

OCHRE MEADOWS

BY CROUDACE HOMES, THEALE



croudacehomes

OCHRE MEADOWS

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Situated in the thriving Berkshire village of Theale, Ochre Meadows is a collection of 3, 4 and 5 bedroom homes thoughtfully designed to reflect the local architecture, with a central green, play area and orchard creating space for all the community to use. With Theale High Street just a short walk away, residents will feel connected to this established village, and enjoy the tranquil leafy surroundings of this sought-after location.





A UNIQUE *location*

Conveniently located for Theale's amenities, with easy access to the surrounding countryside and the Chiltern Hills Area of Outstanding Natural Beauty, Ochre Meadows offers a wonderful opportunity for quintessential village living combined with excellent connections. Reading is just six miles from the development while Theale station is less than a mile away and the M4 only a three minute drive, so you can enjoy fast, direct travel links to London and beyond.

DESIGNED AROUND *nature*

Ochre Meadows enjoys a verdant setting, with open fields and woodland all around. Croudace Homes seeks to enhance this connection with nature through careful landscaping and thoughtful blending of the homes with their locale, so that the development makes a positive contribution to life here.

A central green acts as a natural heart for the community where residents can meet or children can play. A variety of planting, including a community orchard, provides a beautiful natural setting for the homes and creates interest throughout the seasons.

Sustainability features

- 49% of the site is dedicated to green space
- PV solar panels integrated into selected homes
- Around 225 trees planted
- Electric vehicle charging points to all homes
- Bee bricks, bat and bird boxes, invertebrate boxes, hibernacula and log piles





BUILDING A LEGACY

Our vision is to craft a high-quality residential development in Theale, creating a place where people are proud to live.

Additionally, we are dedicated to ensuring that these endeavours leave a lasting, positive impact, benefiting not only the present but also the future generations of our local communities, including their children and grandchildren.



ENGLEFIELD
ESTATE

CREATING A *wonderful* PLACE TO LIVE

With a range of 3, 4 and 5 bedroom houses in a variety of complementary architectural styles, Ochre Meadows is a place of real character that reflects its local environment and vernacular. Five distinct character areas create an attractive neighbourhood, with traditional features such as timber doors and casement windows, open eaves, red brick and natural slate roof tiling.

The homes have been designed to follow the principles of the Englefield Estate, to whom the land once belonged to, ensuring that they feel part of the local area and are rooted in their geographical context. Working together with Englefield Estate and ADAM Architecture, Croudace Homes is creating a place to be proud of now and for future generations, that will develop happily and healthily as the community evolves.

A LOCAL WAY OF *life*



Theale is a vibrant Berkshire village, situated next to the Kennet and Avon Canal. Its historic high street is lined with shops, services, cafés and restaurants, while its amenities include sports clubs, a library, village hall, schools and recreation grounds, all contributing to a friendly and active community for all ages.



There are four pubs in the village, giving you plenty of choice for a relaxed meal or evening drinks with friends. Theale Golf Club is also an attractive spot for coffee or lunch, with views over its immaculate 18-hole course. Just down the road, you'll discover the delightful Cobbs Farm Shop and Café, where you can shop for locally sourced products and enjoy a visit to the café.

When it is time to get active, there is Woodfield Way Recreation Ground with its wide open spaces, Theale Recreation Ground with a skate park, playground, football and cricket pitches, and scenic walks or bike rides along the Kennet and Avon canal.





A RICH HISTORY AND FLOURISHING *future*

A settlement since the Bronze Age, Theale today is a thriving village, combining its own distinct character and community with the convenience of proximity to Reading and the M4 'tech-corridor'. A prime location on the main road to Bath and Bristol, Theale became a major stopping point for coach travel; by 1840 there were 11 inns on the high street and a plethora of local businesses serving the needs of travellers.

The nearby Englefield Estate dates back to 871AD. The stunning gardens around the Elizabethan manor house are available to visit, while the surrounding parkland features miles of footpaths and bridleways. With woodland, lakes and ponds, it is a beautiful place to explore.

DISCOVER A *vibrant* LIFESTYLE



When it is time for a change of pace, head for Reading. With shopping, sports venues, bars, restaurants and entertainment, as well as museums, monuments and the River Thames, it offers plenty of ways to spend your free time. Career opportunities are equally impressive, with a diverse range of prestigious employers locally.



For regal splendour and heritage, Windsor is just over 30 minutes away by car, while Newbury, a market town with a burgeoning arts scene, theatre and famous racecourse, is also within easy reach.

Theale is perfectly placed to explore Berkshire's countryside, including the North Wessex Downs. The Moor Copse Nature Reserve is two miles away, or head to The Living Rainforest and Bucklebury Farm & Deer Safari Park for a fantastic family outing. There are several golf clubs, gyms and leisure centres, all within a 10-minute drive.





Nursery & Preschools

Tigers at Theale Day Nursery	0.3 miles
Theale C of E Primary School Nursery	0.6 miles
Beansheaf Community Preschool	1.9 miles

Primary Schools

Theale C of E Primary School	0.6 miles
Burghfield St. Mary's C.E. Primary School	3 miles
Sulhamstead and Ufton Nervet School	3 miles
Kennet Valley Primary School	3.9 miles
St Andrew's School (Independent)	5.3 miles

Secondary Schools

Theale Green School	0.3 miles
King's Academy Prospect	3.5 miles
Bradfield College (Independent)	3.7 miles
The Willink School	3.9 miles

Colleges

Padworth College (Independent)	4.7 miles
Pangbourne College	4.9 miles
Reading College	7.2 miles

University

University of Reading	7.3 miles
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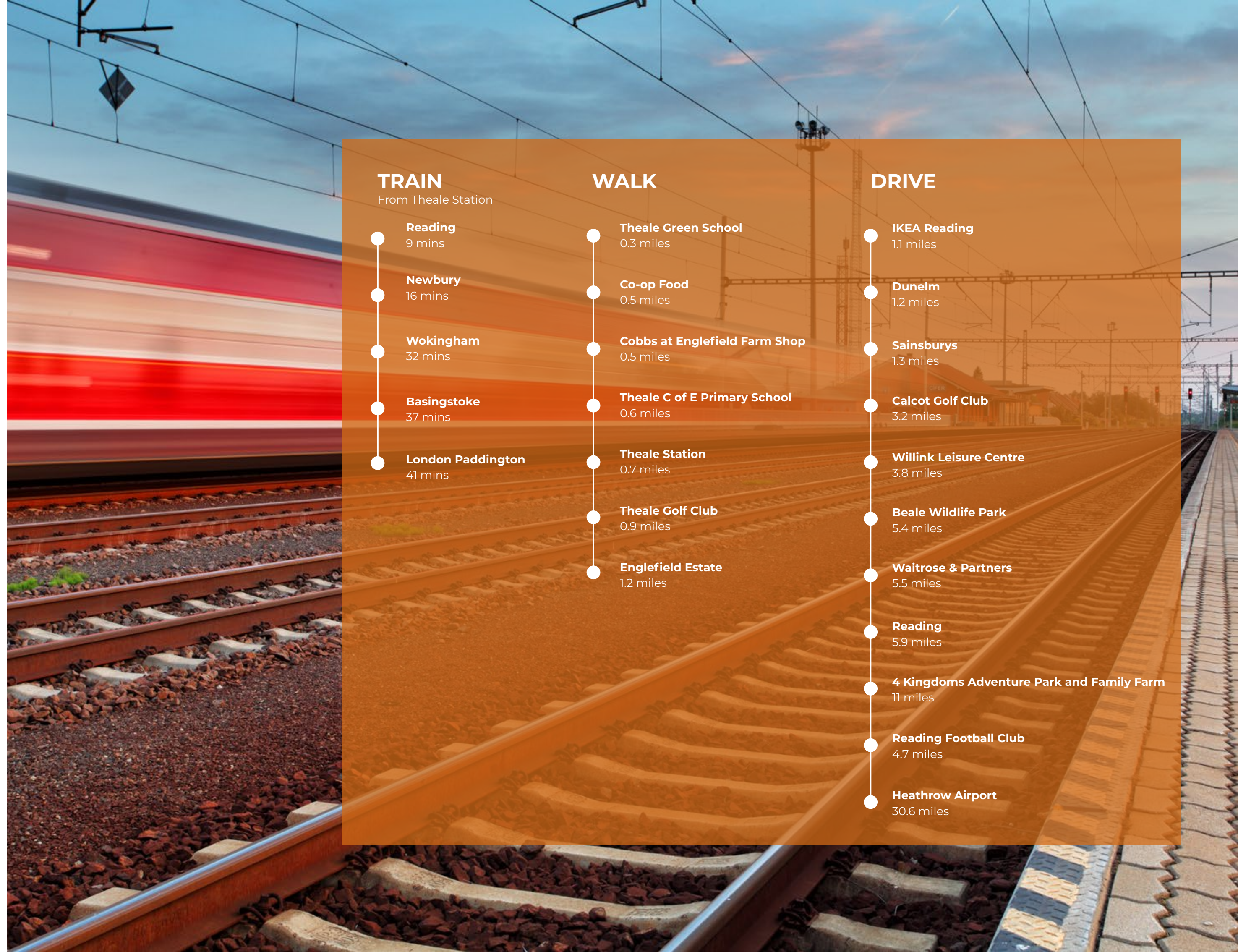
education
FOR ALL
AGES

Living at Ochre Meadows you will be fortunate enough to have the Ofsted rated Outstanding Theale C of E Primary School & Nursery and Tigers at Theale Day Nursery within walking distance. For older children, Theale Green Secondary School is less than half a mile away and is rated Good by Ofsted.

Several of Reading and the surrounding area's schools and colleges are also a short drive, bus or bicycle ride away, giving you even more choice.

STAY *connected*

Despite its village setting, Ochre Meadows is incredibly well connected, with fast direct trains to London Paddington from Theale station, which is just a 15-minute walk or a 2-minute drive away. The M4 is also easily accessible, only a 3-minute drive (1.3 miles) from the development. Additionally, The Green bus stop in Theale is conveniently situated parallel to the development, providing even more transport options. It is ideally situated for relaxed country living, with the buzz of town and city life available whenever you want it.



TRAIN

From Theale Station

- **Reading**
9 mins
- **Newbury**
16 mins
- **Wokingham**
32 mins
- **Basingstoke**
37 mins
- **London Paddington**
41 mins

WALK

- **Theale Green School**
0.3 miles
- **Co-op Food**
0.5 miles
- **Cobbs at Englefield Farm Shop**
0.5 miles
- **Theale C of E Primary School**
0.6 miles
- **Theale Station**
0.7 miles
- **Theale Golf Club**
0.9 miles
- **Englefield Estate**
1.2 miles

DRIVE

- **IKEA Reading**
1.1 miles
- **Dunelm**
1.2 miles
- **Sainsburys**
1.3 miles
- **Calcot Golf Club**
3.2 miles
- **Willink Leisure Centre**
3.8 miles
- **Beale Wildlife Park**
5.4 miles
- **Waitrose & Partners**
5.5 miles
- **Reading**
5.9 miles
- **4 Kingdoms Adventure Park and Family Farm**
11 miles
- **Reading Football Club**
4.7 miles
- **Heathrow Airport**
30.6 miles



CONTEMPORARY *design* TRADITIONAL CRAFTSMANSHIP



Ochre Meadows presents a collection of meticulously crafted homes that seamlessly blend contemporary design with respect for the surrounding landscape. Inspired by the rich architectural heritage of the area, each residence embodies a timeless elegance, ensuring perfect harmony with the local character.

Throughout the design process, Croudace Homes worked with ADAM Architects and its own in-house design team of architects, engineers, architectural technologists and landscape designers to deliver high quality homes with a wealth of thoughtfully considered details.



Croudace's attention to detail, commitment to high quality place making and understanding of the Englefield Estate's vision for each site was key to selecting them as a development partner for Theale.



Robbie Kerr, ADAM Architecture

A PLACE TO CALL *home*

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, fitted furniture, tile style and colour, as well as wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



GENERAL DEVELOPMENT LAYOUT



4 BEDROOM HOMES

- THE PADWORTH**
PLOTS 1 & 28
- THE WOODHILL**
PLOTS 56, 57, 64, 69, 76, 77 & 81
- THE KENSWORTH**
PLOTS 66 & 67
- THE GRAYSHOTT**
PLOTS 102 & 104
- THE BRIMPTON**
PLOTS 33, 51, 86 & 93
- THE WESTBOURNE**
PLOTS 11, 12, 70, 89, 92, 100 & 101
- THE CHAILEY**
PLOT 72 & 73
- THE RADFORD**
PLOTS 29, 30, 31, 32, 52, 53, 54, 55, 82, 83, 84 & 85

5 BEDROOM HOMES

- THE WESTFIELD**
PLOTS 65, 68, 78, 79 & 80
- THE PENSHURST**
PLOT 103

Homes at Ochre Meadows have been thoughtfully positioned to create attractive vistas, welcoming streets and a connection with nature. With the distinctive high quality specification and service offered by a Croudace built home, you will enjoy peace of mind from the moment you move in.

3 BEDROOM HOMES

- THE GRAZELEY**
PLOTS 2, 3, 4, 5, 6, 7, 94, 95, 96, 97, 98 & 99
- THE BEAZLEY**
PLOTS 71, 74, 75, 90 & 91
- THE ALFOLD**
PLOT 8

Carport

* Affordable Housing



THE WESTFIELD

5 BEDROOM HOME

PLOT NUMBERS

65

68

78

79

80

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback and chimney extractor hood
- Two integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Built-in storage to Bedroom 4

SECURITY AND PEACE OF MIND

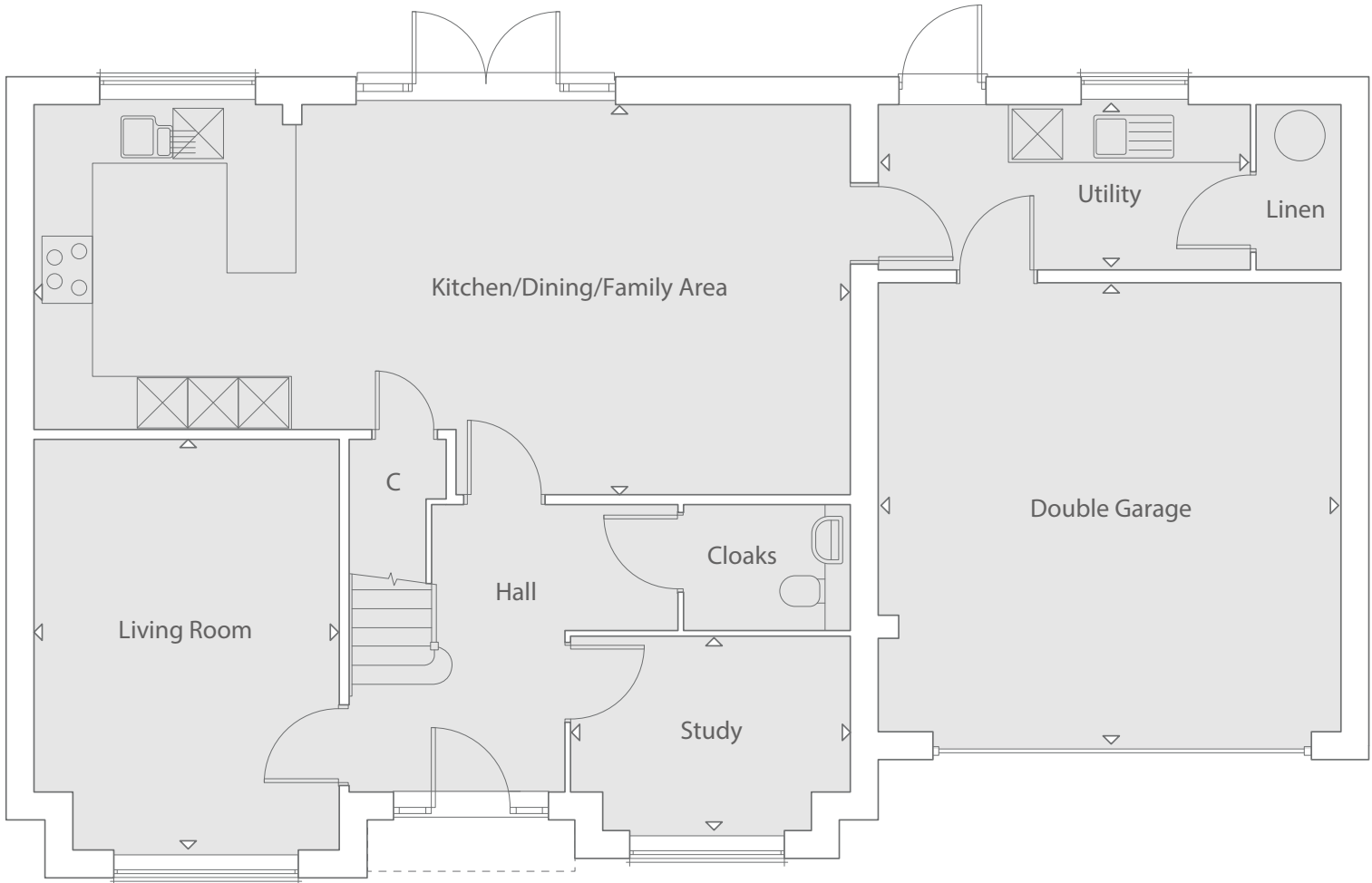
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/ Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV & CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)
- Mechanical Ventilation Heat Recovery (MHVR) System

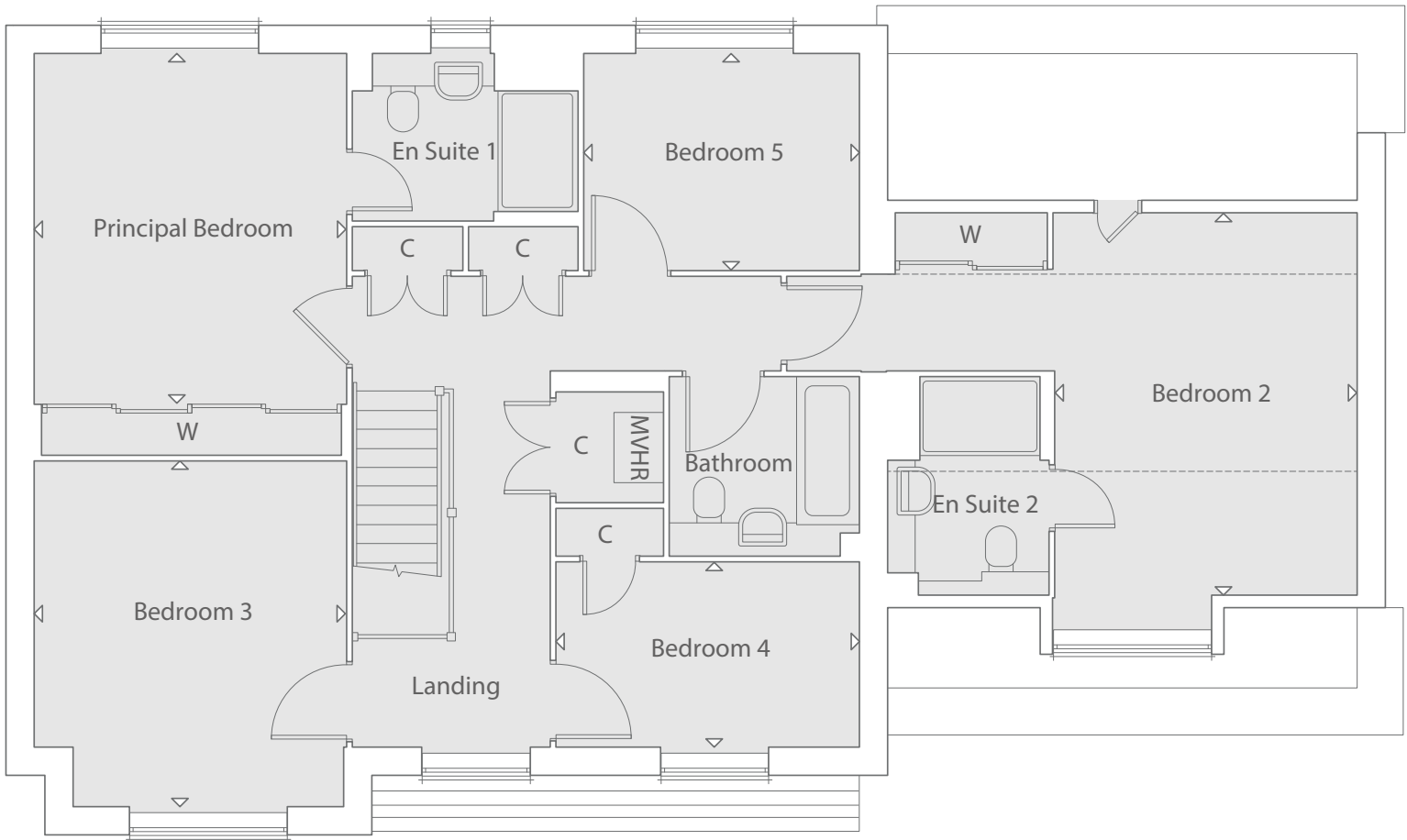
EXTERNAL FEATURES

- External tap and socket to garden
- EV car charging point
- Integral double garage
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.50M X 3.79M	31' 2"	X 12' 5"
LIVING ROOM		
4.79M X 3.55M	15' 9"	X 11' 8"
STUDY		
3.26M X 2.26M	10' 8"	X 7' 5"
UTILITY		
1.93M X 4.33M	6' 4"	X 14' 2"
DOUBLE GARAGE		
5.38M X 5.28M	17' 8"	X 17' 4"



FIRST FLOOR

PRINCIPAL BEDROOM		
4.63M X 3.60M	15' 2"	X 11' 10"
BEDROOM 2		
4.41M X 3.47M	14' 6"	X 11' 5"
BEDROOM 3		
3.98M X 3.59M	13' 1"	X 11' 9"
BEDROOM 4		
3.50M X 2.15M	11' 6"	X 7' 1"
BEDROOM 5		
2.50M X 3.18M	8' 2"	X 10' 5"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE PENSHURST

5 BEDROOM HOME

PLOT NUMBER

103

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback and chimney extractor hood
- Two integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

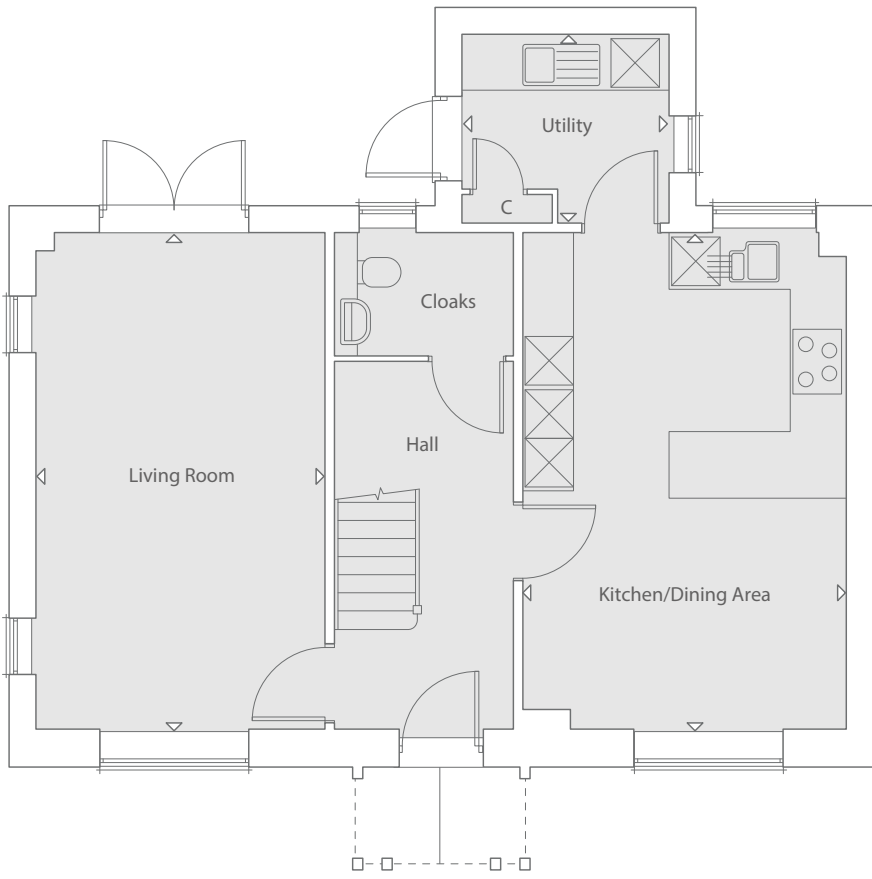
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**
- Sprinkler system

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room, Kitchen/Dining Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)
- Mechanical Ventilation Heat Recovery (MHVR) System

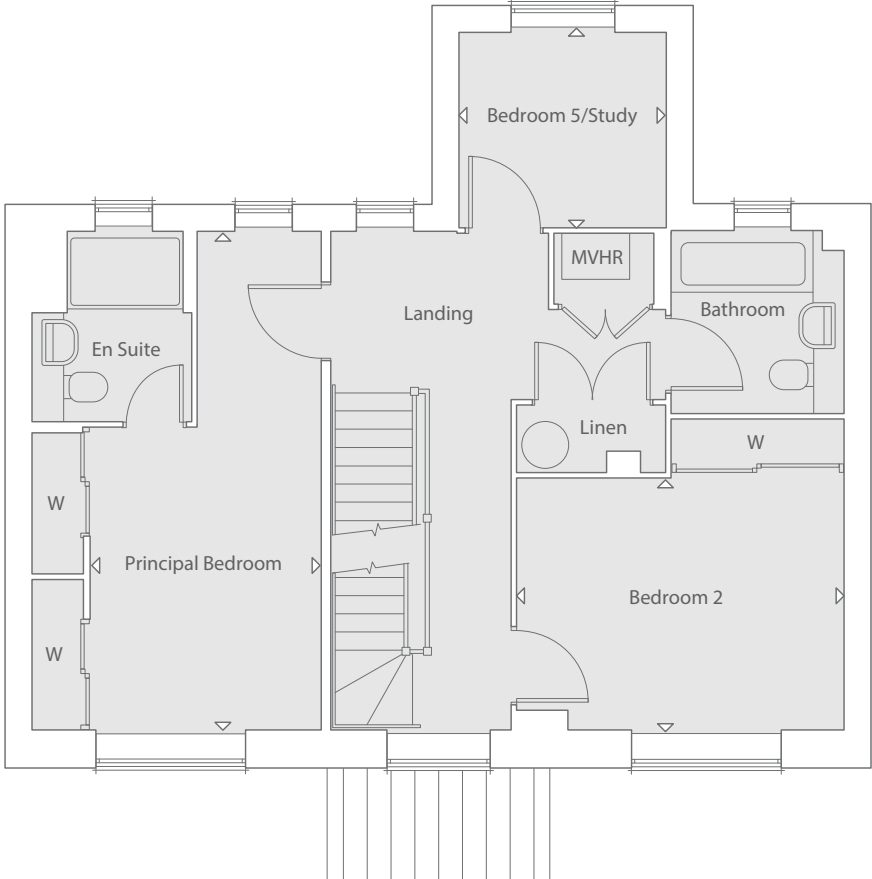
EXTERNAL FEATURES

- External tap and socket to garden
- EV car charging point
- Double garage
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



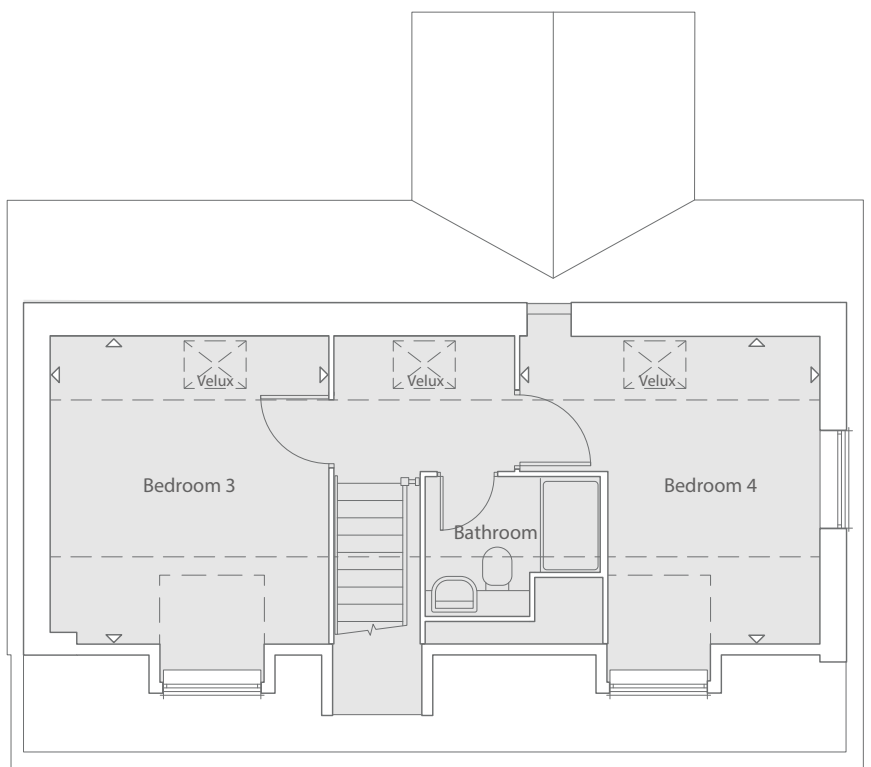
GROUND FLOOR

KITCHEN/DINING AREA		
3.93M X 6.00M	12' 11" X 19' 8"	
LIVING ROOM		
3.50M X 6.00M	11' 6" X 19' 8"	
UTILITY		
2.51M X 2.50M	8' 3" X 8' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.50M X 6.00M	11' 6" X 19' 8"	
BEDROOM 2		
3.96M X 3.03M	12' 12" X 9' 11"	
BEDROOM 5/STUDY		
2.35M X 2.50M	7' 9" X 8' 2"	



SECOND FLOOR

BEDROOM 3		
4.20M X 3.55M	13' 9" X 11' 8"	
BEDROOM 4		
3.97M X 3.83M	13' 0" X 12' 7"	

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THE PADWORTH

4 BEDROOM HOME

PLOT NUMBERS

1

28

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback and chimney extractor hood
- Two integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom and En Suite 1
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

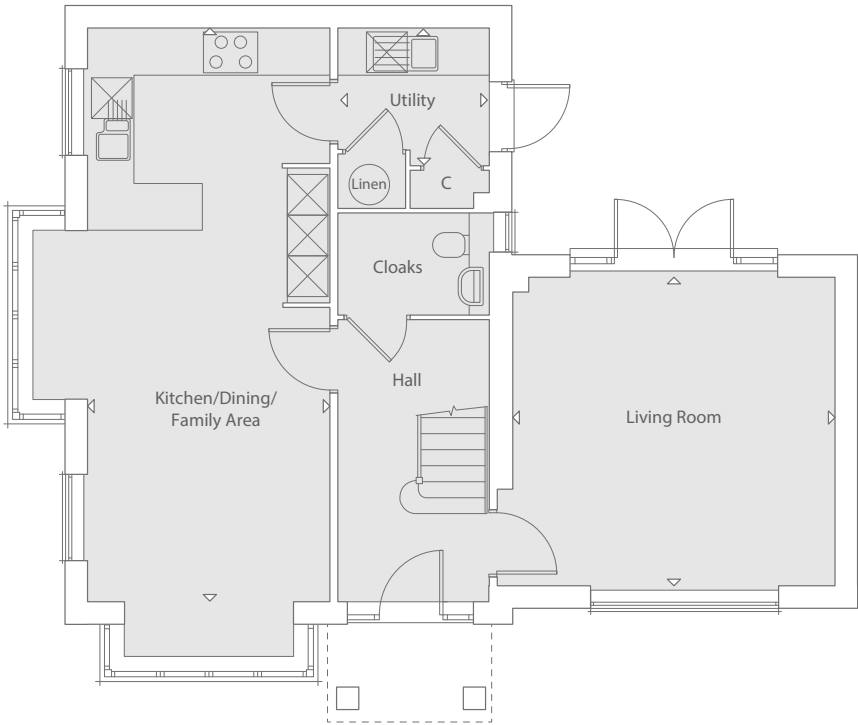
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landings, Kitchen/ Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV & CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)
- Mechanical Ventilation Heat Recovery (MHVR) System

EXTERNAL FEATURES

- External tap and socket to garden
- EV car charging point
- Double studio garage
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



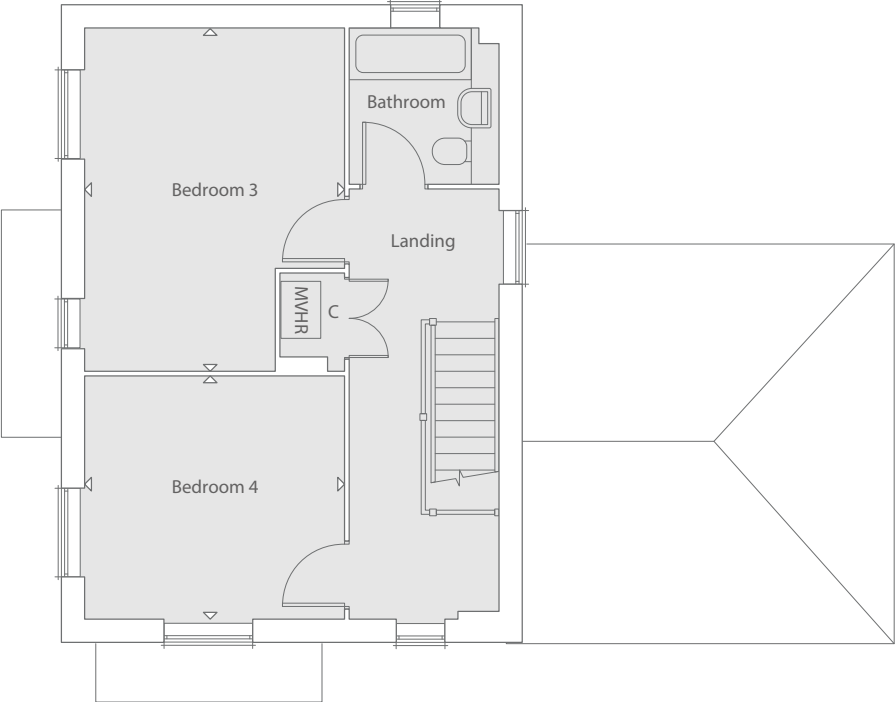
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
8.28M X 3.50M	27' 2" X 11' 6"	
LIVING ROOM		
4.90M X 4.46M	16' 1" X 14' 8"	
UTILITY		
2.19M X 1.76M	7' 2" X 5' 9"	



FIRST FLOOR

PRINCIPAL BEDROOM		
5.98M X 4.28M	19' 7" X 14' 1"	
SALON		
3.50M X 3.02M	11' 6" X 9' 11"	
BEDROOM 2		
4.90M X 4.47M	16' 1" X 14' 8"	



SECOND FLOOR

BEDROOM 3		
4.80M X 3.65M	15' 9" X 11' 12"	
BEDROOM 4		
3.65M X 3.41M	11' 12" X 11' 2"	

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THE WOODHILL

4 BEDROOM HOME

PLOT NUMBERS

56

57

64

69

76

77

81

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback and chimney extractor hood
- Two integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

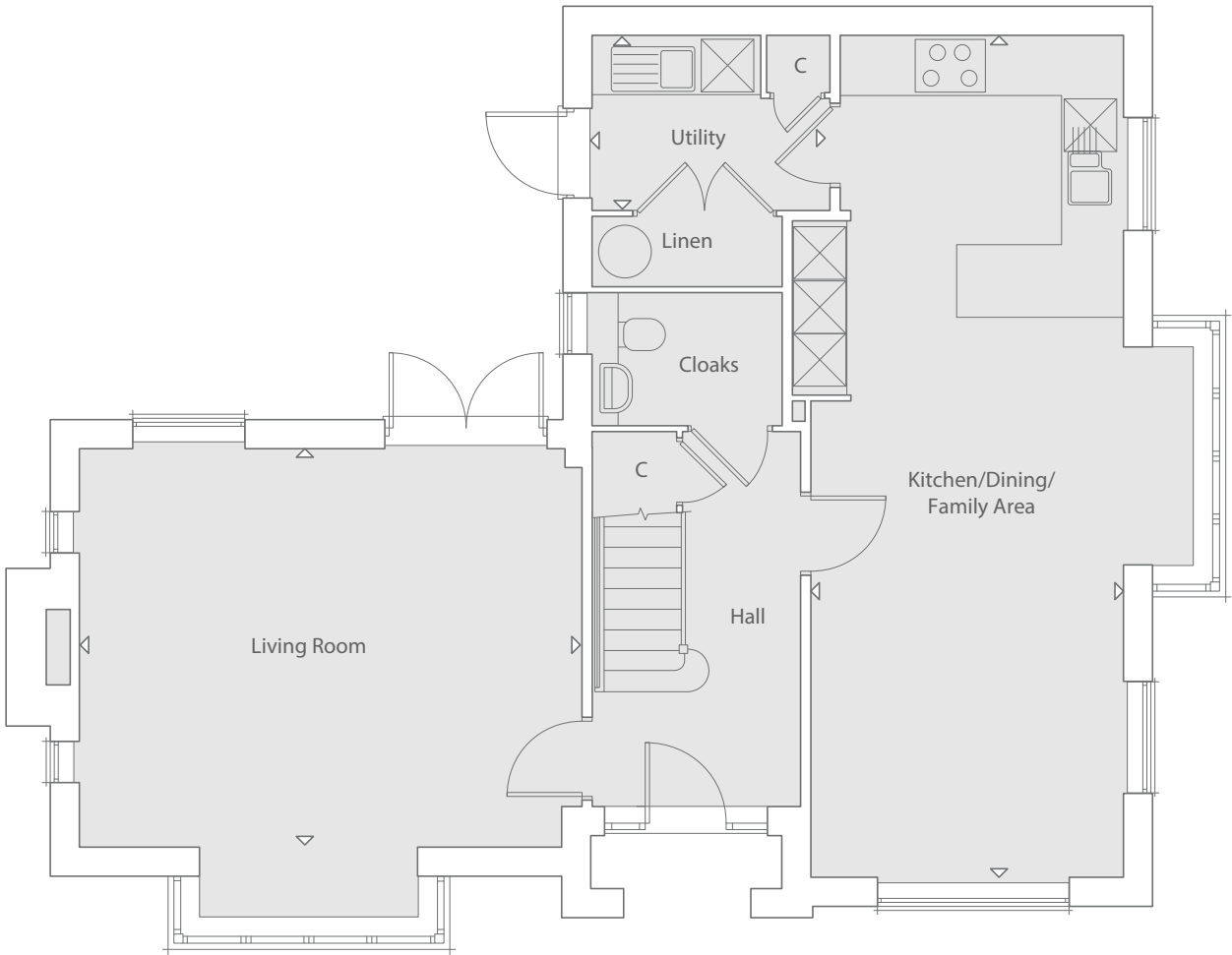
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

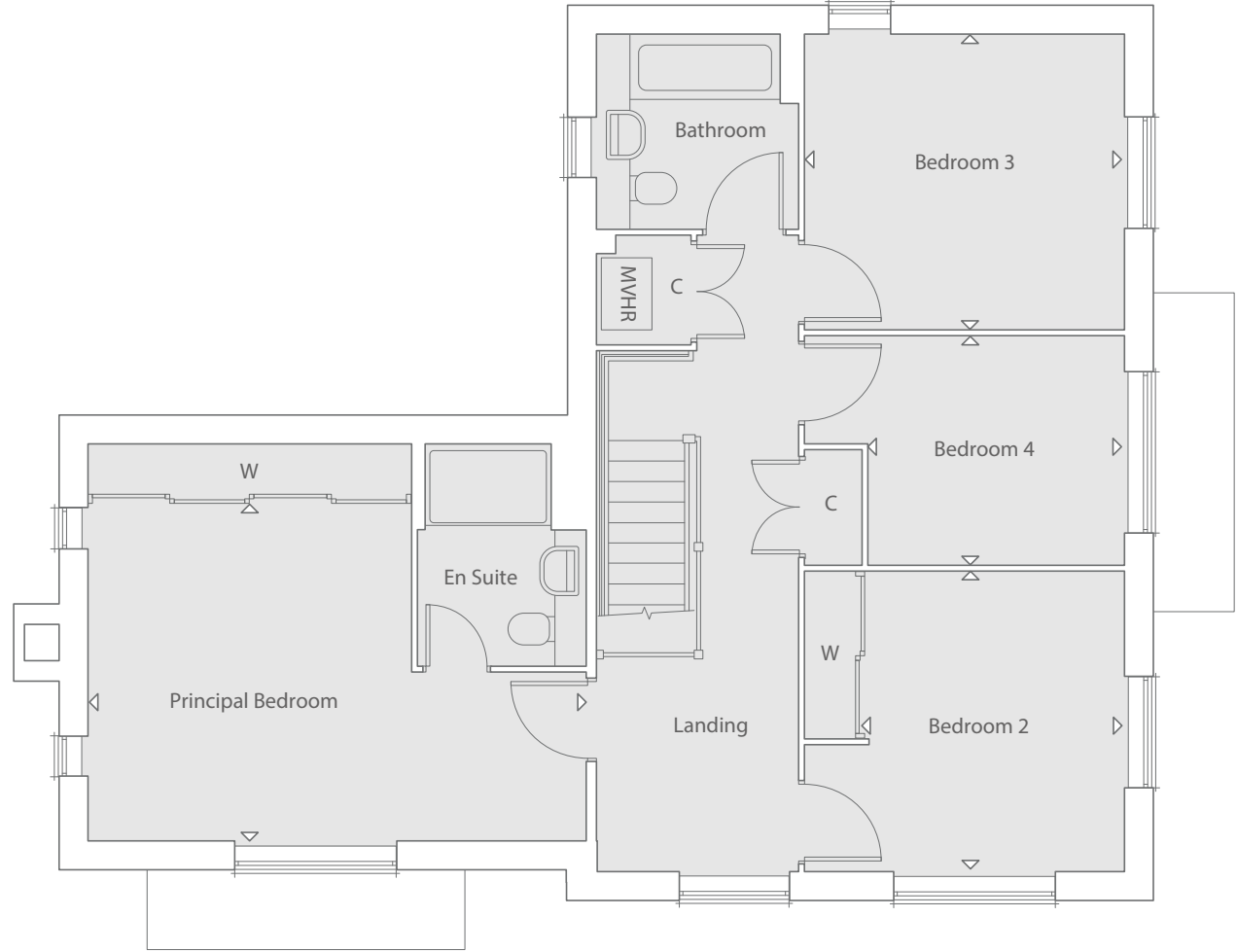
- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/ Dining/Family Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room, Kitchen/Dining Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)
- Mechanical Ventilation Heat Recovery (MHVR) System

EXTERNAL FEATURES

- External tap and socket to garden
- EV car charging point
- Double garage
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR		
KITCHEN/DINING/FAMILY AREA		
9.40M X 3.47M	30' 10" X 11' 5"	
LIVING ROOM		
5.39M X 4.35M	17' 8" X 14' 3"	
UTILITY		
2.66M X 3.04M	8' 9" X 9' 12"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
5.64M X 4.45M	18' 6" X 14' 7"	
BEDROOM 2		
3.58M X 3.36M	11' 9" X 11' 0"	
BEDROOM 3		
3.32M X 3.58M	10' 11" X 11' 9"	
BEDROOM 4		
2.86M X 2.59M	9' 5" X 8' 6"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE KENSWORTH

4 BEDROOM HOME

PLOT NUMBERS

66

67

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback and chimney extractor hood
- Two integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

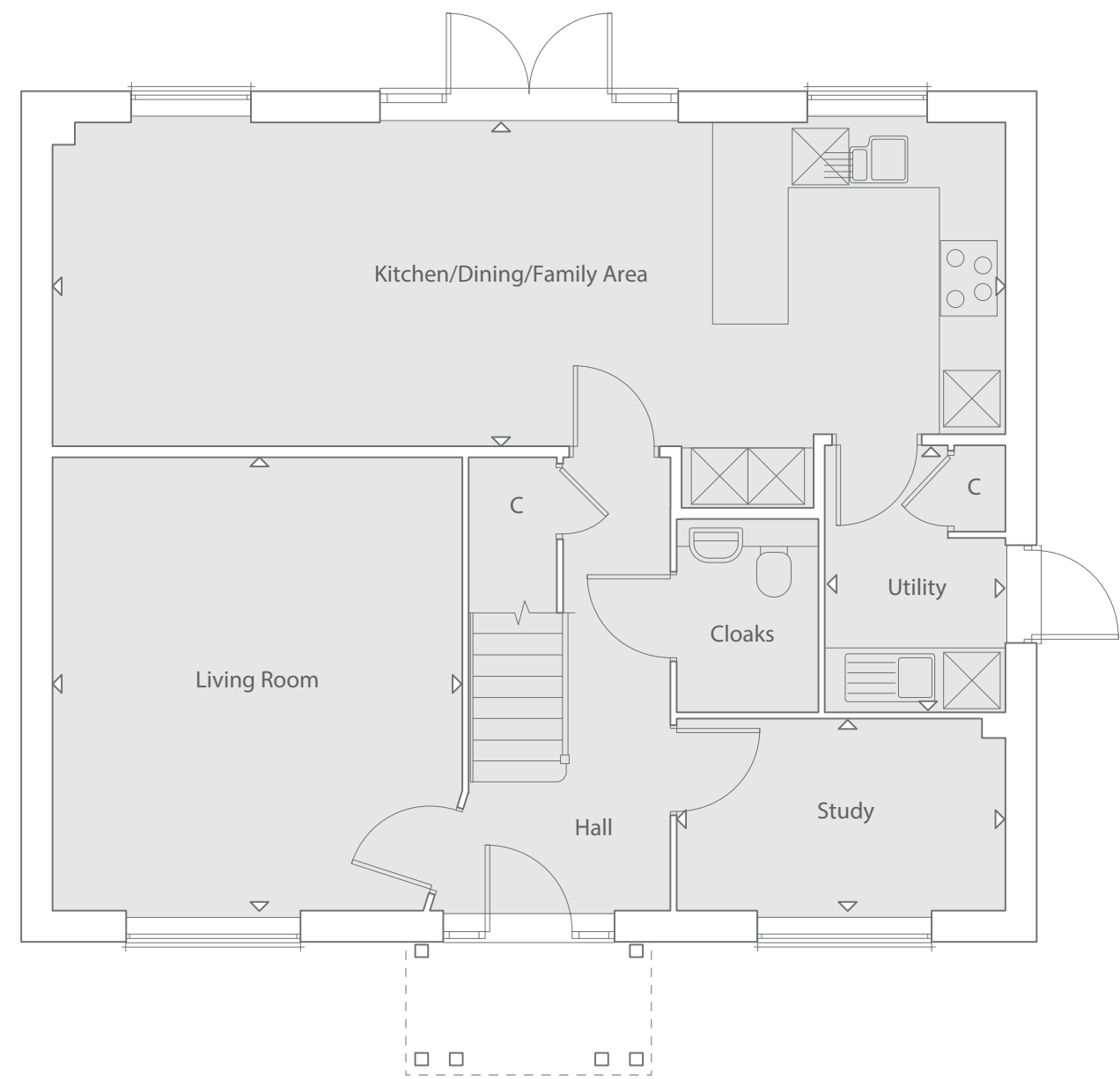
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/ Dining/Family Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)
- Mechanical Ventilation Heat Recovery (MHVR) System

EXTERNAL FEATURES

- External tap and socket to garden
- EV car charging point
- Double garage
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
3.38M X 9.90M	11' 1" X 32' 6"	
LIVING ROOM		
4.73M X 4.26M	15' 6" X 13' 12"	
STUDY		
3.41M X 2.00M	11' 2" X 6' 7"	
UTILITY		
1.87M X 1.82M	6' 2" X 5' 12"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.59M X 3.79M	11' 9" X 12' 5"	
BEDROOM 2		
2.82M X 3.97M	9' 3" X 13' 0"	
BEDROOM 3		
4.08M X 2.83M	13' 5" X 9' 3"	
BEDROOM 4		
3.18M X 3.15M	10' 5" X 10' 4"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE GRAYSHOTT

4 BEDROOM HOME

PLOT NUMBERS

102

104

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback and chimney extractor hood
- Two integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

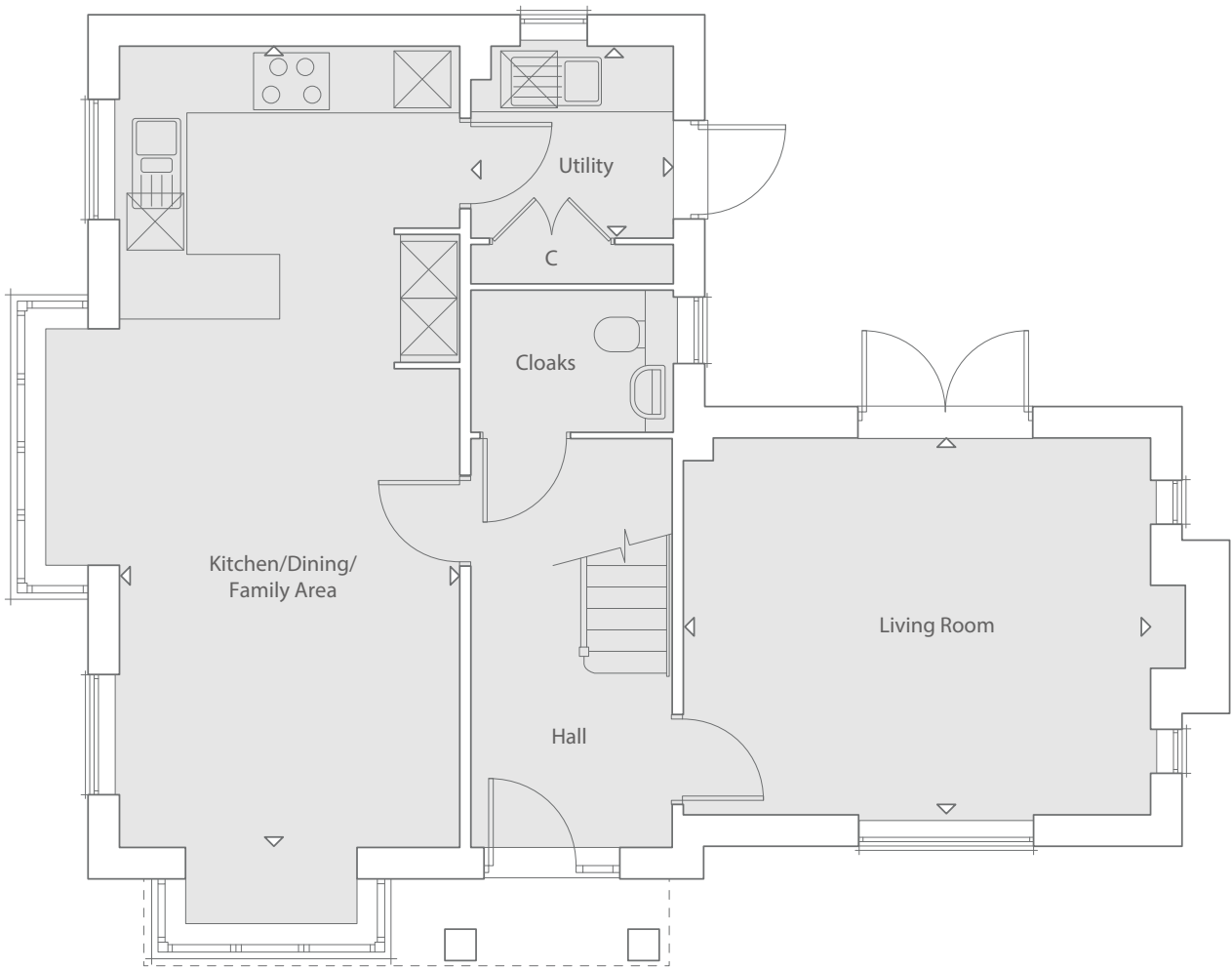
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/ Dining/Family Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)
- Mechanical Ventilation Heat Recovery (MHVR) System

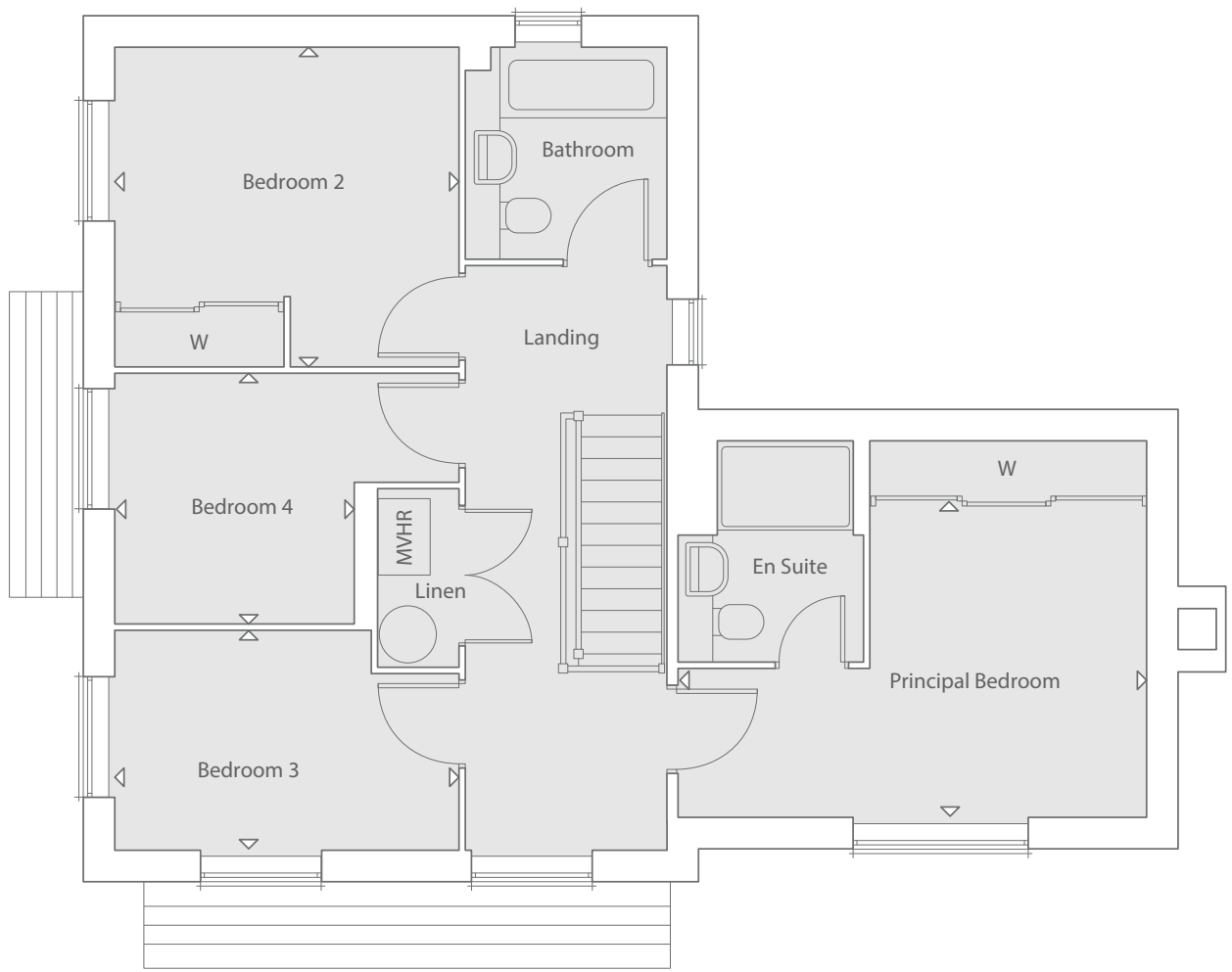
EXTERNAL FEATURES

- External tap and socket to garden
- EV car charging point
- Single garage
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
8.28M X 3.55M	27' 2" X 11' 8"	
LIVING ROOM		
4.85M X 3.89M	15' 11" X 12' 9"	
UTILITY ROOM		
2.09M X 1.98M	6' 10" X 6' 6"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.86M X 3.89M	9' 5" X 12' 9"	
BEDROOM 2		
3.29M X 3.55M	10' 10" X 11' 8"	
BEDROOM 3		
2.27M X 3.55M	7' 5" X 11' 8"	
BEDROOM 4		
2.59M X 2.46M	8' 6" X 8' 1"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BRIMPTON

4 BEDROOM HOME

PLOT NUMBERS

33

51

86

93

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Stainless double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch integrated washing machine

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Walk-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

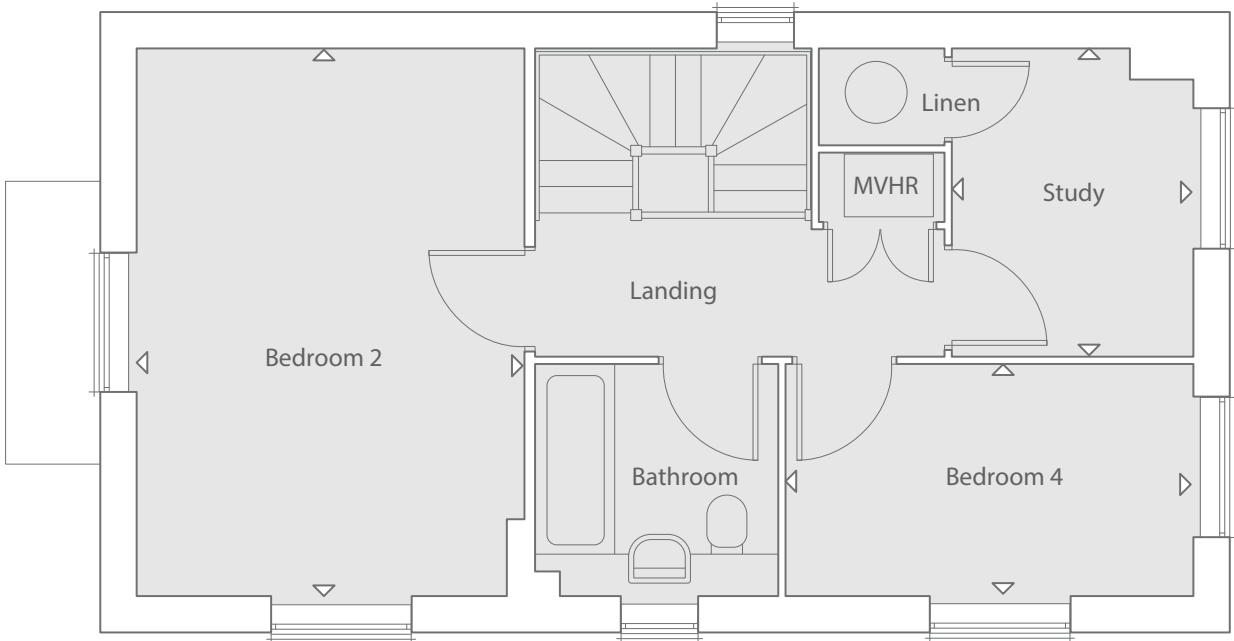
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Bathroom, En Suites and Cloakroom
- TV & CAT6 Home Network points to Living Room, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

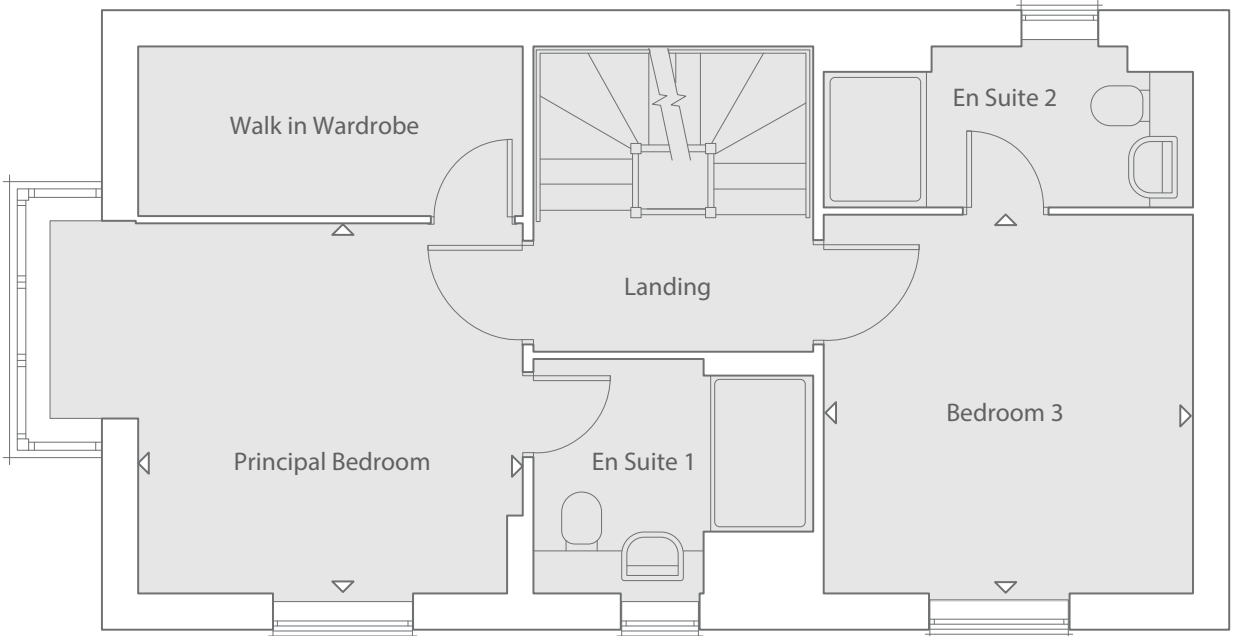
EXTERNAL FEATURES

- EV car charging point
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



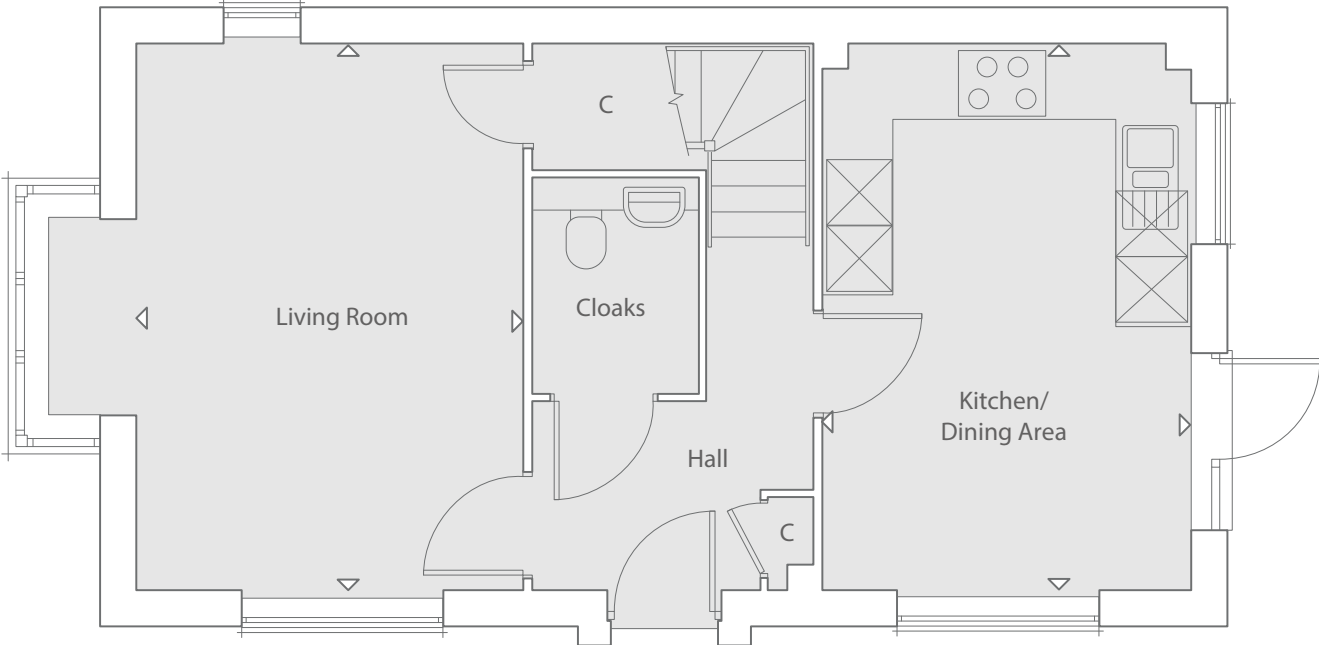
SECOND FLOOR

BEDROOM 2	
3.47M X 4.90M	11' 5" X 16' 1"
BEDROOM 4	
2.09M X 3.58M	6' 10" X 11' 9"
STUDY	
2.16M X 2.76M	7' 1" X 9' 1"



FIRST FLOOR

PRINCIPAL BEDROOM	
3.45M X 3.32M	11' 4" X 10' 11"
BEDROOM 3	
3.30M X 3.40M	10' 10" X 11' 2"



GROUND FLOOR

KITCHEN/DINING AREA	
4.90M X 3.30M	16' 1" X 10' 10"
LIVING ROOM	
4.90M X 3.45M	16' 1" X 11' 4"

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THE WESTBOURNE

4 BEDROOM HOME

PLOT NUMBERS

11

12

70

89

92

100

101

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Stainless double electric oven
- Siemens induction hob with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch freestanding washing machine to Utility Cupboard

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath and Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

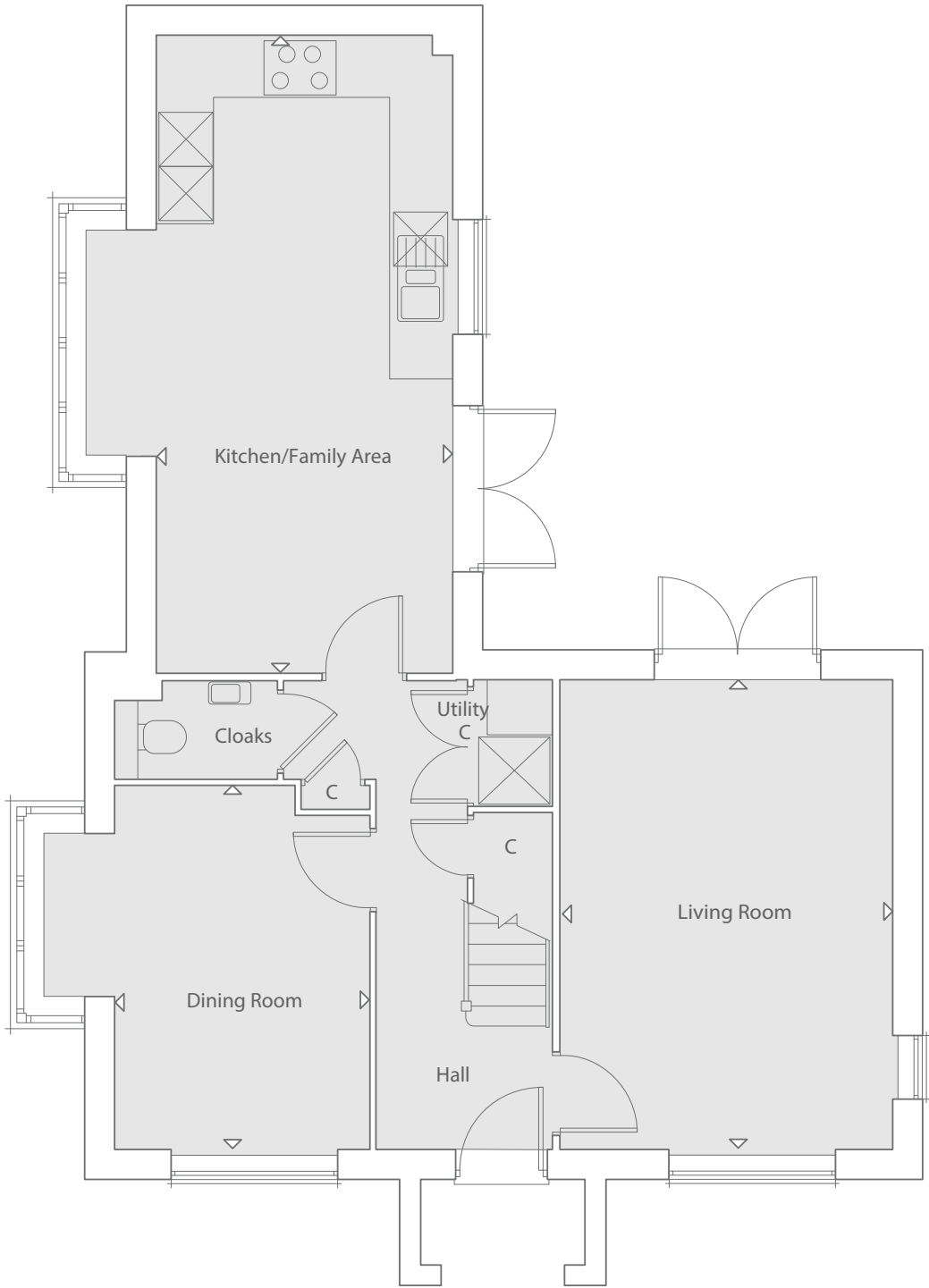
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi boiler with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Family Area, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

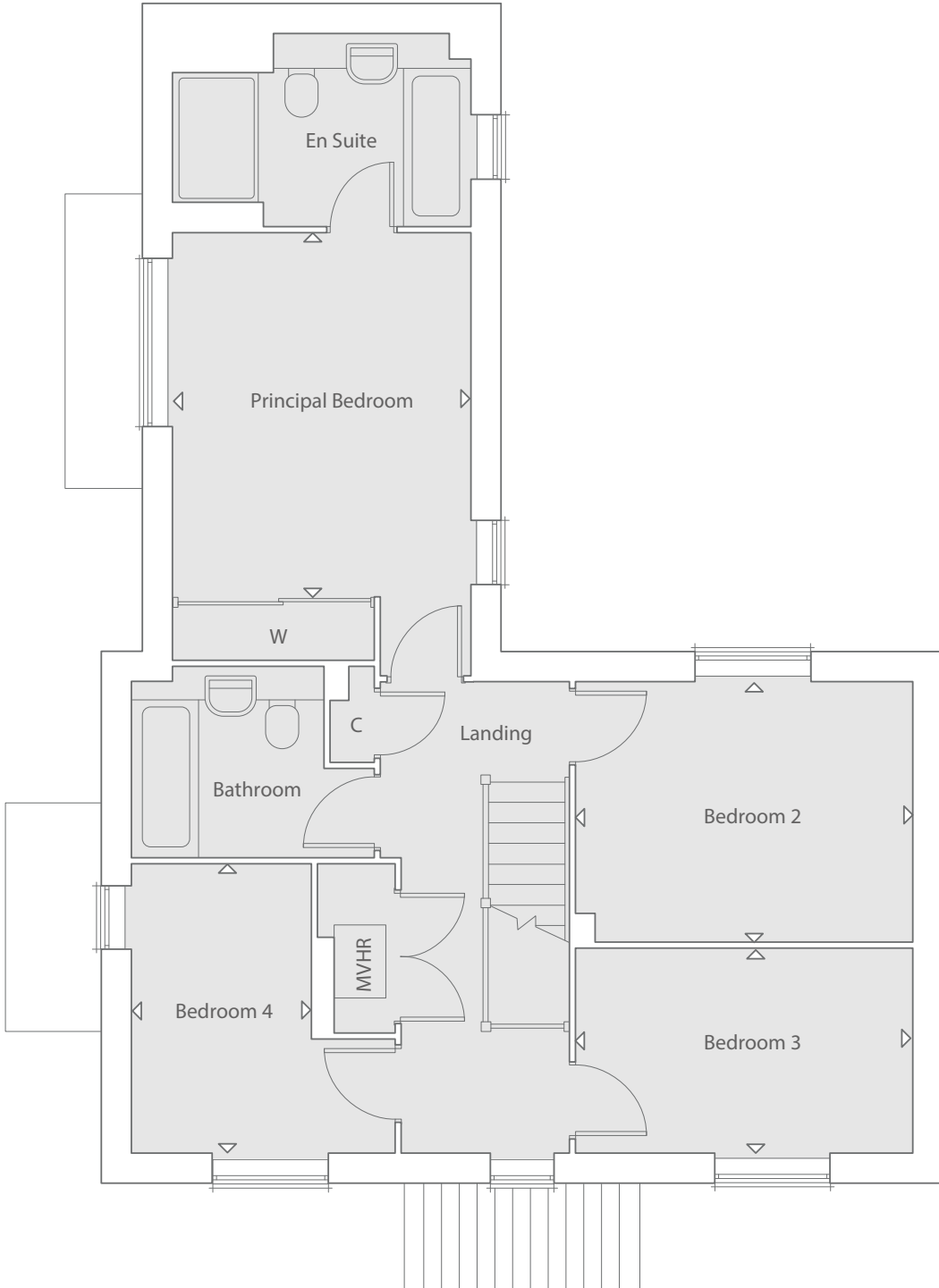
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport to Plots 70 & 89
- Single Garage to Plot 11, 12, 92, 100 & 101
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/FAMILY AREA		
3.22M X 6.92M	10' 7" X 22' 8"	
LIVING ROOM		
3.60M X 5.10M	11' 10" X 16' 9"	
DINING ROOM		
3.96M X 2.78M	12' 12" X 9' 1"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.22M X 3.94M	10' 7" X 12' 11"	
BEDROOM 2		
2.82M X 3.65M	9' 3" X 11' 12"	
BEDROOM 3		
3.65M X 2.22M	11' 12" X 7' 3"	
BEDROOM 4		
2.85M X 3.13M	9' 4" X 10' 3"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE CHAILEY

4 BEDROOM HOME

PLOT NUMBERS

72

73

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility
- Siemens Stainless double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch freestanding washing machine to Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

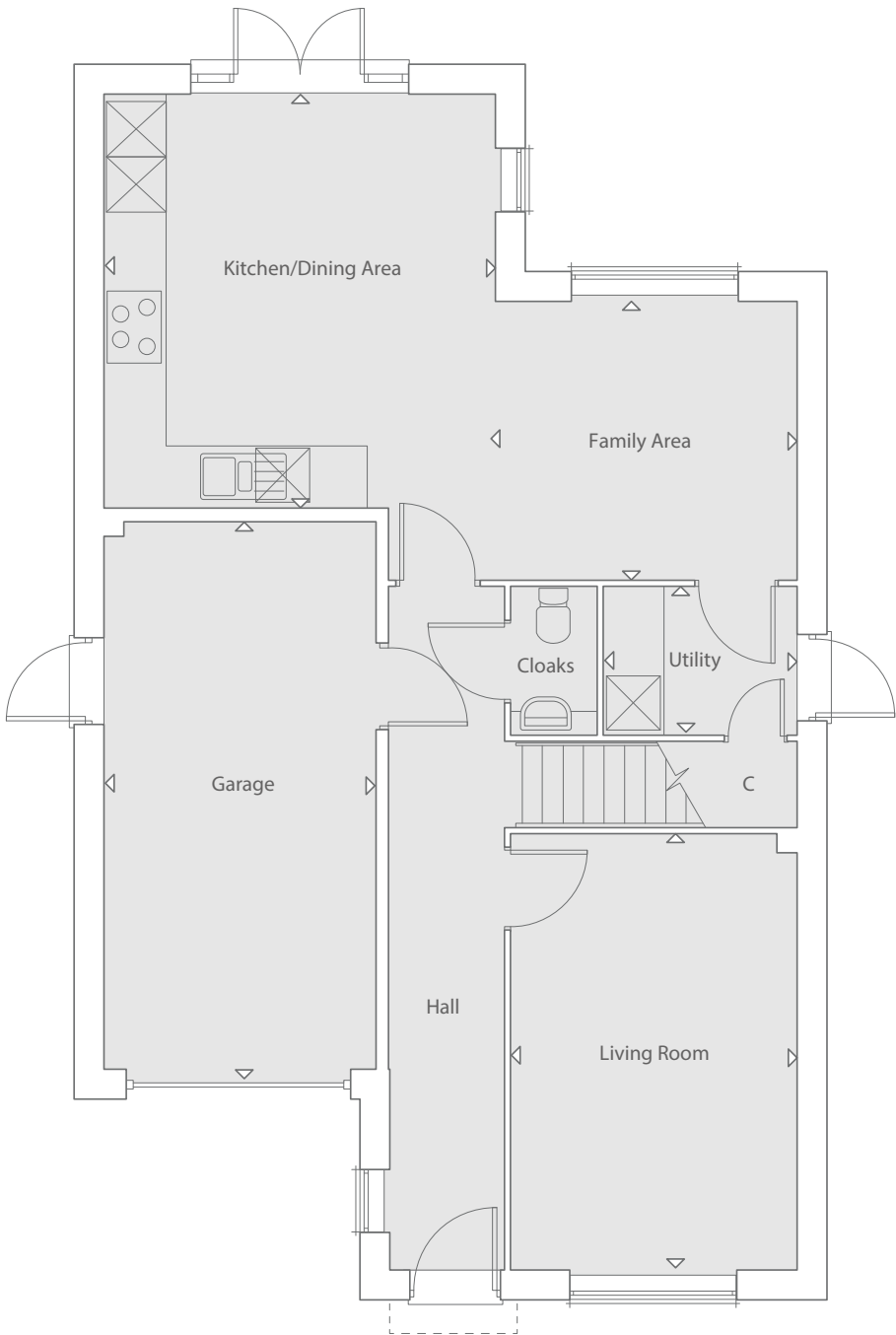
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi boiler with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Family Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

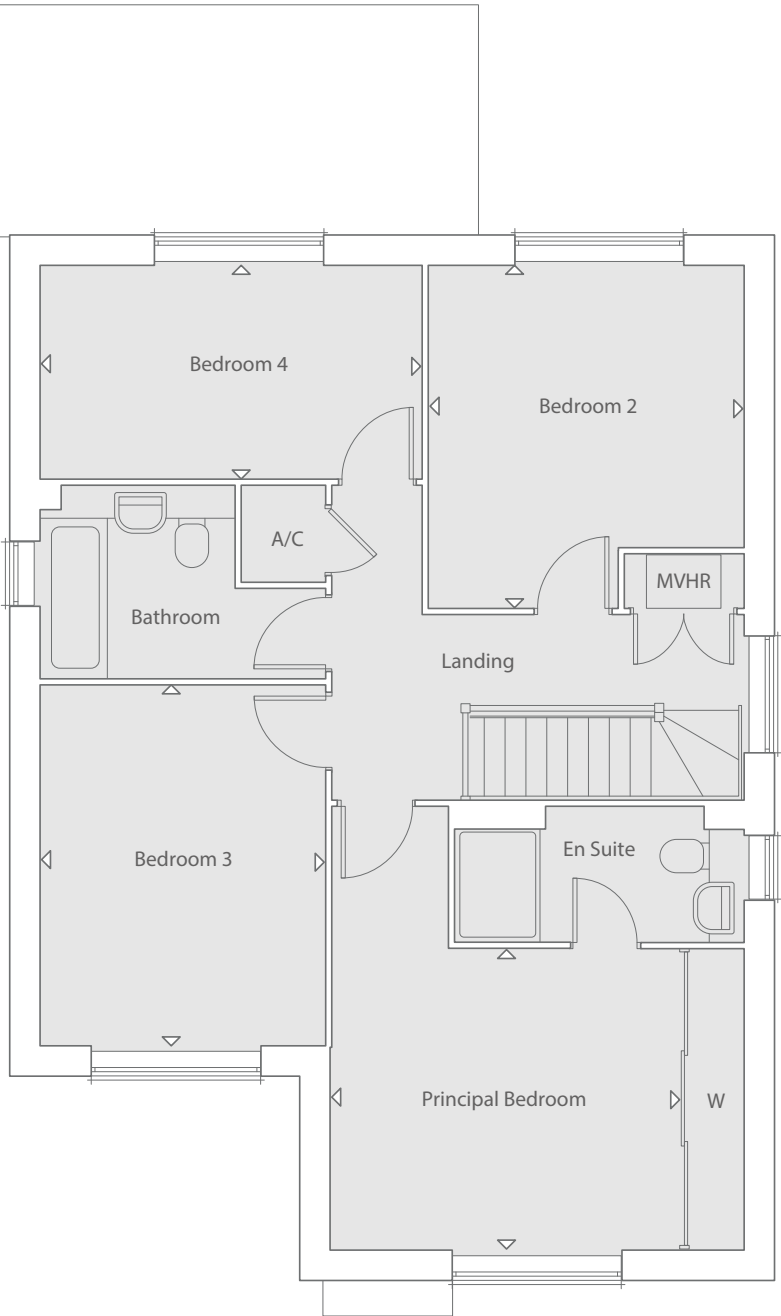
EXTERNAL FEATURES

- EV car charging point
- Integral single garage
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/DINING AREA		
4.26M X 4.50M	13' 12" X 14' 9'	
FAMILY AREA		
3.04M X 2.93M	9' 12" X 9' 7"	
LIVING ROOM		
4.74M X 3.23M	15' 7" X 10' 7"	
UTILITY ROOM		
2.11M X 1.63M	6' 11" X 5' 4"	
GARAGE		
6.00M X 3.00M	19' 8" X 9' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.19M X 3.31M	10' 6" X 10' 10"	
BEDROOM 2		
3.38M X 3.60M	11' 1" X 11' 10"	
BEDROOM 3		
3.87M X 3.06M	12' 8" X 10' 0"	
BEDROOM 4		
4.10M X 2.28M	13' 5" X 7' 6"	

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THE RADFORD

4 BEDROOM HOME

PLOT NUMBERS

29	30	31	32	52	53
54	55	82	83	84	85

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility
- Siemens Stainless double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch freestanding washing machine to Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 3

SECURITY AND PEACE OF MIND

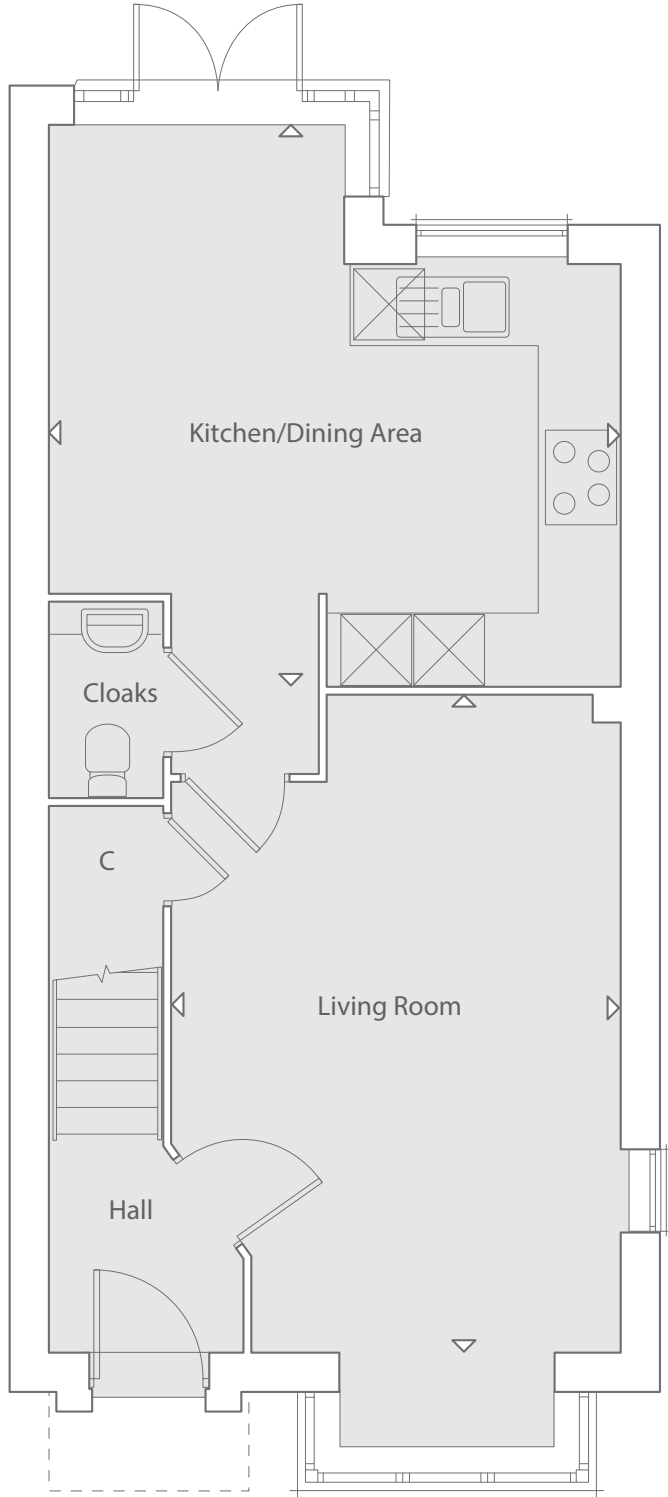
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi boiler with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

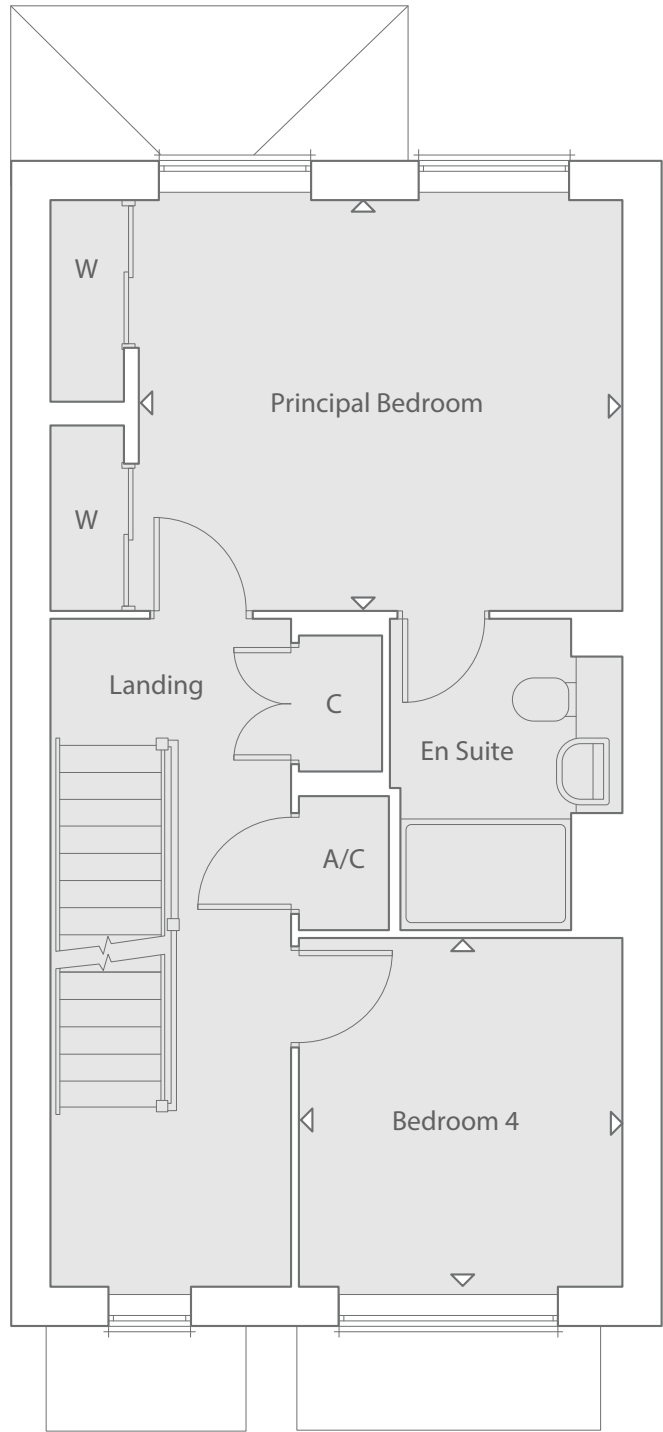
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



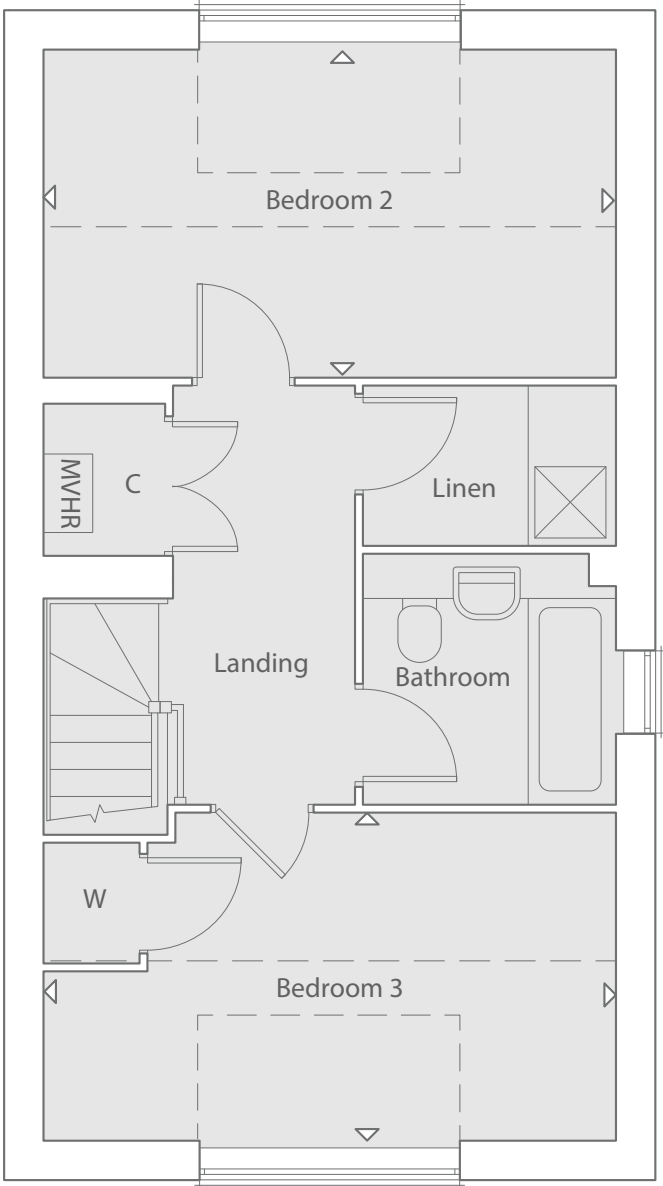
GROUND FLOOR

KITCHEN/DINING AREA		
4.66M X 4.66M	15' 3" X 15' 3"	
LIVING ROOM		
5.44M X 3.71M	17' 10" X 12' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.03M X 3.41M	13' 3" X 11' 2"	
BEDROOM 4		
2.88M X 1.93M	9' 5" X 6' 4"	



SECOND FLOOR

BEDROOM 2		
4.73M X 2.71M	15' 6" X 8' 11"	
BEDROOM 3		
4.73M X 2.71M	15' 6" X 8' 11"	

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THE GRAZELEY

3 BEDROOM HOME

PLOT NUMBERS

2	3	4	5	6	7
94	95	96	97	98	99

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Stainless double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

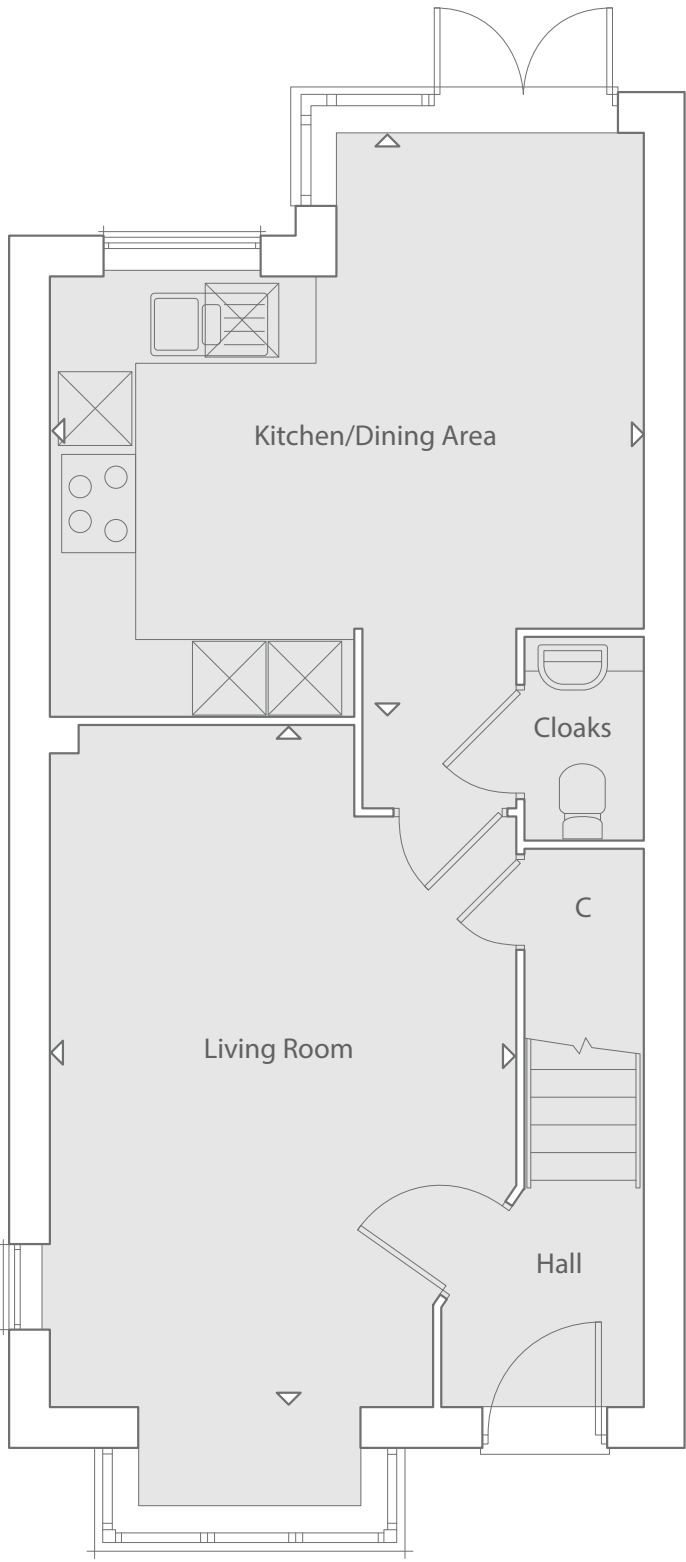
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi boiler with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Utility, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

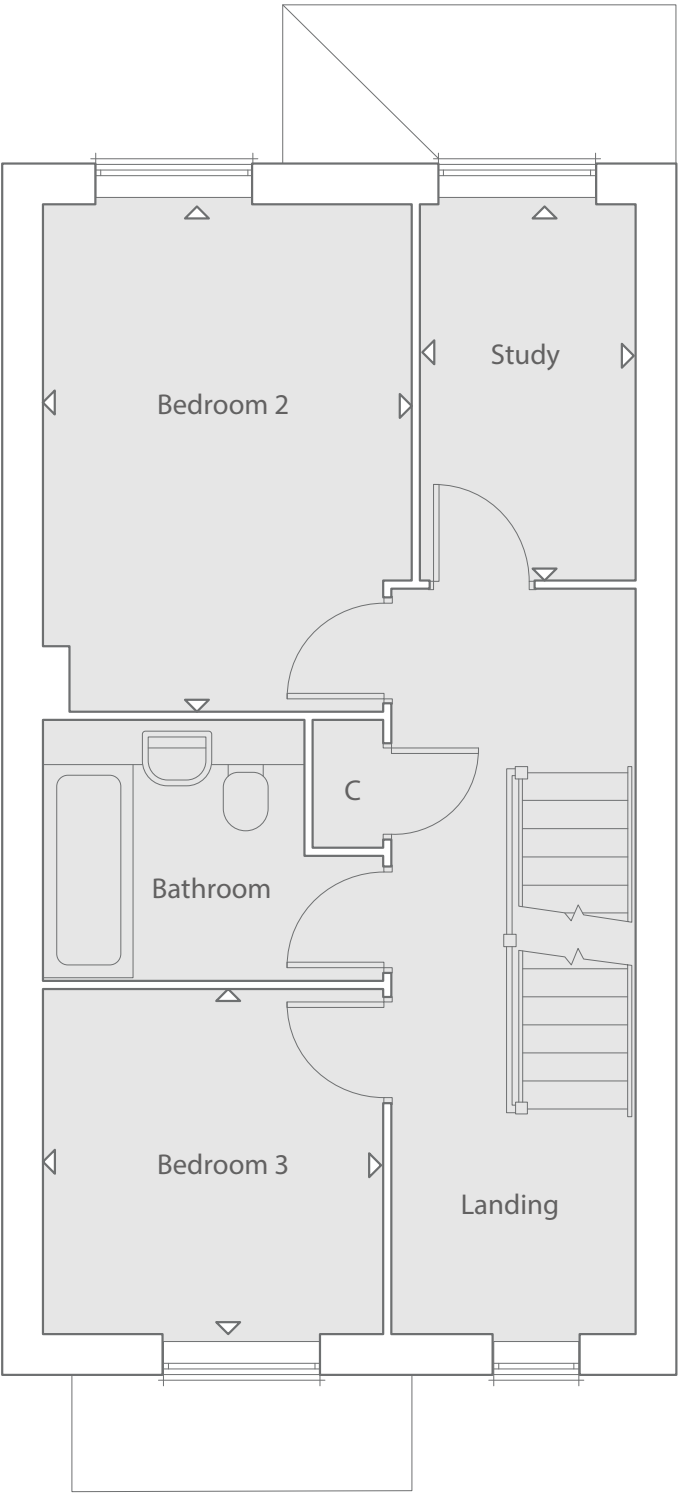
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



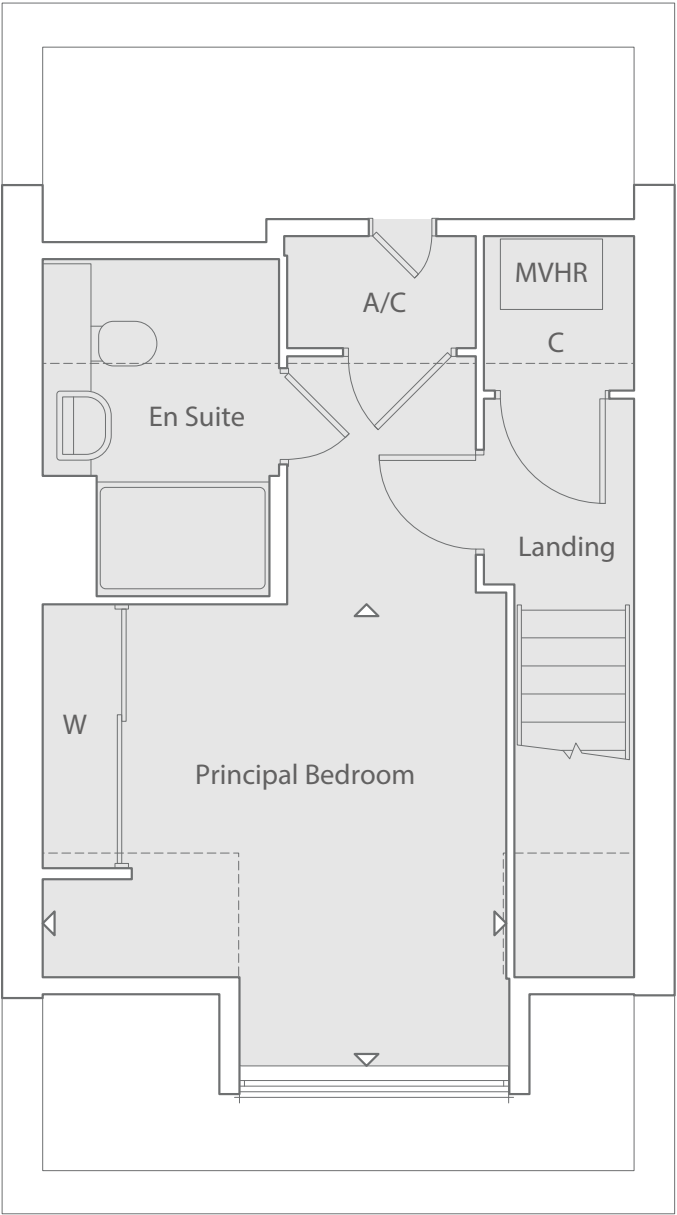
GROUND FLOOR

KITCHEN/DINING AREA		
5.38M X 4.66M	17' 8" X 15' 3"	
LIVING ROOM		
5.44M X 3.71M	17' 10" X 12' 2"	



FIRST FLOOR

BEDROOM 2		
4.04M X 2.95M	13' 3" X 9' 8"	
BEDROOM 3		
2.73M X 2.75M	8' 11" X 9' 0"	
STUDY		
1.72M X 3.00M	5' 8" X 9' 10"	



SECOND FLOOR

PRINCIPAL BEDROOM		
3.71M X 3.65M	12' 2" X 11' 12"	

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THE BEAZLEY

3 BEDROOM HOME

PLOT NUMBERS

71

74

75

90

91

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Stainless double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch freestanding washing machine to Utility Cupboard

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

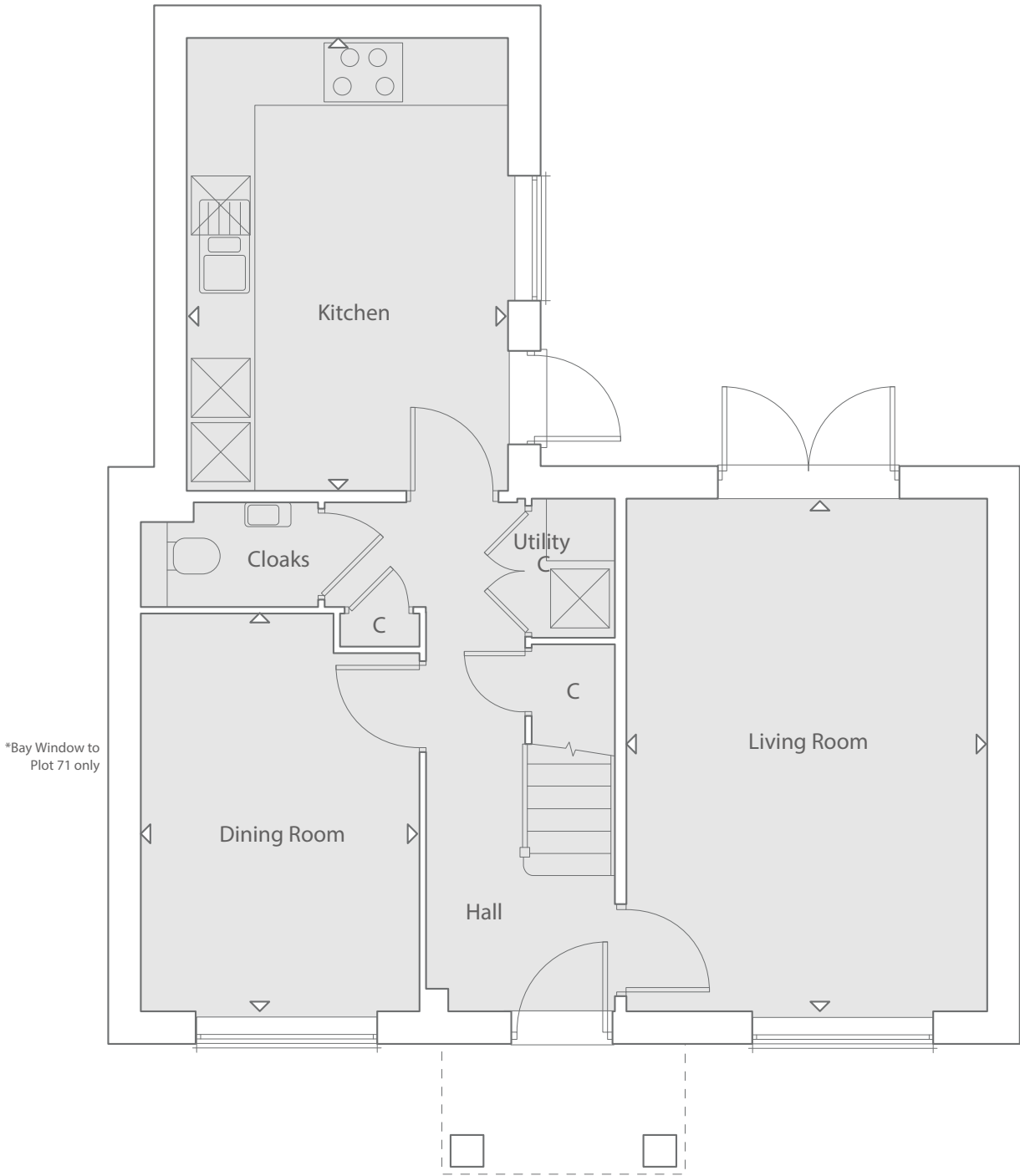
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

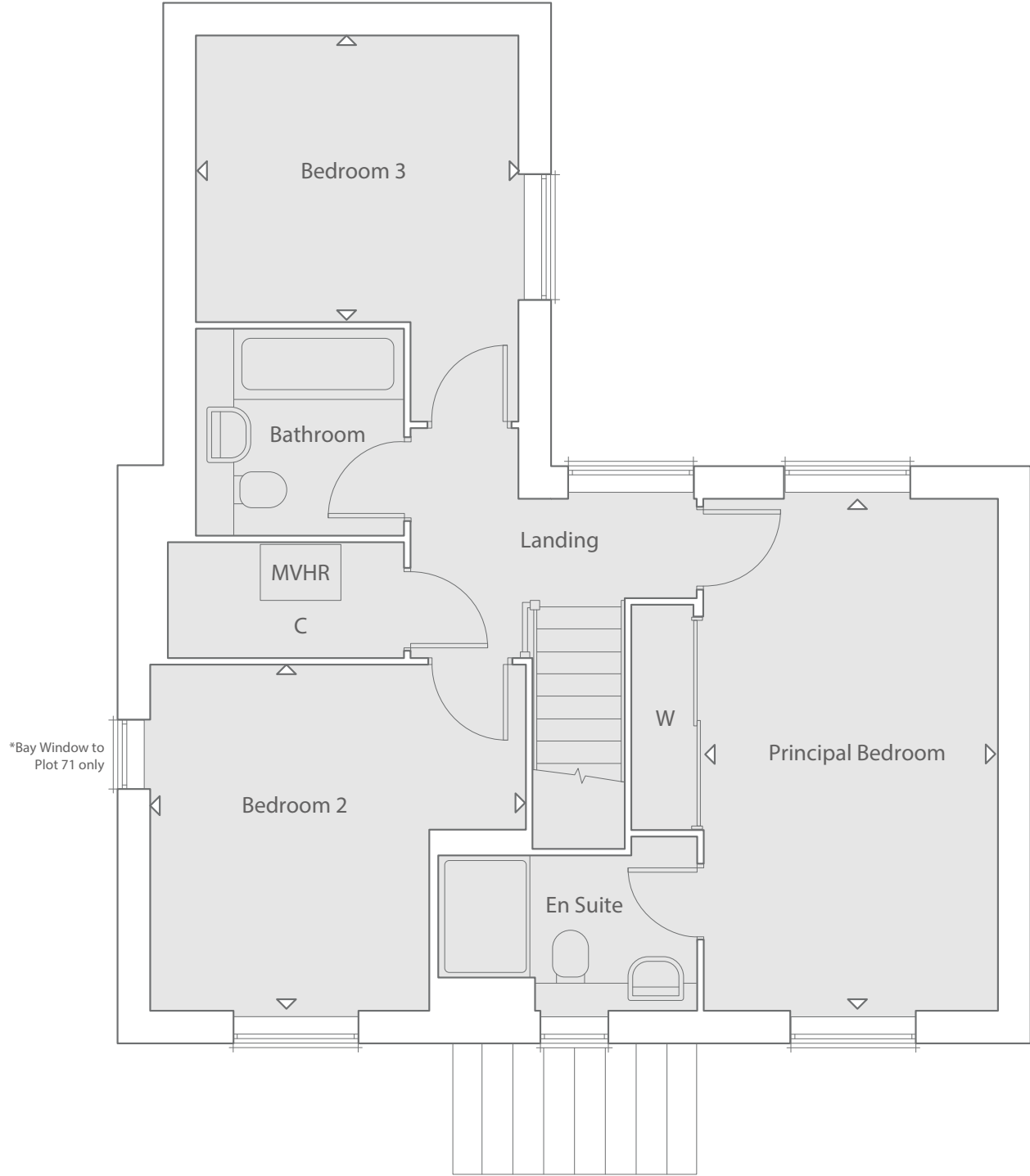
- Combi boiler with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen, Utility C, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



GROUND FLOOR		
KITCHEN		
4.53M X 3.22M	14' 10" X 10' 7"	
DINING ROOM		
3.96M X 2.78M	12' 12" X 9' 1"	
LIVING ROOM		
5.10M X 3.60M	16' 9" X 11' 10"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
2.93M X 5.10M	9' 7" X 16' 9"	
BEDROOM 2		
3.45M X 2.77M	11' 4" X 9' 1"	
BEDROOM 3		
2.84M X 3.22M	9' 4" X 10' 7"	

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THE ALFOLD

3 BEDROOM HOME

PLOT NUMBER

8

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Stainless double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

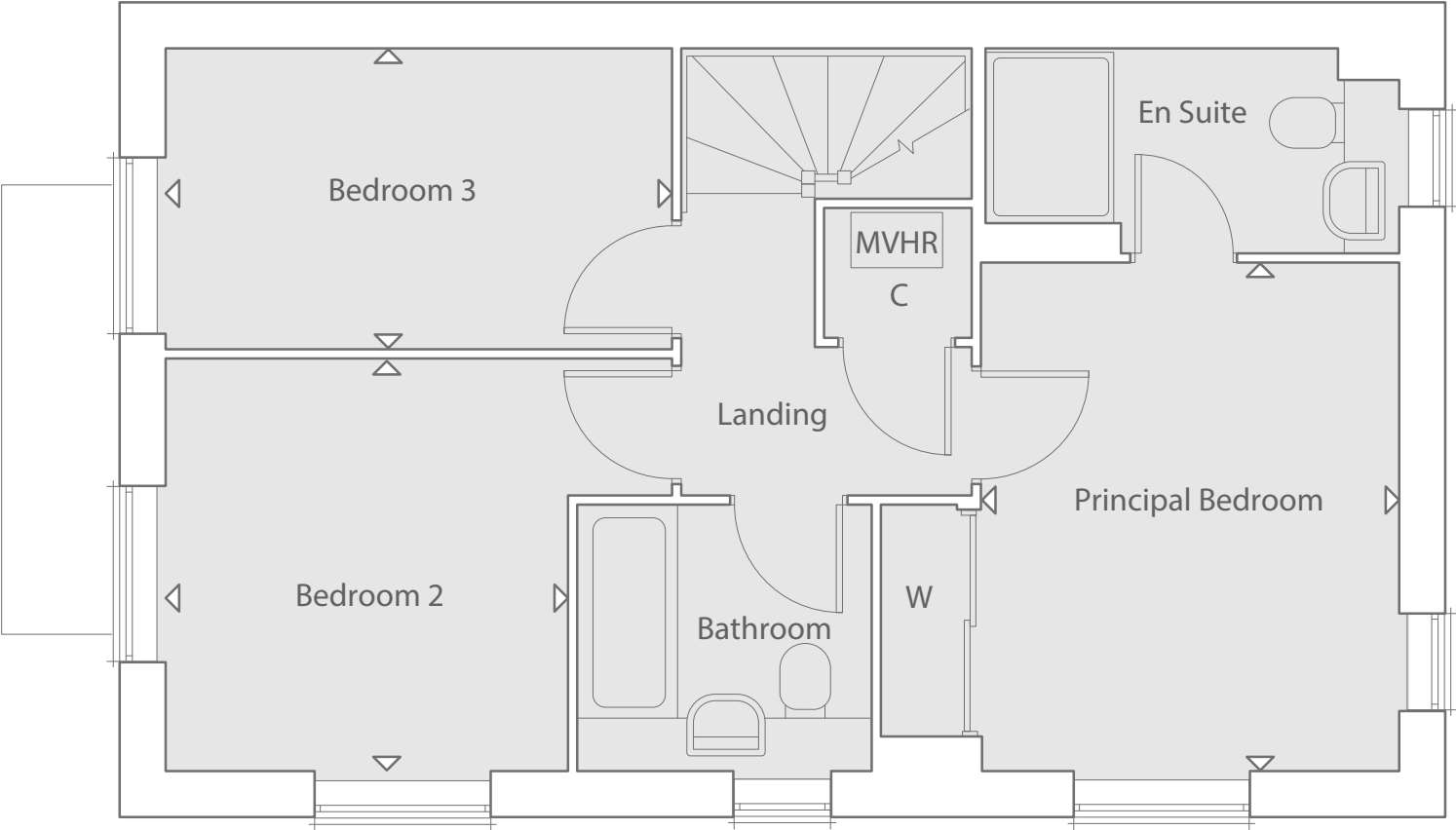
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi boiler with smart programmable thermostat
- Underfloor wet heating to ground floor and low temperature radiators to upper floor
- Powerpipe Waste Water Heat Recovery System (WWPS)
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Bathroom, En Suite and Cloakroom
- TV & CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

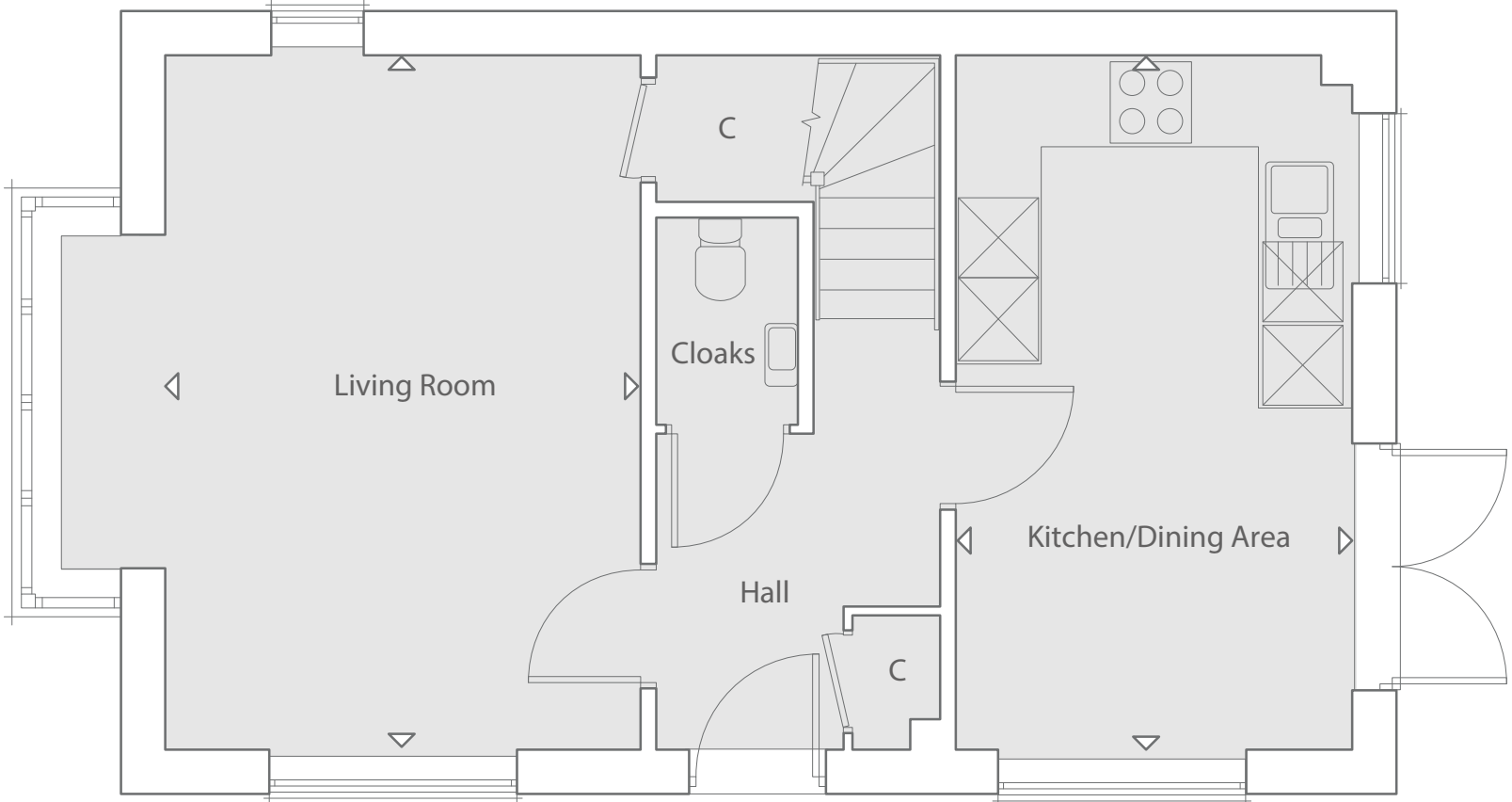
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden



FIRST FLOOR

PRINCIPAL BEDROOM		
3.60M X 2.95M		11' 10" X 9' 8"
BEDROOM 2		
2.91M X 2.83M		9' 7" X 9' 3"
BEDROOM 3		
3.57M X 2.12M		11' 9" X 6' 11"



GROUND FLOOR

KITCHEN/DINING AREA		
5.10M X 3.90M		16' 9" X 9' 6"
LIVING ROOM		
5.10M X 3.50M		16' 9" X 11' 6"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



5 STAR
award
WINNING
HOME
BUILDERS

HBF Home
Builders
Federation



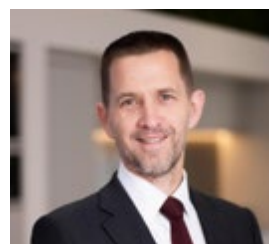
Customer Satisfaction 2025

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the thirteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

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.



A handwritten signature in black ink.

Adrian Watts,
Group Chief Executive

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. Additionally, Croudace Homes come with two years of customer care from our expert in-house team.

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.

MAKING HOMES MORE ENERGY *efficient*

According to research by the House Builders Federation (HBF) the average new build home makes **heating, hot water and lighting costs 50% cheaper**, with the average new build house owner paying just over £800 a year for these utilities. **New build homes also emit 65% less carbon** than older counterparts, with the average new build home emitting 1.22 tonnes of carbon per year.*

Energy saving features in your new Croudace home

Energy efficiency is built into our homes. Croudace homes feature a variety of energy saving features as standard, such as:

- Double glazed timber windows and French casement rear doors with low emissivity glazing to reduce heat loss.
- The insulation levels in floors, walls and roofs achieve U Values better than those required, therefore reducing the heating demand of the home.
- Efficient Mechanical Ventilation with Heat Recovery, for low running costs and to improve the internal air quality.
- Zoned heating systems to control the temperatures throughout the homes.

Selected homes have:

- Low or zero carbon technologies, such as PV Panels, Waste Water Heat Recovery System (WWHRS) or Air Source Heat Pumps (ASHP). All homes with a boiler have PV panels, some homes with a boiler also have WWHRS, homes with an ASHP have no PV or WWHRS.
- An A rated boiler with built in frost protection where no Air Source Heat Pump installed.

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC Warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Ochre Meadows.

*Data from HBF Watt a Save - Energy efficient new homes January 2025 report <https://www.hbf.co.uk/research-insight/wattasave/>



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. Our Sales Consultants are always on hand to help whenever possible.



THE BENEFITS

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

HASSLE FREE SERVICE

- 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
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers



Reading

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Open daily 10am to 5pm

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0118 227 4330

Email:
ochremeadows@croudacehomes.co.uk

What 3 Words location:
///lasts.charmingly.congratulations

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, car ports and parking is truthful, these aspects are subject to change as Ochre Meadows progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation January 2026.

