



ROSA
HERMITAGE PARK
AYLESFORD



A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry. Buying a new home is a big decision.

I hope you decide to buy a Croudace home and that you have many happy years living in it.



A stylized, handwritten signature in black ink, appearing to read 'Adrian Watts'.

Adrian Watts,
Group Chief Executive



2-BEDROOM HOMES

- THE ASHBANK
PLOTS 114, 115 & 116
- THE OAKFORD
PLOTS 117 & 118
- THE LYNSTEAD
PLOT 110

3-BEDROOM HOMES

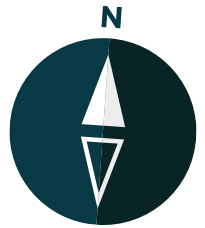
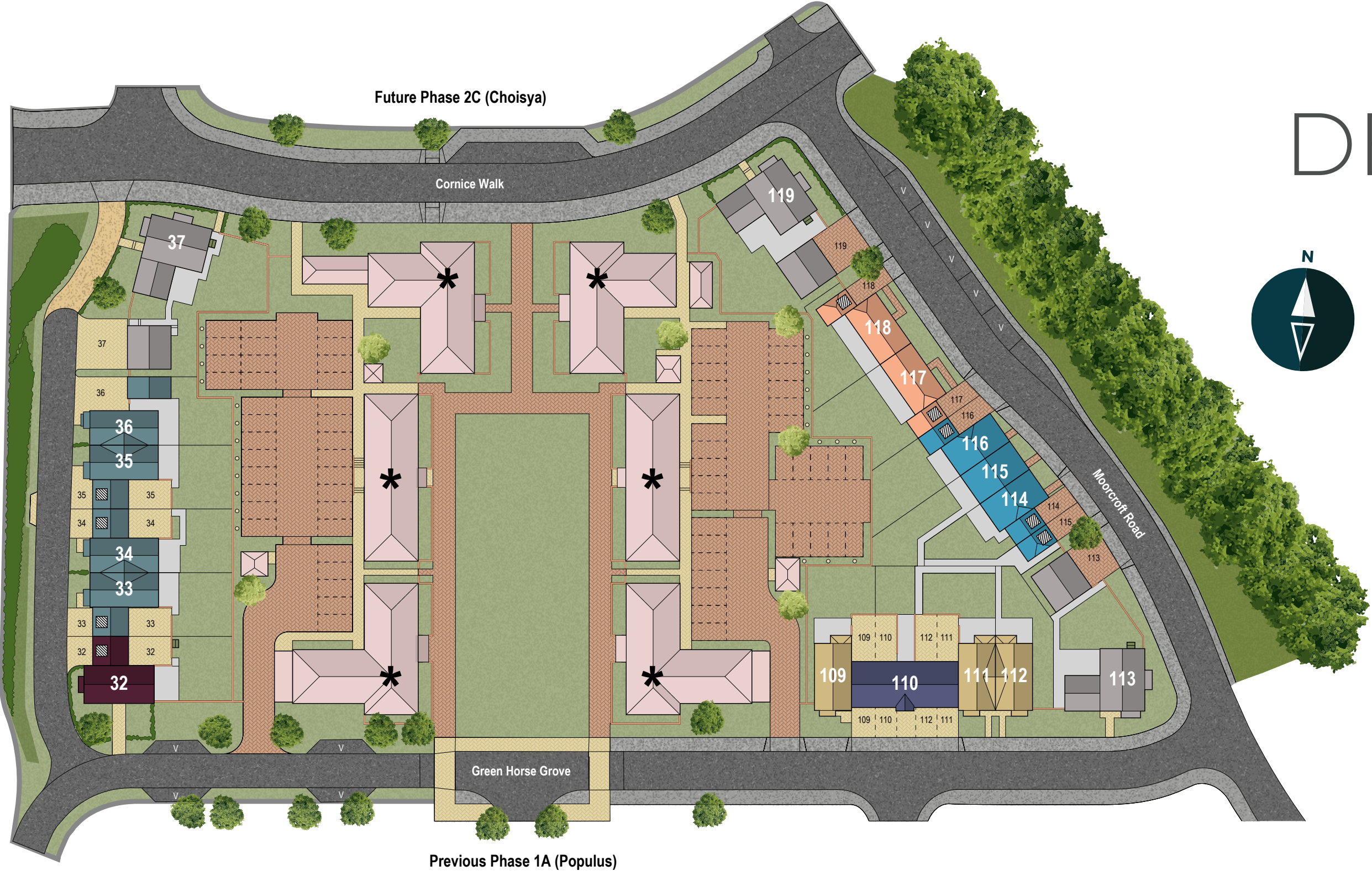
- THE HARWELL
PLOTS 33, 34, 35 & 36

4-BEDROOM HOMES

- THE RADFORD
PLOTS 109, 111 & 112
- THE BRIMPTON
PLOT 32

5-BEDROOM HOMES

- THE PADWORTH
PLOTS 37, 113 & 119



ROSA DEVELOPMENT LAYOUT



Each home within Hermitage Park 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.

 Carport  Affordable Housing



THE ASHBANK

2-BEDROOM HOME

PLOT NUMBERS

114

115

116

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
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

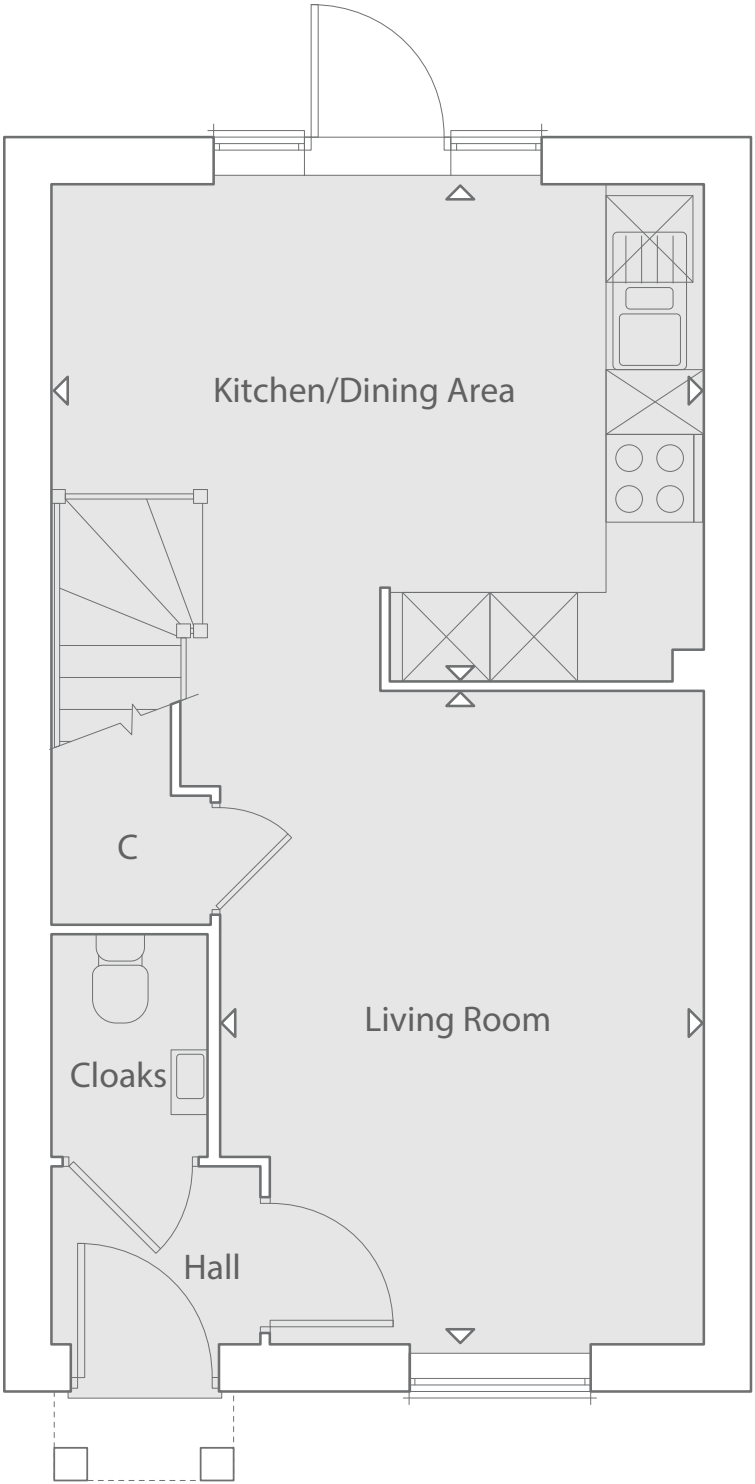
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and Cloakroom
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

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

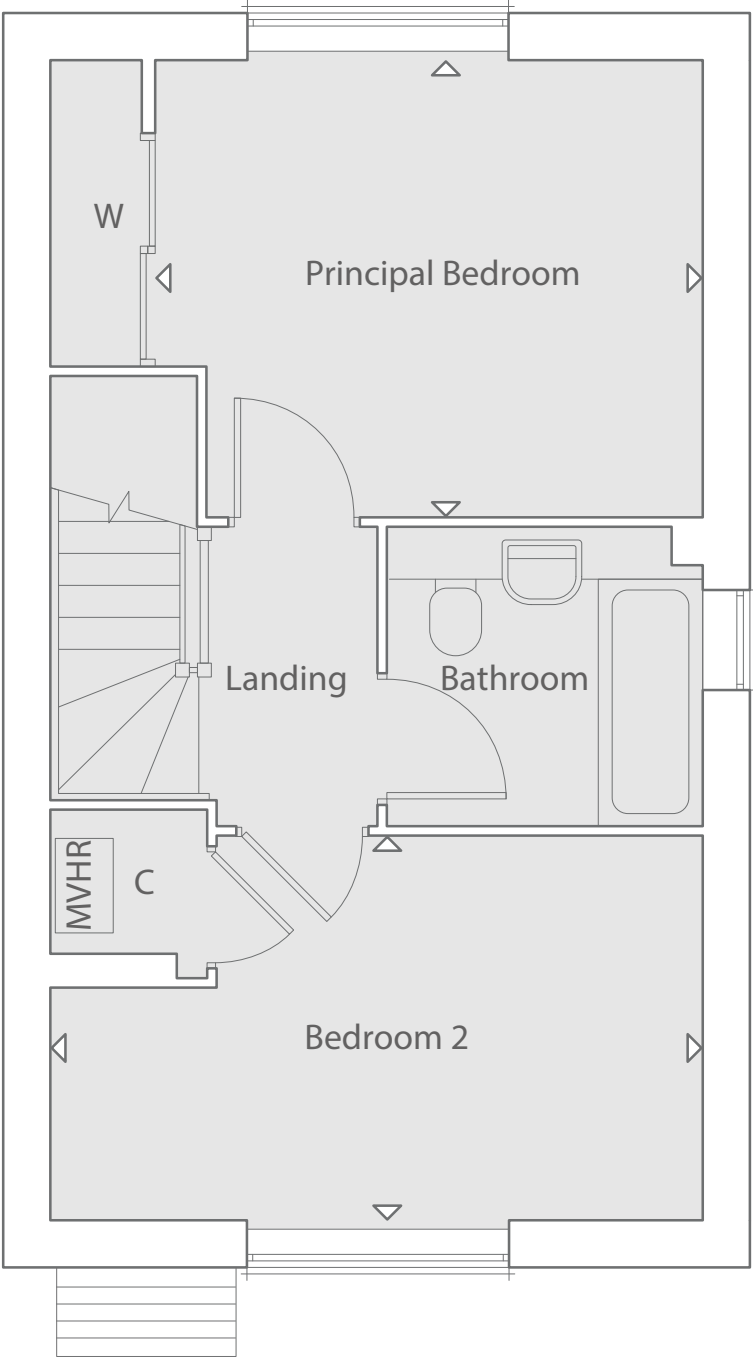
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
4.50M X 3.43M	14' 8" X 11' 3"	
LIVING ROOM		
4.51M X 3.33M	14' 10" X 10' 11"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.79M X 3.15M	12' 5" X 10' 4"	
BEDROOM 2		
4.50M X 2.65M	14' 8" X 8' 8"	

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 OAKFORD

2-BEDROOM HOME

PLOT NUMBERS

117

118

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
- Induction hob with glass splashback and Chimney extractor hood
- Stainless steel double electric oven
- Full Integrated Bosch appliances: Fridge/freezer, Washing machine and Dishwasher

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suites†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in En Suite 2
- Shower enclosure with thermostatic shower in En Suite 1†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

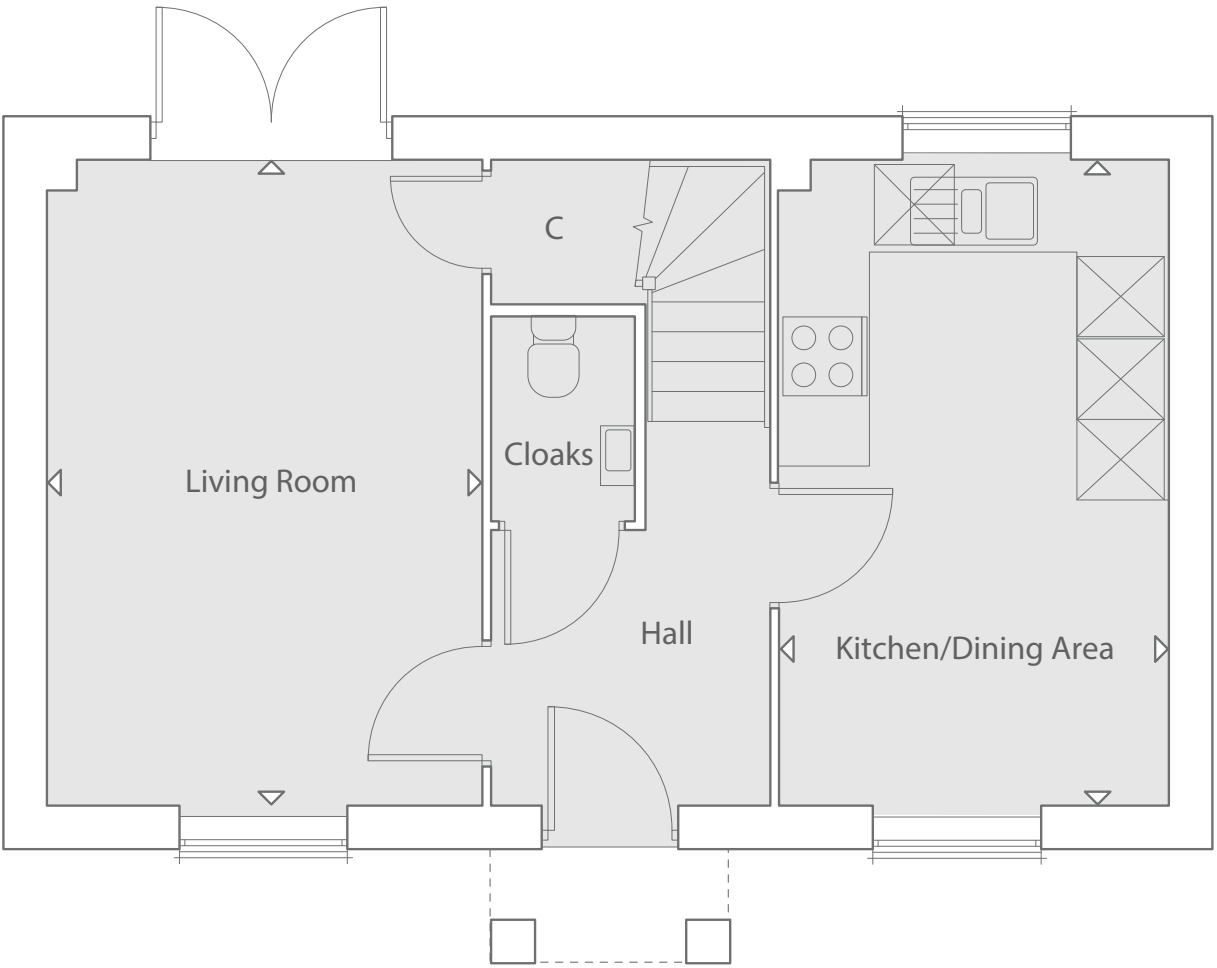
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom†
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

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

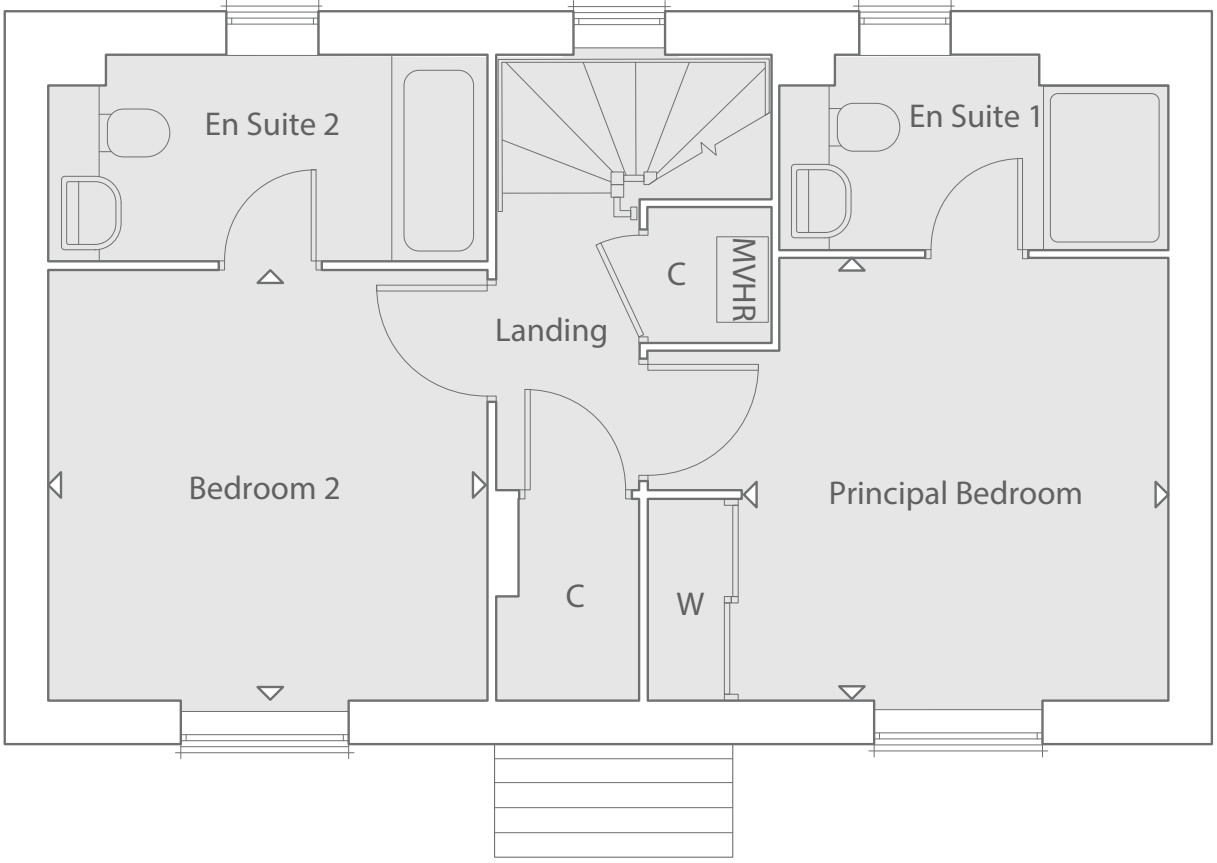
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
4.81M X 2.90M	15' 9" X 9' 5"	
LIVING ROOM		
4.81M X 3.24M	15' 9" X 10' 8"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.29M X 3.18M	10' 10" X 10' 5"	
BEDROOM 2		
3.28M X 3.20M	10' 9" X 10' 5"	

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THE LYNSTEAD

2-BEDROOM HOME

PLOT NUMBER

110

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
- Stainless steel double electric oven
- Siemens Induction hob* with glass splashback and Chimney extractor hood
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Freestanding washing machine to Utility

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

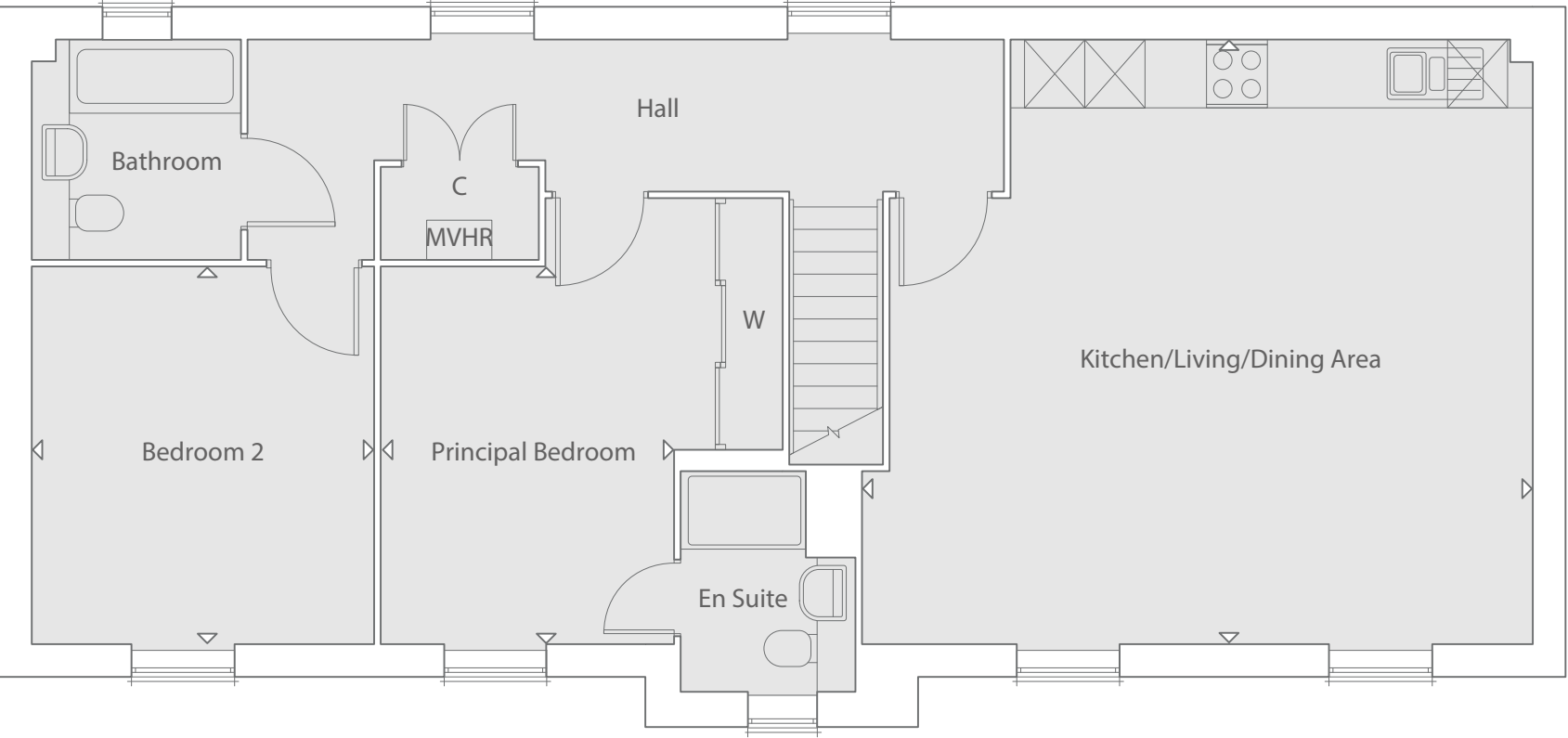
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen, Bathroom and En Suite
- TV point to Kitchen/Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Kitchen/ Living/Dining Area and all Bedrooms
- Mechanical Ventilation Heat Recovery (MVHR) System
- Radiators throughout

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 door**

EXTERNAL FEATURES

- EV car charging point
- Drive-through
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number
- PV panels



FIRST FLOOR

KITCHEN/LIVING/DINING AREA

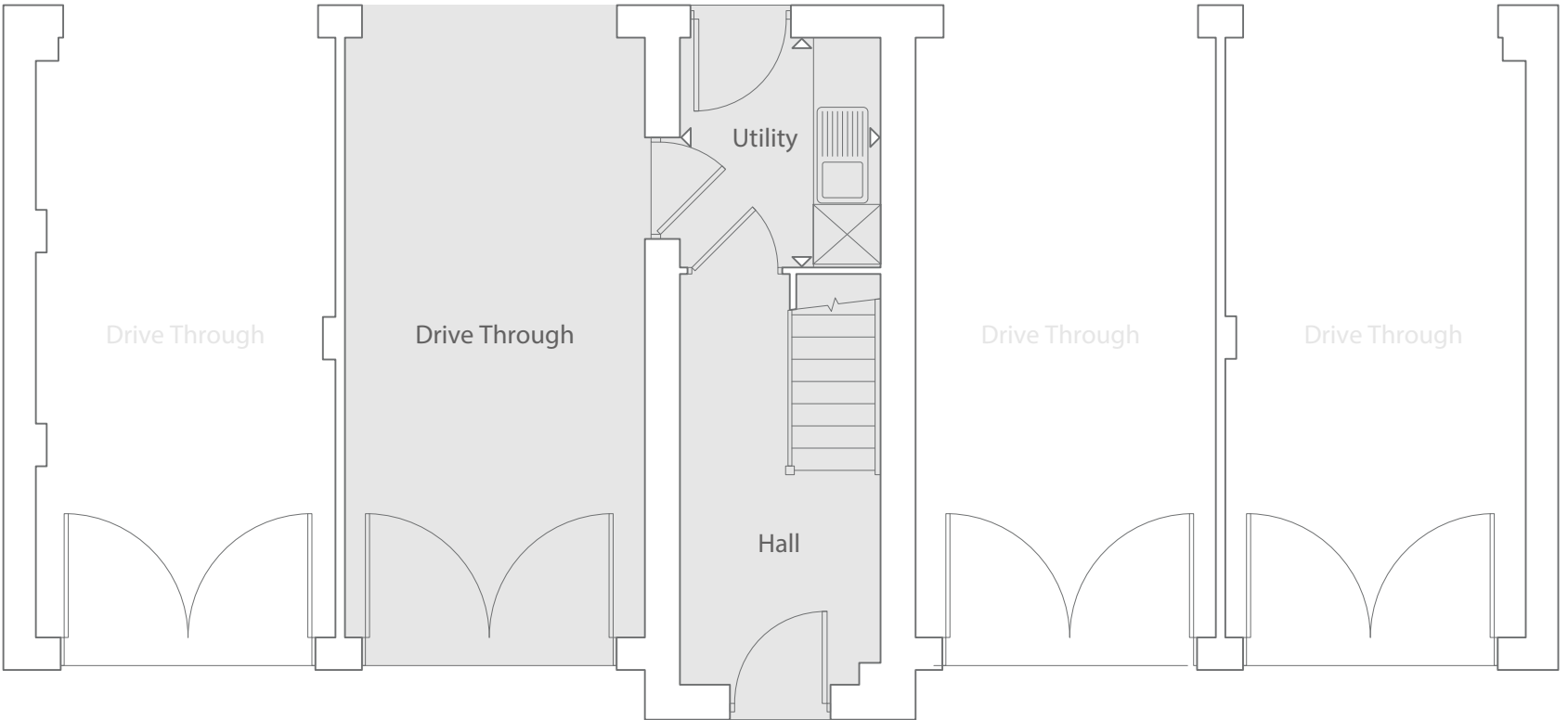
6.39M X 6.00M 20' 12" X 19' 8"

PRINCIPAL BEDROOM

3.75M X 2.94M 12' 4" X 9' 8"

BEDROOM 2

3.75M X 3.39M 12' 4" X 11' 1"



GROUND FLOOR

UTILITY

2.30M X 2.01M 7' 7" X 6' 7"

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THE HARWELL

3-BEDROOM HOME

PLOT NUMBERS

33

34

35

36

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
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Free standing washing machine to Utility Cupboard
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

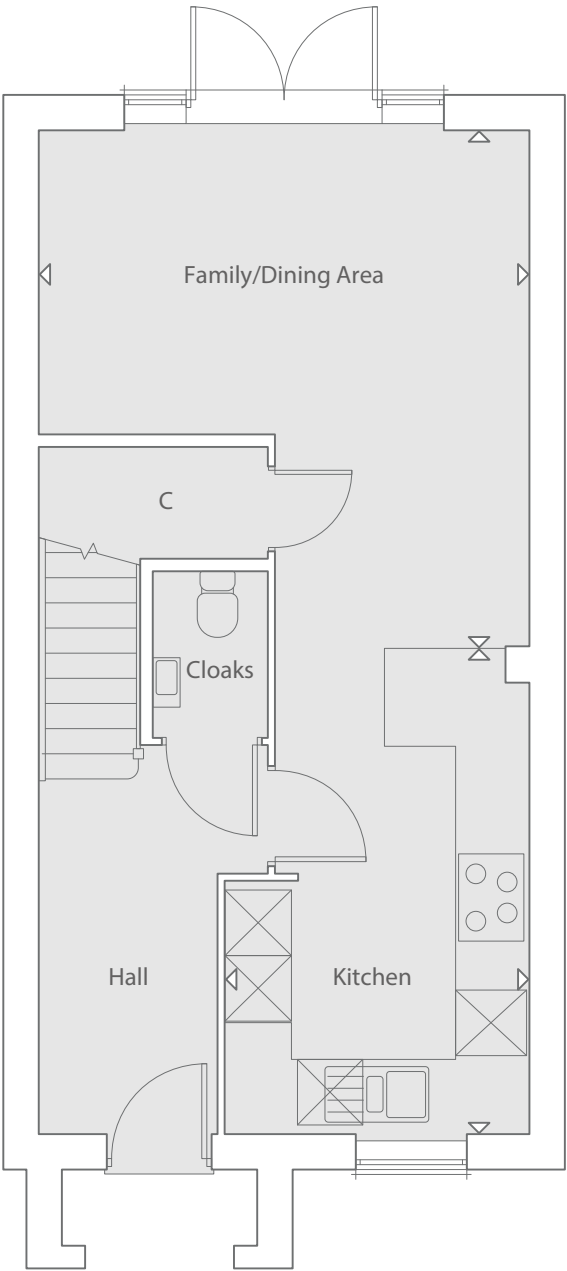
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen, Family/ Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Family/Dining Area and all bedrooms
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Family/Dining Area and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

SECURITY AND PEACE OF MIND

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

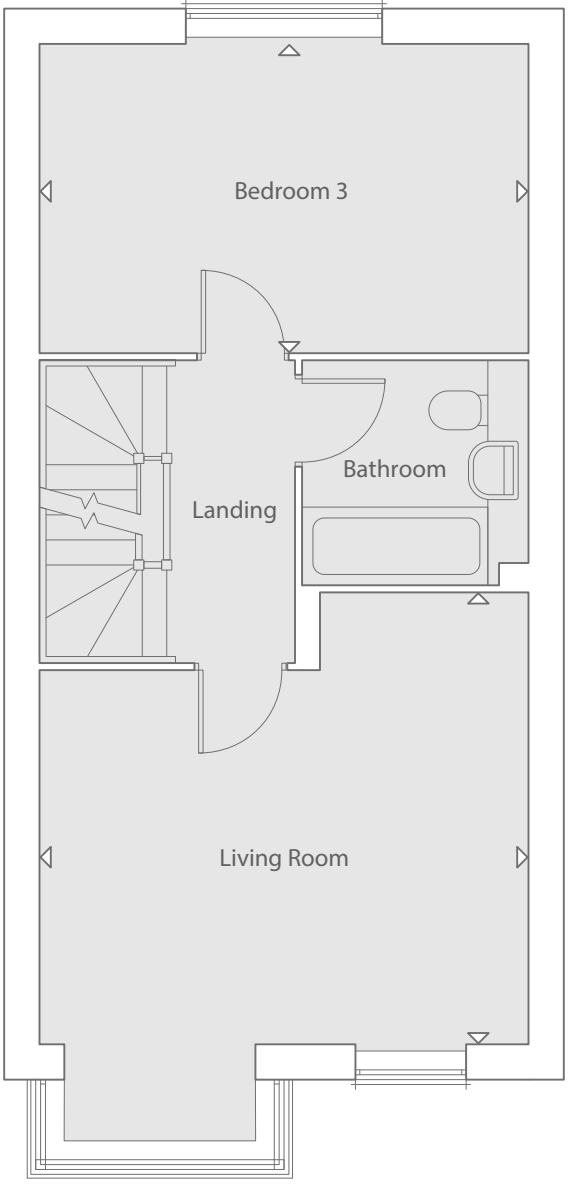
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport to Plots 33, 34, & 35
- Single garage to Plot 36
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



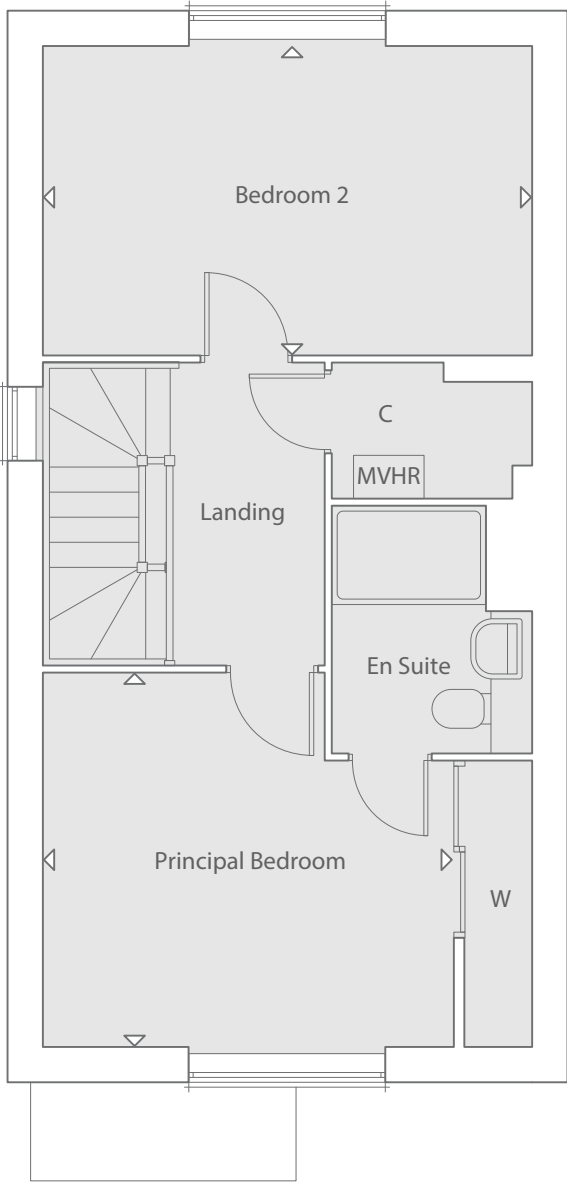
GROUND FLOOR

KITCHEN		
2.80M X 4.44M	14' 2" X 14' 6"	
FAMILY/DINING AREA		
4.50M X 4.73M	14' 8" X 15' 5"	



FIRST FLOOR

LIVING ROOM		
4.50M X 4.15M	14' 8" X 13' 7"	
BEDROOM 3		
4.50M X 2.85M	14' 8" X 9' 4"	



SECOND FLOOR

PRINCIPAL BEDROOM		
4.79M X 3.43M	15' 7" X 11' 3"	
BEDROOM 2		
4.50M X 2.85M	14' 8" X 9' 4"	

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THE RADFORD

4-BEDROOM HOME

PLOT NUMBERS

109

111

112

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 & Utility†
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Free standing Bosch washing machine to Utility

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

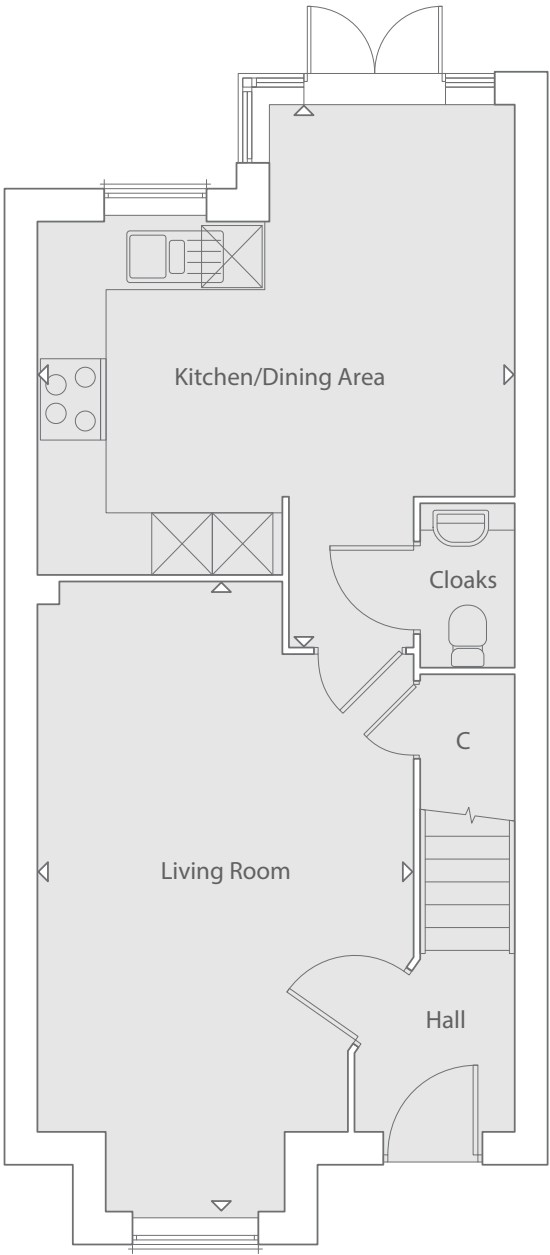
- Combi Boiler heating system controlled with Heatmiser neoStat
- (WWRS) Waste Water Recovery System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

SECURITY AND PEACE OF MIND

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

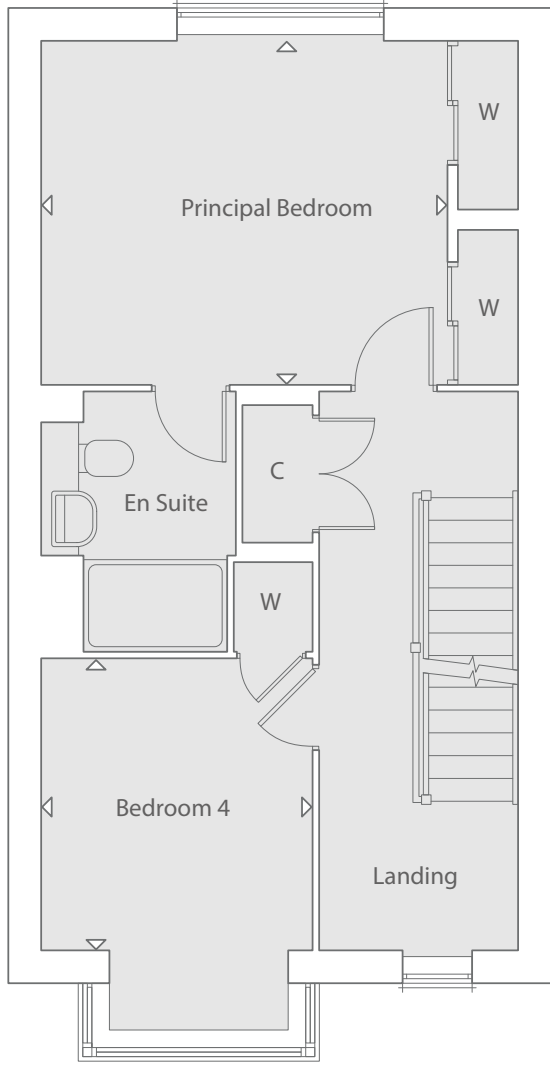
EXTERNAL FEATURES

- External power point and EV car charging point
- Drive-through
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



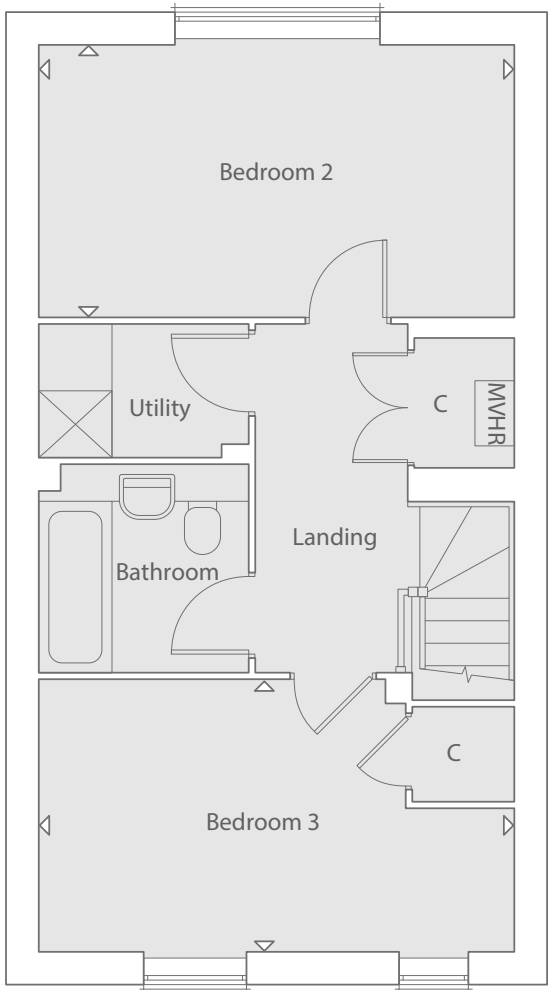
GROUND FLOOR

KITCHEN/DINING AREA		
5.37M X 4.73M	17' 6" X 15' 5"	
LIVING ROOM		
5.44M X 3.71M	17' 10" X 12' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.02M X 3.41M	13' 2" X 11' 2"	
BEDROOM 4		
2.68M X 2.89M	8' 10" X 9' 6"	



SECOND FLOOR

BEDROOM 2		
4.73M X 2.71M	15' 5" X 8' 11"	
BEDROOM 3		
4.73M X 2.71M	15' 5" X 8' 11"	

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THE BRIMPTON

4-BEDROOM HOME

PLOT NUMBER

32

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
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

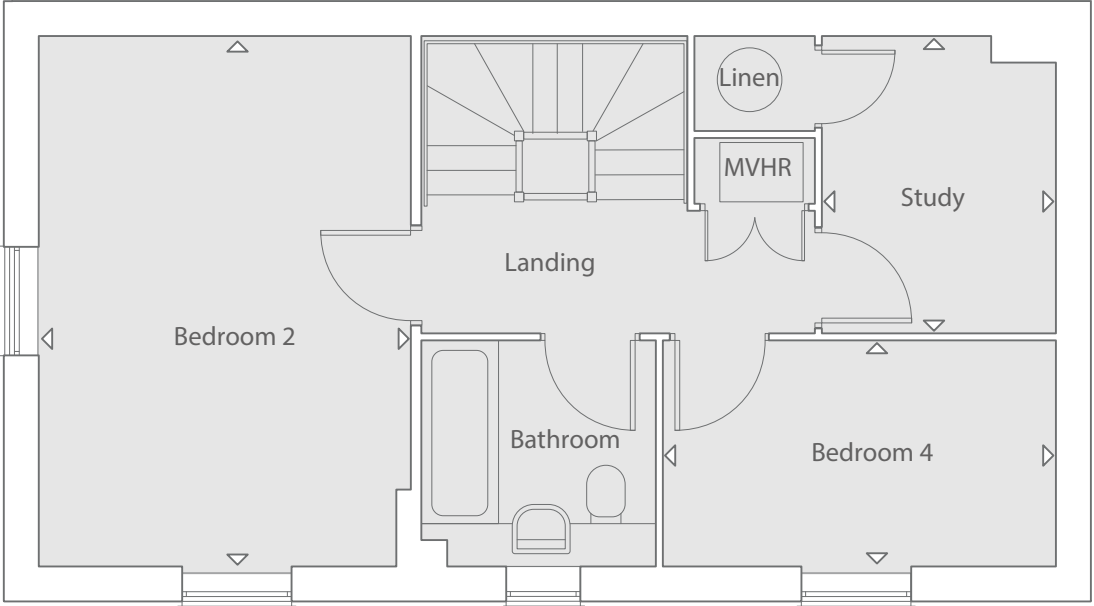
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

SECURITY AND PEACE OF MIND

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

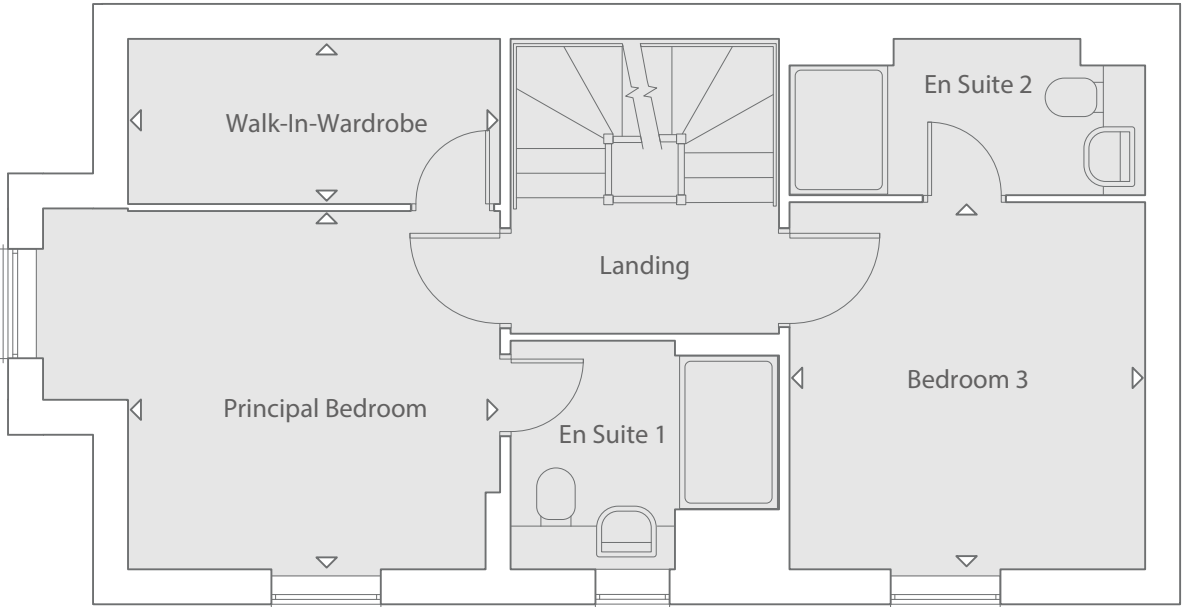
EXTERNAL FEATURES

- EV car charging point
- Driveway Parking
- Timber framed Carport
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



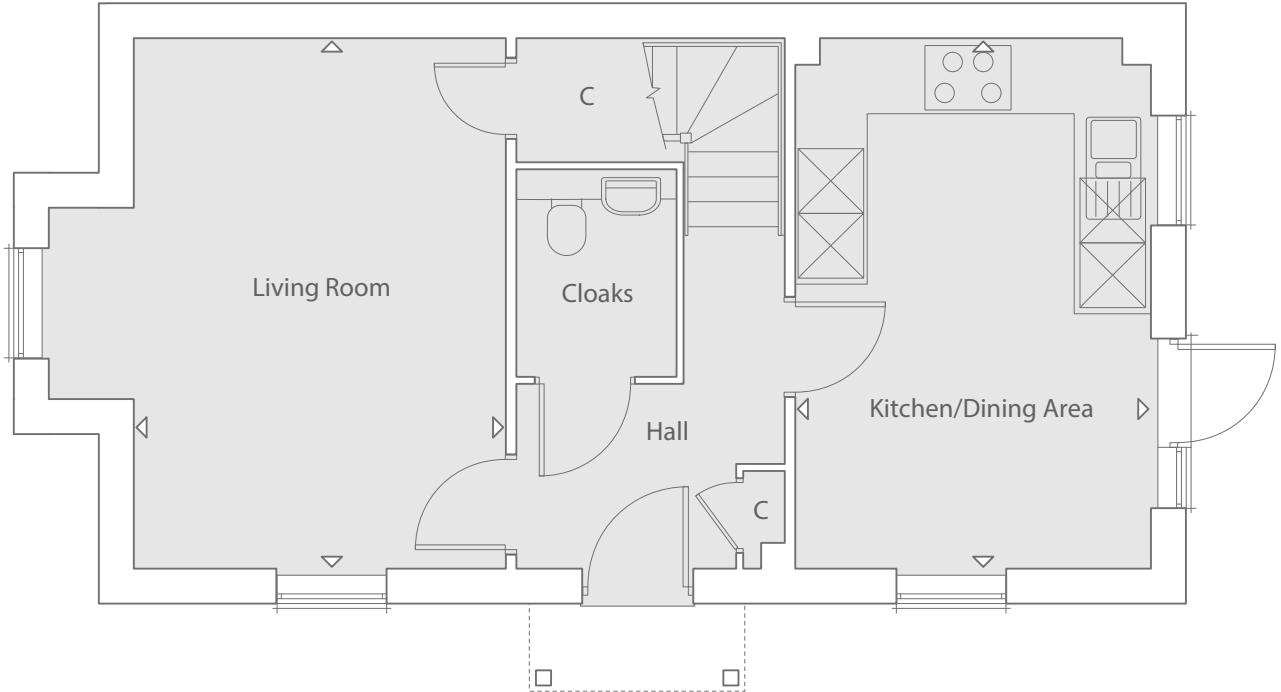
SECOND FLOOR

BEDROOM 2	
4.90M X 3.47M	16' 1" X 11' 4"
BEDROOM 4	
3.65M X 2.08M	11' 10" X 6' 8"
STUDY	
2.76M X 2.16M	9' 1" X 7' 1"



FIRST FLOOR

PRINCIPAL BEDROOM	
3.45M X 4.90M	11' 3" X 16' 1"
BEDROOM 3	
3.30M X 3.40M	10' 8" 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 PADWORTH

5-BEDROOM HOME

PLOT NUMBERS

37

113

119

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Induction hob with splashback*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot water tap
- Two integrated fridge/freezers
- Integrated dishwasher
- Bosch freestanding washing machine to Utility

QUALITY BATHROOM,
EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- Fitted mirror to Bathroom and En Suites**
- White sanitaryware and chrome fittings
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Bath with screen and thermostatic bath/shower mixer to Bathroom and En Suite 1
- Electric chrome towel rails to Bathroom & En Suites
- Ceramic wall tiles

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

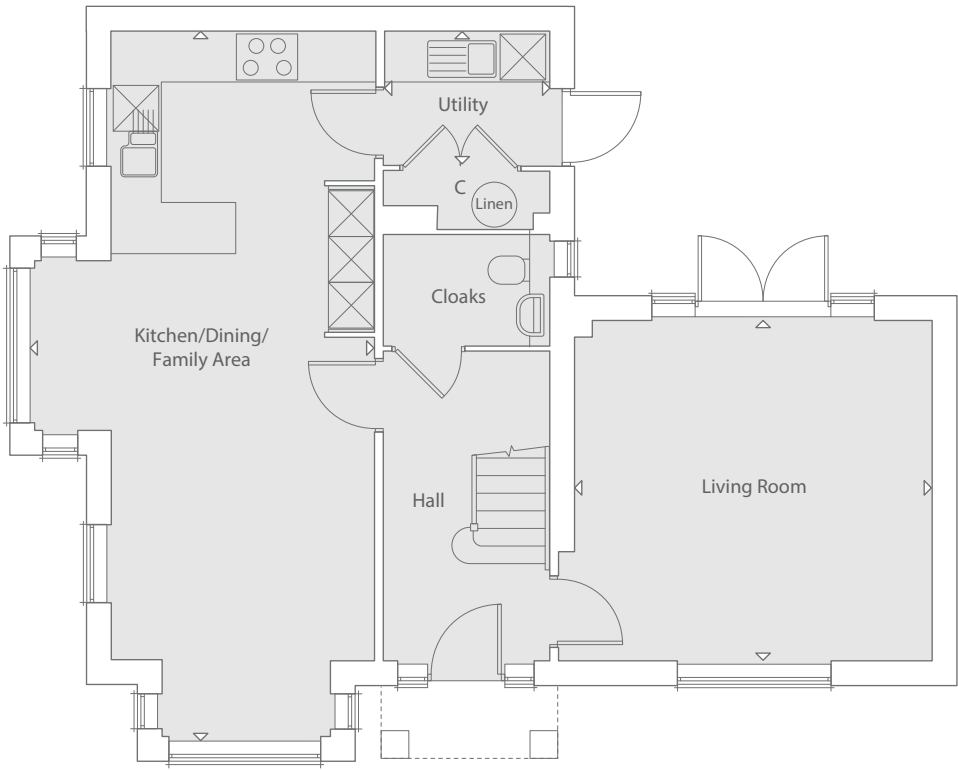
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floors
- Mechanical Ventilation Heat Recovery (MHVR) System

SECURITY AND PEACE OF MIND

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

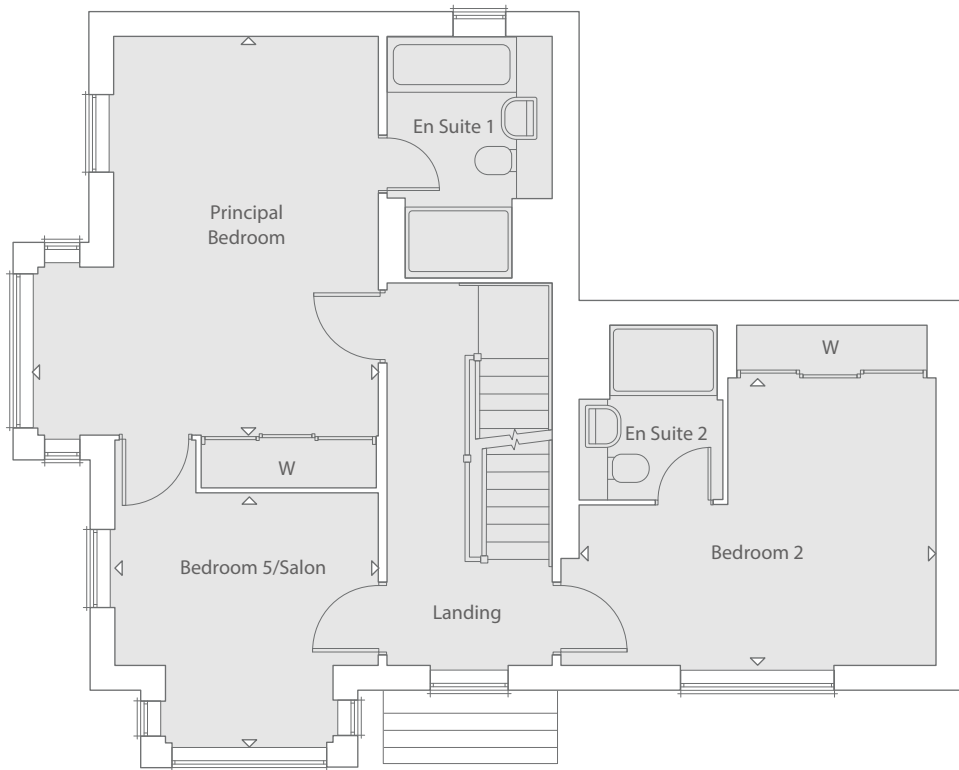
EXTERNAL FEATURES

- EV car charging point
- Double garage
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turf to rear garden
- External tap and socket to garden
- Slate tile door number
- Traditional patio paving - Brett Chaucer slabs



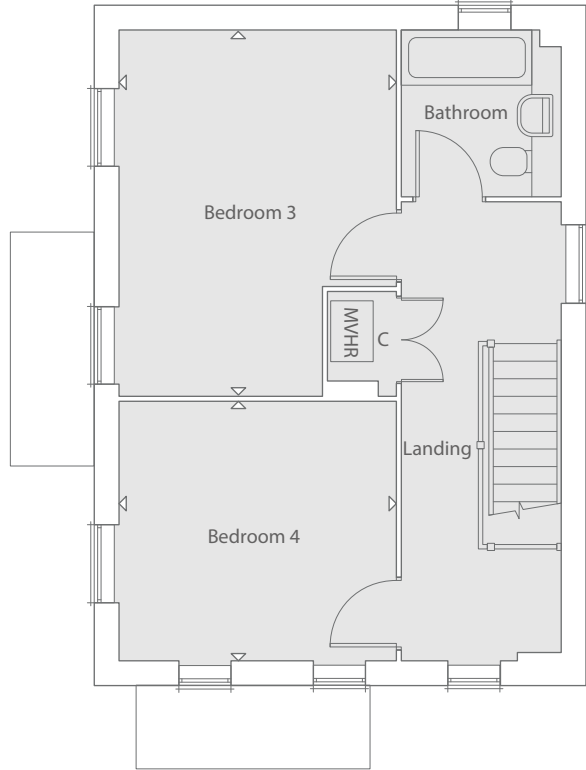
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.30M X 4.52M	30' 5" X 14' 8"	
LIVING ROOM		
4.96M X 4.47M	16' 3" X 14' 8"	
UTILITY		
2.21M X 1.77M	7' 3" X 5' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
5.28M X 4.51M	17' 3" X 14' 10"	
BEDROOM 2		
3.78M X 4.96M	12' 4" X 16' 3"	
BEDROOM 5/SALON		
3.50M X 3.29M	11' 5" X 10' 10"	



SECOND FLOOR

BEDROOM 3		
4.82M X 3.67M	15' 10" X 12' 0"	
BEDROOM 4		
3.67M X 3.41M	12' 0" X 11' 2"	

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**Hermitage Park, Newbridge Avenue,
Maidstone, Kent ME16 9RF**

Marketing Suite and Show Homes
open daily 10am to 5pm

Phone:
0333 321 8903
Email:
HermitageParkAylesford@croudacehomes.co.uk

What 3 Words location:
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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 Hermitage Park progresses. This brochure does not form part of any contract or constitute an offer.

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