

BIRCH GROVE



BLAKEMORE MANOR, HERTFORD

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.



A THRIVING NEW COMMUNITY OF 2 & 3 BEDROOM HOMES,
INCLUDING APARTMENTS, CLOSE TO THE HISTORIC AND PROTECTED
LANDSCAPES OF PANSHANGER PARK IN HERTFORD, HERTFORDSHIRE.

GENERAL DEVELOPMENT LAYOUT

Each home within Birch Grove 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.



* Affordable Housing Carport S Sold



SOLD

THE HORNSMILL

3 BEDROOM HOME
PLOTS 39, 111 AND 115



SOLD

THE BAYFORD

3 BEDROOM HOME
PLOTS 184 AND 208



SOLD

THE HERTBOURNE

3 BEDROOM HOME
PLOTS 34 AND 218



SOLD

THE BROXBOURNE

3 BEDROOM HOME
PLOTS 185 AND 207



SOLD

THE YEWLAND

3 BEDROOM HOME
PLOTS 112, 113 AND 114



SOLD

THE TEWIN

2 BEDROOM HOME
PLOTS 179 AND 213



SOLD

THE BRAMFIELD

2 BEDROOM HOME
PLOTS 35, 36, 37
AND 38



THE BENINGTON

2 BEDROOM APARTMENT
PLOTS 180, 181, 182, 183, 209, 210, 211
AND 212

THE BENINGTON

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 washing machine

DECORATION AND JOINERY

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

QUALITY BATHROOM AND EN SUITE

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

SECURITY AND PEACE OF MIND

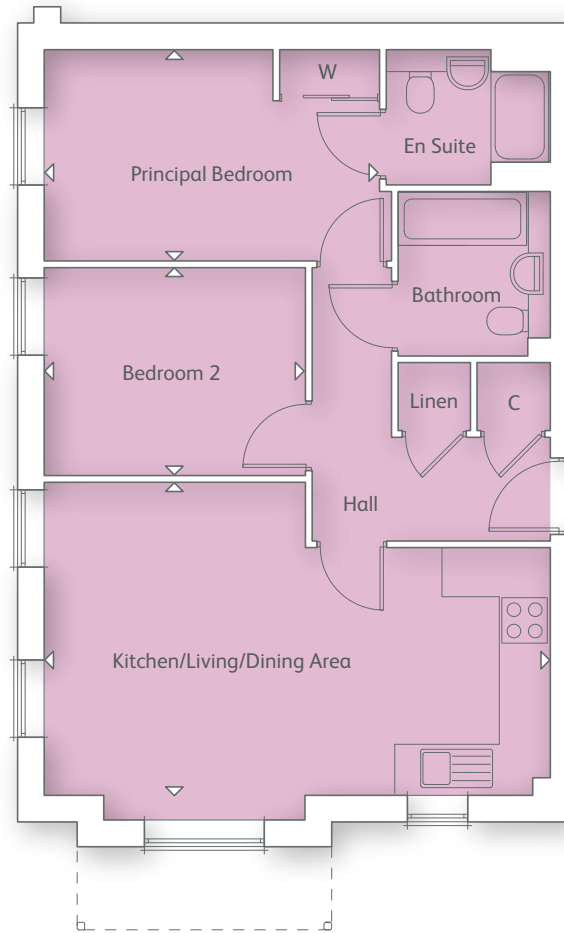
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Video entry system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

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

EXTERNAL FEATURES

- Timber framed carport and parking space (Plots 180, 181, 209 and 210)
- Allocated parking spaces (Plots 182, 183, 211 and 212)
- Motion activated front entrance light
- Balcony (Plots 182, 183, 211 and 212)

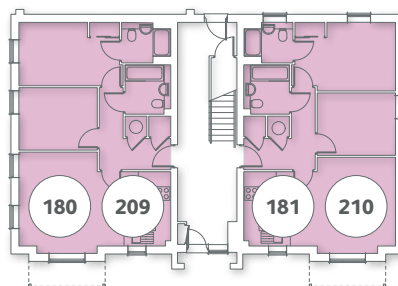


GROUND FLOOR

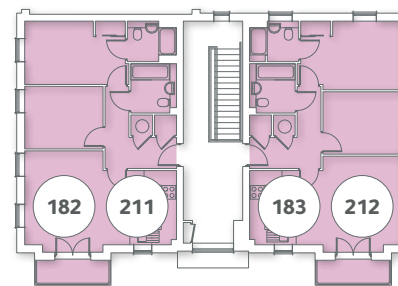
Kitchen/Living/Dining Area
 6.63m x 4.09m 21' 9" x 13' 5"

Principal Bedroom
 4.39m x 2.75m 14' 4" x 9' 0"

Bedroom 2
 3.41m x 2.72m 11' 2" x 8' 11"



GROUND FLOOR



FIRST FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
 For more information regarding garages, carports 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

We understand how important it is to put your stamp on a new home. A Croudace home is a blank canvas just waiting for you to make your own.

QUALITY, STYLE & CHOICE

Your new Croudace home can be personalised, with a range of considered options available to choose from, including wall colours, fitted furniture, tile style and colour, and wardrobe glazing finish. Our expert Sales Consultants are happy to offer advice and guidance regarding your choices.

Of course, the availability of these options is dependent on, and subject to, the stage of construction at the time. You can view our entire range of choices at our Marketing Suite.

We also offer a variety of customer extras. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



YOUR LOCAL ENVIRONMENT

The homes at Blakemore Manor are expertly designed to minimise their impact on the environment and the landscaping has been carefully chosen to encourage local wildlife. Bird and bat boxes have been included on homes and in trees around the development, with existing hedgerows and trees preserved as habitats for small mammals, insects and birds. A variety of native trees and plant species have also been planted, including hazel, elder and silver birch.

PHOTOVOLTAIC SOLAR PANELS

Some of the homes at Blakemore Manor are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.



PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.

HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should be less than 15 years old
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home



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

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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 Birch Grove progresses. This brochure does not form part of any contract or constitute an offer.

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