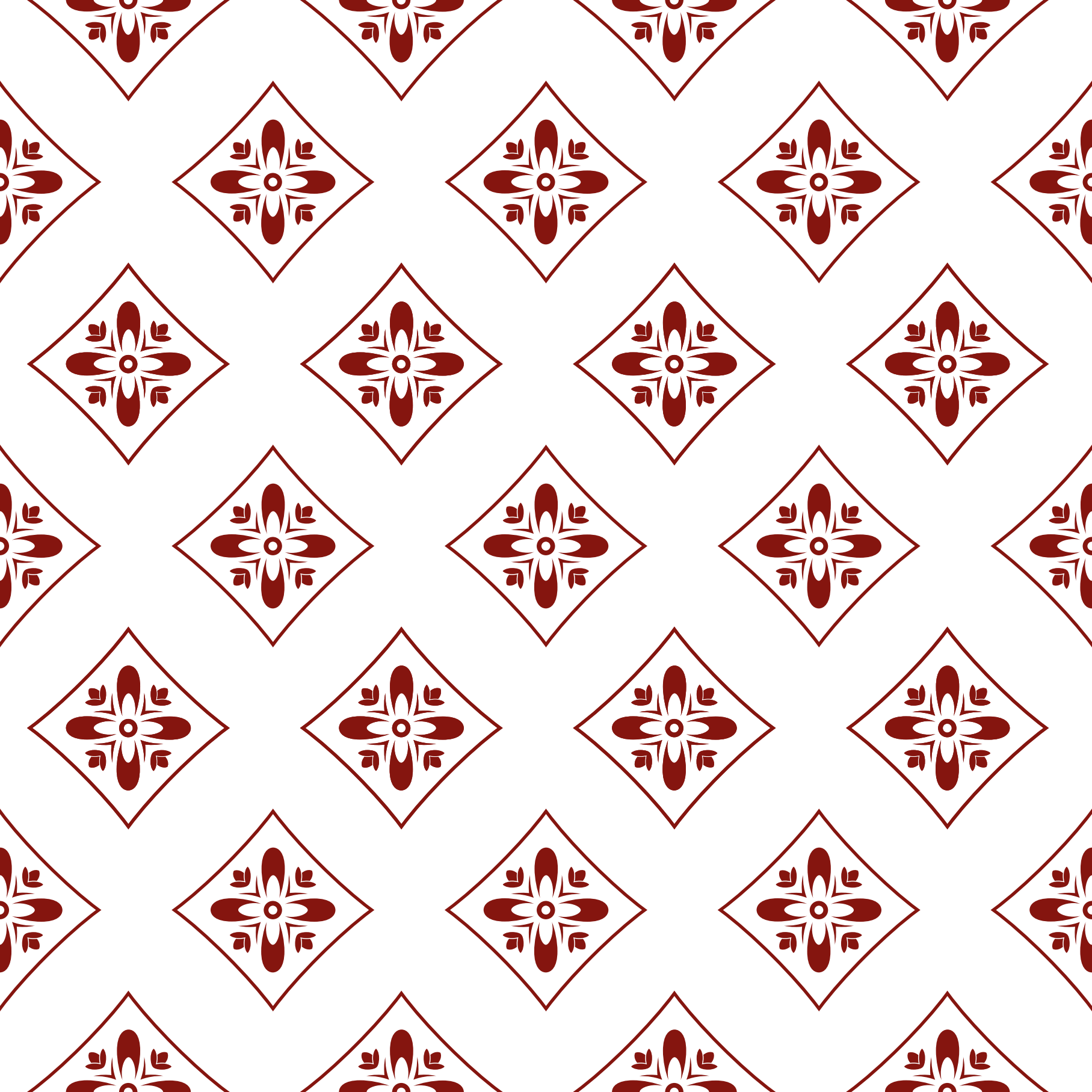


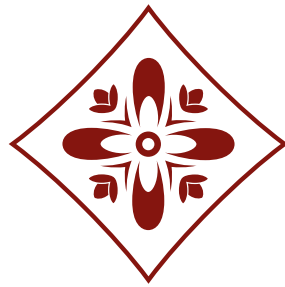


WILLIAM PLACE

— VYNE PARK, BASINGSTOKE —

Croudace 
HOMES.CO.UK





WILLIAM PLACE

— V Y N E P A R K , B A S I N G S T O K E —

A SUPERB DEVELOPMENT OF 2, 3, 4 & 5
BEDROOM HOMES IN BASINGSTOKE, HAMPSHIRE



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.



Russell Denness,
Group Chief Executive



GENERAL DEVELOPMENT LAYOUT - PHASE 2

Each home within Vyne 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.



La
THE LAVENHAM
5 BEDROOM HOME



Bu
THE BURFORD
5 BEDROOM HOME



Vi
THE VILLA
5 BEDROOM HOME



No
THE NORTHALL
4 BEDROOM HOME



Br
THE BROUGHTON
4 BEDROOM HOME



Ya
THE YATELEY
4 BEDROOM HOME



St
THE STRATFORD
4 BEDROOM HOME



Le
THE LEICESTER
4 BEDROOM HOME



Ha
THE HARTLEY
4 BEDROOM HOME



Fa
THE FAIROAK
3 BEDROOM HOME



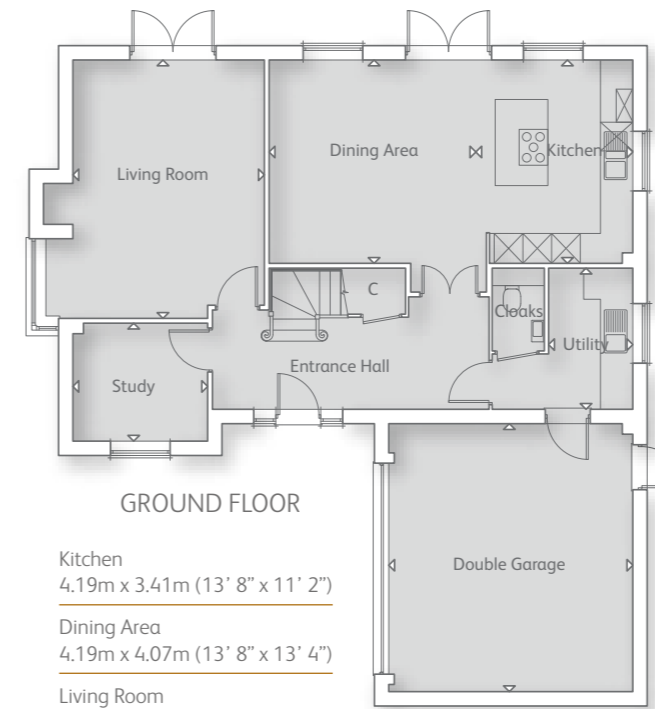
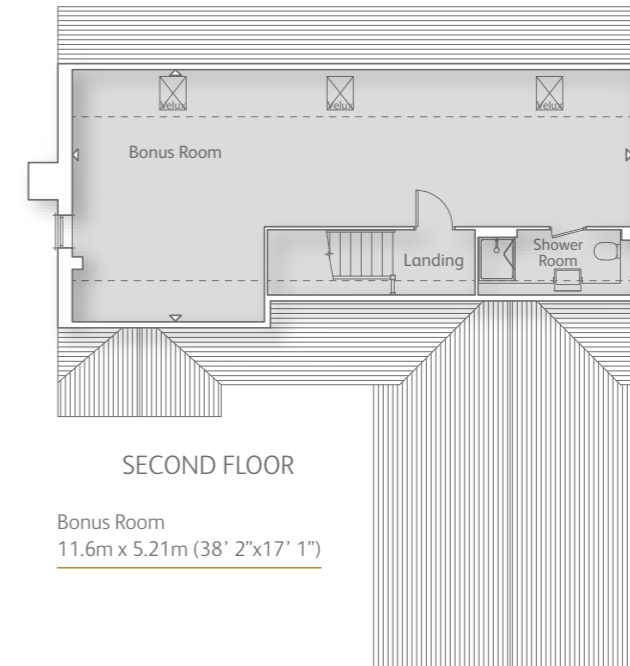
Me
THE MELBURY
3 BEDROOM HOME



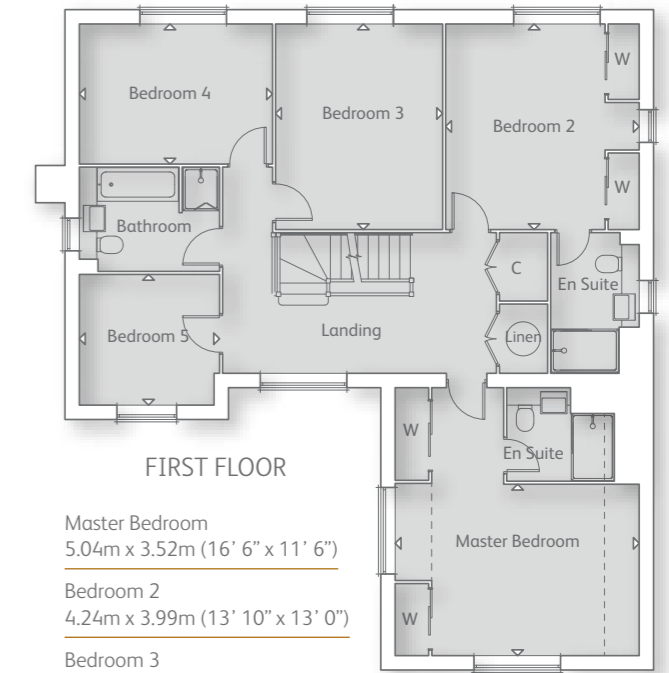
Ca
THE CARLTON
2 BEDROOM HOME

THE LAVENHAM

5 BEDROOM HOME



- Kitchen
4.19m x 3.41m (13' 8" x 11' 2")
- Dining Area
4.19m x 4.07m (13' 8" x 13' 4")
- Living Room
5.34m x 3.94m (17' 6" x 12' 11")
- Study
2.76m x 2.41m (9' 0" x 7' 10")
- Utility
2.89m x 1.70m (9' 5" x 5' 6")
- Double Garage
5.54m x 5.04m (18' 2" x 16' 6")

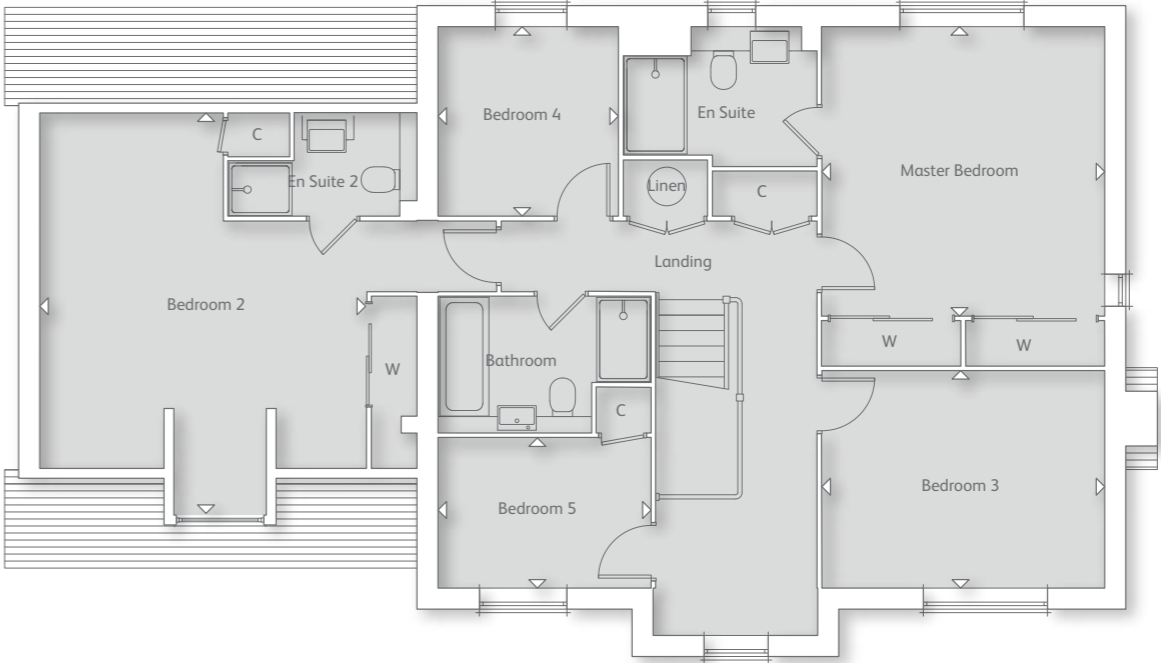


- Master Bedroom
5.04m x 3.52m (16' 6" x 11' 6")
- Bedroom 2
4.24m x 3.99m (13' 10" x 13' 0")
- Bedroom 3
4.24m x 3.43m (13' 10" x 11' 3")
- Bedroom 4
3.98m x 2.87m (13' 0" x 9' 4")
- Bedroom 5
2.76m x 2.67m (9' 0" x 8' 9")

Please note floor plans are not to scale.

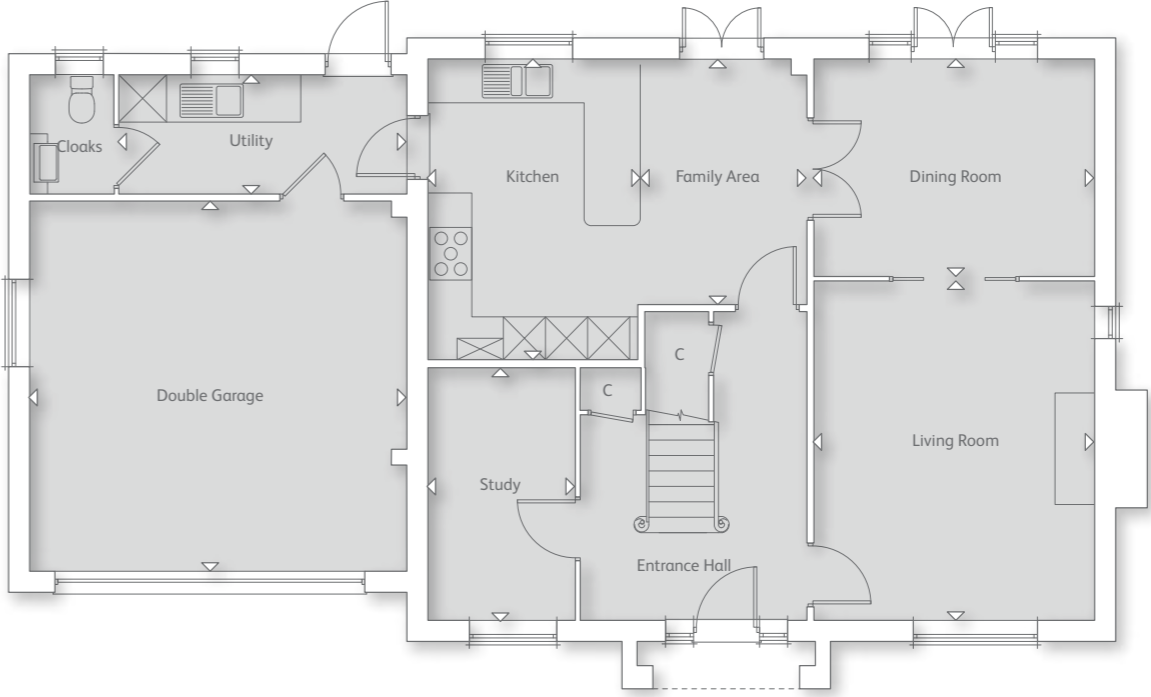
THE BURFORD

5 BEDROOM HOME



FIRST FLOOR

- Master Bedroom
4.06m x 3.98m (13' 4" x 13' 0")
- Bedroom 2
5.01m x 4.60m (16' 5" x 15' 1")
- Bedroom 3
3.98m x 3.14m (13' 0" x 10' 3")
- Bedroom 4
2.64m x 2.51m (8' 7" x 8' 2")
- Bedroom 5
2.98m x 2.09m (9' 9" x 6' 10")



GROUND FLOOR

- Kitchen
4.23m x 2.97m (13' 10" x 9' 8")
- Family Area
3.44m x 2.31m (11' 3" x 7' 7")
- Dining Room
3.94m x 3.04m (12' 11" x 9' 11")
- Living Room
4.78m x 3.94m (15' 8" x 12' 11")
- Utility
4.05m x 1.64m (13' 3" x 5' 4")
- Study
3.54m x 2.04m (11' 7" x 6' 8")
- Double Garage
5.32m x 5.22m (17' 5" x 17' 1")

Please note floor plans are not to scale.

THE VILLA

5 BEDROOM HOME

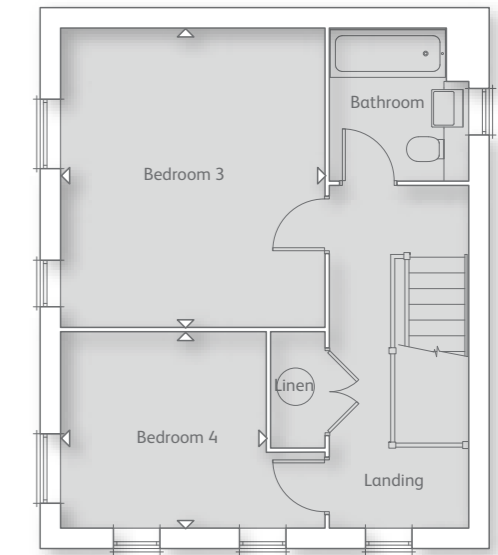


FIRST FLOOR

Master Bedroom
4.12m x 3.50m (13' 6" x 11' 5")

Bedroom 2
3.94m x 3.52m (12' 11" x 11' 6")

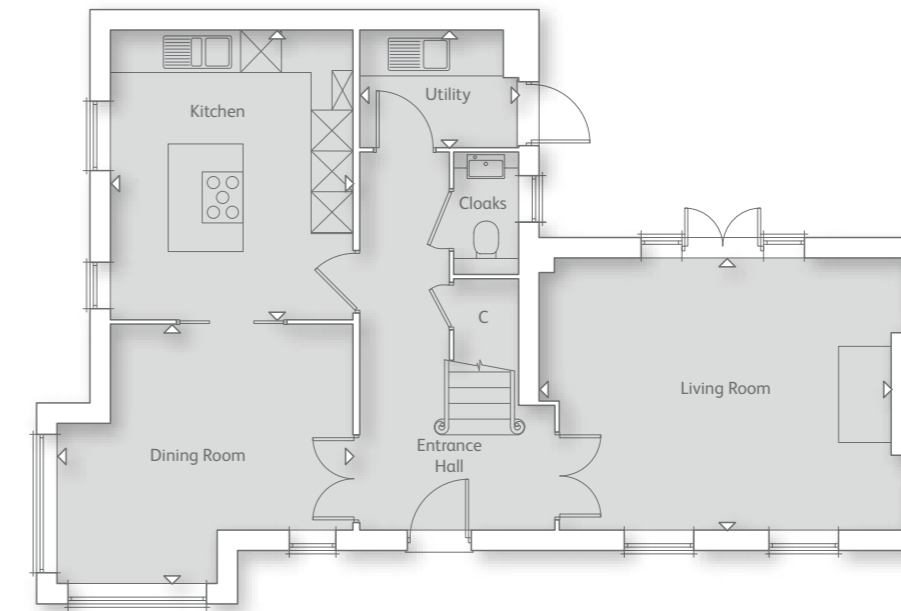
Salon/Bedroom 5
4.29m x 3.12m (14' 0" x 10' 2")



SECOND FLOOR

Bedroom 3
4.34m x 3.82m (14' 2" x 12' 6")

Bedroom 4
2.96m x 2.82m (9' 8" x 9' 3")



GROUND FLOOR

Kitchen
4.20m x 3.50m (13' 9" x 11' 5")

Living Room
5.34m x 3.94m (17' 6" x 12' 11")

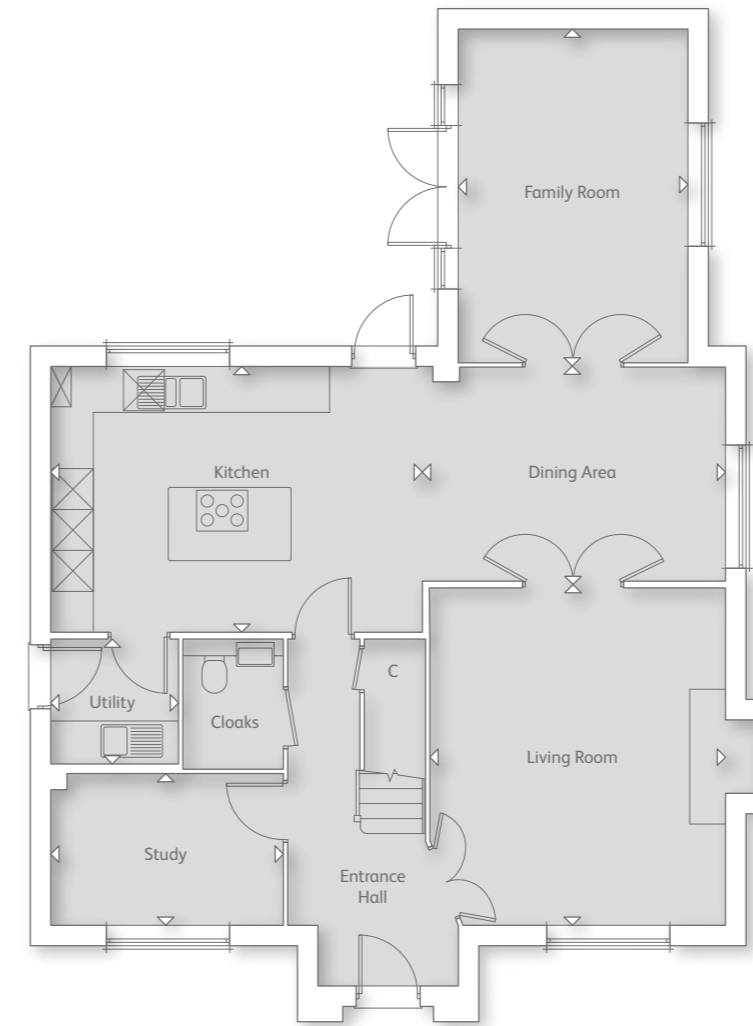
Dining Room
4.29m x 2.97m (14' 0" x 9' 8")

Utility
2.28m x 1.67m (7' 5" x 5' 5")

Please note floor plans are not to scale.

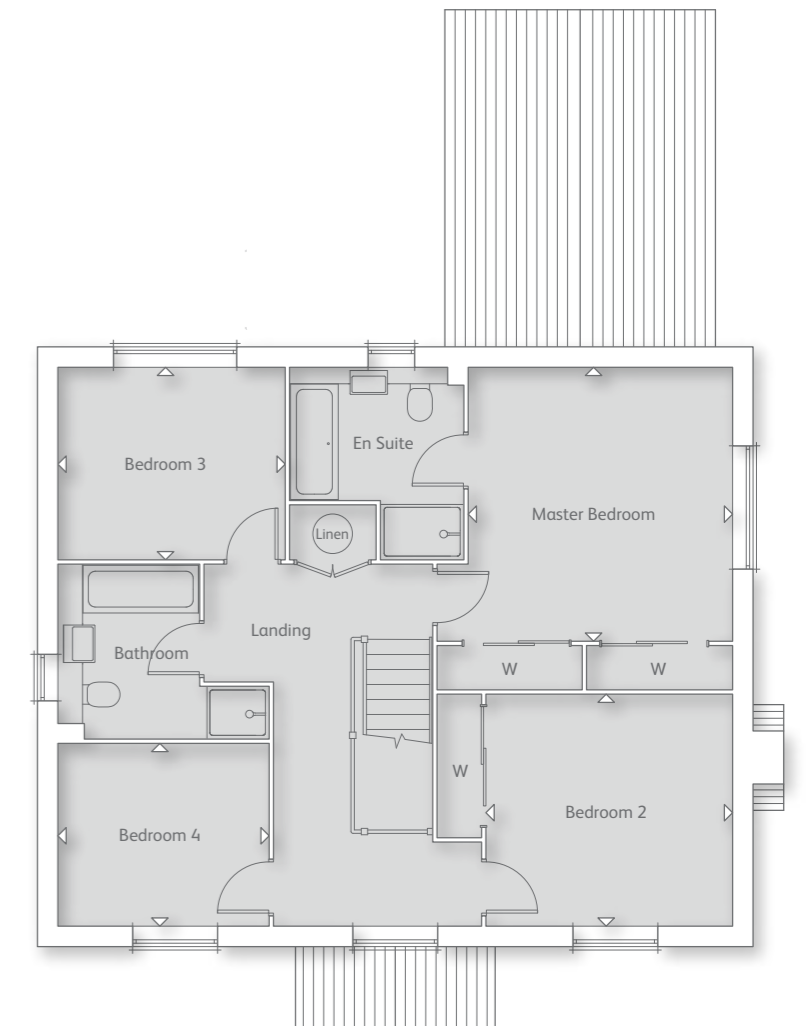
THE NORTHALL

4 BEDROOM HOME



GROUND FLOOR

Kitchen 5.53m x 3.84m (18' 1" x 12' 7")	Family Room 4.83m x 3.31m (15' 10" x 10' 10")
Dining Area 3.83m x 3.08m (12' 6" x 10' 1")	Study 3.38m x 2.17m (11' 1" x 7' 1")
Living Room 4.89m x 4.29m (16' 0" x 14' 0")	Utility 1.85m x 1.84m (6' 0" x 6' 0")



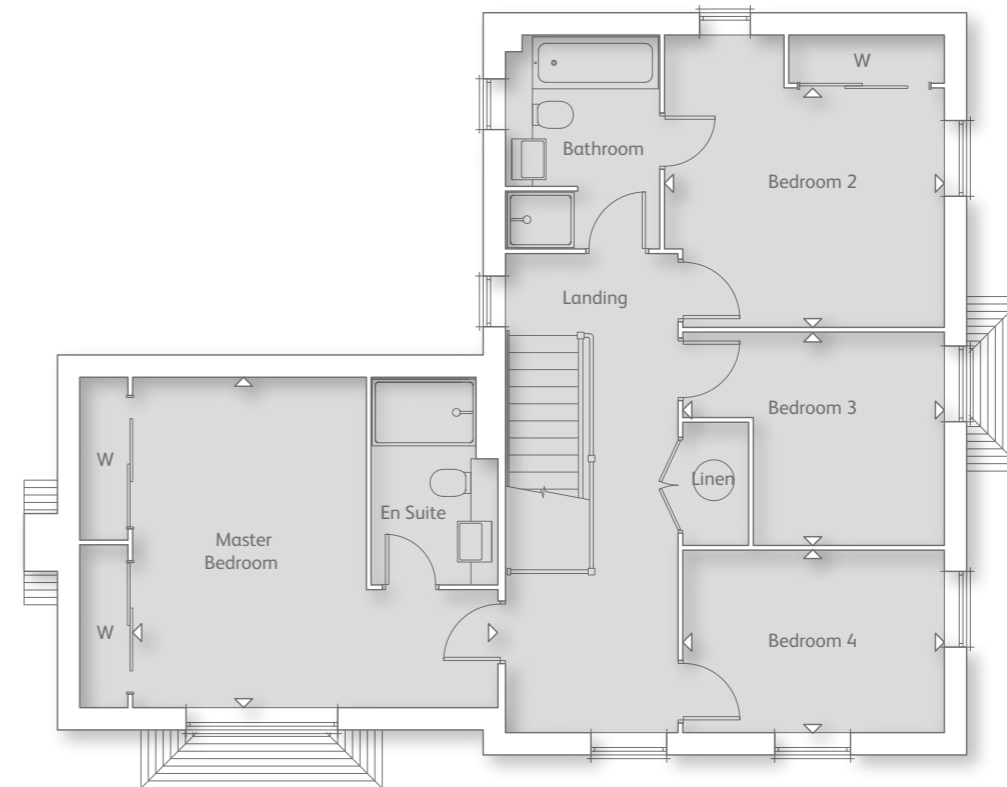
FIRST FLOOR

Master Bedroom 3.95m x 3.82m (12' 11" x 12' 6")	Bedroom 3 3.27m x 2.77m (10' 8" x 9' 0")
Bedroom 2 3.56m x 3.34m (11' 8" x 10' 11")	Bedroom 4 3.04m x 2.80m (9' 11" x 9' 2")

Please note floor plans are not to scale.

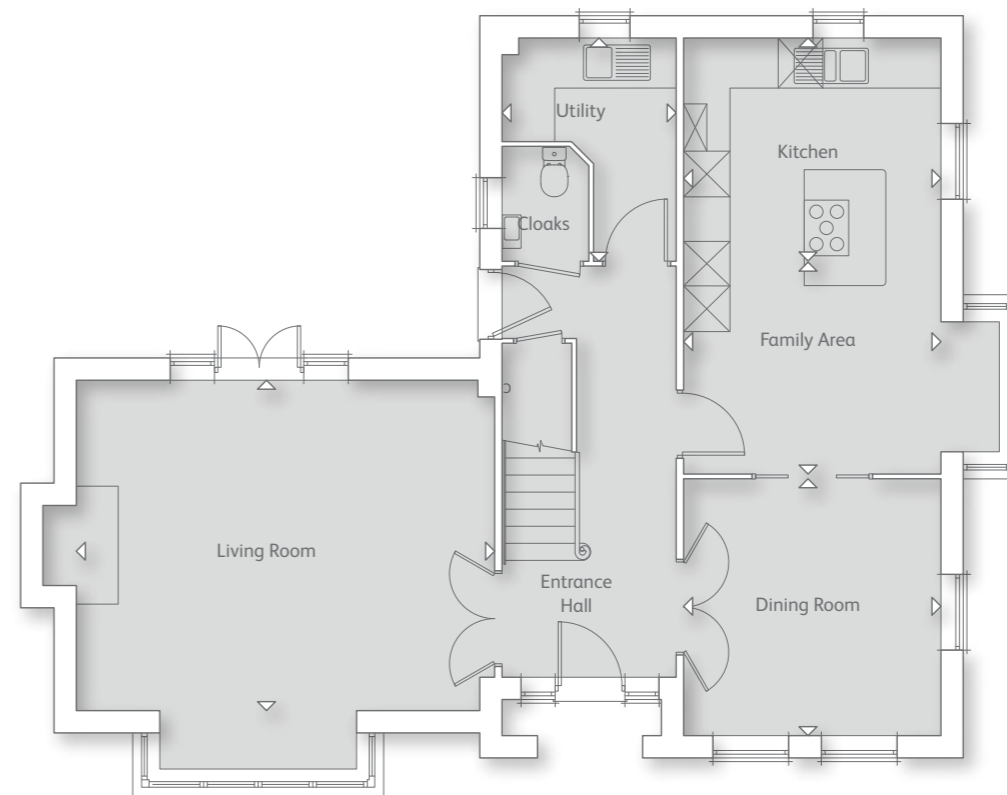
THE BROUGHTON

4 BEDROOM HOME



FIRST FLOOR

- Master Bedroom
4.86m x 4.39m (15' 11" x 14' 4")
- Bedroom 2
3.71m x 3.16m (12' 2" x 10' 4")
- Bedroom 3
3.46m x 2.74m (11' 4" x 8' 11")
- Bedroom 4
3.46m x 2.40m (11' 4" x 7' 10")



GROUND FLOOR

- Kitchen
3.41m x 2.89m (11' 2" x 9' 5")
- Family Area
3.41m x 2.89m (11' 2" x 9' 5")
- Dining Room
3.40m x 3.40m (11' 1" x 11' 1")
- Living Room
5.58m x 4.39m (18' 3" x 14' 4")
- Utility
2.95m x 2.29m (9' 8" x 7' 6")

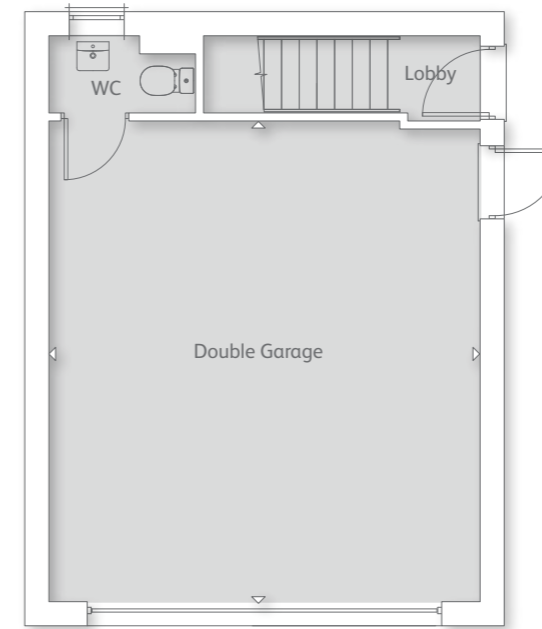
Please note floor plans are not to scale.

STUDIO GARAGE

AVAILABLE WITH THE VILLA, THE NORTHALL & THE BROUGHTON ONLY

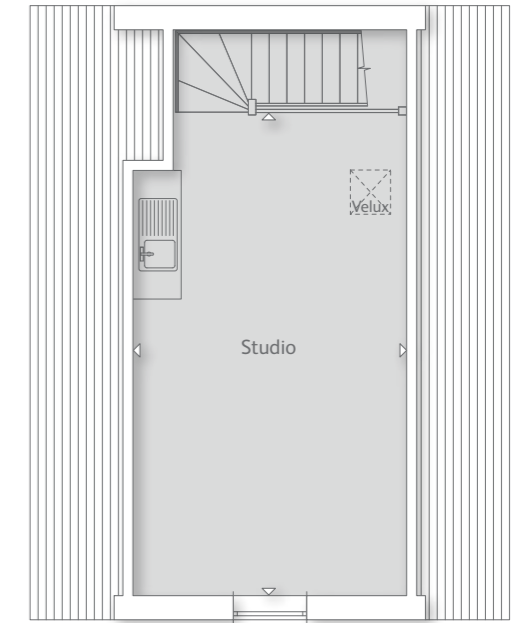


STYLE A



GROUND FLOOR

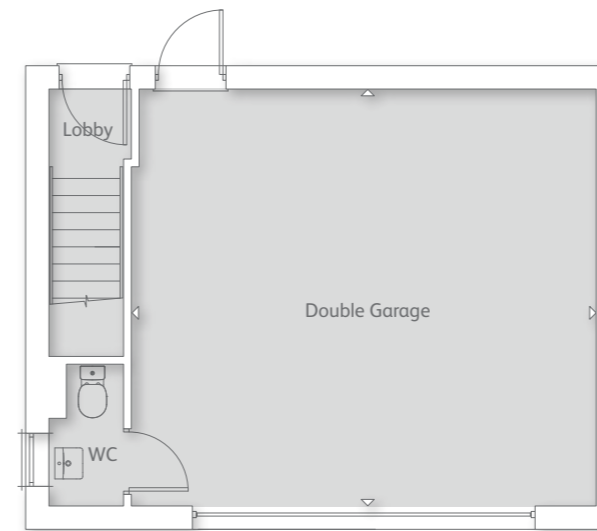
Garage
5.92m x 5.30m (19' 5" x 17' 4")



FIRST FLOOR

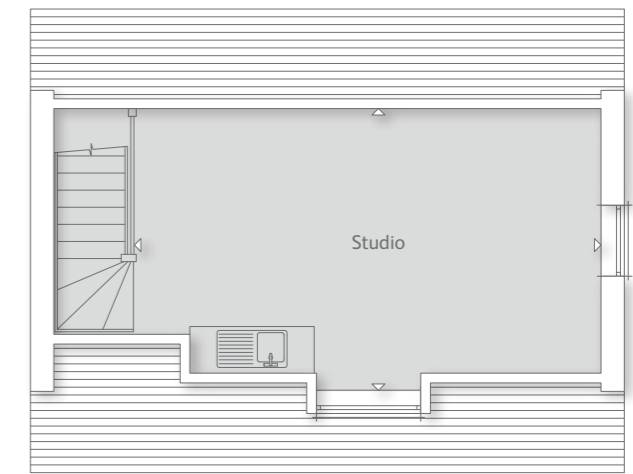
Studio
5.95m x 3.34m (22' 10" x 10' 11")

STYLE B



GROUND FLOOR

Garage
5.92m x 5.30m (19' 5" x 17' 4")



FIRST FLOOR

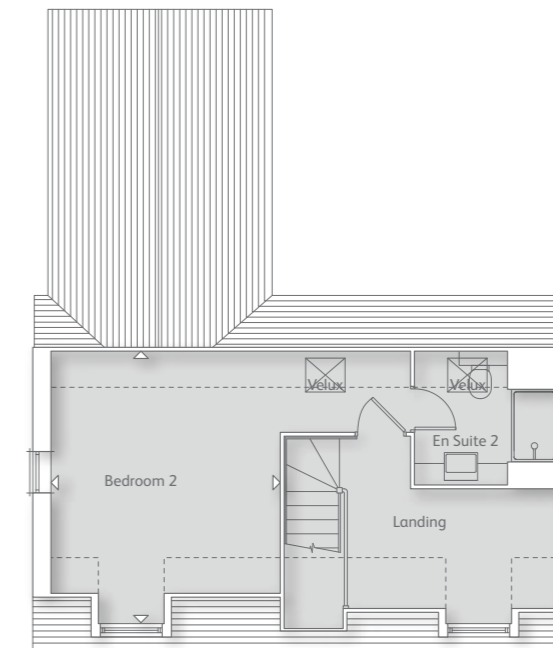
Studio
5.95m x 3.86m (22' 10" x 12' 8")

Please note floor plans are not to scale.

STUDIO GARAGE
Available with The Villa, The Northall & The Broughton only

THE YATELEY

4 BEDROOM HOME



SECOND FLOOR

Bedroom 2
3.94m x 3.73m (12' 11" x 12' 2")



GROUND FLOOR

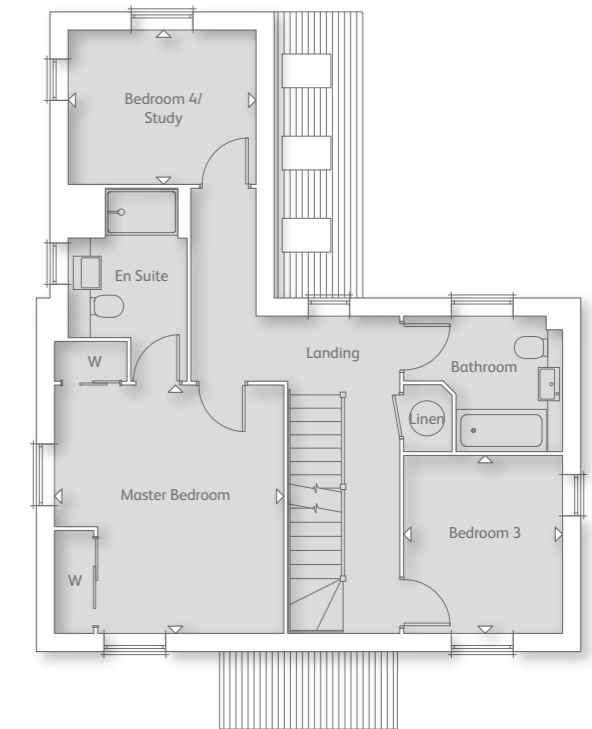
Kitchen
3.89m x 2.40m (12' 9" x 7' 10")

Family Area
3.89m x 2.05m (12' 9" x 6' 8")

Dining Room
3.88m x 2.73m (12' 8" x 8' 11")

Living Room
5.18m x 3.44m (16' 11" x 11' 3")

Utility
2.42m x 1.86m (7' 11" x 6' 1")



FIRST FLOOR

Master Bedroom
4.04m x 3.72m (13' 3" x 12' 2")

Bedroom 3
2.88m x 2.57m (9' 5" x 8' 5")

Bedroom 4/Study
3.04m x 2.49m (9' 11" x 8' 2")

Please note floor plans are not to scale.

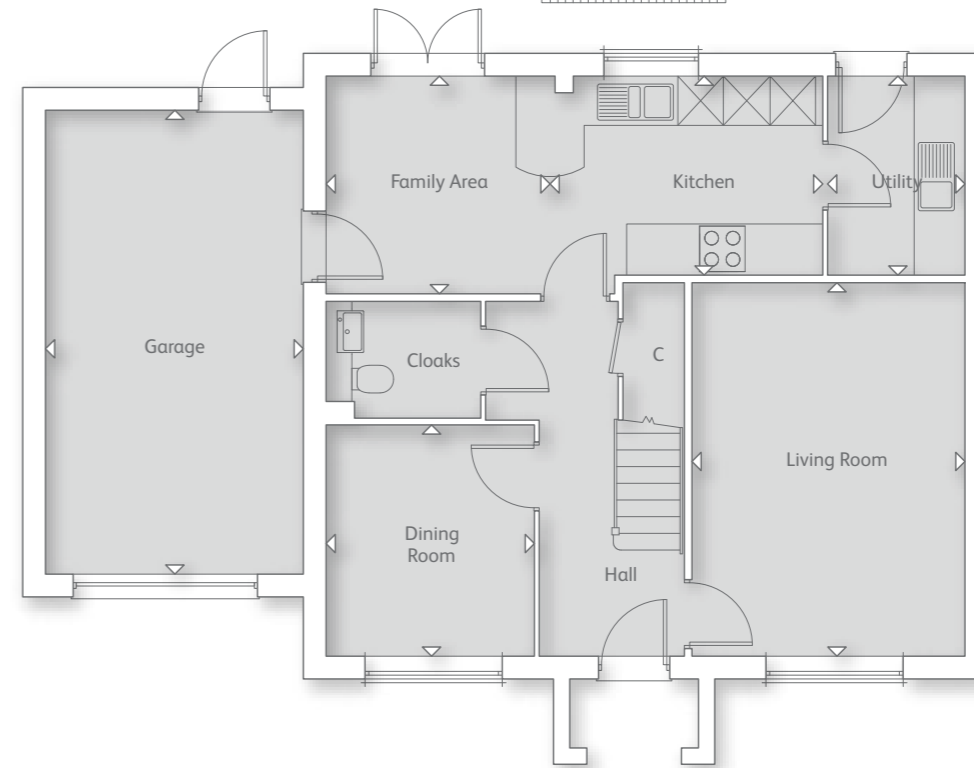
THE STRATFORD

4 BEDROOM HOME



FIRST FLOOR

- Master Bedroom
4.01m x 3.56m (13' 1" x 11' 8")
- Bedroom 2
5.21m x 3.34m (17' 1" x 10' 11")
- Bedroom 3
3.59m x 2.74m (11' 9" x 8' 11")
- Bedroom 4
3.21m x 2.69m (10' 6" x 8' 9")



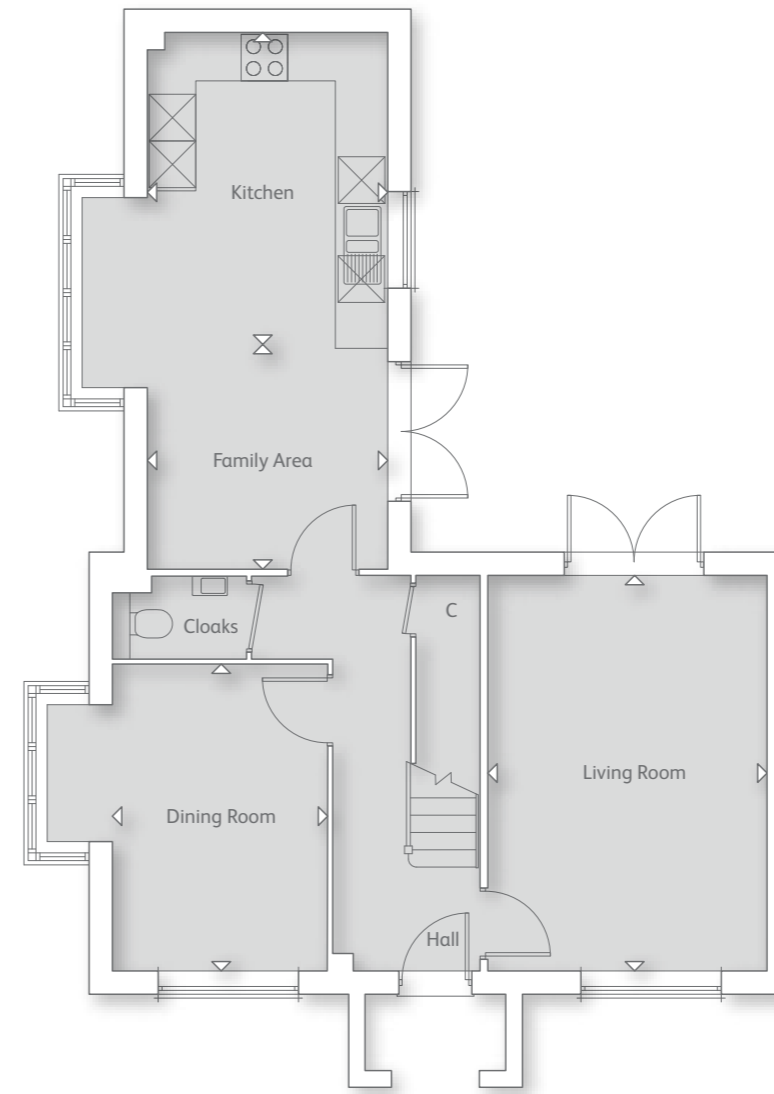
GROUND FLOOR

- Kitchen
3.54m x 2.57m (11' 7" x 8' 5")
- Family Area
2.89m x 2.81m (9' 5" x 9' 2")
- Dining Room
2.99m x 2.69m (9' 9" x 8' 9")
- Living Room
4.87m x 3.54m (15' 11" x 11' 7")
- Utility
2.57m x 1.74m (8' 5" x 5' 8")
- Garage
6.14m x 3.34m (20' 1" x 10' 11")

Please note floor plans are not to scale.

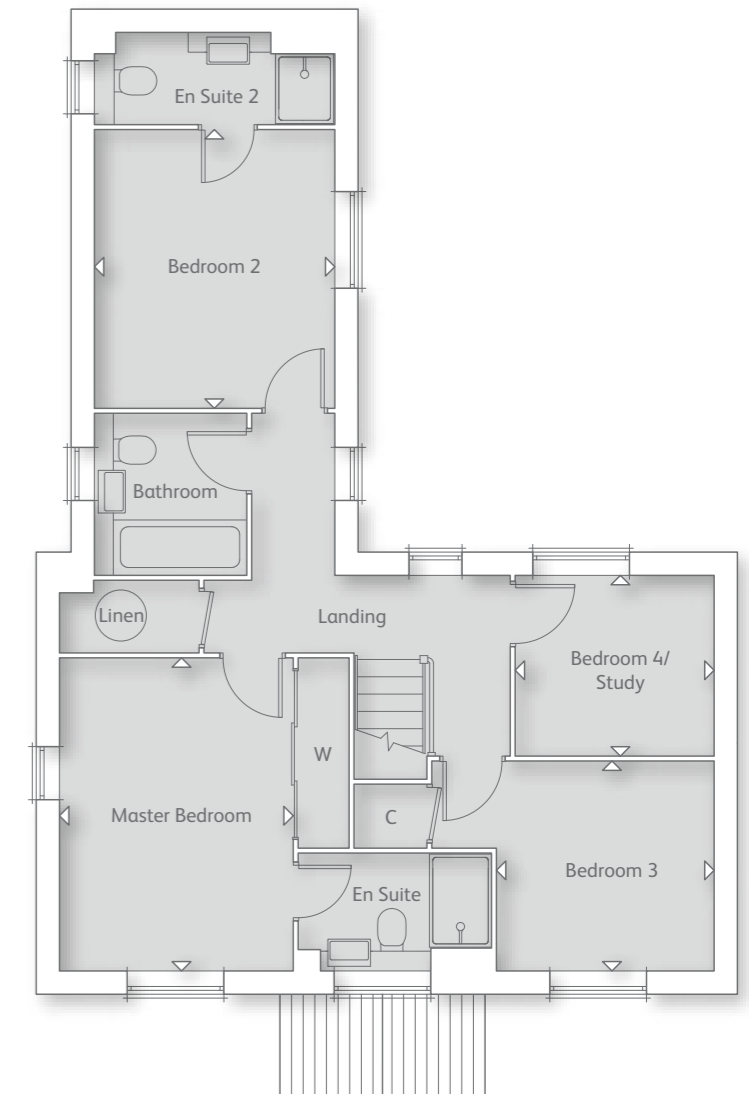
THE LEICESTER

4 BEDROOM HOME



GROUND FLOOR

Kitchen 4.02m x 3.04m (13' 2" x 9' 11")	Dining Room 3.89m x 2.74m (12' 9" x 8' 11")
Family Area 3.04m x 2.79m (9' 11" x 9' 1")	Living Room 5.04m x 3.54m (16' 6" x 11' 7")



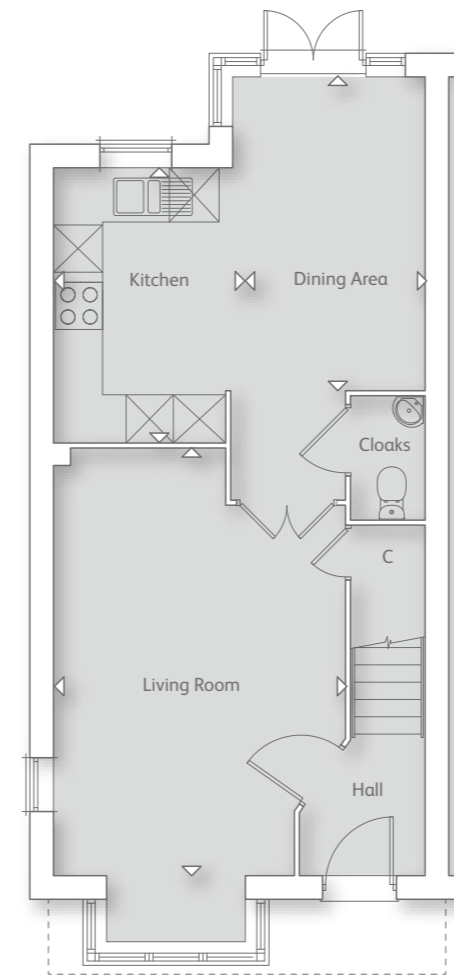
FIRST FLOOR

Master Bedroom 3.98m x 2.95m (13' 0" x 9' 8")	Bedroom 3 2.75m x 2.65m (9' 0" x 8' 8")
Bedroom 2 3.54m x 3.04m (11' 7" x 9' 11")	Bedroom 4/Study 2.51m x 2.27m (8' 2" x 7' 5")

Please note floor plans are not to scale.

THE HARTLEY

4 BEDROOM HOME

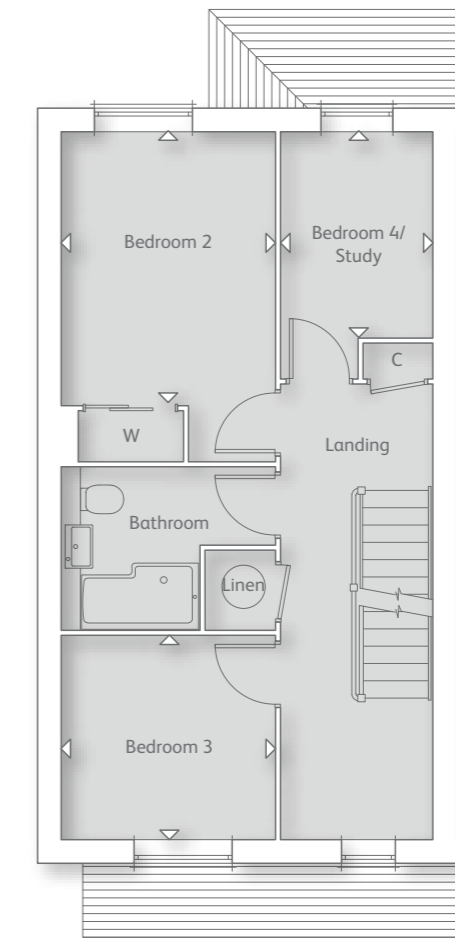


GROUND FLOOR

Kitchen
3.44m x 2.22m (11' 3" x 7' 3")

Dining Area
3.93m x 2.39m (12' 10" x 7' 10")

Living Room
5.38m x 3.65m (17' 7" x 11' 7")

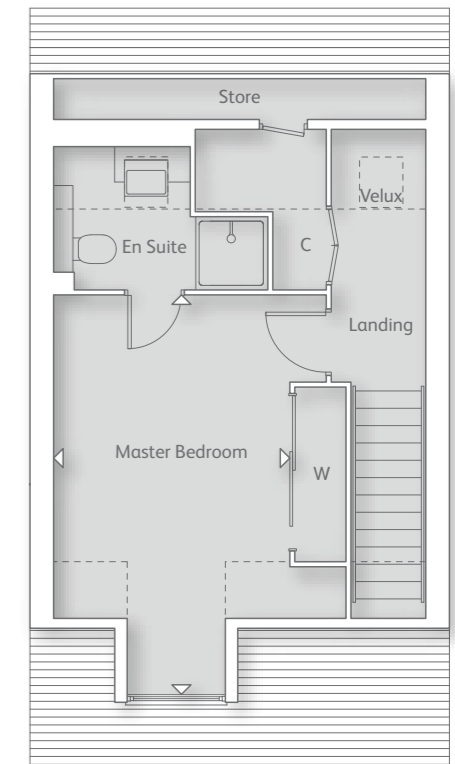


FIRST FLOOR

Bedroom 2
3.24m x 2.67m (10' 7" x 8' 9")

Bedroom 3
2.67m x 2.54m (8' 8" x 8' 4")

Bedroom 4/Study
2.56m x 1.88m (8' 4" x 6' 2")



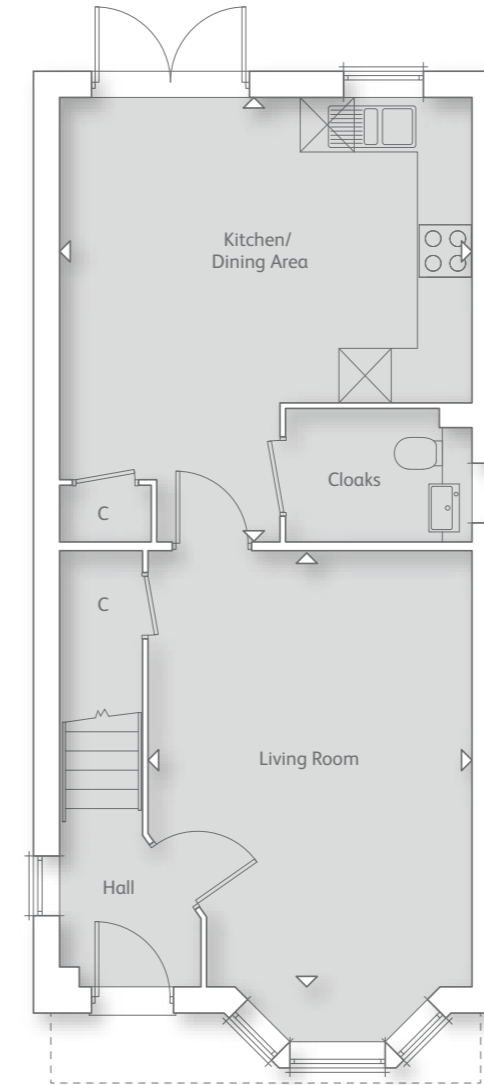
SECOND FLOOR

Master Bedroom
3.85m x 2.94m (12' 7" x 9' 8")

Please note floor plans are not to scale.

THE FAIROAK

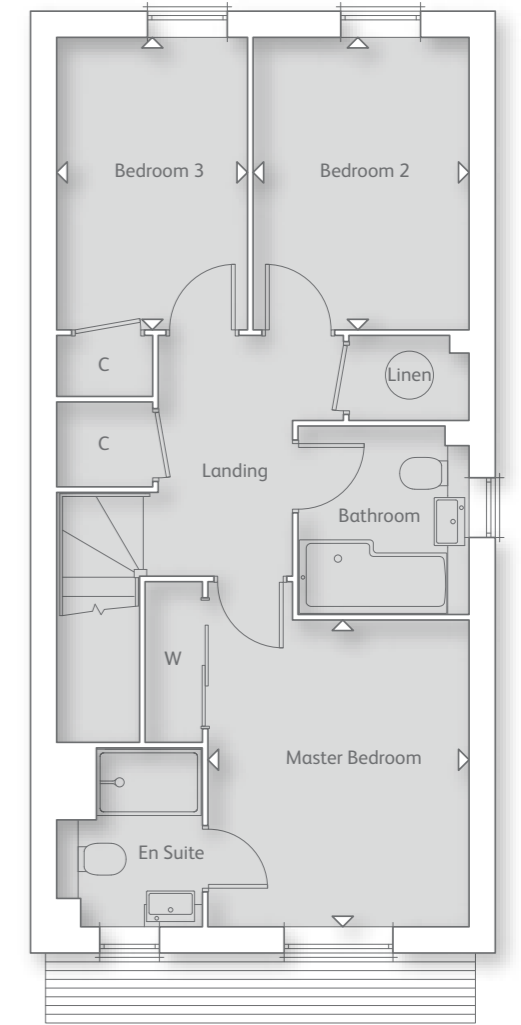
3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area
4.95m x 4.66m (16' 2" x 15' 3")

Living Room
4.94m x 3.65m (16' 2" x 11' 11")



FIRST FLOOR

Master Bedroom
3.46m x 2.93m (11' 4" x 9' 7")

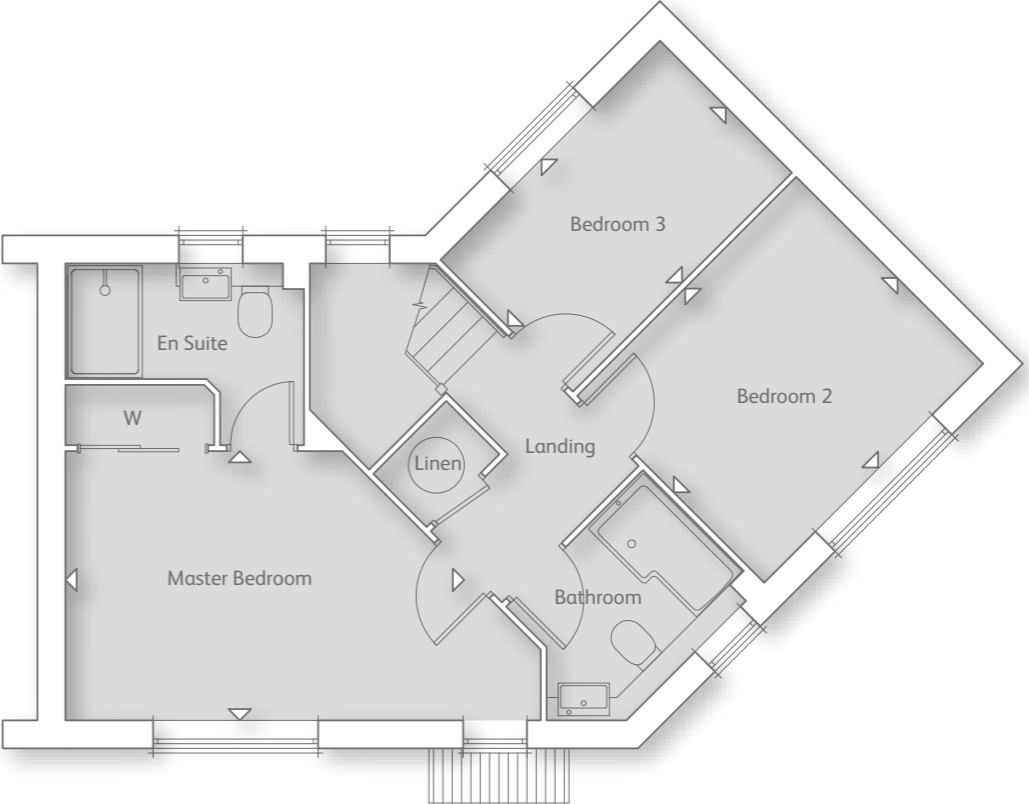
Bedroom 3
3.29m x 2.13m (10' 9" x 6' 11")

Bedroom 2
3.29m x 2.41m (10' 9" x 7' 10")

Please note floor plans are not to scale.

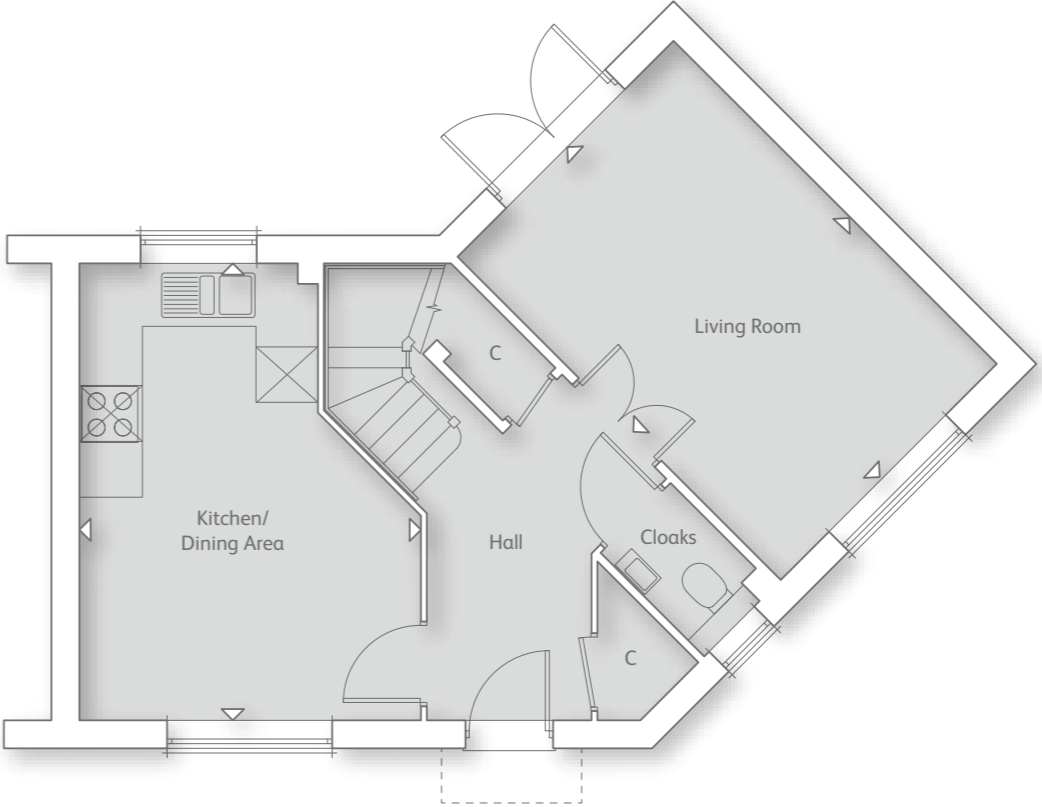
THE MELBURY

3 BEDROOM HOME



FIRST FLOOR

- Master Bedroom
4.94m x 2.83m (16' 2" x 9' 3")
- Bedroom 2
3.24m x 2.99m (10' 7" x 9' 8")
- Bedroom 3
3.24m x 1.94m (10' 7" x 6' 4")



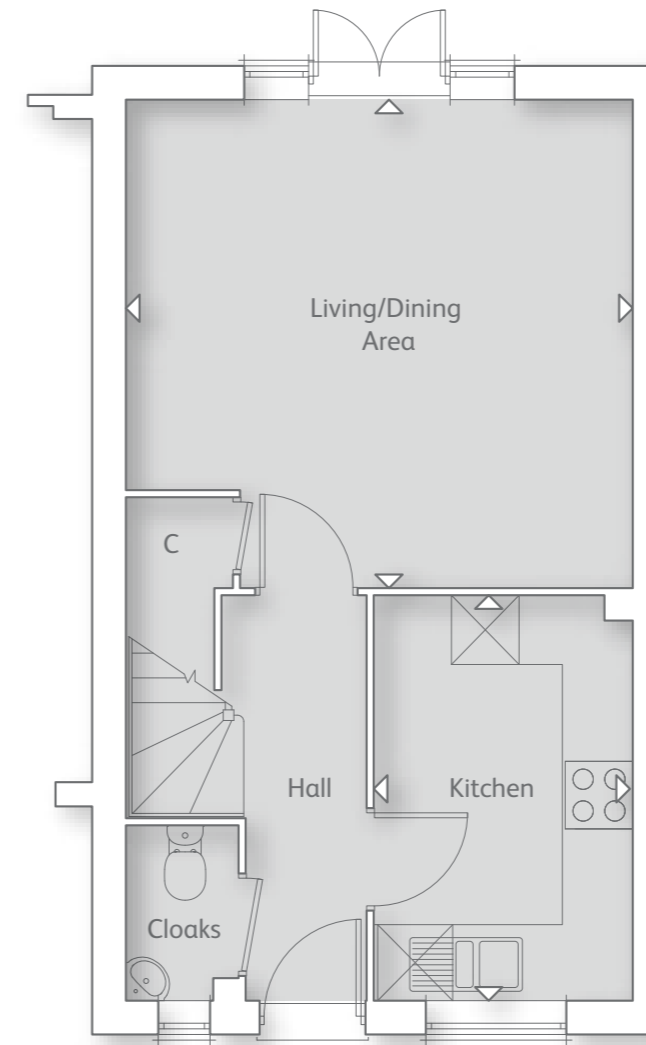
GROUND FLOOR

- Kitchen/Dining Area
4.84m x 3.60m (15' 10" x 11' 9")
- Living Room
4.84m x 3.21m (15' 8" x 10' 6")

Please note floor plans are not to scale.

THE CARLTON

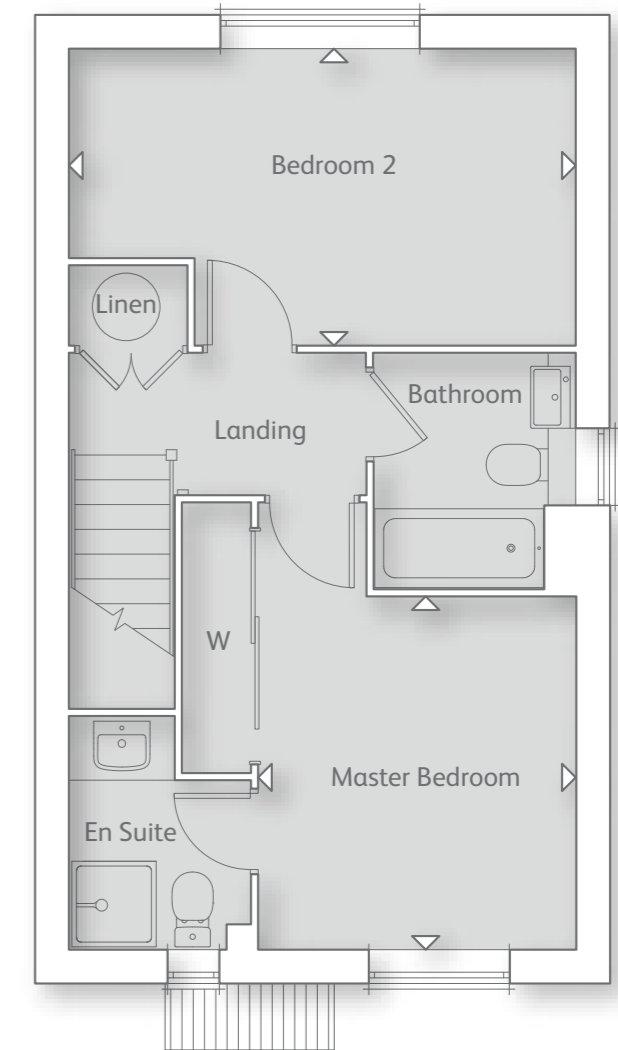
2 BEDROOM HOME



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
3.04m x 2.74m (9' 11" x 8' 11")

Bedroom 2
4.44m x 2.57m (14' 6" x 8' 5")

Window to
Plots 92, 116
and 117 only

Please note floor plans are not to scale.



INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time of reservation. All of our available ranges are viewable at our sales centre after launch.



	THE LAVENHAM	THE BURFORD	THE VILLA	THE NORTHALL	THE BROUGHTON	THE YATELEY	THE STRATFORD	THE LEICESTER	THE HARTLEY	THE FAIROAK	THE MELBURY	THE CARLTON
KITCHEN AND APPLIANCES												
High quality furniture with storage/workspace	■	■	■	■	■	■	■	■	■	■	■	■
Granite worktops with up-stand to Kitchen only	■	■	■	■	■	■	■	■	■	■	■	■
Laminate worktops with up-stand to Kitchen or Utility†	■	■	■	■	■	■	■	■	■	■	■	■
Chimney extractor hood	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel double electric oven with 5 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel double electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel single electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Microwave	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Fridge/Freezer	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Dishwasher	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Washing Machine	■	■	■	■	■	■	■	■	■	■	■	■



	THE LAVENHAM	THE BURFORD	THE VILLA	THE NORTHALL	THE BROUGHTON	THE YATELEY	THE STRATFORD	THE LEICESTER	THE HARTLEY	THE FAIROAK	THE MELBURY	THE CARLTON
BATHROOM, EN SUITE & CLOAKROOM												
White sanitaryware and chrome fittings	■	■	■	■	■	■	■	■	■	■	■	■
Ceramic wall tiles	■	■	■	■	■	■	■	■	■	■	■	■
Fitted furniture to Bathroom, En Suite(s) and Cloakroom‡	■	■	■	■	■	■	■	■	■	■	■	■
Shower enclosure with thermostatic shower in En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■	■





	THE LAVENHAM	THE BURFORD	THE VILLA	THE NORTHALL	THE BROUGHTON	THE YATELEY	THE STRATFORD	THE LEICESTER	THE HARTLEY	THE FAIROAK	THE MELBURY	THE CARLTON
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DECORATION & JOINERY

Smooth ceilings	■	■	■	■	■	■	■	■	■	■	■	■
Pencil rounded white painted skirtings and architraves	■	■	■	■	■	■	■	■	■	■	■	■
White panelled or veneer internal doors	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobe to Master Bedroom	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes to Bedroom 2	■	■	■	■	■	■	■	■	■	■	■	■
Built-in storage to other Bedroom(s)	■	■	■	■	■	■	■	■	■	■	■	■

SECURITY & COMFORT

Brick and block construction	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark 10 year cover	■	■	■	■	■	■	■	■	■	■	■	■
Gas central heating	■	■	■	■	■	■	■	■	■	■	■	■
Intruder alarms	■	■	■	■	■	■	■	■	■	■	■	■
Smoke detectors	■	■	■	■	■	■	■	■	■	■	■	■
Hardwood front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■	■
Composite front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu windows and French casement doors†	■	■	■	■	■	■	■	■	■	■	■	■
Recessed downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■	■



TRANSPORT & CONNECTIONS

BY CAR

- Sherfield Park Community Centre 0.7 miles
- A33 1.2 miles
- Chineham Shopping Centre 1.9 miles
- Tesco Superstore 2.0 miles
- M3 (Junction 6) 3.2 miles
- A339 3.7 miles
- Basingstoke Town Centre 3.8 miles
- Sherfield-on-Loddon 3.9 miles
- Sherfield Oaks Golf Club 4.0 miles
- The Vyne 4.7 miles
- M4 (Junction 11) 12.2 miles
- Reading Town Centre 15.6 miles
- Winchester Town Centre 21.8 miles
- Guildford Town Centre 27.2 miles
- M25 (Junction 12) 31.1 miles
- Southampton Town Centre 33.2 miles
- London Heathrow Airport 39 miles

BY TRAIN

- From Basingstoke Rail Station
- Farnborough 13 minutes
- Winchester 15 minutes
- Reading 18 minutes
- Woking 19 minutes
- Southampton Central 33 minutes
- Guildford 33 minutes
- Clapham Junction 39 minutes
- Oxford 49 minutes
- London Waterloo 51 minutes

EDUCATION

- Four Lanes Infant School 0.7 miles
- Four Lanes Community Junior School 1.0 miles
- Willowdene Nursery School 1.5 miles
- Great Binfields Primary School 2.2 miles
- St Bede's Catholic Primary School 2.3 miles
- Everest Community Academy 2.5 miles
- The Loddon School 3.1 miles

FROM THE M3

Leave the M3 at Junction 6 (signposted Basingstoke) and join the A339.

Continue along the A339 for approximately 1 mile, by-passing the town centre and leave at the next slip road.

At the roundabout, take the fourth exit to join the A33 (signposted Chineham, Reading).

At the Crockford roundabout take the second exit onto Crockford Lane signposted Chineham & Hants Int. Business Parks.

Continue ahead at the Chineham Park Roundabout.

Continue ahead at the next mini roundabout.

Continue for 1/2 mile and you will find us on the left hand side (the road bears sharp right at this point).

BY TRAIN

Basingstoke is the nearest railway station. We are a 10 minute taxi ride from the station.

For further information on train times and fares, please call National Rail Enquiries on 08457 48 49 50, or visit www.nationalrail.co.uk

SAT NAV: RG24 8LS



Sherfield Park Community Centre



Sherfield-on-Loddon



Sherfield-on-Loddon Village Hall





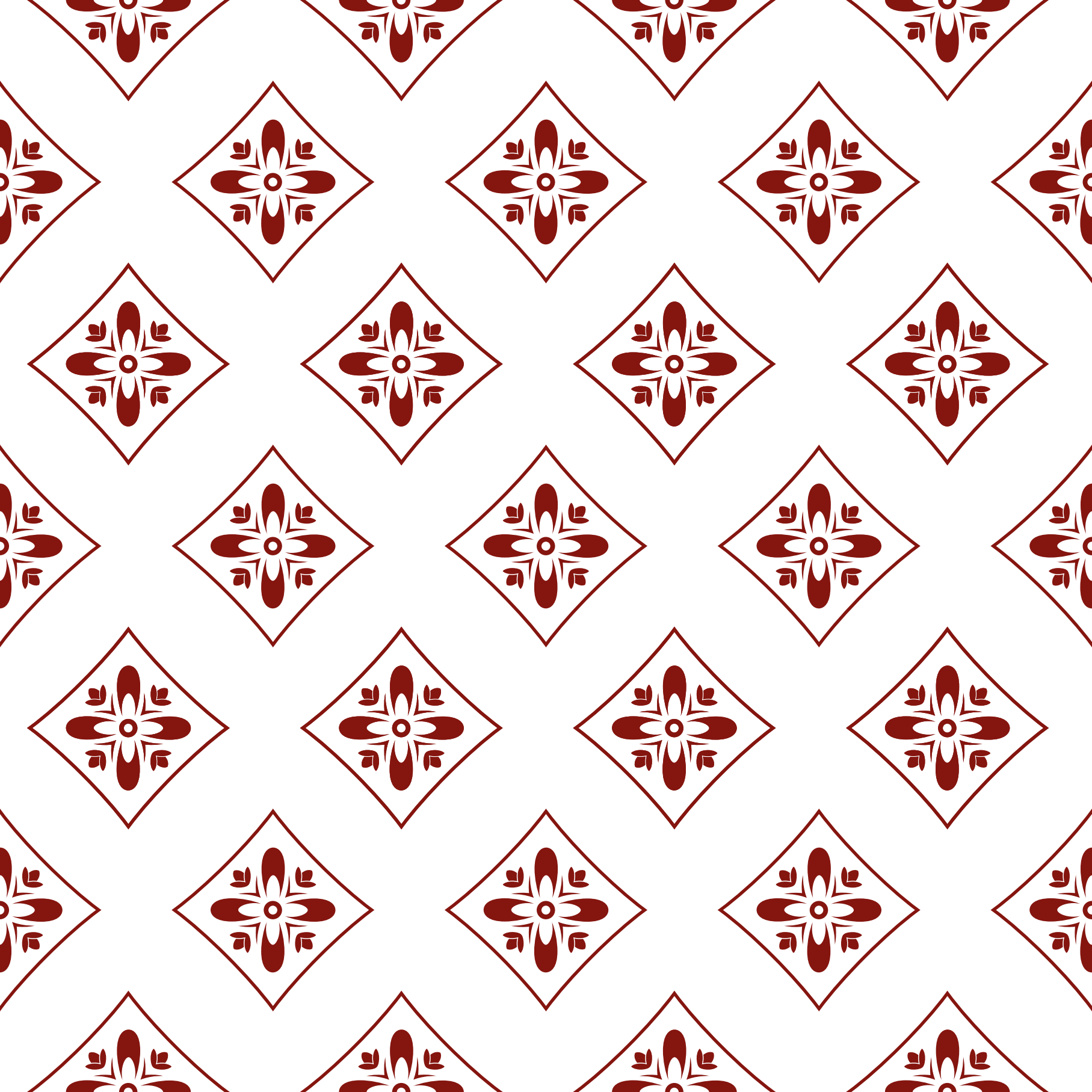
★★★★★
5 STAR HOME BUILDER
CUSTOMER SATISFACTION

HBF
2017
HOME BUILDERS FEDERATION

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

Date of Preparation April 2017.



Crockford Lane
Chineham
Basingstoke
Hampshire
RG24 8LS

Open Daily from 10am to 5pm

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vynepark@croudacehomes.co.uk



VYNE PARK

— BASINGSTOKE —