



GREEN HART PARK

= HOOK =



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 seventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



Basingstoke Canal



Located in the Hampshire village of Hook, Green Hart Park is an exciting new development of 1, 2, 3, 4 and 5 bedroom homes with a neighbouring country park. An historic village that is popular with commuters and features a number of outstanding schools, Hook offers all the amenities for modern living.



A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,
Group Chief Executive





Vyne Park, Basingstoke



OUR VISION

At Green Hart Park our vision is to create a thriving new community, offering a blend of inspirational architecture with untouched areas designed to enhance biodiversity, with sports fields and footpaths to encourage active lifestyles.

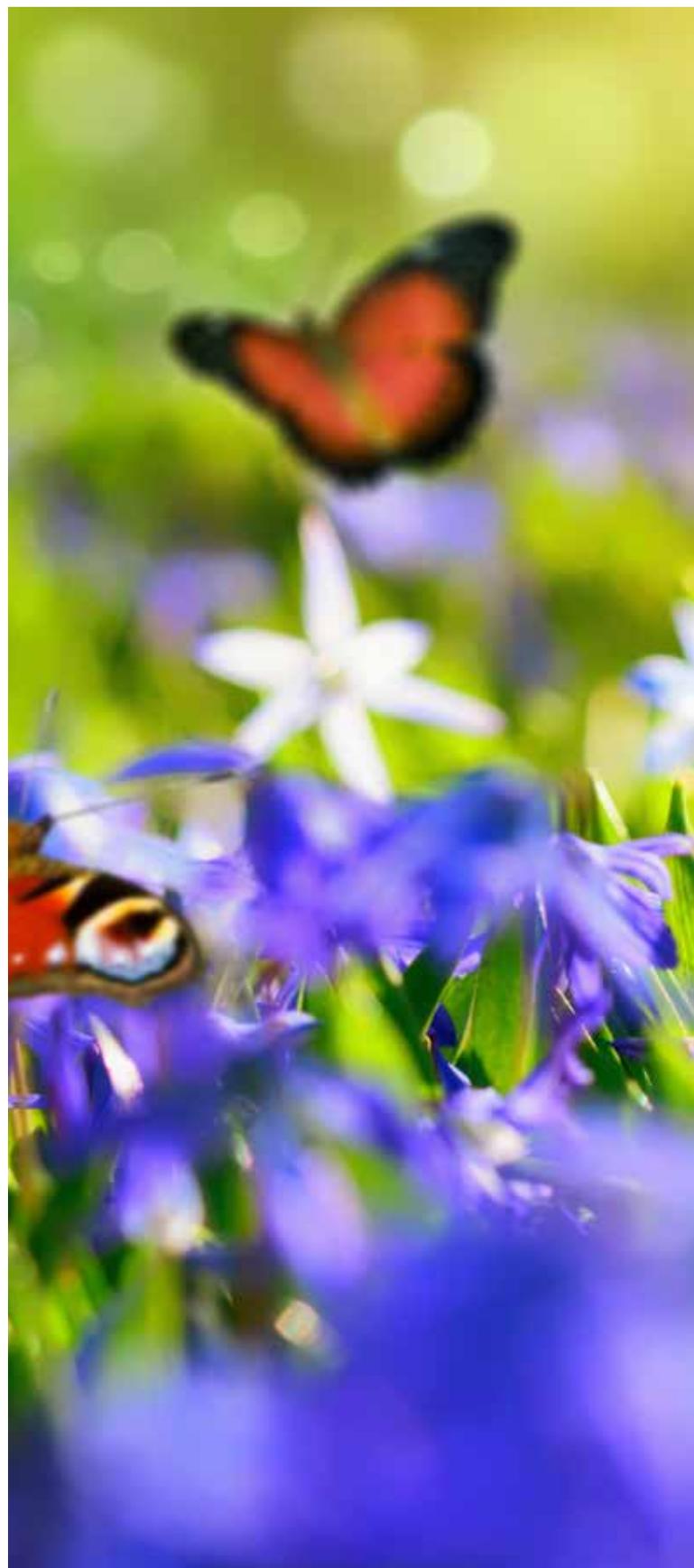


Green Hart Park is a unique environment that connects modern living with the local natural surroundings. This is achieved by combining award winning home styles, carefully considered landscaping and expertly curated communal areas while maintaining rural and agricultural traditions.

With a wealth of natural green space on its doorstep, footpaths will be introduced around Green Hart Park to provide trails to explore, while path-free areas will be created or enhanced to encourage native plant habitation and provide refuges and hibernaculum for local wildlife. Upon agreement with local farmers, the fields and meadows will be hay-cut and cattle will be introduced for grazing. Circular routes will encourage exercise and provide links to recreational areas and a range of natural environments for both residents and visitors to enjoy while improving biodiversity within the immediate area.



As well as managed shared areas and countryside walking routes, Green Hart Park will include facilities to promote active, healthy lifestyles, with residents and locals benefitting from two full sized football pitches and a junior-sized pitch for younger enthusiasts. Parking for the sports pitches will be provided and an area for community facilities is also planned.

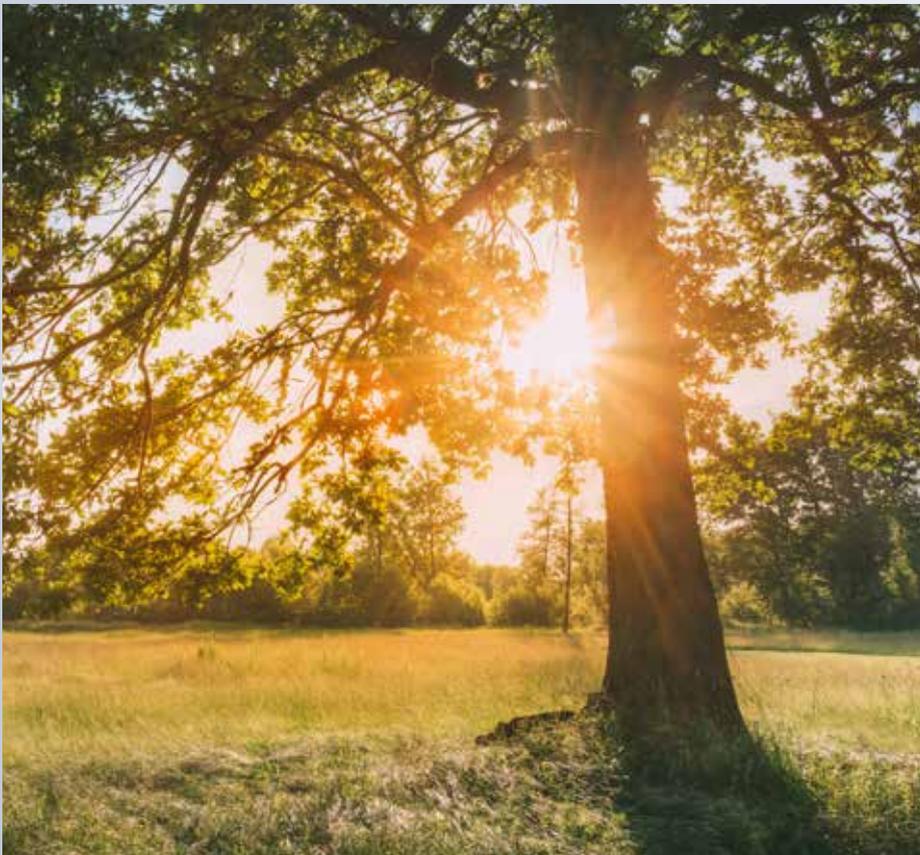






NATURE AT ITS HEART

In addition to the stunning new homes available at Green Hart Park, beautiful green spaces will be adapted and enhanced to encourage local wildlife and provide areas to explore.





The tree and foliage planting throughout Green Hart Park has been meticulously chosen for its ecological suitability, to give the development character and to provide privacy. Planting is comprised of a variety of native species, including silver birch, sweet chestnut and wild cherry, with the additional aim of providing new habitats and food for wildlife, and enhancing biodiversity throughout the entire area. Inspiration for these schemes originated from the North Hampshire Downs and recommendations from ecologists and local horticultural experts.

Suitable vegetation will be provided to encourage inhabitation by native reptile species, including common lizards, grass snakes and slow worms, with existing ponds retained and improved to encourage settlement by amphibious species, including frogs and newts. Indigenous trees and hedgerow plants will also be added along the site boundary to enclose the development, establishing a natural border that will provide shelter and food for songbirds and increase suitable habitat for small mammals, including the endangered dormouse and the field mouse.



To protect local wildlife and promote biodiversity in path-free areas, way-marking posts will be distributed across the site, featuring a traffic light system indicating suitability for use by dog walkers. Carved dog paws on way-marking posts will be painted green if dogs are allowed off-lead, under supervision, amber if they must be kept on a lead, or red for areas where dogs are not permitted.



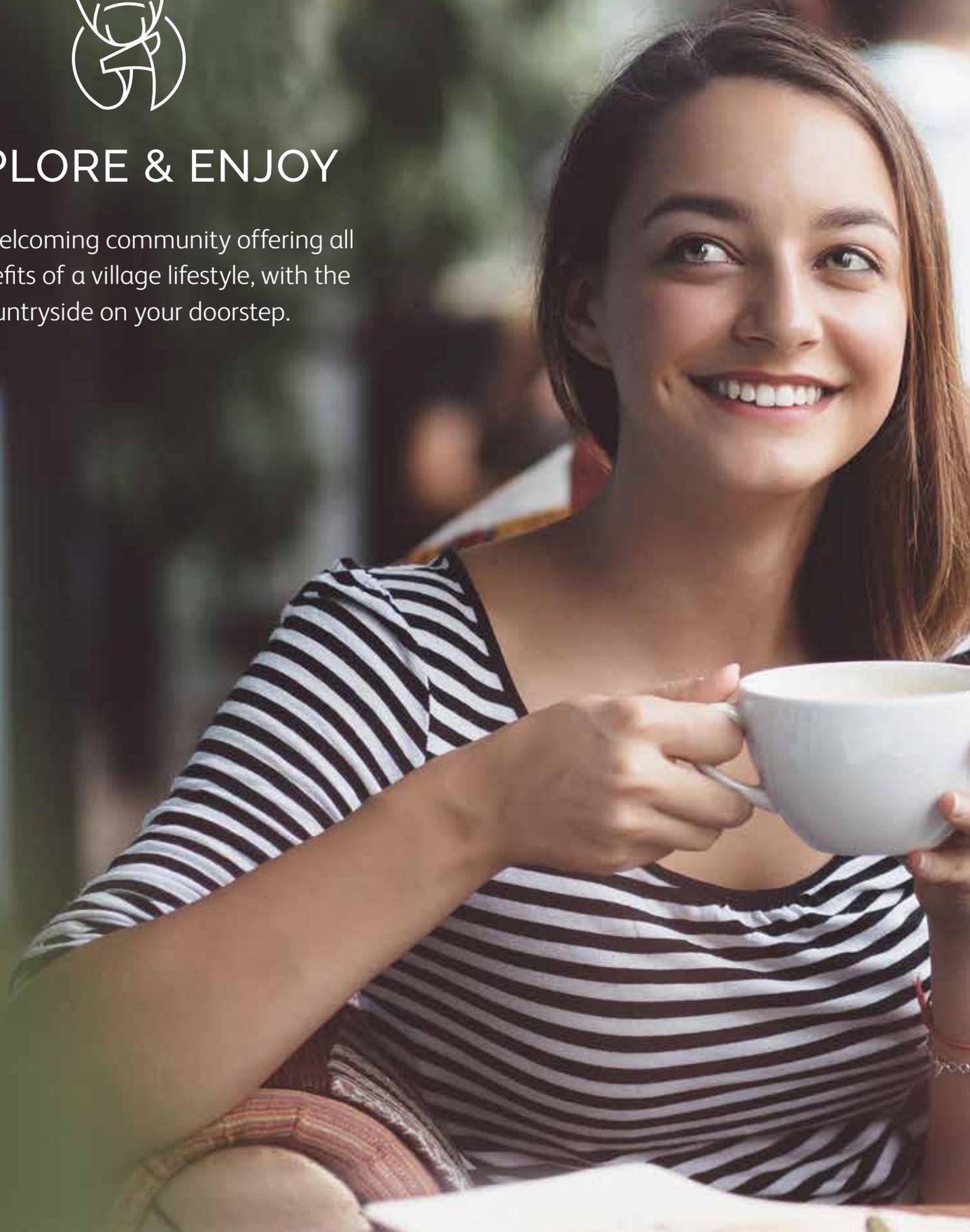


A variety of environments to explore and enjoy are within easy reach of the modern comforts of a Croudace home. As well as footpaths and walking trails, the green space at Green Hart Park will benefit from play equipment, picnic areas and seating, all made of timber* and chosen to be in keeping with the natural environment, providing a peaceful semi-natural setting to walk or jog in. Clearly annotated way-marking posts and information boards will also be strategically placed to identify walking routes, playing areas, seating locations and the whereabouts of litter bins.



EXPLORE & ENJOY

A safe, welcoming community offering all the benefits of a village lifestyle, with the countryside on your doorstep.





Basset Mead Country Park, Hook



Hook



The Crooked Billet, Hook

The centre of Hook village is within walking distance of Green Hart Park. Local amenities include a supermarket, coffee shops, pubs, a local butcher and a number of independently owned stores and boutiques.

Hook is situated between Basingstoke and Fleet, with both towns just a short drive from Green Hart Park. Reading is a thirty minute drive to the north and Farnborough is a similar distance to the east. Basingstoke, Farnborough and Reading all provide a wealth of shopping and leisure opportunities, with Fleet town centre offering a smaller, but just as varied shopping experience. There are a number of beautiful villages around Hook with many located within the picturesque North Hampshire Downs, making walks around the area popular with locals and visitors alike.

Basingstoke comprises a variety of high street shops and boutiques, with The Malls Shopping Centre playing host to a number of familiar brands and Festival Place offering entertainment facilities in addition to a great selection of shops and places to eat.

There is a fantastic variety of things to do in and around Hook. Popular days out include visiting the Gordon Brown Outdoor Education Centre, exploring the ruins of St John's Castle in Odiham and narrowboating along a stretch of the Basingstoke Canal. Skipping the boating and relaxing with a drink at a canal-side pub is also common on a sunny day.

The M3 is a short distance away, with the M25 and Heathrow Airport between a 30-40 minute drive from the village. Hook railway station offers regular services to London Waterloo.

Hook has local infant and junior schools, which are located within the village and were rated 'outstanding' in their most recent Ofsted inspection. The closest secondary school is Robert May's School, just a 10 minute drive from Hook, in the neighbouring village of Odiham.



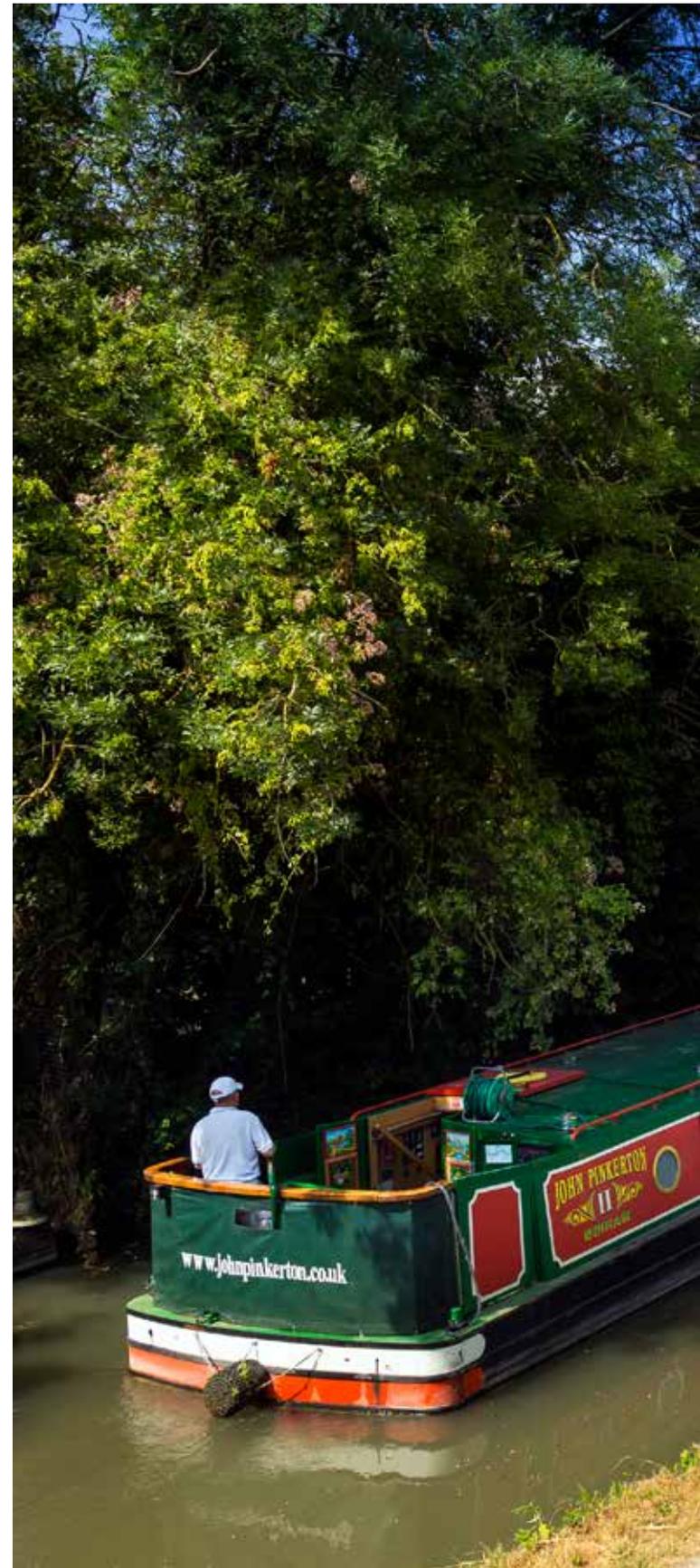
Basingstoke Canal



Basingstoke Canal



Ruins of St John's Castle in Odiham





Basingstoke Canal



MASTER PLAN

Green Hart Park blends the natural and constructed environment, creating a charming place to call home. Every property within Green Hart Park 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. For more information about a specific phase within Green Hart Park, or current availability, please speak to one of our Sales Consultants.



HEATHLANDS CHASE
PHASE 1



HARTLETT'S MEAD
PHASE 2



BARTLEY GARDENS
PHASE 3



OAKS GREEN
PHASE 4

Whitewater Meadows

An enhanced area of green space with sports pitches, footpaths and a wealth of local wildlife.

1. PARKING AREAS

Safe parking areas close to the sports pitches and designated nature trails with maps suggesting walking routes and areas of interest.

2. SPORTS PITCHES

Two full-sized sports pitches suitable for playing both rugby and football, with a junior-sized pitch, on which younger sports enthusiasts can hone their skill.

3. DOG DIPPING POND

A pond specially designated for the entertainment and enjoyment of your canine companions, with hibernacula included to help grow the local reptile and amphibian populations.

4. PROPOSED PLAY AREA

A beautifully designed play area for older children featuring a range of timber play equipment in keeping with the natural surroundings*.

5. WILDLIFE POND

An existing pond enhanced with native plants and surrounded by a protective fence, to boost habitation by local amphibious species and aquatic animals.

6. PICNIC AREA

A peaceful and secluded area with timber benches, the ideal location for an outdoor lunch while on an afternoon stroll.

7. WILDFLOWER MEADOW

An area of grassland sown with native wildflower seed to encourage local populations of native butterflies, bees and other pollinating insect species.

8. CATTLE GRAZED FIELDS

Areas of grassland that will be grazed by cattle in Spring and Autumn, and hay cut by local farmers twice a year*.



Public
footpath
continues ↑



Please note the contents within this brochure have been produced in good faith. It is our intention that information provided regarding the proposed landscaping, communal areas and other treatments on the development are truthful. However these aspects are subject to change as Green Hart Park progresses. We continually review our specification and our scheme, reserving the right to make amendments. *To be delivered by Hart District Council. *Upon agreement with local farmers. For more information regarding our proposed phasing plan and forthcoming construction, please speak to one of our Sales Consultants.



EDUCATION

Green Hart Park and the surrounding area is well served, with outstanding infant and junior schools and a selection of well performing primary and secondary schools nearby.



Hook Junior School

0.9 miles



Hook Infant School

1.4 miles



**Whitewater Church of
England Primary School**

2.5 miles



Greenfields Junior School

2.9 miles



Oakwood Infant School

2.9 miles



Mayhill Junior School

3.8 miles



Robert May's School

3.8 miles



Buryfields Infant School

4 miles



**Dogmersfield Church of
England Primary School**

4.5 miles



Calthorpe Park School

5.7 miles



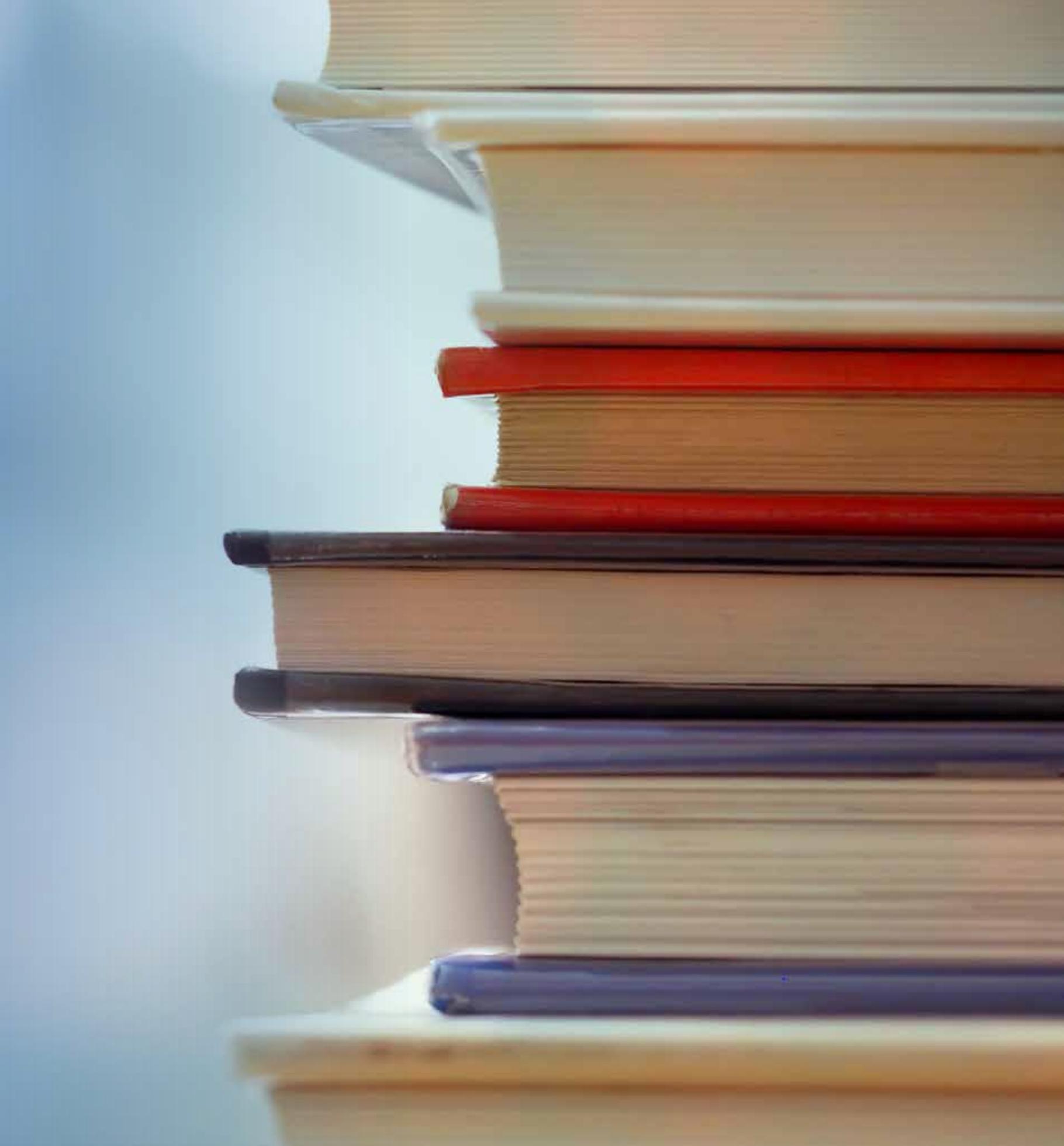
**Basingstoke College
of Technology**

7.8 miles



University Of Surrey

19.4 miles





BY CAR

Green Hart Park has a number of local amenities close by and a range of supermarkets and shopping destinations within easy reach by car.



**Whitewater
Pharmacy**
0.8 mile



Post Office
0.9 mile



**Hook Veterinary
Centre**
1 mile



Hook Train Station
1 mile



**Hook Home &
Garden Centre**
1 mile



Tesco Superstore
1.2 miles



Hook Bowling Club
1.4 miles



M3 Jct 5
1.6 miles



**Tylney Park
Golf Club**
2.8 miles



**Hartley Wintney
Golf Club**
2.9 miles





**Gordon Brown
Outdoor Education
Centre**
2.9 miles



**Tylney Hall Hotel
& Gardens**
3.1 miles



**Three Counties
Clay Pigeon
Shooting Ground**
3.3 miles



**The Elvetham
Hotel**
3.9 miles



Morrisons
5.1 miles



**Sherfield-on-
Loddon**
5.6 miles



Sainsburys
6.1 miles



Fleet
6.5 miles



**Sherfield Oaks
Golf Club**
6.5 miles



Basingstoke
7 miles



**Milestones
Museum**
11.5 miles



Farnborough
13.7 miles



M25 Jct 12
26 miles



Heathrow Airport
28.5 miles



Gatwick Airport
54.5 miles



BY TRAIN

Green Hart Park is well located for commuters, with the city reachable in an hour and regular services to surrounding towns.

FROM HOOK TRAIN STATION



FROM FLEET TRAIN STATION





MODERN & CONSIDERED DESIGN

Within this fantastic new community we have created a select collection of homes suited to all lifestyles, offering a range of 1, 2, 3, 4 and 5 bedroom homes.

Our award winning architects have designed our home styles at Green Hart Park with its surroundings and modern living in mind. Influences from local architecture and surrounding village details will blend these new homes into the existing landscape while retaining a sense of character and uniqueness.

Residents at Green Hart Park will benefit from Croudace Homes' signature high quality finish and modern specification, including integrated appliances as standard in some homes.

A measured combination of on and off street parking, garages, car ports and drive throughs will generate a varied street character, with a number of parking bays/spaces provided for visitors.

Croudace-built homes are secure by design. Streets, pathways and parking areas are all well-lit, with feature brick walls and established planting boundaries created for additional privacy and rear gates to properties with gardens. While there may be plots of the same home style, these will feature varied treatments to add distinctive character to this emerging community.

Moving into a new home is a special experience. Our homes are a blank canvas just waiting for you to make your own. Croudace offer quality, style and choice. Our expert Sales Consultants can help you personalise your new Croudace home; we provide a considered range of customer choices including wall colours, fitted furniture and tiling styles, and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, the stage of construction at time of reservation. All of our available ranges are viewable at our marketing suite.







COMMITTED TO QUALITY

Croudace Homes is a well established regional residential developer founded in 1946 and to this day remains a family owned business.

We are committed to building high quality homes backed up with a first class customer service. Our strength lies in the care and attention given to the internal and external design, specification of fixtures and fittings and a quality finish.

Our commitment to quality applies equally to the buildings, the landscaping and surroundings which enhance the street scene.

Think quality, think Croudace.



AQUALISA

paula rosa | manhattan



ecolution
integrated renewable technologies

*Ideal
Standard*



Hamlet Grove, Longwick



NHBC

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

SO WHY BUY CROUDACE?

We understand that buying a house is arguably the most important purchase one can make.

1

BUILT AND FITTED TO A HIGH STANDARD

We build to a higher specification than you'd find in older properties, with fittings and fixtures of the highest quality.

2

CREATE YOUR OWN STYLE

A new home is a 'blank canvas', ready for you to make your own.

3

TIME WELL SPENT

Buying a new home eliminates the need to do any renovations or repairs meaning new home owners can spend more time with family and friends.

4

STRESS FREE

Our homes come with a 10-year NHBC warranty - giving you a peace of mind those buying a second hand property simply don't get.

5

NO CHAIN

Move into your Croudace home as soon as it's ready.

6

DESIGNED FOR MODERN LIVING

Our homes are expertly designed to fit around you and to reflect the ways you live.

7

ENERGY EFFICIENT

Better for the environment (and keeps down the cost of running your new home).

8

A NEW COMMUNITY

Our developments are a chance to join an emerging community, where everyone starts together.

9

MORE CHOICE

Our homes range in size from affordable starter homes, up to luxuriant 6 bedroom family homes.

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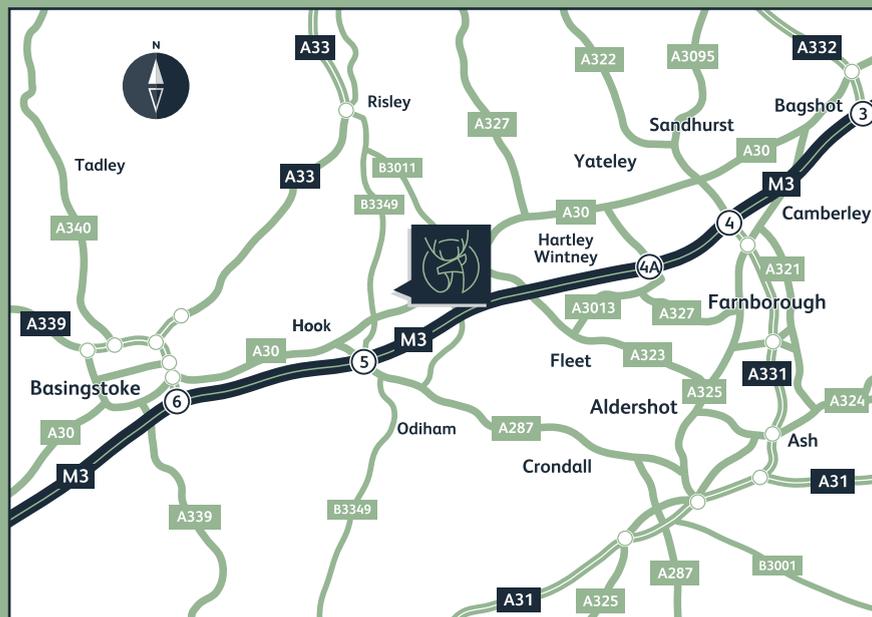
AN AWARD WINNING CHOICE

Croudace is a HBF 5 Star Award Winning House builder for Quality and Customer Service for the Seventh Year Running.



FINDING US

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