



BURDOCK PLACE

— 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.





BURDOCK PLACE

— DIDCOT —

A SUPERB DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES IN DIDCOT, OXFORDSHIRE
WITH A BEAUTIFULLY DESIGNED NEIGHBOURHOOD PARK.

GENERAL DEVELOPMENT LAYOUT

Each home within Burdock Place 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.



Future Development

Future Phase - Foxglove Row

Neighbourhood Park

Previous Phase - Orchid Gate

Plots 375-384 will be presented in a separate brochure. These plots are built to an alternative specification that includes new technology designed to lessen the impact our homes have on the environment. The energy usage and resource efficiency of these homes shall be monitored and used in Croudace's ongoing efforts to improve the sustainability of our developments.



SOLD

THE KINGSDOWN
4 BEDROOM HOME
PLOTS 389 & 395



THE WESTBOURNE
4 BEDROOM HOME
PLOT 390



THE RADFORD
4 BEDROOM HOME
PLOTS 391, 392, 393 & 394



THE HARWELL
3 BEDROOM HOME
PLOTS 386, 387 & 388



THE CHARLBURY
3 BEDROOM HOME
PLOTS 396 & 415



SOLD

THE IPSDEN
3 BEDROOM HOME
PLOTS 401 & 403



SOLD

THE SHIPTON
3 BEDROOM HOME
PLOTS 408 & 409



THE CHALGROVE
3 BEDROOM HOME
PLOTS 385, 405, 412 & 418



SOLD

THE BRIGHTWELL
3 BEDROOM HOME
PLOTS 397, 398, 399, 400, 402,
406, 407, 410 & 411



THE UPTON
2 BEDROOM HOME
PLOTS 416, 417 & 419



SOLD

THE STOCKBURY
2 BEDROOM HOME
PLOTS 404, 413 & 414

THE WESTBOURNE

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
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Utility cupboard in Hall

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe 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 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

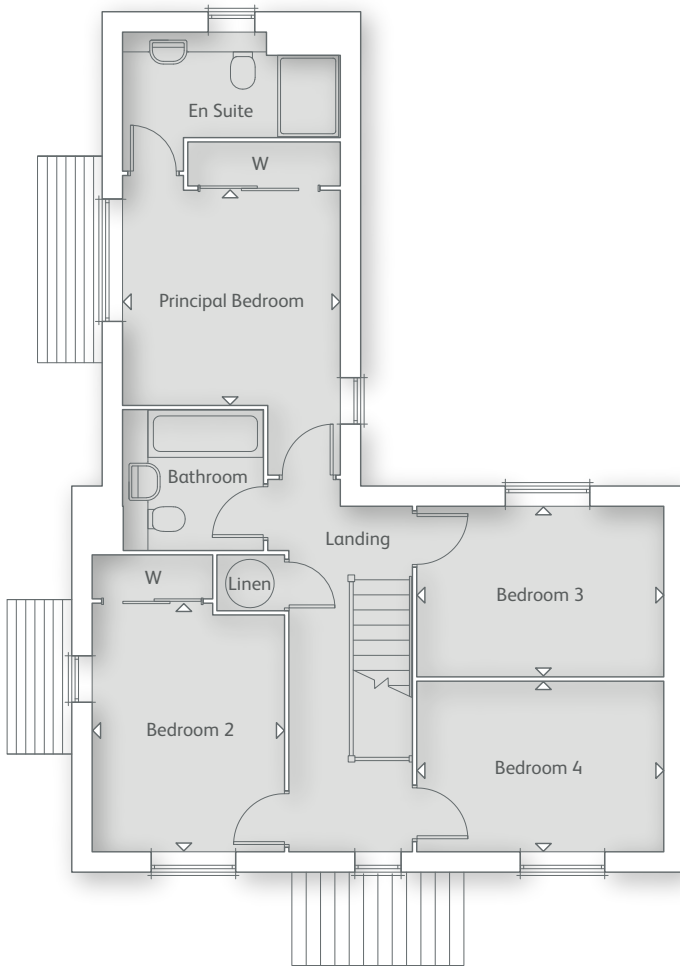
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/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

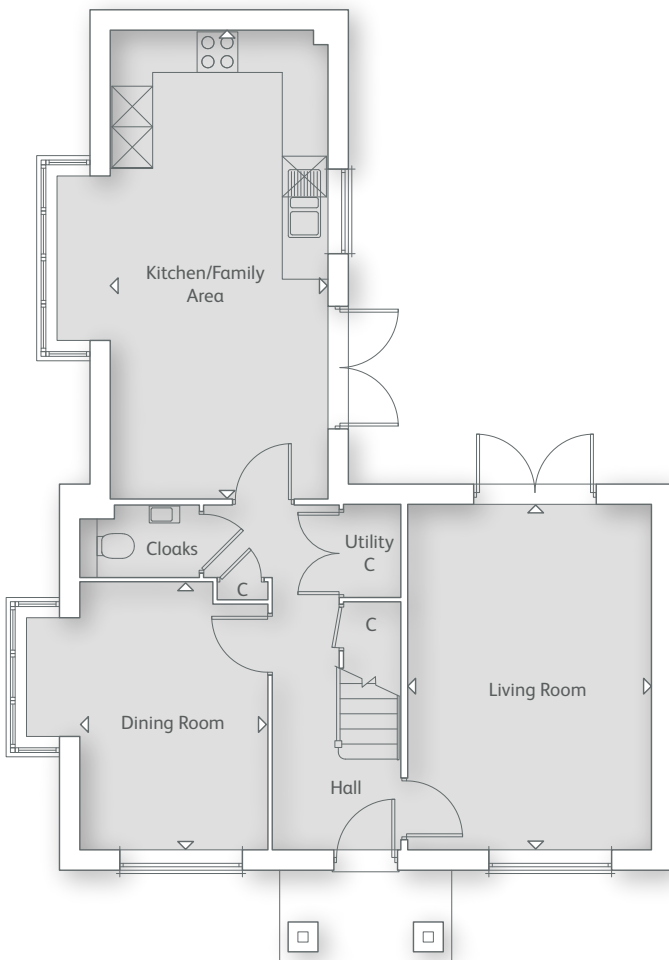
EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point (subject to layout) and EV car charging point
- 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	3.16m x 3.12m	10' 4" x 10' 2"
Bedroom 2	3.61m x 2.78m	11' 10" x 9' 1"
Bedroom 3	3.59m x 2.46m	11' 9" x 8' 0"
Bedroom 4	3.59m x 2.46m	11' 9" x 8' 0"



GROUND FLOOR

Kitchen/Family Area	6.86m x 3.16m	22' 6" x 10' 4"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"
Dining Room	3.90m x 2.72m	12' 9" x 8' 11"

THE RADFORD

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
- Utility on second floor

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in storage to Bedroom 3
- Built-in wardrobe to Bedroom 4

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

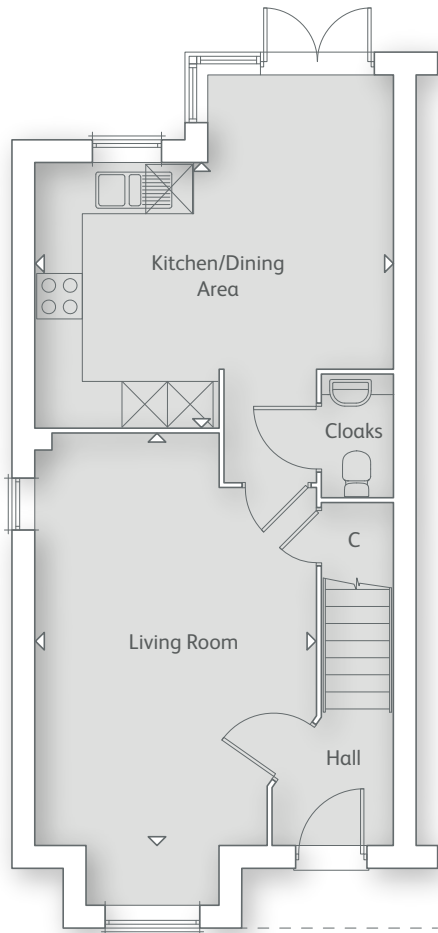
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, 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 and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

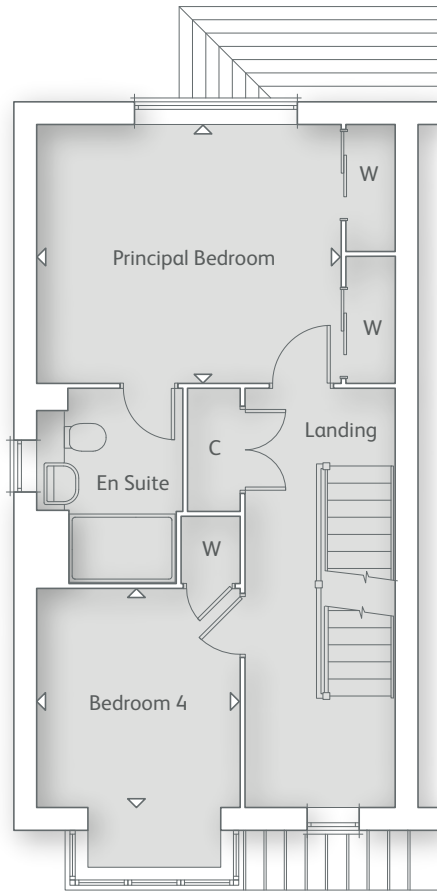
EXTERNAL FEATURES

- Single garage
- Off-street parking
- External power point (subject to layout) and EV car charging point
- 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



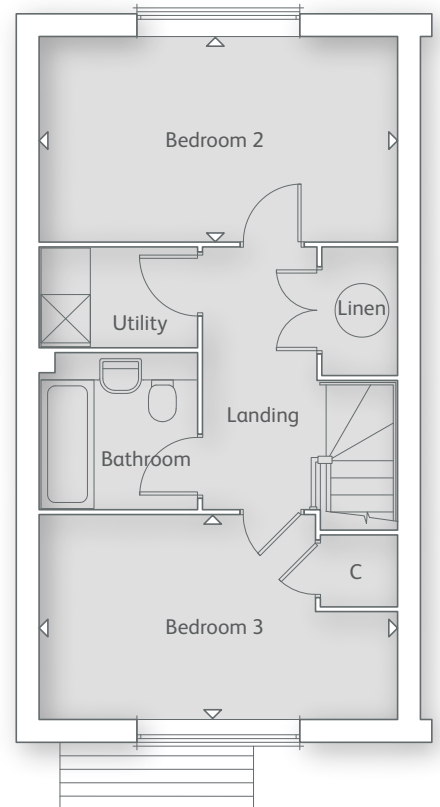
GROUND FLOOR

Kitchen/Dining Area	4.67m x 3.44m	15' 3" x 11' 3"
Living Room	5.38m x 3.65m	17' 7" x 11' 11"



FIRST FLOOR

Principal Bedroom	3.95m x 3.35m	12' 11" x 10' 11"
Bedroom 4	2.83m x 2.62m	9' 3" x 8' 7"



SECOND FLOOR

Bedroom 2	4.67m x 2.65m	15' 3" x 8' 8"
Bedroom 3	4.67m x 2.65m	15' 3" x 8' 8"

THE HARWELL

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

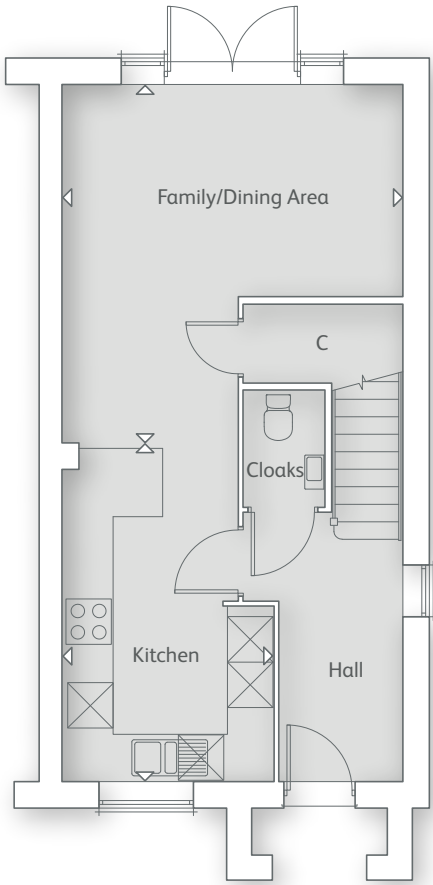
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, 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

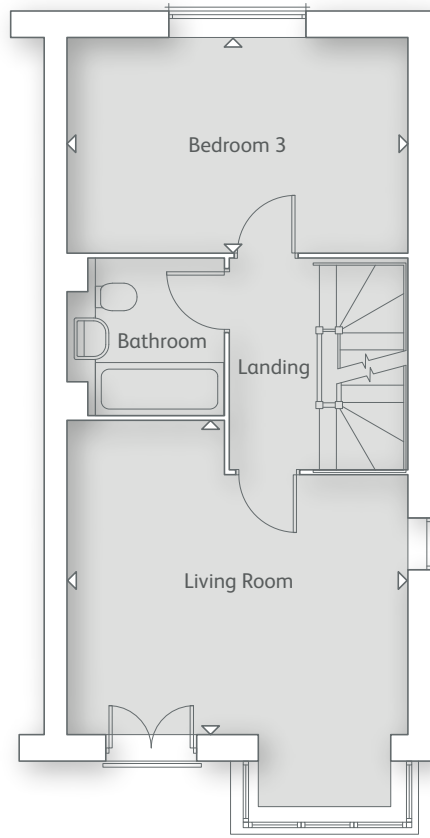
- Timber-framed carport
- Off-street parking
- External power point (subject to layout) and EV car charging point
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
-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



GROUND FLOOR

Kitchen
4.41m x 2.74m 14' 5" x 8' 11"

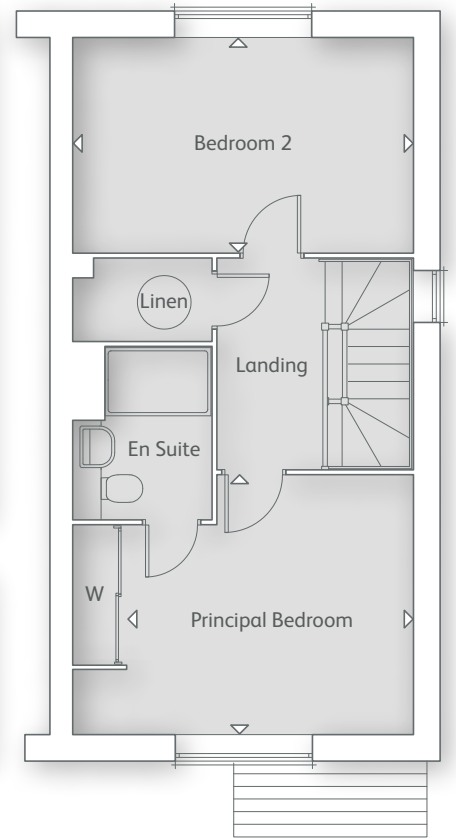
Family/Dining Area
4.67m x 4.44m 15' 3" x 14' 6"



FIRST FLOOR

Living Room
4.44m x 4.09m 14' 6" x 13' 5"

Bedroom 3
4.44m x 2.79m 14' 6" x 9' 1"



SECOND FLOOR

Principal Bedroom
3.73m x 3.37m 12' 2" x 11' 0"

Bedroom 2
4.44m x 2.79m 14' 6" x 9' 1"

THE CHARLBURY

3 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
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Utility cupboard in Hall

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

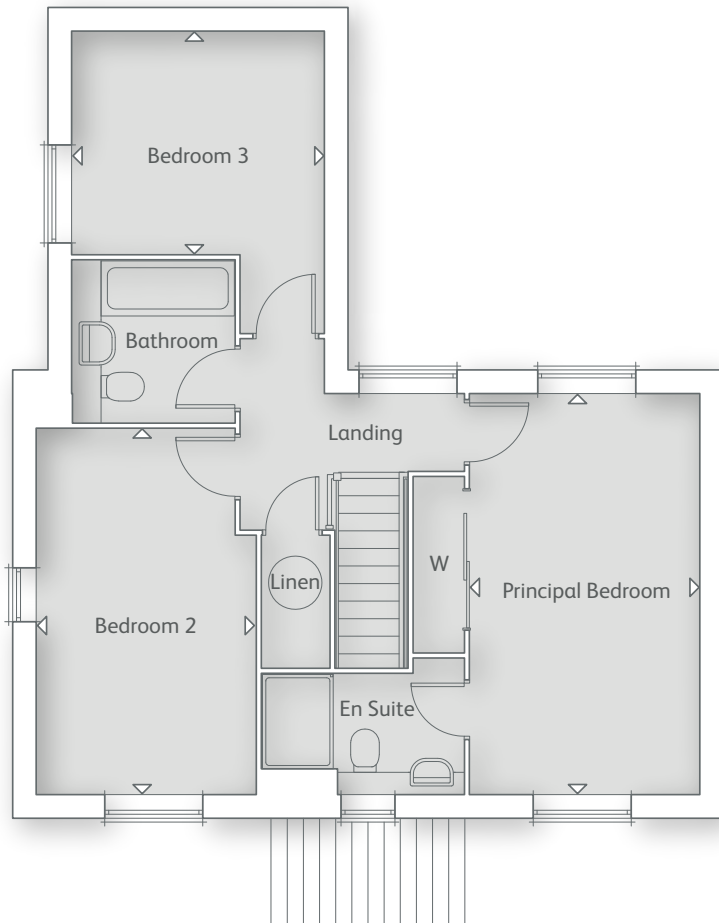
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

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

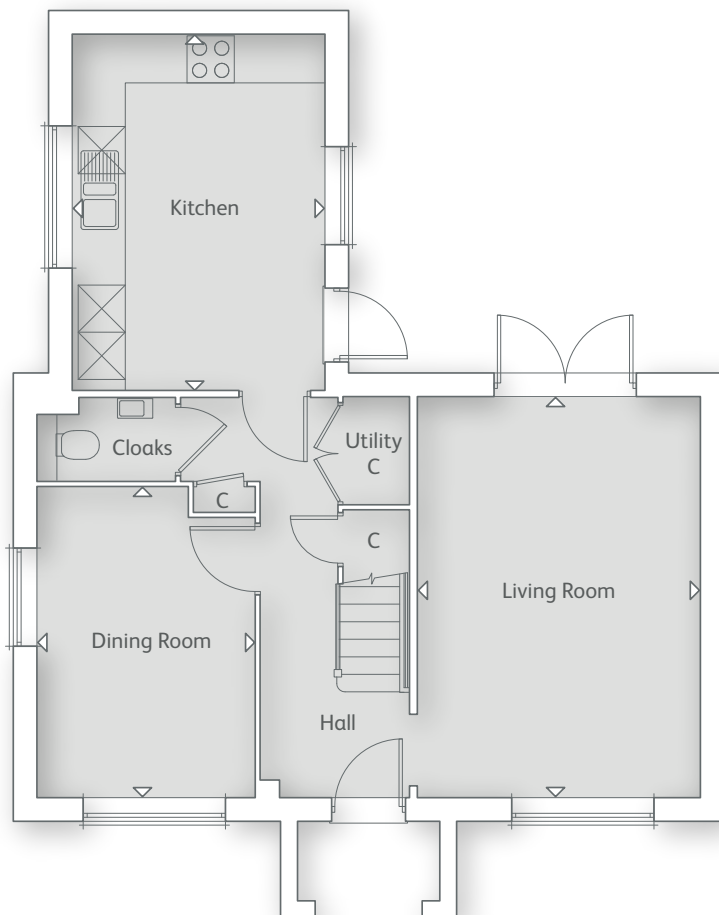
EXTERNAL FEATURES

- Timber-framed carport
- Driveway parking
- External power point (subject to layout) and EV car charging point
- 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	5.04m x 2.87m	16' 6" x 9' 5"
Bedroom 2	4.60m x 2.74m	15' 1" x 8' 11"
Bedroom 3	3.16m x 2.78m	10' 4" x 9' 1"



GROUND FLOOR

Kitchen	4.47m x 3.16m	14' 8" x 10' 4"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"
Dining Room	3.90m x 2.72m	12' 9" x 8' 11"

THE CHALGROVE

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

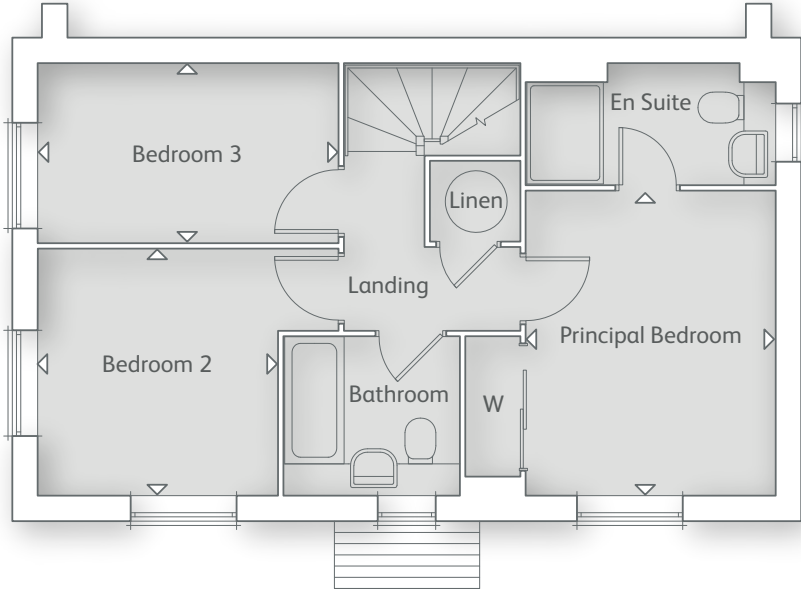
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- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

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

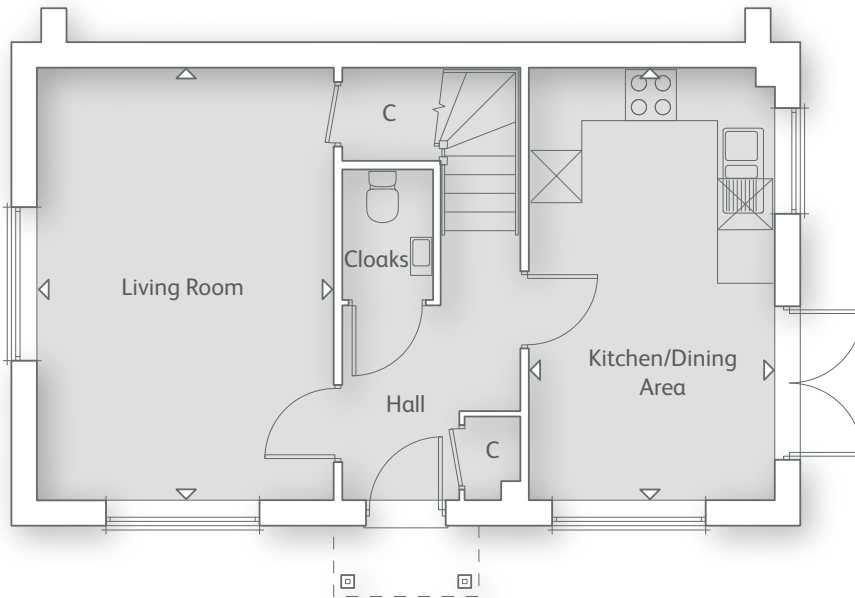
EXTERNAL FEATURES

- Timber-framed carport (plots 405, 412 & 418)
- Driveway parking (plots 385 & 418)
- Off-street parking (plots 405 & 412)
- External power point (subject to layout) and EV car charging point
- 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	3.54m x 2.89m	11' 7" x 9' 5"
Bedroom 2	2.85m x 2.77m	9' 4" x 9' 1"
Bedroom 3	3.50m x 2.08m	11' 5" x 6' 9"



GROUND FLOOR

Kitchen/Dining Area	5.04m x 2.84m	16' 6" x 9' 3"
Living Room	5.04m x 3.44m	16' 6" x 11' 3"

THE UPTON

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 EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to 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

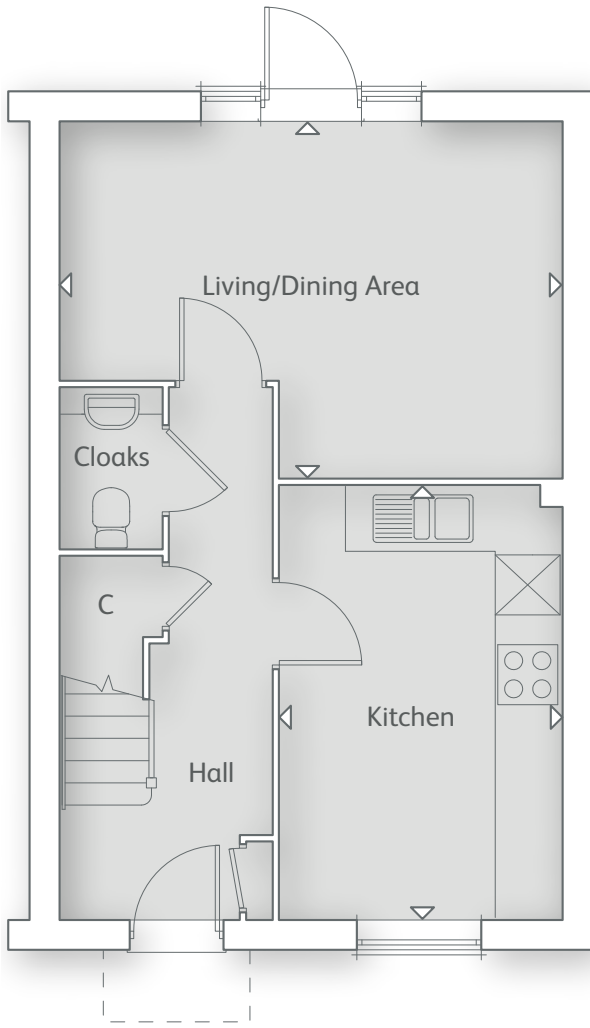
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

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

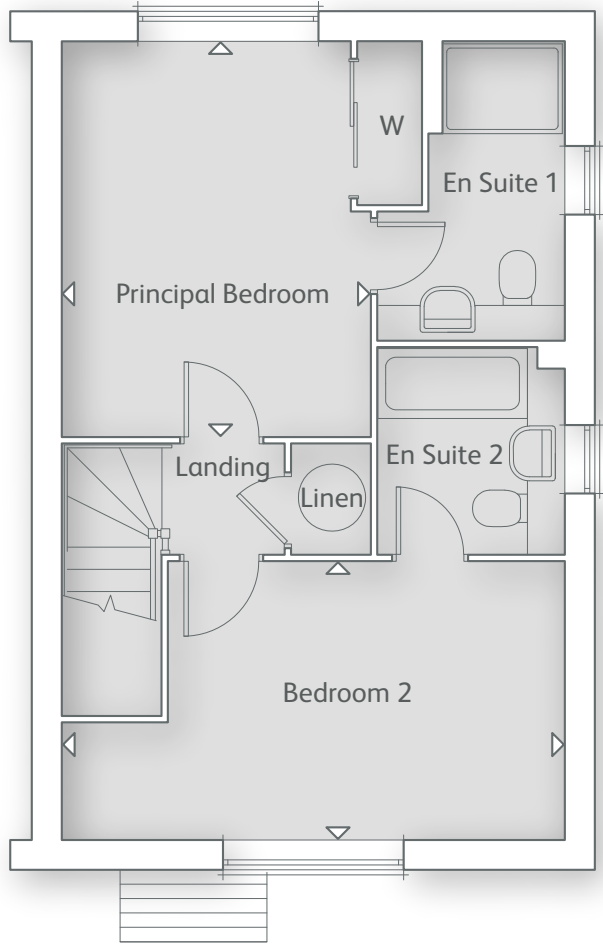
EXTERNAL FEATURES

- Timber-framed carport
- Driveway parking (plots 416 & 417)
- Off-street parking (plot 419 only)
- External power point (subject to layout) and EV car charging point
- 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	4.30m x 2.78m	14' 1" x 9' 1"
Living/Dining Area	4.98m x 3.52m	16' 4" x 11' 6"



FIRST FLOOR

Principal Bedroom	3.91m x 3.04m	12' 9" x 9' 11"
Bedroom 2	4.98m x 2.73m	16' 4" x 8' 11"



AQUALISA

Ideal Standard

paula rosa | manhattan



CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk



For homes reserved from Tuesday 4th April 2023

For homes reserved by Monday 3rd April 2023



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 Burdock Place progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation July 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.

Please note, the development layout page is A3 size and the page orientation is landscape. To print it correctly, the page must be resized to A4 and the orientation changed to portrait or auto if printing within the brochure. Please print it landscape separately if you wish to view it larger.



Willowbrook Park

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



Willowbrook Park
Mclaren Way
Didcot
Oxfordshire
OX11 9FT

Open daily 10am to 5pm

0333 321 8649

willowbrookpark@croudacehomes.co.uk

croudacehomes