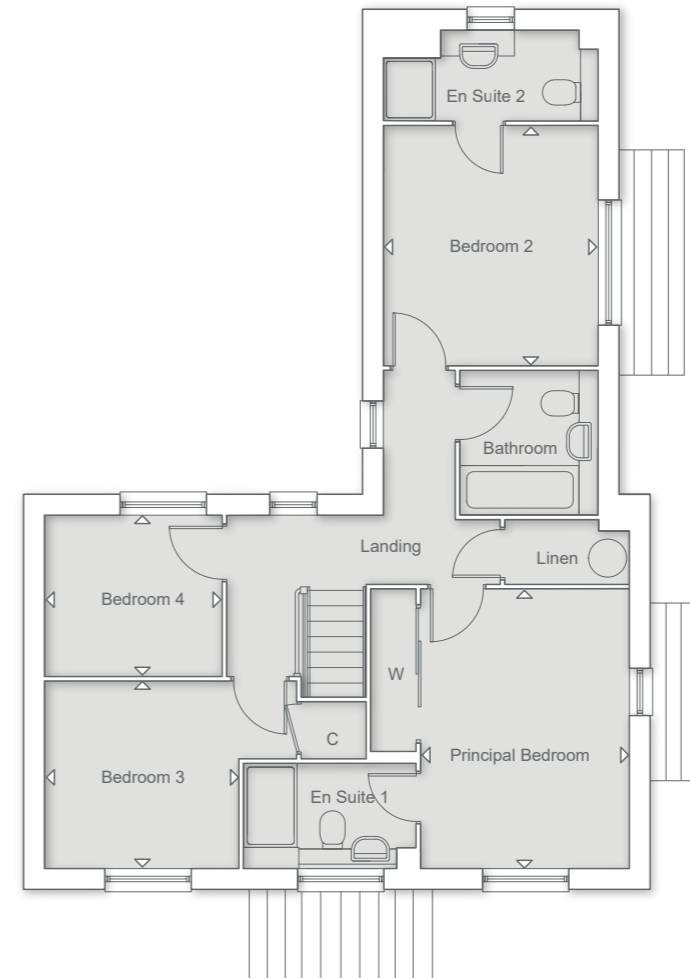
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Family Area, Bathroom and En Suites†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

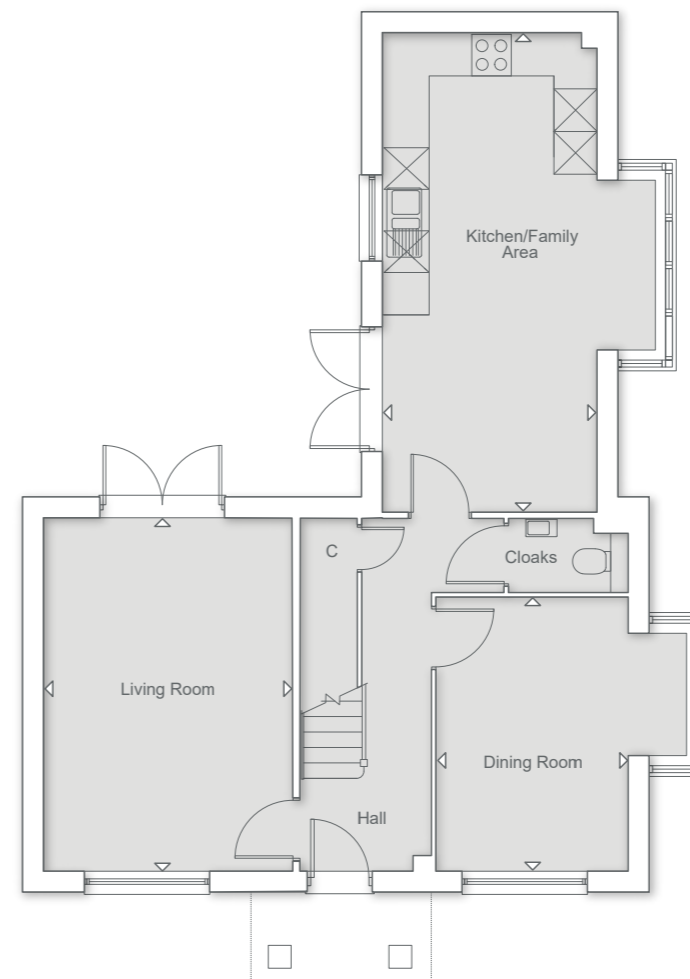
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt



FIRST FLOOR

Principal Bedroom	3.98m x 2.95m	13' 0" x 9' 8"
Bedroom 2	3.54m x 3.04m	11' 7" x 9' 11"
Bedroom 3	2.75m x 2.65m	9' 0" x 8' 8"
Bedroom 4	2.50m x 2.27m	8' 2" x 7' 5"



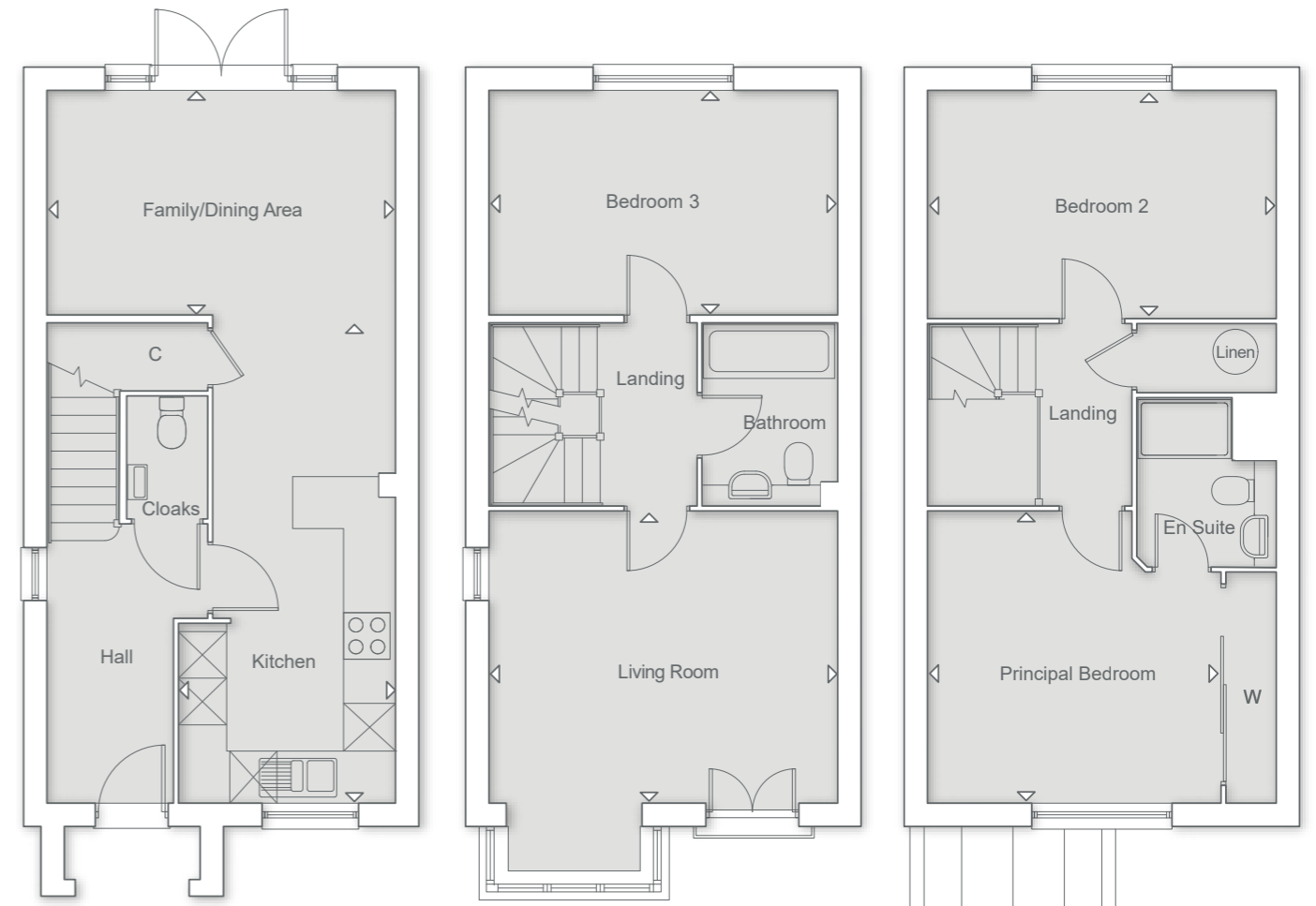
GROUND FLOOR

Kitchen/Family Area	6.85m x 3.04m	22' 5" x 9' 11"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"
Dining Room	3.90m x 2.72m	12' 9" x 8' 10"

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THE BRINDLEY

3 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage
- Driveway parking
- Juliet balcony
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt

GROUND FLOOR

Kitchen	6.24m x 2.74m	20' 5" x 8' 11"
Family/Dining Area	4.44m x 2.84m	14' 6" x 9' 3"

FIRST FLOOR

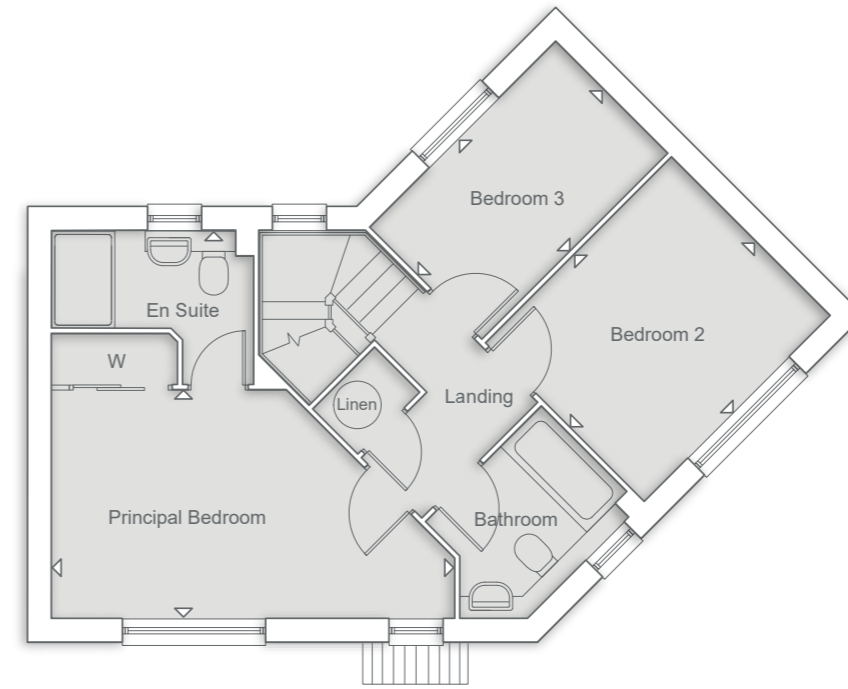
Living Room	4.44m x 3.71m	14' 6" x 12' 2"
Bedroom 3	4.44m x 2.84m	14' 6" x 9' 3"

SECOND FLOOR

Principal Bedroom	3.73m x 3.71m	12' 2" x 12' 2"
Bedroom 2	4.44m x 2.89m	14' 6" x 9' 5"

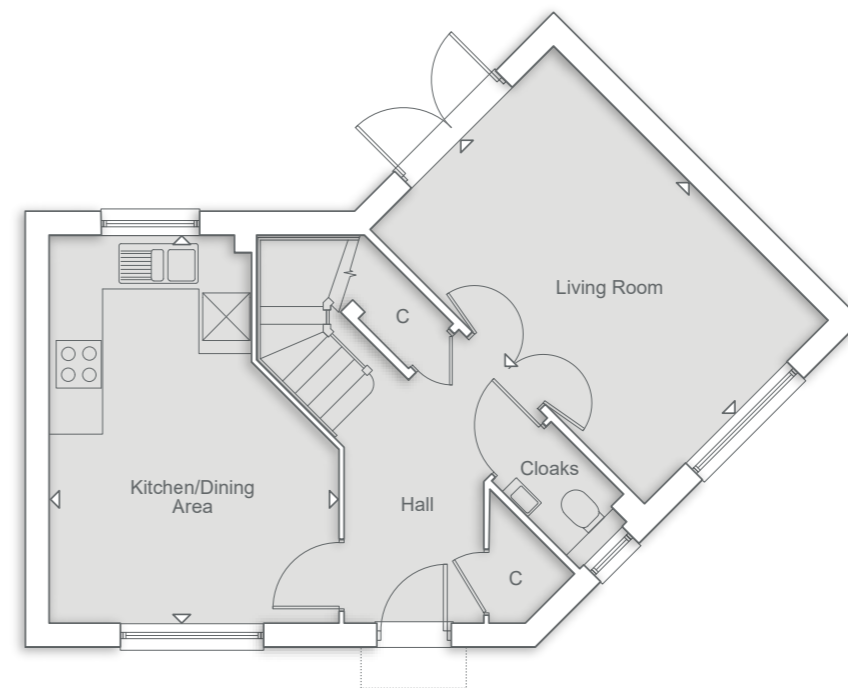
THE MELBURY

3 BEDROOM HOME



FIRST FLOOR

Principal Bedroom	5.04m x 2.82m	16' 6" x 9' 3"
Bedroom 2	3.26m x 2.78m	10' 8" x 9' 1"
Bedroom 3	3.26m x 1.94m	10' 8" x 6' 4"



GROUND FLOOR

Kitchen/Dining Area	4.84m x 3.60m	15' 10" x 11' 9"
Living Room	4.84m x 3.22m	15' 10" x 10' 6"

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

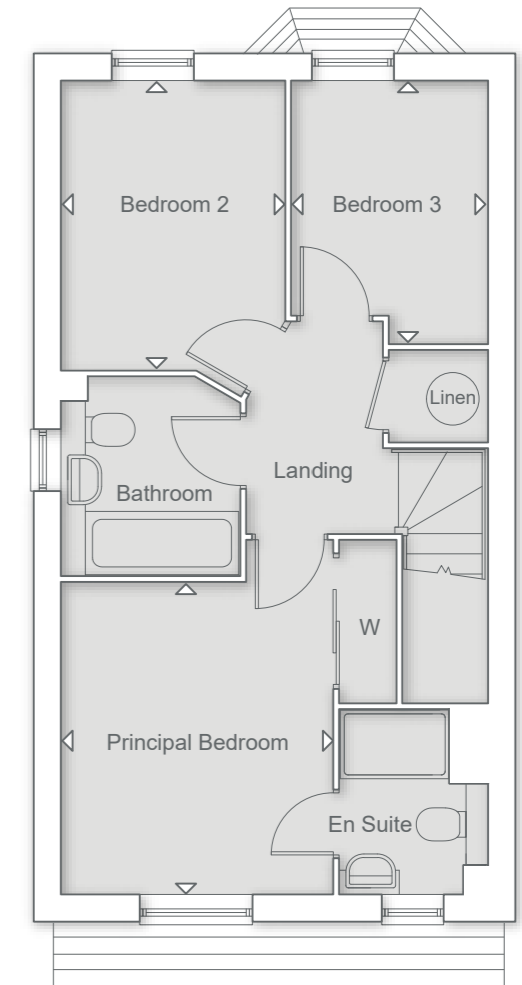
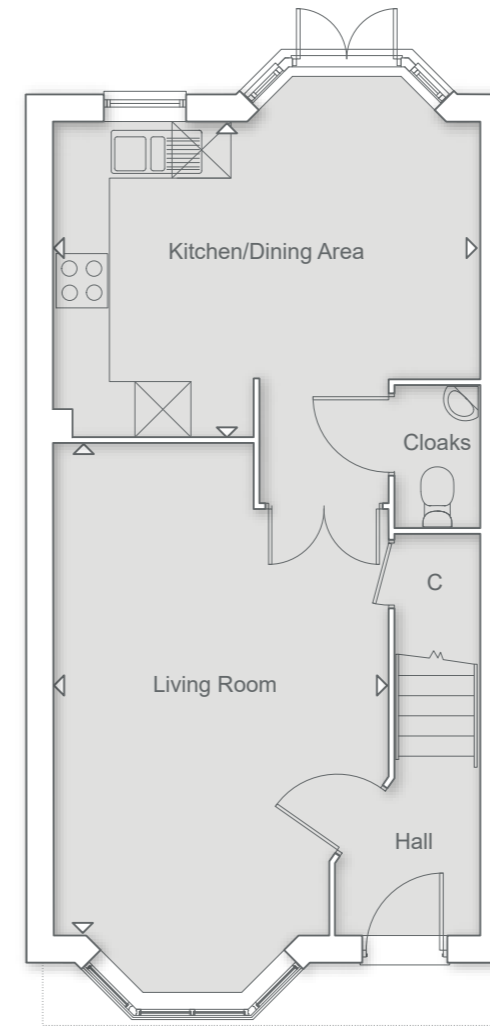
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt

THE EBURY

3 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt

GROUND FLOOR

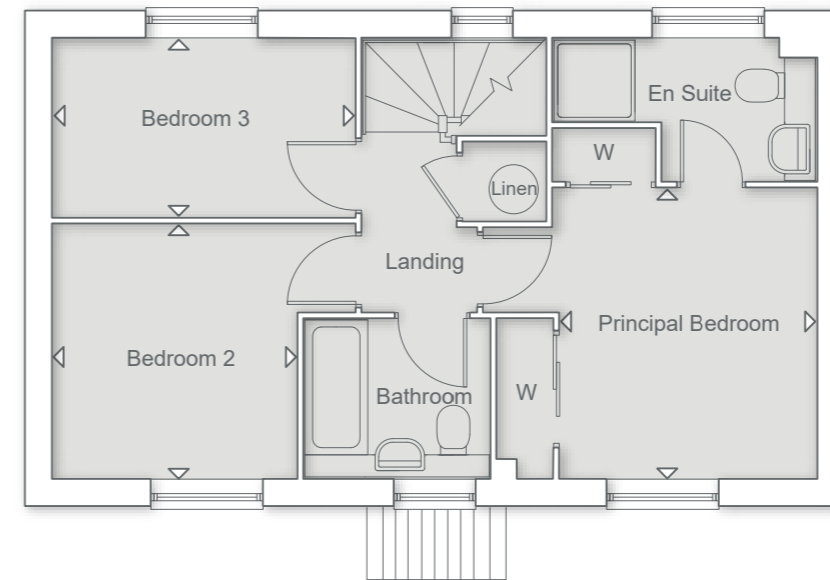
Kitchen/Dining Area	4.67m x 3.44m	15' 3" x 11' 3"
Living Room	5.34m x 3.65m	17' 6" x 11' 11"

FIRST FLOOR

Principal Bedroom	3.40m x 2.93m	11' 1" x 9' 7"
Bedroom 2	3.15m x 2.42m	10' 4" x 7' 11"
Bedroom 3	2.86m x 2.13m	9' 4" x 6' 11"

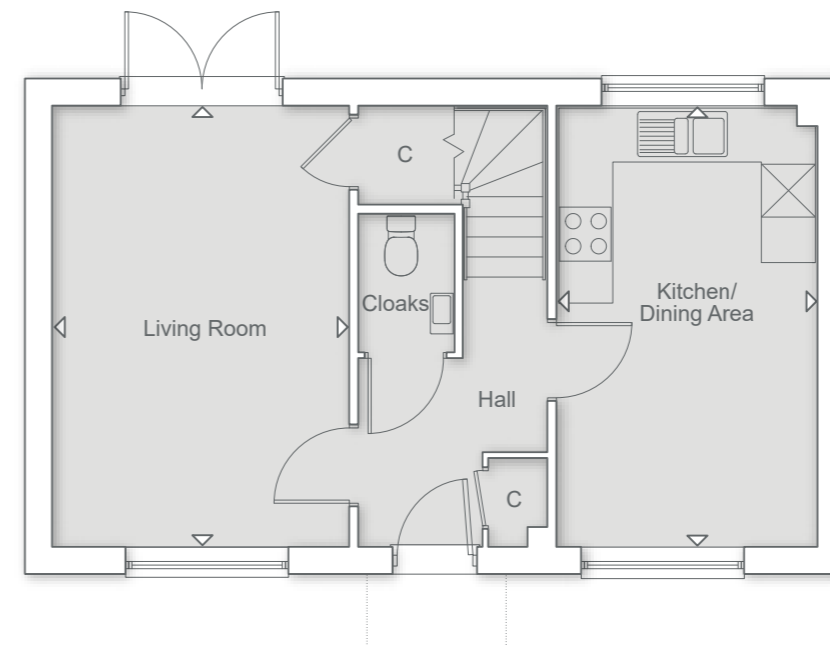
THE CLEVEDON

3 BEDROOM HOME



FIRST FLOOR

Principal Bedroom	3.19m x 2.81m	10' 5" x 9' 2"
Bedroom 2	2.78m x 2.67m	9' 1" x 8' 9"
Bedroom 3	3.31m x 1.94m	10' 10" x 6' 4"



GROUND FLOOR

Kitchen/Dining Area	4.84m x 2.84m	15' 10" x 9' 3"
Living Room	4.84m x 3.24m	15' 10" x 10' 7"

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

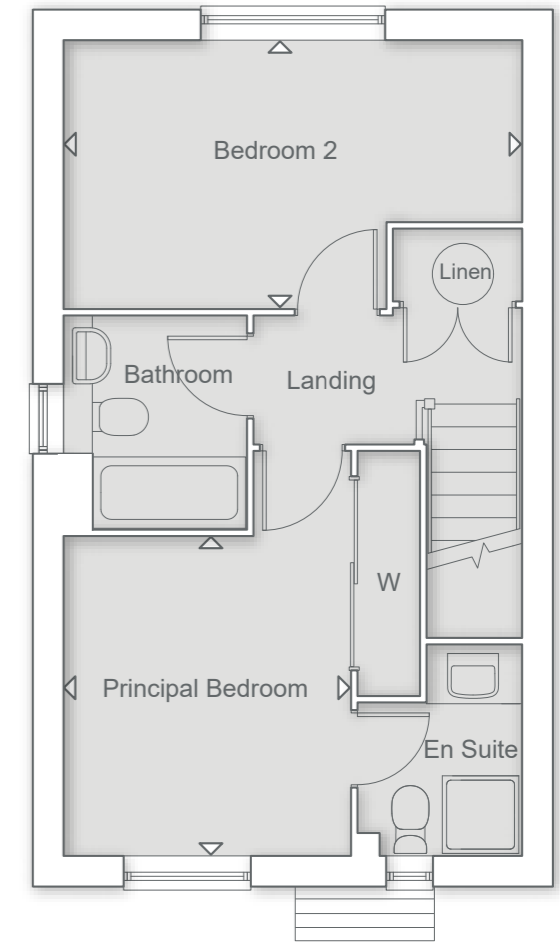
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE CARLTON

2 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Principal Bedroom

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt

GROUND FLOOR

Kitchen	3.54m x 2.24m	11' 7" x 7' 4"
Living/Dining Area	4.44m x 4.28m	14' 6" x 14' 0"

FIRST FLOOR

Principal Bedroom	3.08m x 2.76m	10' 1" x 9' 0"
Bedroom 2	4.44m x 2.58m	14' 6" x 8' 5"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

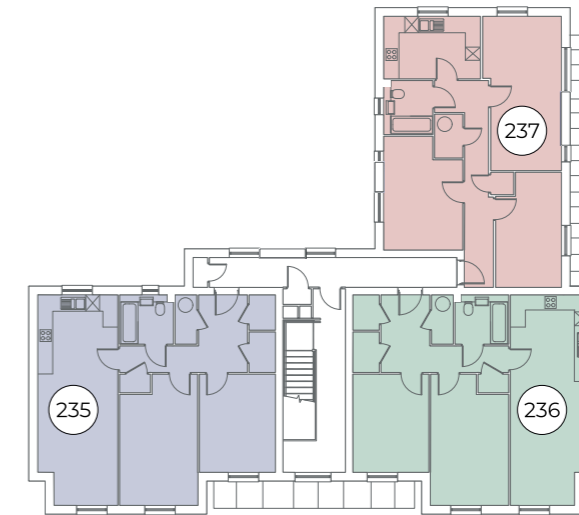
WINTERBROOK COURT

2 BEDROOM APARTMENT

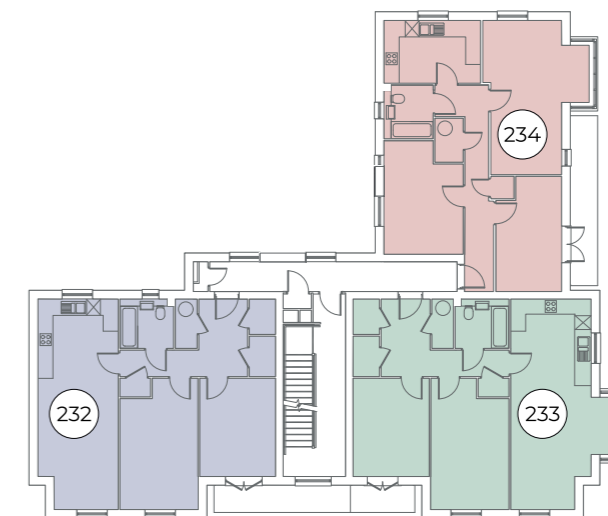


■ STYLE A ■ STYLE B ■ STYLE C

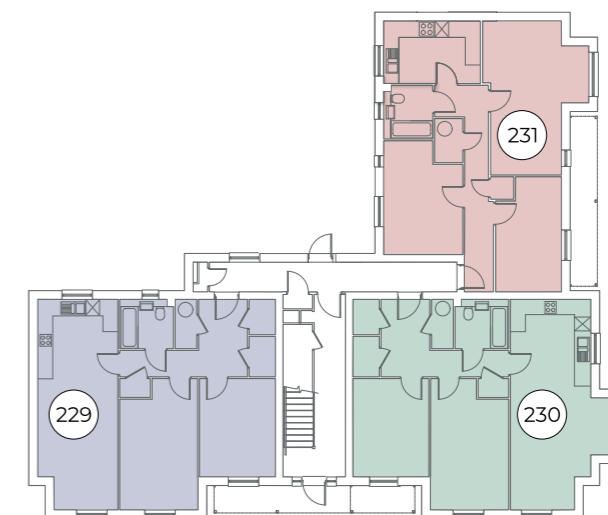
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors

QUALITY BATHROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

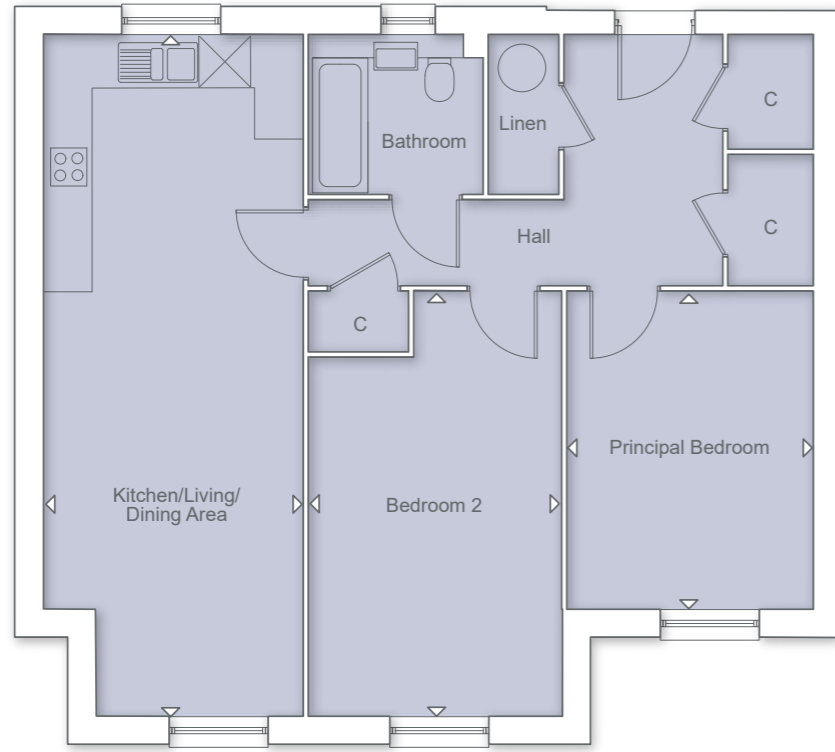
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- Video entry system

ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen and Bathroom†
- Communal Integrated TV/SAT reception system with wiring for Sky Q to Kitchen/Living/Dining Area or Living/Dining Area (subscription required) and TV point to Kitchen/Living/Dining Area or Living/Dining Area and Bedrooms
- Cat 6 Home Network points to Kitchen/Living/Dining Area or Living/Dining Area and Principal Bedroom

EXTERNAL FEATURES

- Allocated parking spaces for plots 229, 230 & 231
- Allocated parking space and carport for plots 232, 233, 234, 235, 236 & 237
- Easy clean hinges to all windows above ground floor level

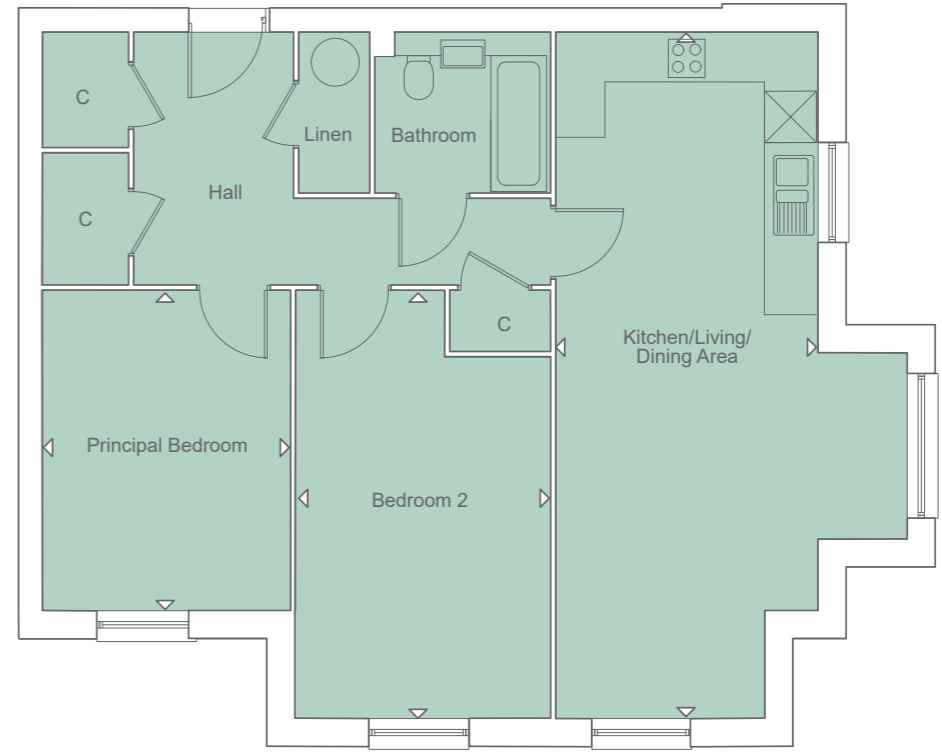


STYLE A - GROUND FLOOR

Kitchen/Living/Dining Area
8.52m x 3.22m 27' 11" x 10' 6"

Principal Bedroom
3.95m x 3.04m 12' 11" x 9' 11"

Bedroom 2
5.30m x 3.13m 17' 4" x 10' 3"

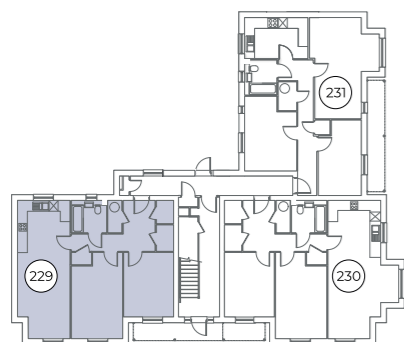


STYLE B - GROUND FLOOR

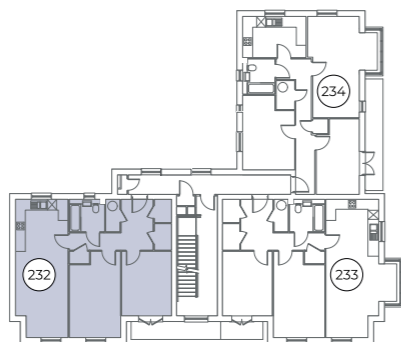
Kitchen/Living/Dining Area
8.52m x 3.22m 27' 11" x 10' 6"

Principal Bedroom
3.95m x 3.04m 12' 11" x 9' 11"

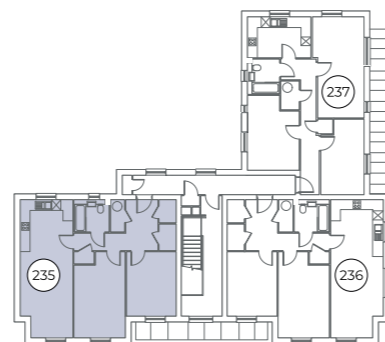
Bedroom 2
5.30m x 3.13m 17' 4" x 10' 3"



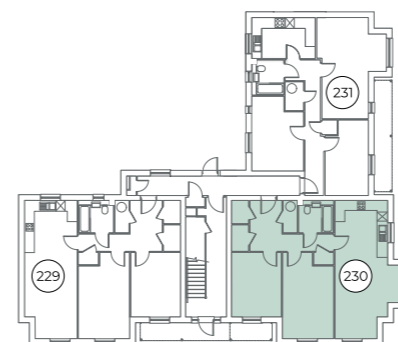
GROUND FLOOR



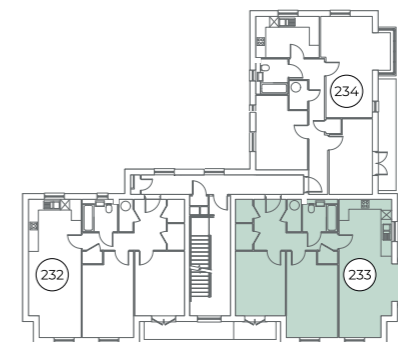
FIRST FLOOR



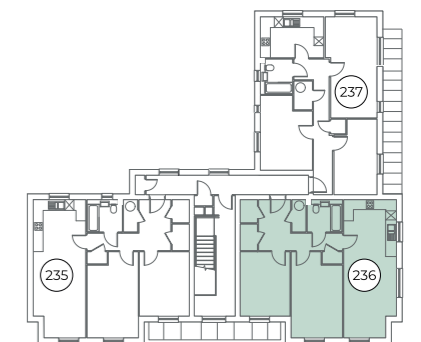
SECOND FLOOR



GROUND FLOOR

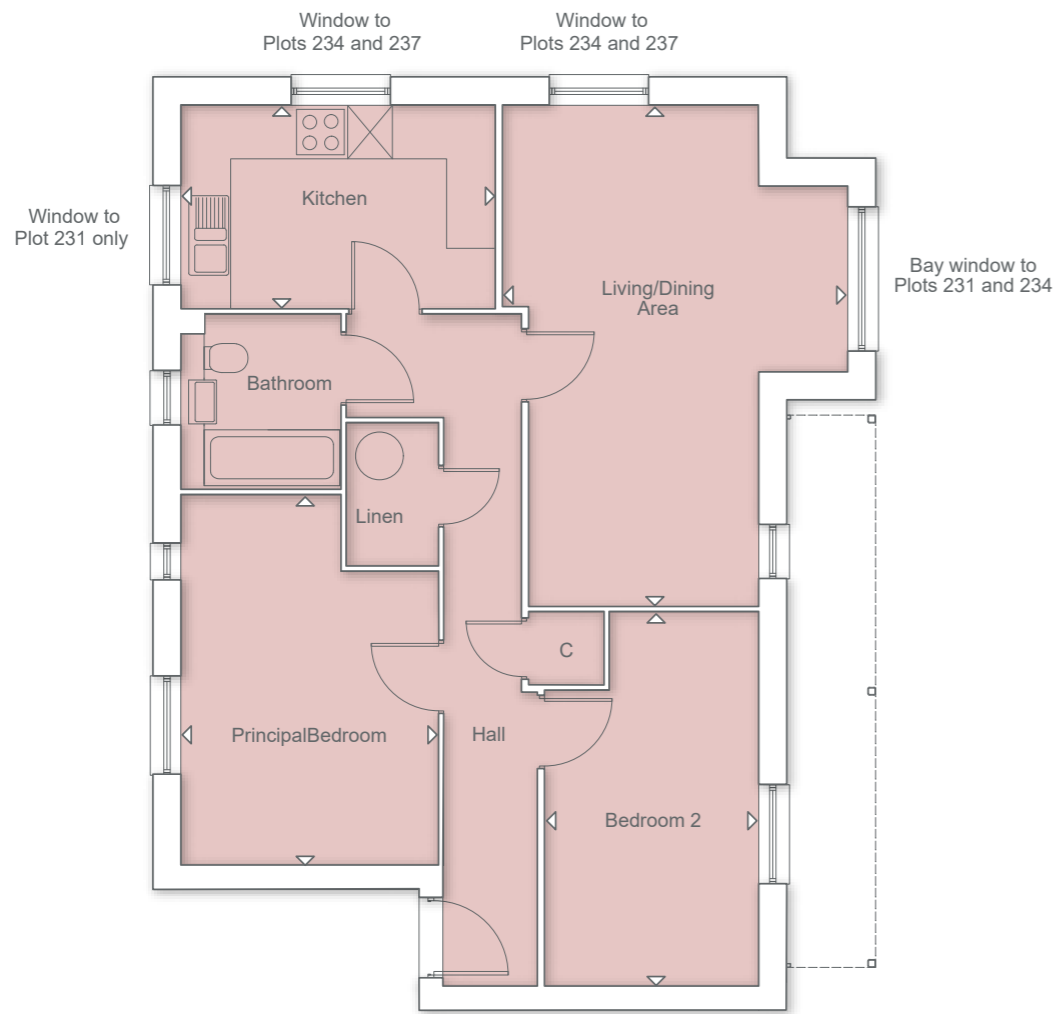


FIRST FLOOR



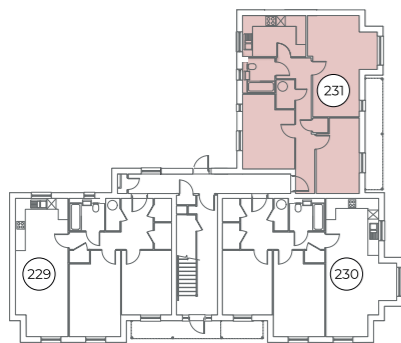
SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

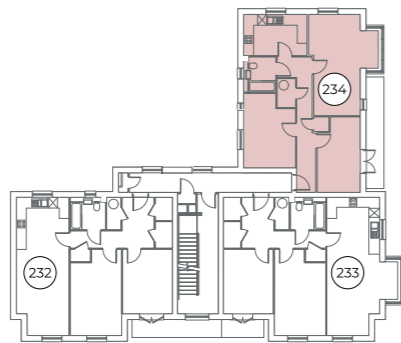


STYLE C - GROUND FLOOR PLOT 231

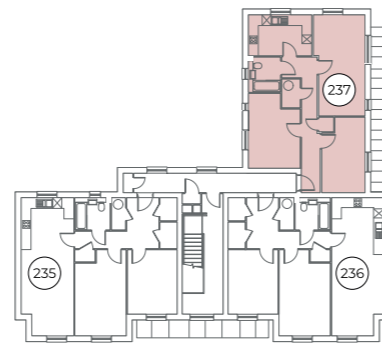
Kitchen	3.88m x 2.50m	12' 8" x 8' 2"
Living/Dining Area	6.23m x 3.18m	20' 5" x 10' 5"
Principal Bedroom	4.59m x 3.17m	15' 0" x 10' 4"
Bedroom 2	4.64m x 2.63m	15' 2" x 8' 7"



GROUND FLOOR



FIRST FLOOR



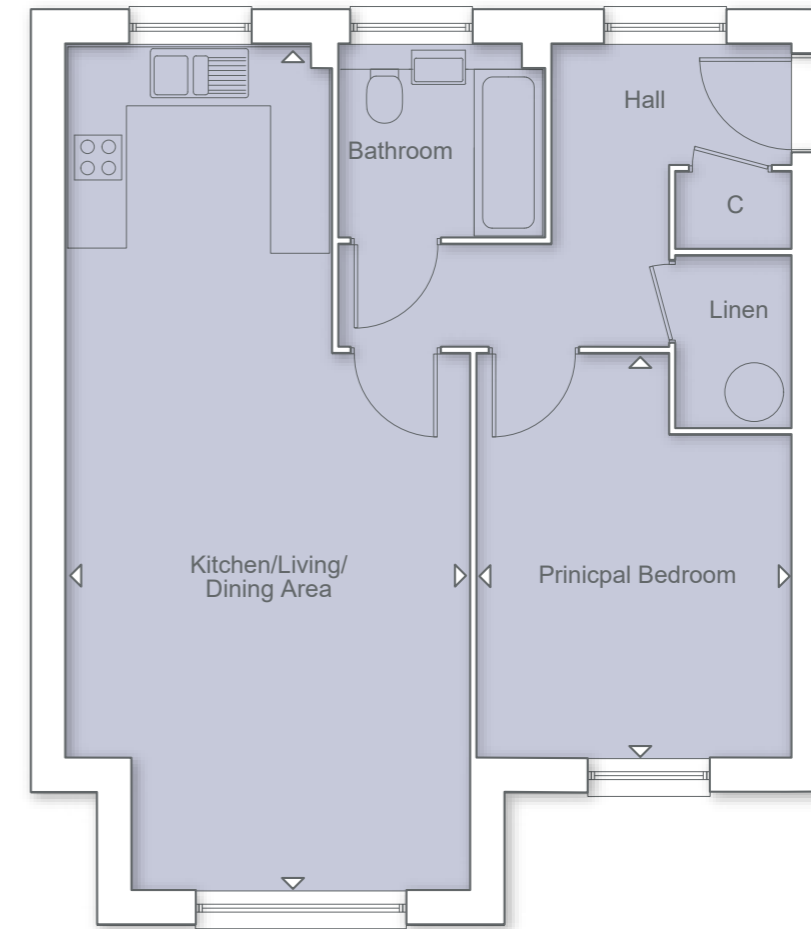
SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. Please note individual unit shown is Plot 231, with different window configurations in the Kitchen and Living/Dining Area to Plots 234 and 237. Please check the overview plan for each unit. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



BLEWBURY COURT

1 BEDROOM APARTMENT



GROUND FLOOR

Kitchen/Living/Dining Area
8.57m x 4.07m 28' 1" x 13' 4"

Principal Bedroom
4.06m x 3.15m 13' 3" x 10' 4"

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors

QUALITY BATHROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

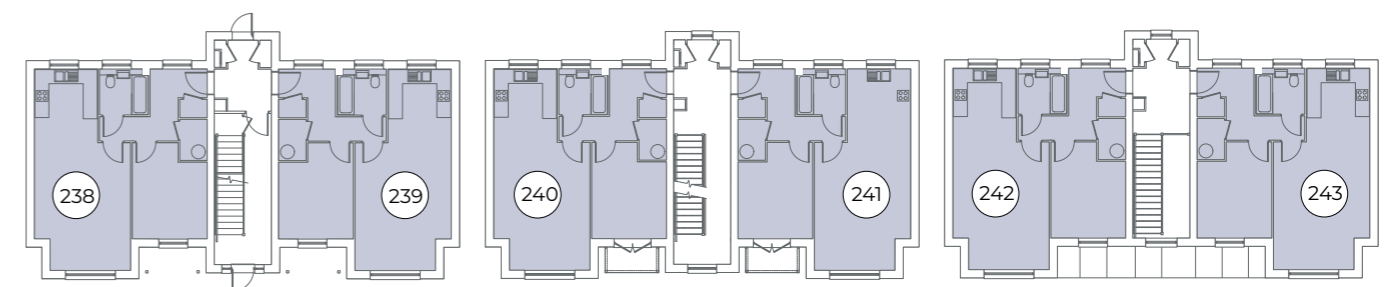
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- Video entry system

ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen and Bathroom†
- Communal Integrated TV/SAT reception system with wiring for Sky Q to Kitchen/Living/Dining Area (subscription required) and TV point to Kitchen/Living/Dining Area and Bedrooms
- Cat 6 Home Network points to Kitchen/Living/Dining Area and Principal Bedroom

EXTERNAL FEATURES

- Allocated parking space
- Easy clean hinges to all windows above ground floor level



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



paularosa | manhattan



For homes reserved from Tuesday 4th April 2023



For homes reserved by Monday 3rd April 2023



In line with ongoing sustainability efforts Croudace Homes will no longer provide printed brochures at our developments. Think green – please only print this brochure if essential.

A COMMITMENT TO QUALITY

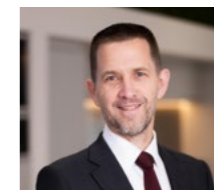
Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Adrian Watts, Group Chief Executive



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, carports and parking is truthful, these aspects are subject to change as Clover Meadows progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation July 2023.

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