



# BURDOCK PLACE

— DIDCOT —



FUTURE NEW  
HOMES BROCHURE



# 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 tenth 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 BEDROOM HOMES, INCLUDING APARTMENTS, WITH  
A BEAUTIFULLY DESIGNED NEIGHBOURHOOD PARK, IN DIDCOT, OXFORDSHIRE.

# 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.



Plots 385-419 will be presented in a separate brochure. These plots are built to an alternative specification. Please ask our Sales Consultants for more information.



**THE HARWELL**  
3 BEDROOM HOME  
PLOTS 381, 382 & 383



**THE CHALGROVE**  
3 BEDROOM HOME  
PLOT 384



**BROOKHAMPTON COURT**  
2 BEDROOM APARTMENT  
PLOTS 375, 376, 377, 378, 379 & 380

# 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 Master 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 to En Suite
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

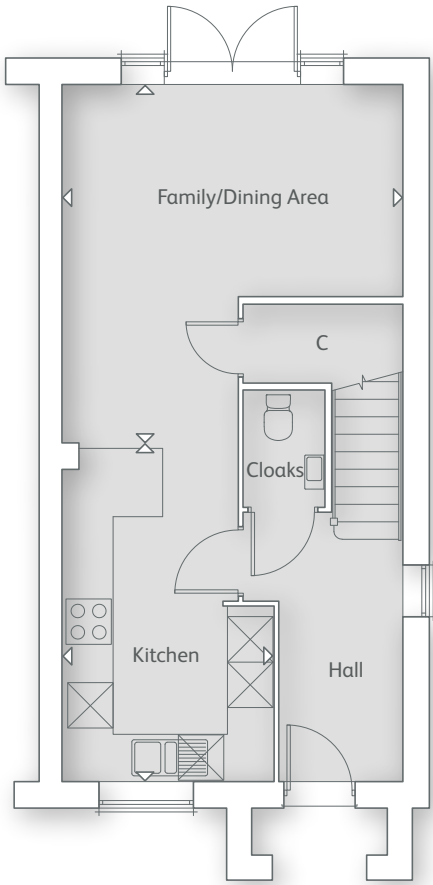
- Brick and block construction with additional insulation
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Doubled glazed PVCu windows and French casement doors†

### 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 Master Bedroom
- Underfloor heating to Ground Floor
- Mechanical Ventilation and Heat Recovery (MVHR) system
- Air Source Heat Pump heating system with zonal control

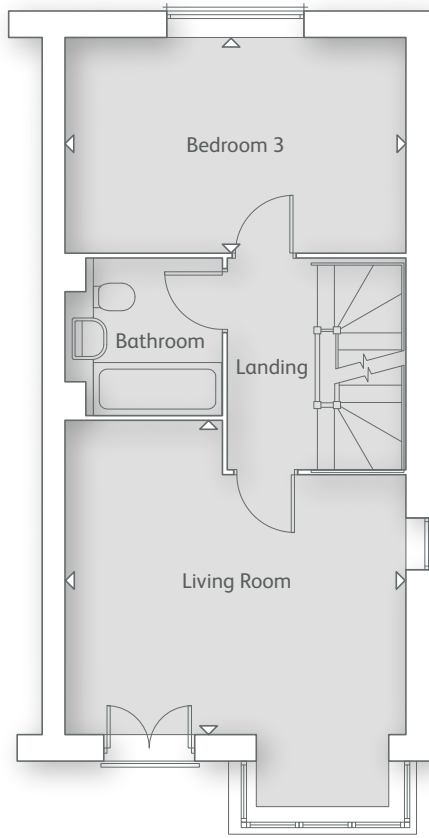
### EXTERNAL FEATURES

- Timber-framed carport
- Off-street parking
- External power point, EV ready (subject to layout)
- 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



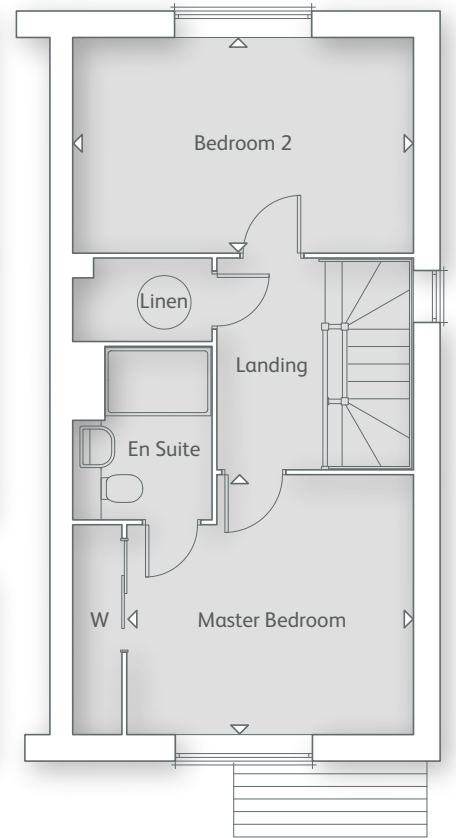
### GROUND FLOOR

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

Master Bedroom	3.73m x 3.37m	12' 2" x 11' 0"
Bedroom 2	4.44m x 2.79m	14' 6" x 9' 1"

# 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 dishwasher
- Integrated washing machine

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master 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 to En Suite
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Brick and block construction with additional insulation
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Doubled glazed PVCu windows and French casement doors†

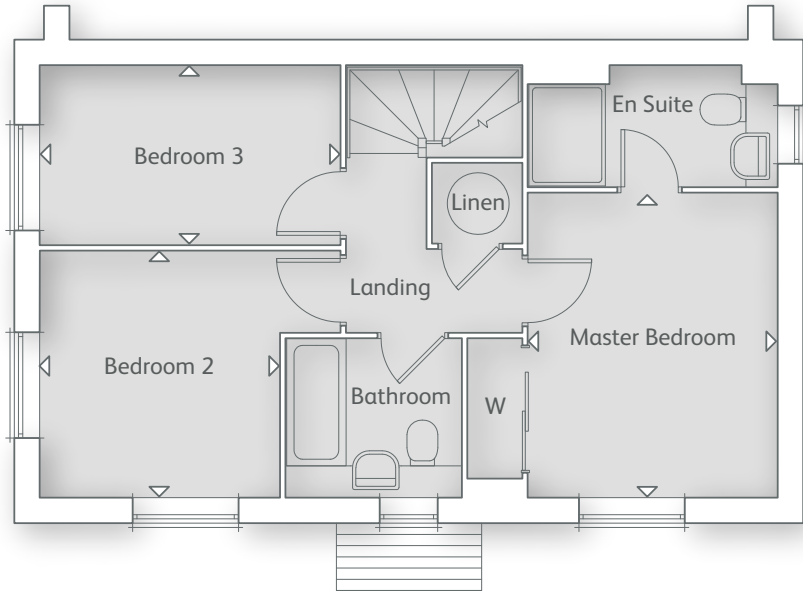
### ELECTRICAL AND COMFORT

- 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 Master Bedroom
- Underfloor heating to Ground Floor
- Mechanical Ventilation and Heat Recovery (MVHR) system
- Air Source Heat Pump heating system with zonal control

### EXTERNAL FEATURES

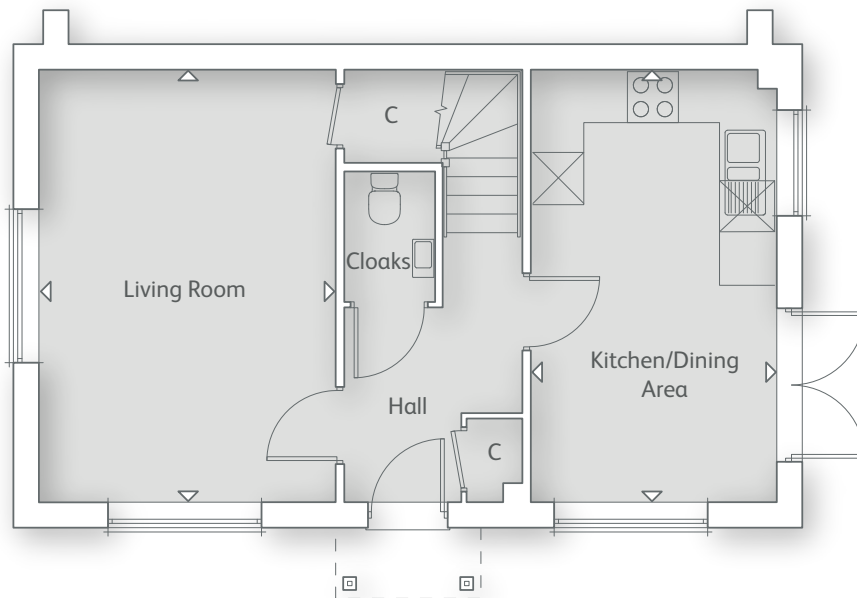
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt





## FIRST FLOOR

Master 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"

# BROOKHAMPTON COURT

## 2 BEDROOM APARTMENT



### 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 dishwasher
- Freestanding washing machine

### DECORATION AND JOINERY

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

### QUALITY BATHROOM AND EN SUITE

- 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 to En Suite
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Brick and block construction with additional insulation
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Doubled glazed PVCu windows and French casement doors†
- Video entry system

### ELECTRICAL AND COMFORT

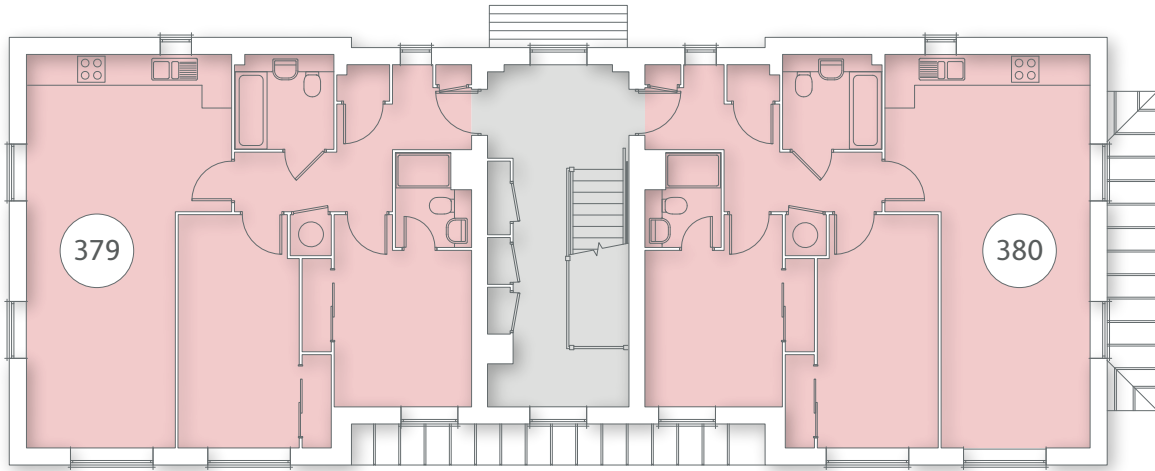
- LED downlights to Hall, Kitchen/Dining/Living Area, Bathroom and En Suite†
- Communal integrated TV/SAT reception system with wiring for Sky Q to Kitchen/Dining/Living Area (subscription required)
- TV point to Kitchen/Dining/Living Area and all bedrooms
- Cat 6 Home Network points to Kitchen/Dining/Living Area and Master Bedroom
- Underfloor heating
- Mechanical Ventilation and Heat Recovery (MVHR) system
- Air Source Heat Pump heating system with zonal control

### EXTERNAL FEATURES

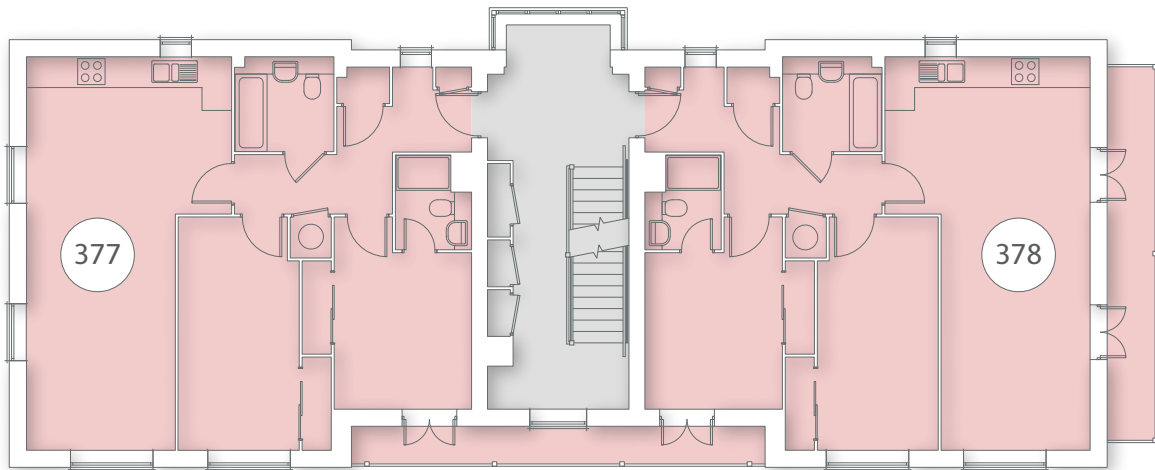
- Allocated parking
- EV ready charging point
- Cycle store
- Brushed aluminium door number

■ STYLE A

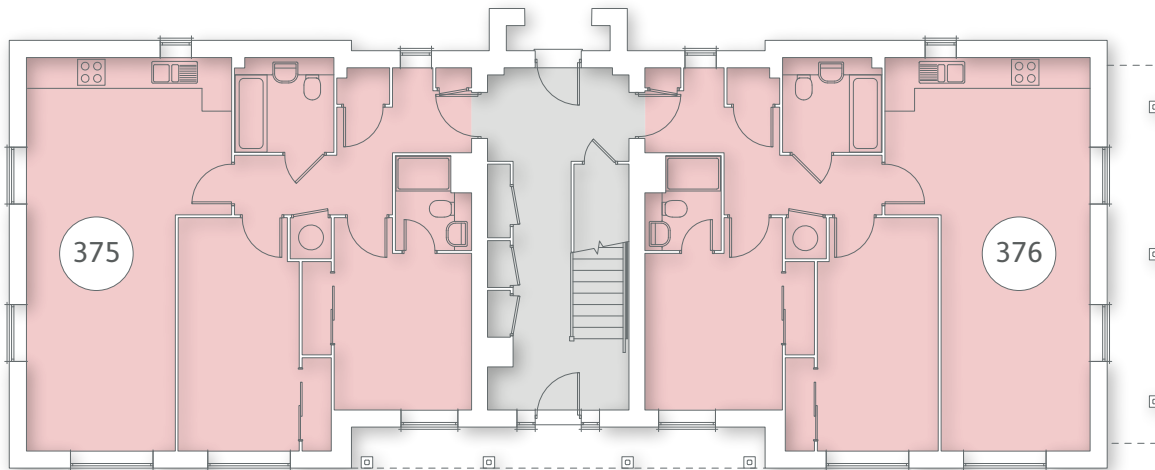
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR



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

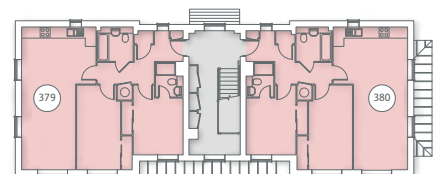
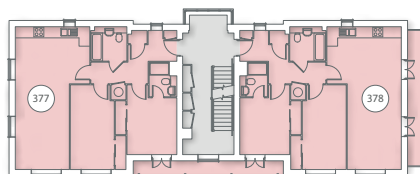
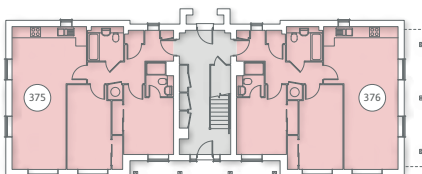


### GROUND FLOOR

Kitchen/Dining/Living Area  
 8.56m x 4.44m    28' 1" x 14' 6"

Master Bedroom  
 3.37m x 2.94m    11' 0" x 9' 7"

Bedroom 2  
 5.05m x 2.59m    16' 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 and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



# INSIDE YOUR NEW CROUDACE HOME

Climate change is an increasingly prevalent issue in our daily lives and making efforts to reduce the impact our actions and decisions have on the world is important for us all, as well as for future generations. Reducing our reliance on fossil fuels and increasing the efficiency of our energy usage is integral to preserving the planet.

In January 2021, the UK Government published the results of its Future Homes Standard consultation, which sought out views to enhance Building Regulations in England, with a particular focus on how changes to rules regarding conservation of fuel and power (Part L) and ventilation (Part F) could improve the energy efficiency of new homes and reduce carbon emissions.

The aim of the Future Homes Standard is to ensure that all new homes built from 2022 produce 31% less carbon emissions, with an uplift in 2025 to ensure that new homes produce carbon emissions that are 75-80% lower than homes delivered under current regulations. In order to achieve this, the installation of new gas boilers in new build homes will be banned from 2025 with low carbon alternatives, such as air source or ground source heat pumps, installed in their place.

Croudace Homes understands how important it is to consider the ecological and environmental aspects of construction and is committed to an active role

in tackling the global climate crisis through the construction of energy efficient, low carbon housing. The company has also made a pledge to reduce direct emissions from the construction process, the carbon in the supply chain, and the emissions created via living in a Croudace home.

With this in mind, Croudace Homes is implementing new designs and utilising new technology to lessen the impact our homes have on the environment. This includes electric and hybrid plant vehicles for the construction process and low carbon heating systems for the homes we build. Instead of gas boilers, low carbon, electricity-powered air source heat pumps will be installed to provide hot water and heating, with induction hobs and electric ovens rather than gas ovens and hobs in the Kitchen.

Our aim is to ensure the homes we build enable our customers to reduce their carbon footprint and reliance on fossil fuels.





Typical Air Source Heat Pumps



Typical Mechanical Ventilation with Heat Recovery (MVHR)



Typical Underfloor Heating



Typical Insulation

## LOW CARBON HEATING

Hot water and central heating provided by an air source heat pump (ASHP) rather than a traditional gas boiler. An ASHP absorbs heat from the air outside a building and then transfers it into a water-based system. The heat generated is then pumped through the central heating system to the radiators and underfloor heating. The ASHP is also used to heat water for baths, showers and hot taps.

## UNDERFLOOR HEATING AND LOW HEAT RADIATORS

Underfloor heating will be installed throughout the Ground Floor, with low heat radiators providing the heating to the First (and Second) Floor, if applicable. Underfloor heating and low heat radiators utilise a lower supply temperature than central heating provided by a gas boiler. The central heating water supplied by a ASHP lies between 45°C and 55°C, whereas the water for gas central heating is usually between 75°C and 85°C. This temperature reduction improves efficiency of the heating system, reduces energy usage and ensures that cold spots are a thing of the past.

## MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR)

A Mechanical Ventilation with Heat Recovery system allows fresh air into the building and retains a considerable amount of the energy already used to heat it. A MVHR system provides a constant supply of filtered air, maintaining the air quality inside a home without the need for opening windows and inhibiting the efficiency of the heating system.

MVHR works by extracting 'used' air from the Kitchen, Bathroom, Cloakroom and En Suite to supply fresh air to the rooms within the home that families use the most, such as the bedrooms and the Living Room. The extracted air passes through a central heat exchanger and the heat is recovered into the air supply. This works both ways, if the air temperature inside the building is colder than the outside air temperature then the coolness is maintained in the building.

## INSULATION

To help retain heat and ensure the ASHP, MVHR and underfloor heating systems are able to work as efficiently as possible, more insulation is installed in the walls and roof than in a standard home. This will contribute to the reduction energy usage and carbon emissions.



AQUALISA

*Ideal Standard*

paula rosa | manhattan



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HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)



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 August 2022.





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

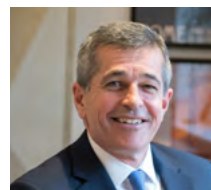
Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

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.



Russell Denness,  
Group Chief Executive



Willowbrook Park  
Mclaren Way  
Didcot  
Oxfordshire  
OX11 9FT

Open daily by appointment 10am to 5pm

**0333 321 8649**

**[willowbrookpark@croudacehomes.co.uk](mailto:willowbrookpark@croudacehomes.co.uk)**