



# CAMPION GROVE

— DIDCOT —

**croudace**homes



## 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.



The Hurstwood Show Home at Willowbrook Park, Didcot



# CAMPION GROVE

— 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 Campion 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.





## THE SOMBOURNE

4 BEDROOM HOME  
PLOTS 42, 55, 64 & 77



## THE FARLEIGH

4 BEDROOM HOME  
PLOTS 43, 44, 53, 54, 65, 66, 75 & 76



## THE BRINDLEY

3 BEDROOM HOME  
PLOTS 45, 46, 47, 48, 49, 50, 51, 52,  
67, 68, 69, 70, 71, 72, 73 & 74



## THE HAMILTON

3 BEDROOM HOME  
PLOT 31



## THE COMPTON

2 BEDROOM HOME  
PLOTS 29 & 137



## THE CARLTON

2 BEDROOM HOME  
PLOT 30



# THE SOMBOURNE

## 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 wardrobes to Master Bedroom

### QUALITY BATHROOM, EN SUITES AND CLOAKROOM

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

### SECURITY AND PEACE OF MIND

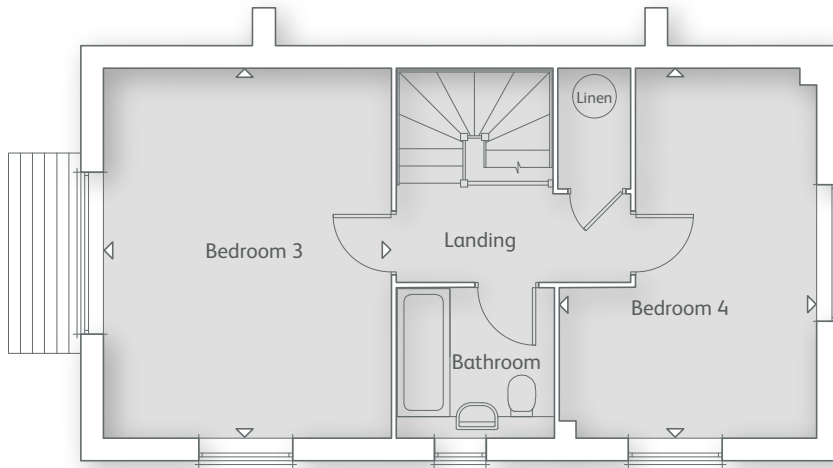
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, 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 and Master Bedroom

### EXTERNAL FEATURES

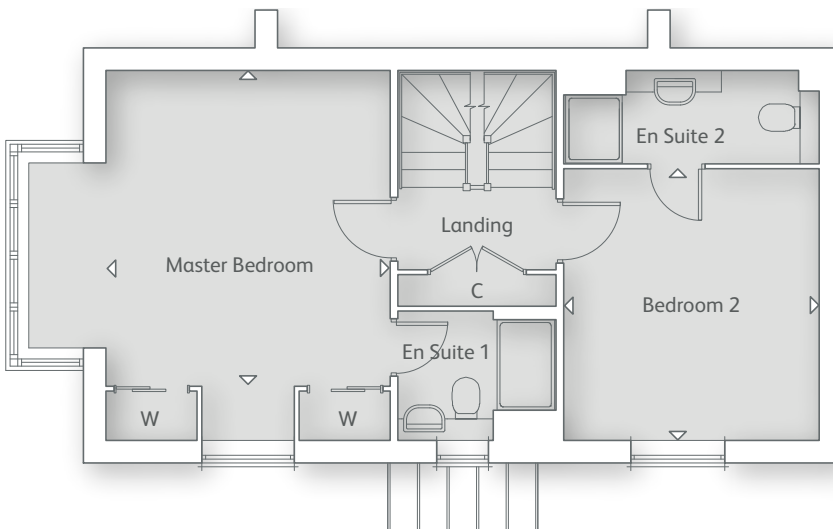
- Single Garage (Plots 42 & 64) Double Garage (Plots 55 & 77)
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



## SECOND FLOOR

Bedroom 3  
4.84m x 3.75m    15' 10" x 12' 3"

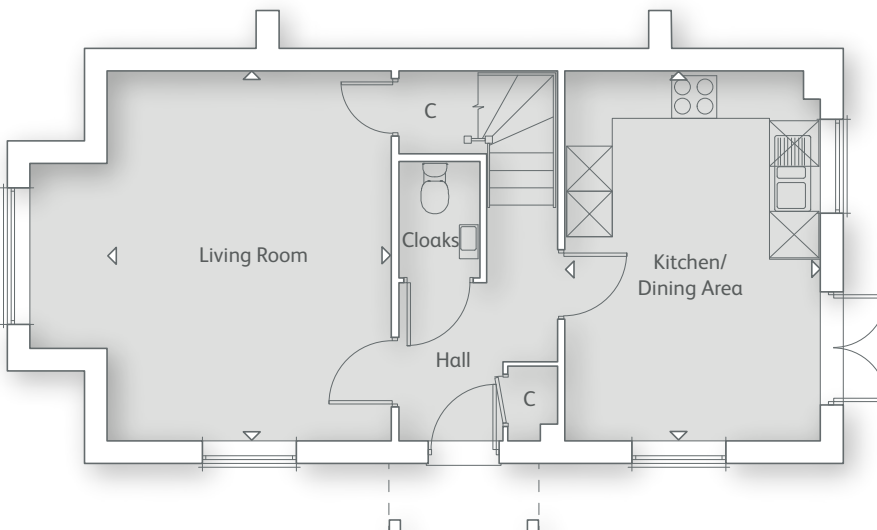
Bedroom 4  
4.84m x 3.36m    15' 10" x 11' 0"



## FIRST FLOOR

Master Bedroom  
4.13m x 3.71m    13' 6" x 12' 2"

Bedroom 2  
3.54m x 3.33m    11' 7" x 10' 11"



## GROUND FLOOR

Kitchen/Dining Area  
4.84m x 3.33m    15' 10" x 10' 11"

Living Room  
4.84m x 3.71m    15' 10" x 12' 2"



# THE FARLEIGH

## 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 wardrobes to Master Bedroom

### QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suites
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath 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†

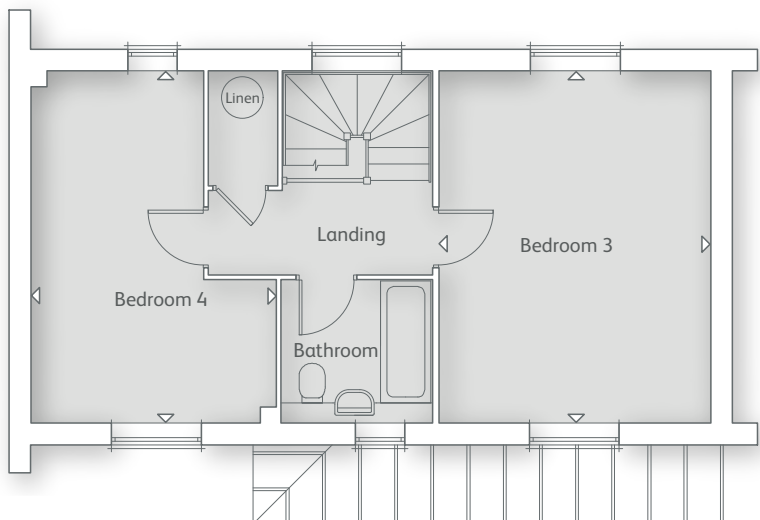
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, 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 and Master Bedroom

### EXTERNAL FEATURES

- Single Garage
- 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

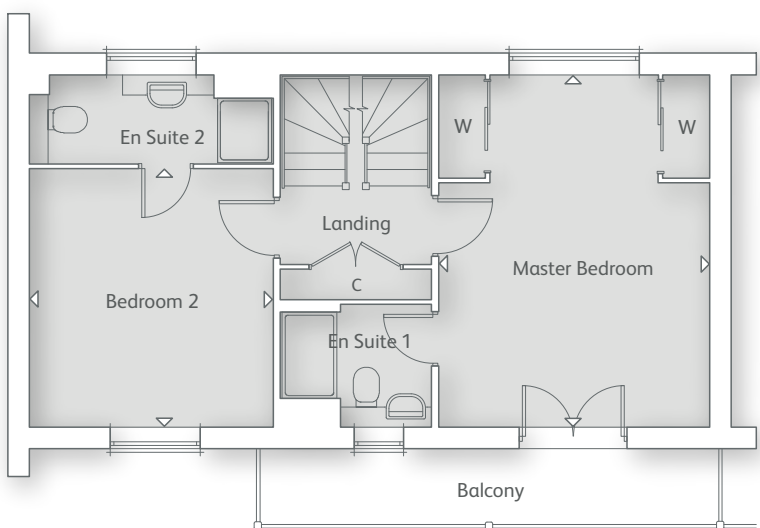




## SECOND FLOOR

Bedroom 3  
4.84m x 3.72m    15' 10" x 12' 2"

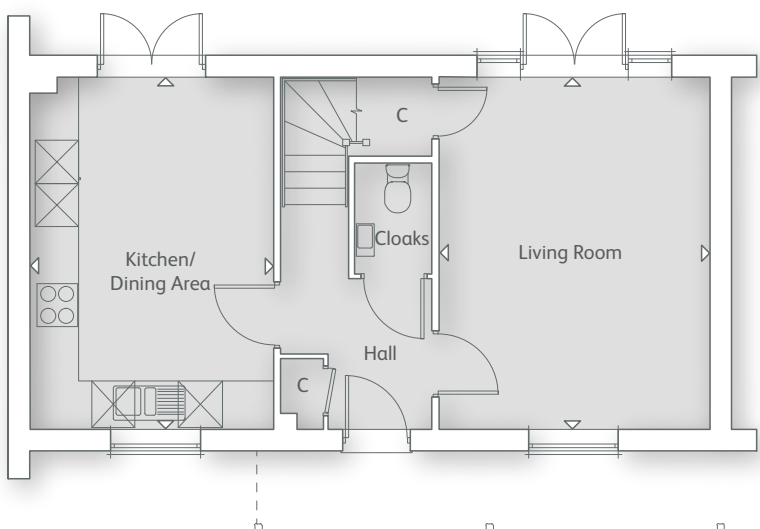
Bedroom 4  
4.84m x 3.36m    15' 10" x 11' 0"



## FIRST FLOOR

Master Bedroom  
4.84m x 3.71m    15' 10" x 12' 2"

Bedroom 2  
3.54m x 3.33m    11' 7" x 10' 11"



## GROUND FLOOR

Kitchen/Dining Area  
4.84m x 3.33m    15' 10" x 10' 11"

Living Room  
4.84m x 3.71m    15' 10" x 12' 2"

# 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 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
- Thermostatic bath/shower mixer with bath 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†

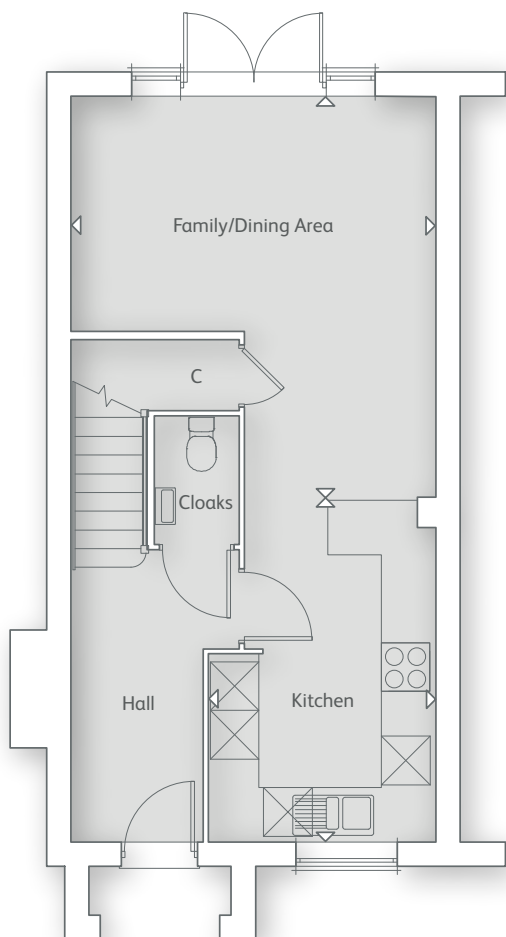
### ELECTRICAL AND COMFORT

- 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, Kitchen, Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

### EXTERNAL FEATURES

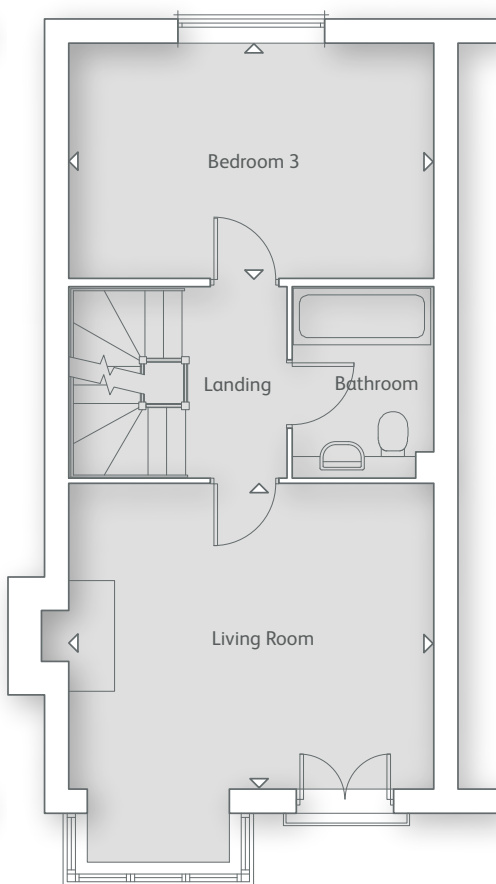
- Single Garage
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt





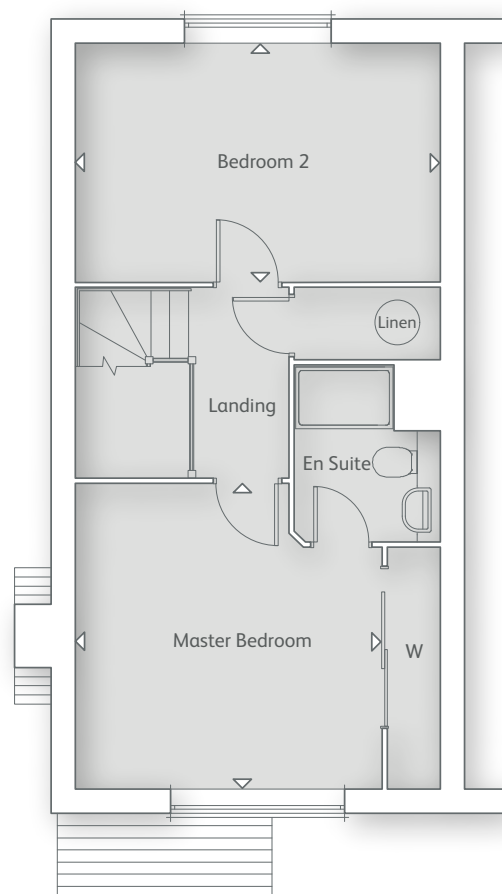
## GROUND FLOOR

Kitchen		
4.20m x 2.74m	13' 9" x 8' 11"	
Family/Dining Area		
4.89m x 4.44m	16' 0" x 14' 6"	



## 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

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

# THE HAMILTON

## 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 wardrobes 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
- Thermostatic bath/shower mixer with bath 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†

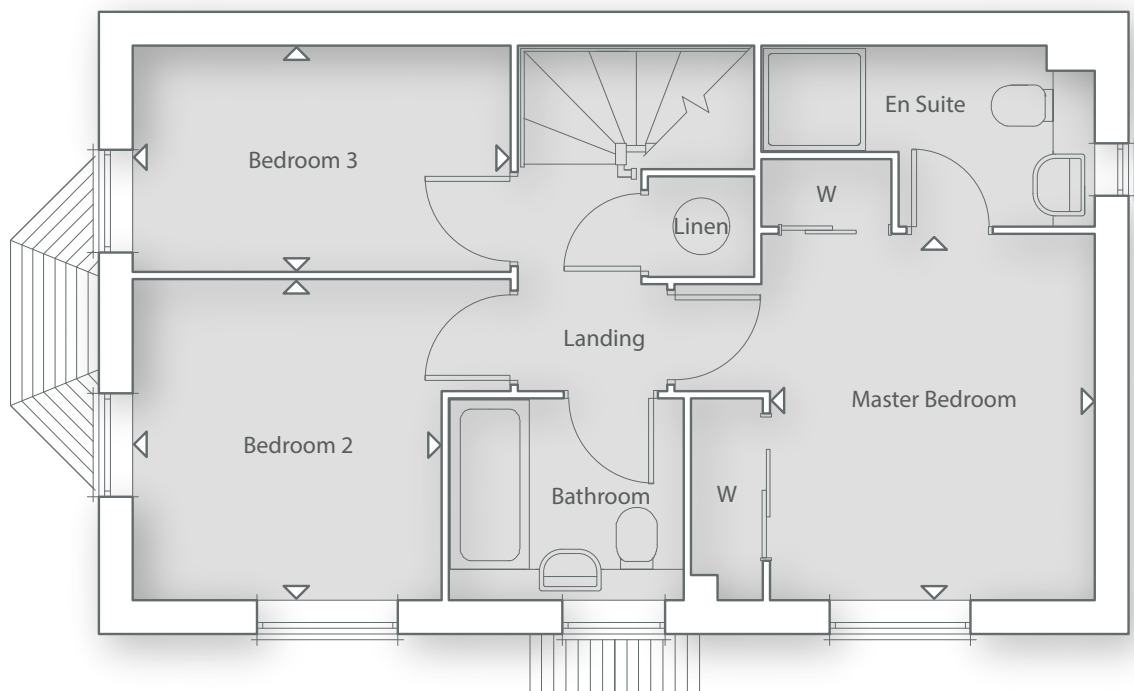
### ELECTRICAL AND COMFORT

- 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 Master Bedroom

### EXTERNAL FEATURES

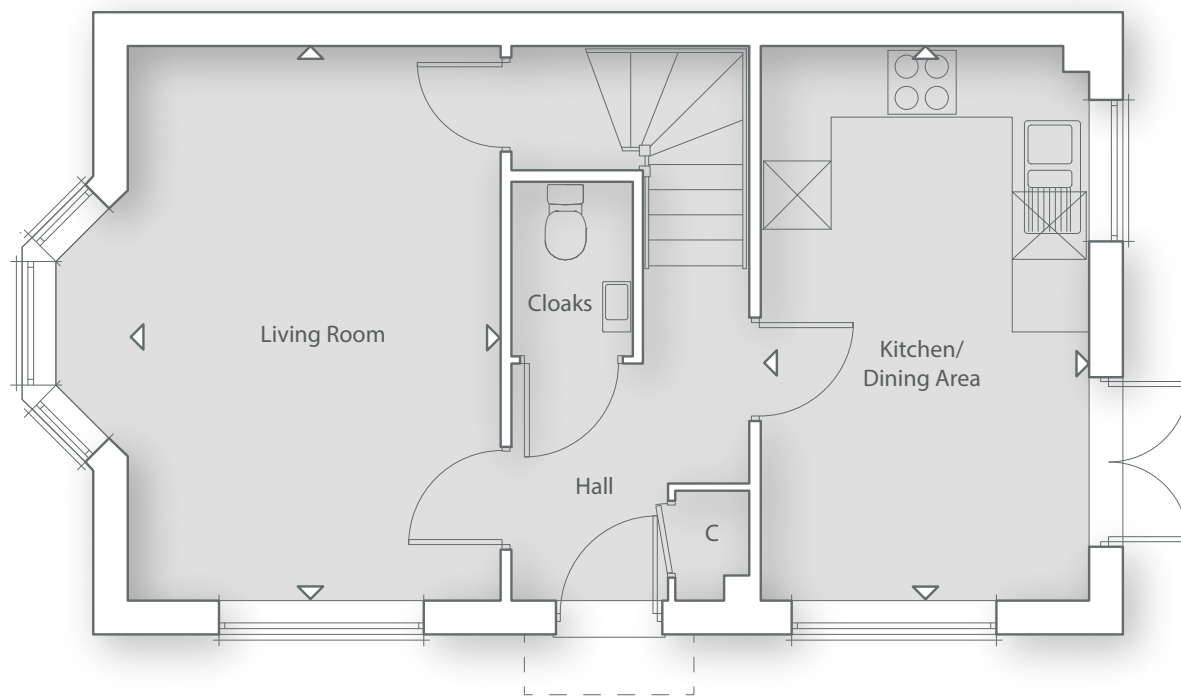
- Timber framed Carport
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt





## FIRST FLOOR

Master Bedroom	3.18m x 2.81m	10' 5" x 9' 2"
Bedroom 2	2.78m x 2.67m	9' 1" x 8' 9"
Bedroom 3	3.28m x 1.94m	10' 9" 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"

# THE COMPTON

## 2 BEDROOM HOME



### MODERN KITCHEN 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 single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer

### DECORATION AND JOINERY

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

### QUALITY BATHROOM AND EN SUITE

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath 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
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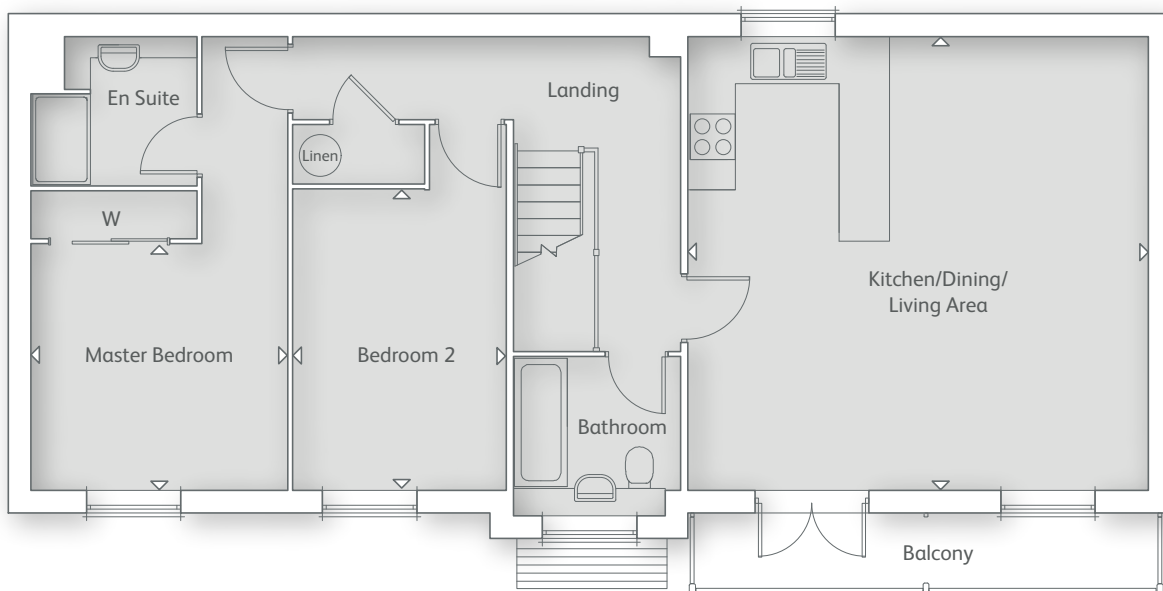
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Living Area, Utility, Bathroom and En Suite
- Satellite dish provided & wired 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

### EXTERNAL FEATURES

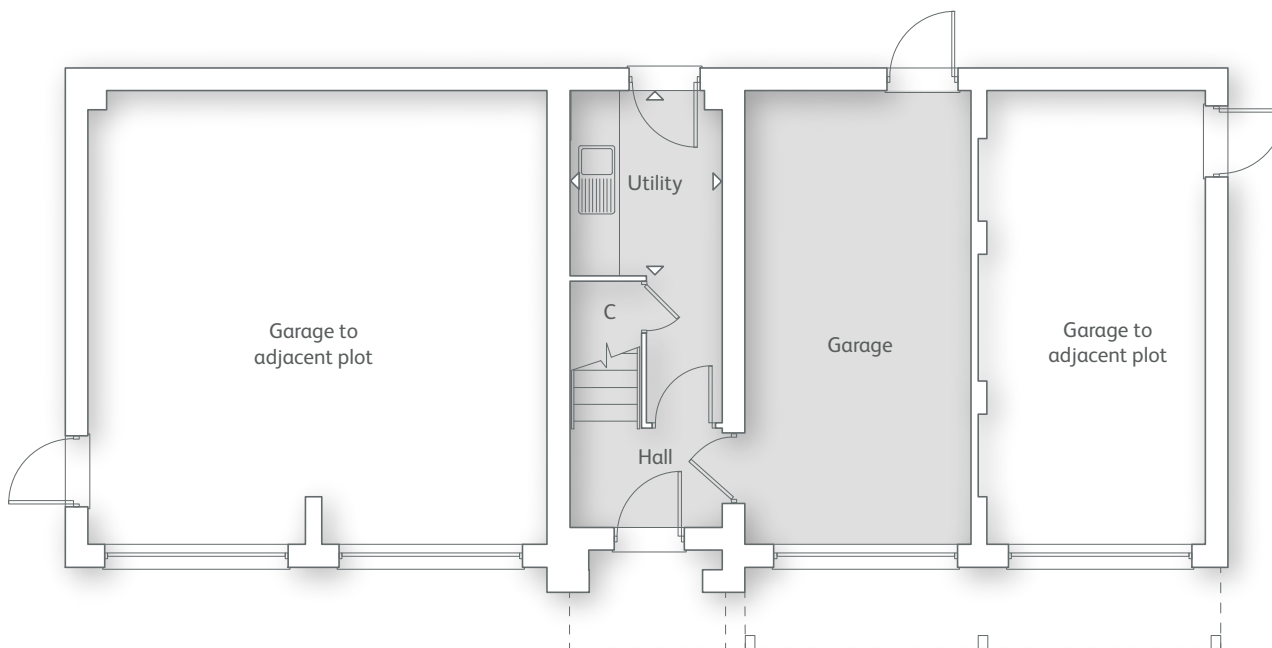
- Single Garage
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slate number tile door number
- Slim space saver water butt





## FIRST FLOOR

Kitchen/Dining/Living Area	6.03m x 5.94m	19' 9" x 19' 5"
Master Bedroom	3.34m x 3.21m	10' 11" x 10' 6"
Bedroom 2	3.92m x 2.76m	12' 10" x 9' 0"



## GROUND FLOOR

Utility	2.39m x 1.96m	7' 10" x 6' 5"
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# 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 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
- Thermostatic bath/shower mixer with bath 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, Kitchen and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Master Bedroom

### EXTERNAL FEATURES

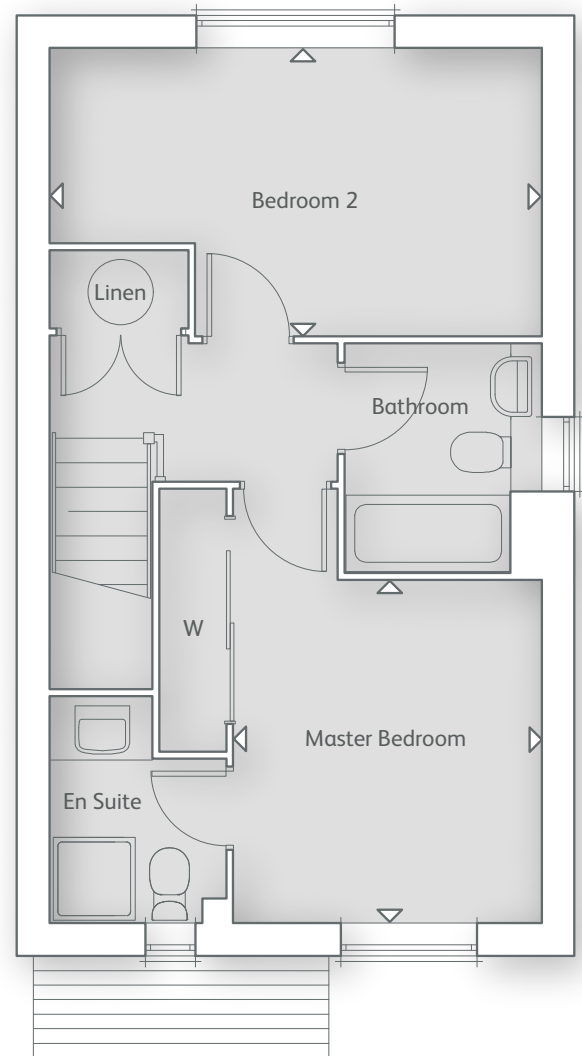
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- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt





## 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

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

# 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 the plot is reserved. Once the development has launched 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.



The Carlton Show Home at Green Hart Park, Hook



Willowbrook Park



# PHOTOVOLTAIC SOLAR PANELS

Some of the homes at Campion Grove are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules 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







Part Exchange



The Hamilton Show Home at Kingfisher Mews, Sawston









# A COMMITMENT TO QUALITY

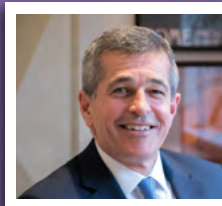
Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

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





paula rosa | manhattan

The Hurstwood Show Home at Willowbrook Park, Didcot



*Ideal  
Standard*

AQUALISA

**AEG**  
Electrolux

 **envirolec**  
smart energy solutions

**CONSUMER  
CODE** FOR  
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 is 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 and parking is truthful, these aspects are subject to change as Campion Grove progresses.

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

Date of Preparation October 2022.

Willowbrook Park  
Franklin Gardens  
Didcot  
Oxfordshire  
OX11 7SB

Open daily by appointment 10am to 5pm

**0333 321 8649**  
**[willowbrookpark@croudacehomes.co.uk](mailto:willowbrookpark@croudacehomes.co.uk)**

**croudace**homes