

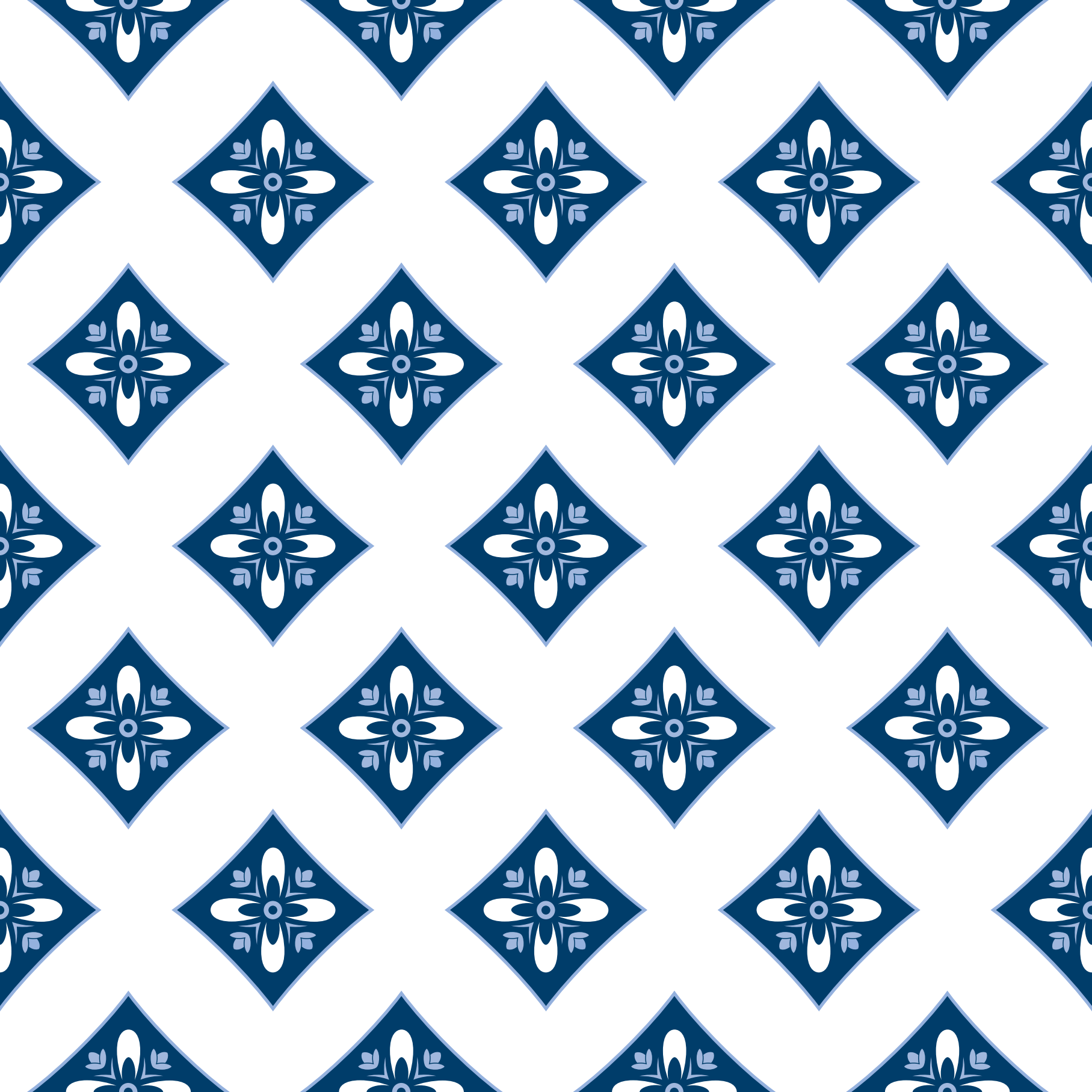


VYNE PARK

— B A S I N G S T O K E —

Croudace
HOMES.CO.UK







A NEW COMMUNITY OF
1, 2, 3, 4 & 5 BEDROOM HOMES



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





OUR VISION

At Vyne Park, our vision is to create a vibrant new community offering a blend of inspirational architecture, picturesque landscapes and open spaces with a variety of amenities and nearby transport links.

With award winning home styles, carefully considered landscaping and shared areas, Vyne Park has been designed to seamlessly connect to its surroundings and enhance features of the existing landscape.

Footpaths will link to the immediate area and throughout the phases at Vyne Park. The development offers protected woodlands and communal open spaces including a green, pond and play areas, and residents will have easy access to additional nearby amenities as well as scenic views just moments away by foot. Additional indigenous planting will be added to the retained woodland bordering Chamberlain Rise, William Place, Chaloner Grove and Sandys Gate of Vyne Park to form a series of open spaces for residents.

Creating a natural setting for the new homes at Vyne Park, we plan for front gardens and apartment communal areas to be clearly defined by estate railings or mature hedging, while thoughtful inclusion of additional garden boundaries will help form the character of this stunning new community.



CGI of Apartments on Chamberlain Rise, Vyne Park



Homes within Vyne Park will benefit from a mixture of streets, some acting as links between phases, others as quieter residential streets and tree bordered avenues. Many homes will be mirrored, giving residents protected rear gardens with built up boundaries flanking footpaths for added security and privacy. Please refer to our Home Style brochure for more information regarding current availability at Vyne Park.



HERITAGE

Sharing borders with Vyne Park and providing a wealth of inspiration, The Vyne is just a short drive away. With several owners spanning five centuries, The Vyne and its grounds are steeped in history and are now maintained by the National Trust.

The house was originally formed from a handful of free-standing medieval buildings by Henry VIII's Lord Chamberlain William, 1st Lord Sandys, in the early part of the 16th Century. The royal arms in the Oak Gallery's panelling and The Chapel's stained glass portrait of Henry VIII provide glimpses of this great Tudor courtier who entertained the King on numerous occasions.

In the 17th Century, Chaloner Chute, Speaker of the House of Commons in the last Commonwealth parliament, bought the estate. Commissioning John Webb, Inigo Jones' renowned and talented pupil, Chaloner Chute arranged for the addition of The Vyne's portico which was the first of its kind within an English country house.

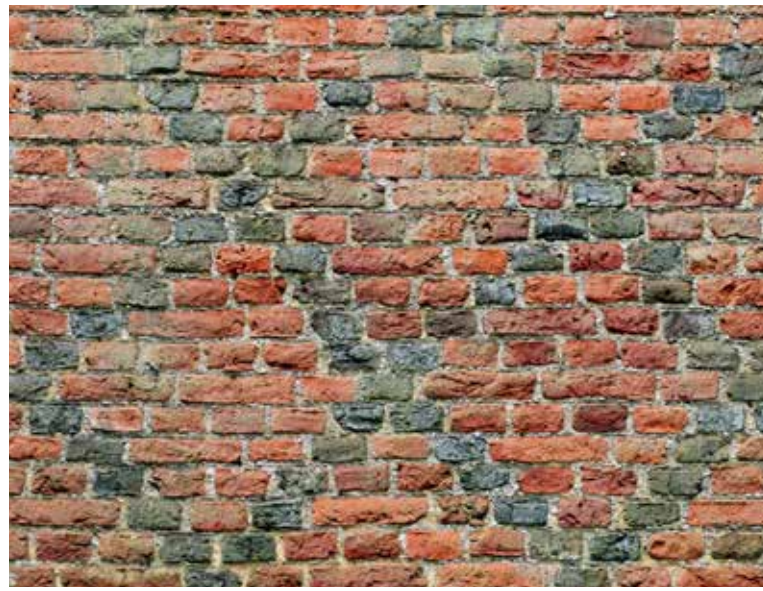
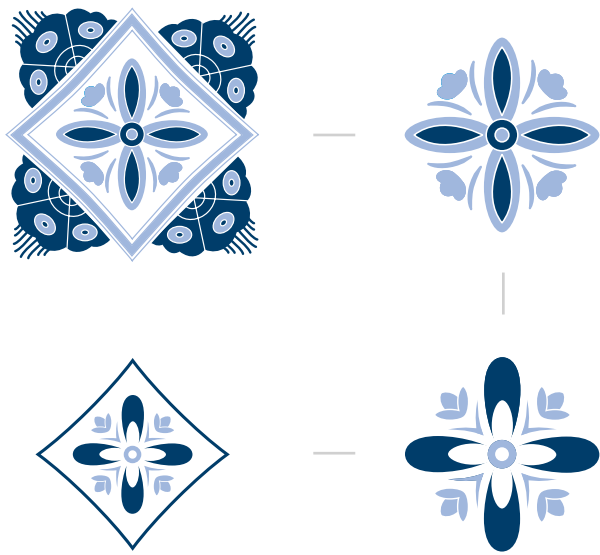
Chaloner Chute's great grandson John Chute inherited The Vyne in the 18th Century. Although there are several Gothic schemes devised by Chute, his interest in the history and talent for architecture fuelled his creation of the Tomb Chamber. The estate still benefits from a collection of Chute's souvenirs from a Grand Tour of Italy in the 1740s.



After being owned by eight generations, Sir Charles Chute bequeathed The Vyne estate and its contents to the National Trust in 1956. The Trust has continued to make extensive repairs to the house decor, mural paintings and has reorganised the house based on research into family papers with the aim to restore a sense of continuity and domesticity to The Vyne.

Most recently the eighteen, 16th Century, stained glass windows in the Chapel were restored to combat corrosion and condensation.

Guido Andries was commissioned to create the Maiolica tiles found on the floor within The Chapel at The Vyne. These intricate and charming tiles are regarded as quintessential ceramic art of the Renaissance and seen as a clear demonstration of the impact of Italian Renaissance throughout the rest of Europe. Our development logo at Vyne Park has taken its inspiration from the tiles found within the Chapel; the concept process can be seen below:





NATURE AT HEART

In addition to the beautiful new homes available at Vyne Park, we will create a series of open spaces which will link phases via footpaths and communal areas.

The tree and foliage planting throughout Vyne Park has been carefully planned to give both character and provide privacy. This includes a mixture of planted focal spaces, trees, enhanced woodland, waterside planting and grasslands that will offer a green, rural setting for new homes within Vyne Park while complementing and improving the ecology and biodiversity of the area. Again, inspiration for these schemes originated from The Vyne and its surrounding villages.

Plant species have been chosen to establish and thrive on the clay soil mixture underlying the development. The tree and shrub schemes for Chamberlain Rise and William Place will extend into Chaloner Grove creating a strong coherent identity for the new neighbourhood and provide each phase with an informal border.



In retained and enhanced woodland areas there will be sections without footpaths to give wildlife disturbance free spots. Specialised habitats will be introduced offering a home for the variety of wildlife, including a population of birds, bats and field mice that have made Vyne Park their home prior to its development. A winter pond will be added to the North West boundary of William Place with consideration to reptile and amphibian wildlife with grassland, scrub and wood piles to provide food and hibernating areas.



MODERN & CONSIDERED DESIGN

Within this fantastic new community we have created a select collection of homes suited to all life stages, offering a range of homes from 1 to 5 bedroom homes including apartments and bungalows. Our award winning Architects have designed our home styles at Vyne Park with its surroundings and modern living in mind. Local architecture and surrounding village details will blend these new homes into the existing landscape while retaining a sense of character and uniqueness.

Residents at Vyne Park can be rest assured when buying a Croudace home, benefiting from our signature high quality finish and modern specification, including integrated appliances*, as standard.

A measured combination of on and off street parking, garages and drive throughs will generate a varied street character with a number of allocated and unallocated spaces which give visitors the option to also park easily.

Croudace built homes are secured by design with all streets, pathways and parking areas well-lit and feature brick walls or established planting boundaries for additional privacy. Rear gates are secured as standard and our apartments will feature a secure communal storage area within the parking court area. While there may be multiple plots of the same home style, these will feature different and varied treatments to add distinctive character to this emerging community.



We know that moving into a new home is a fresh, exciting start. Our homes are a blank canvas ready and waiting for you to make your own. Quality, style and 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, the stage of construction at time of reservation. All of our available ranges are viewable at our sales centre after launch.



EXPLORE & ENJOY

Benefiting from cycle-ways and footpaths weaving throughout, local rural beauty and easily accessible rolling countryside, Vyne Park is a fantastic place to call home.

Ideally located, Vyne Park is situated to the South West of M4 (Junction 11) and to the North East of M3 (Junction 6). Basingstoke Station is 4.5 miles away with London Waterloo approximately 50 minutes by rail. Further afield, Southampton Airport is just 26 miles to the south.

Nearby Sherfield-on-Loddon is a picturesque village with a local post office, shop, village green and public houses. Eastrop Park with its boating lake, tree trail, children's play area and the River Loddon offers the chance to relax, enjoy open spaces and observe wildlife.

Basingstoke Town Centre has an extensive range of leisure and shopping facilities with an abundance of specialist and high street stores. Entertainment can be found at Festival Place with a choice of restaurants, cafés, shops and a 10 screen multiplex cinema.

The Sports Centre in Basingstoke is set within Festival Place, making this the ideal choice for health, fitness and leisure. Spread over several floors, the Sports Centre comprises two gyms, five dance studios, two swimming pools and a play area for young children. Adjacent to Festival Place, The Mall boasts a dedicated access from Basingstoke Station, offers ample parking and is home to over 20 high street brands as well as hosting numerous events for all the family.



Residents and visitors alike make good use of Sherfield Park's play area and leisure facilities. Just minutes on foot from Vyne Park, at the heart of our previous development, The Village Quarter, a community centre built by Croudace Homes, offers playing fields alongside a dedicated crèche as well as a host of daily activities held in the meeting rooms and hall. We have watched as Sherfield Park, a now thriving and established community, has blossomed for over 10 years.

There are several nurseries, schools and higher education facilities nearby. Under 1 mile away, Four Lanes Community Infant and Junior Schools are mixed primary schools with Willowdene Nursery School within Sherfield Park's community centre boasting a purpose built room for children aged between 2 and 5 years. Under 10 minutes away by car, Everest Community Academy is a mixed secondary school and a member of the Academies Enterprise Trust. For more information about nearby amenities and education, please turn to page 18.



MASTER PLAN

Vyne Park combines four new neighbourhoods connected by woodlands, open green spaces and play areas. Vyne Park blends the natural and constructed environment creating a charismatic place to call home. Every property 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. For more information about a specific phase within Vyne Park or current availability, please speak to one of our Sales Consultants.



CHAMBERLAIN RISE

Phase 1



WILLIAM PLACE

Phase 2



CHALONER GROVE

Phase 3



SANDYS GATE

Phase 4



WILLIAM PLACE
PHASE 2



CHAMBERLAIN RISE
PHASE 1



SANDYS GATE
PHASE 4



CHALONER GROVE
PHASE 3

Please note the contents within this brochure have been produced in good faith. It is our intention that information provided regarding the proposed landscaping, communal areas and other treatments on the development are truthful, however these aspects are subject to change as Vyne Park progresses. We continually review our specification and our scheme, reserving the right to make amendments. For more information regarding proposals and forthcoming construction, please speak to one of our Sales Consultants.

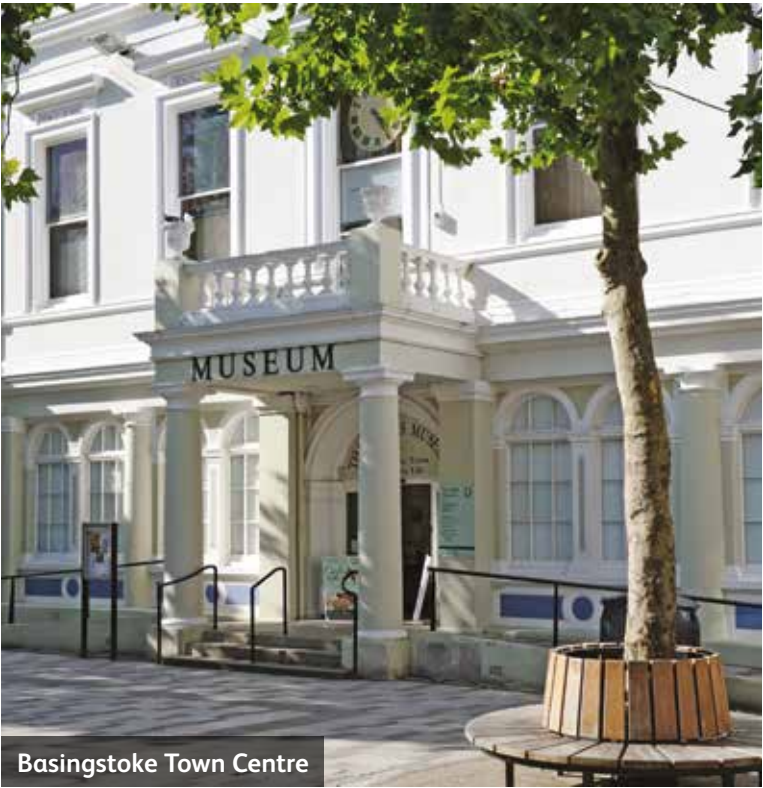


CONNECTIONS & TRAVEL

With a wide array of shops, supermarkets and schools nearby, Vyne Park is a superb place to call home. For amenities, transport links and schools within the surrounding area, please see below.



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



- 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



- 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



NEXT STEPS

For more information regarding Vyne Park, please speak to one of our consultants. Alternatively please email or visit our website.

Crockford Lane, Chineham, Basingstoke, Hampshire RG24 8LS
phone: 0333 321 8917
email: vynepark@croudacehomes.co.uk

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).

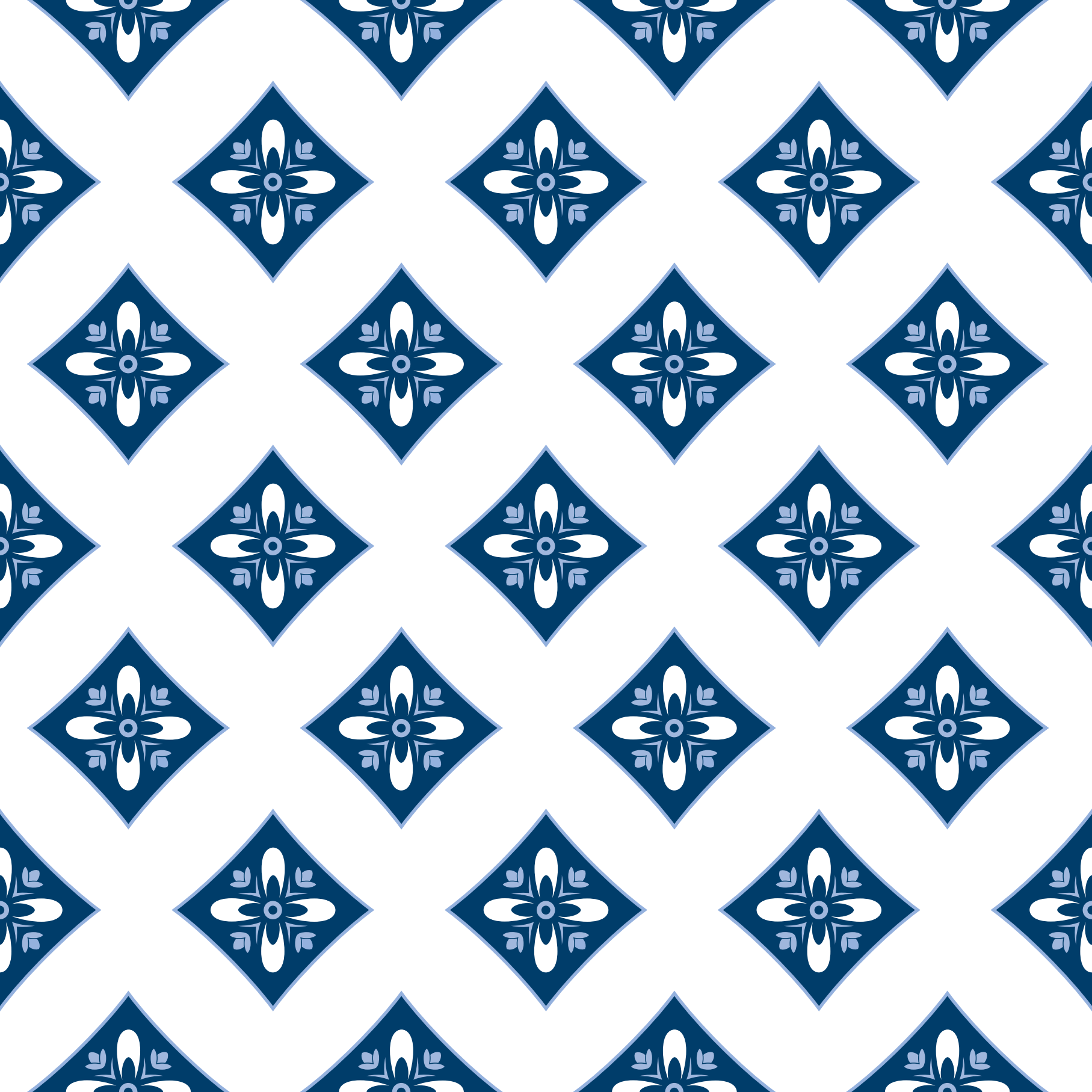
By Train

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



Please note that distances and times are approximate and may vary from shown, information has been collated using Google Maps, National Rail and 'Find a School' Government website using the postcode RG24 8LS.





Crockford Lane
Chineham
Basingstoke
Hampshire
RG24 8LS

0333 321 8917

vynepark@croudacehomes.co.uk



VYNE PARK
— ♦ — B A S I N G S T O K E — ♦ —