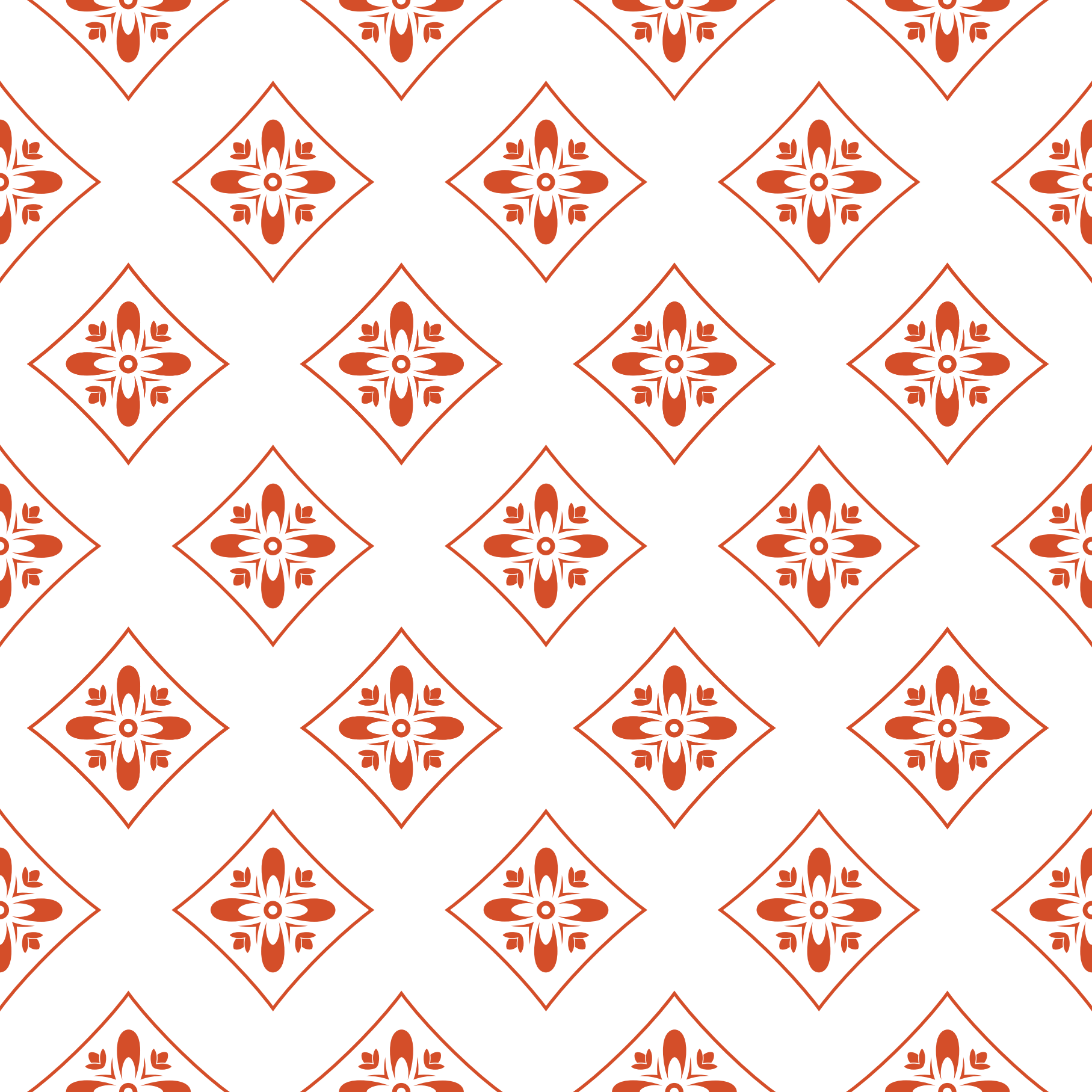
CHAMBERLAIN RISE

VYNE PARK, BASINGSTOKE

Croudace
HOMES.CO.UK



CHAMBERLAIN RISE

VYNE PARK, BASINGSTOKE

A SUPERB DEVELOPMENT OF 1, 2, 3 & 4 BEDROOM HOMES
INCLUDING APARTMENTS 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

DEVELOPMENT LAYOUT - PHASE 1

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.

THE BROUGHTON
4 BEDROOM HOME

THE YATELEY
4 BEDROOM HOME

THE STRATFORD
4 BEDROOM HOME

THE SHERBOURNE
4 BEDROOM HOME

THE BRAMLEY
4 BEDROOM HOME

THE HARTLEY
4 BEDROOM HOME

THE FAIROAK
3 BEDROOM HOME

THE MELBURY
3 BEDROOM HOME

THE CARLTON
2 BEDROOM HOME

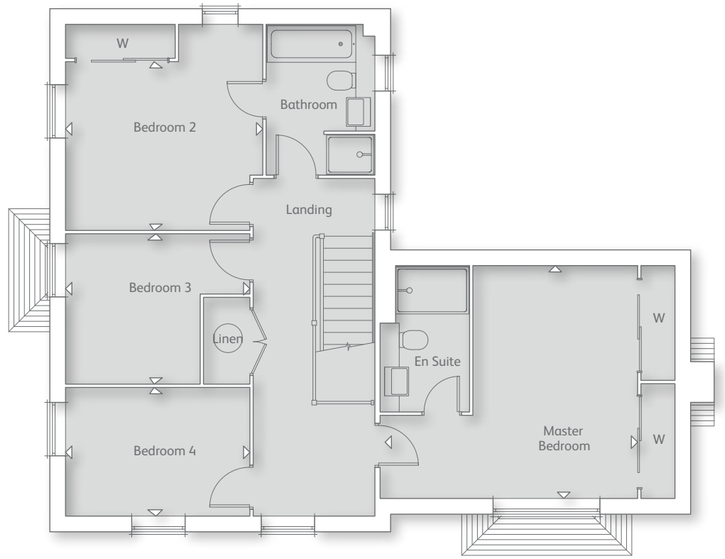
THE GREYWELL
2 BEDROOM APARTMENT

THE NEWHAM
1 BEDROOM APARTMENT

THE HARCOURT
1 BEDROOM HOME

THE BROUGHTON

4 BEDROOM HOME



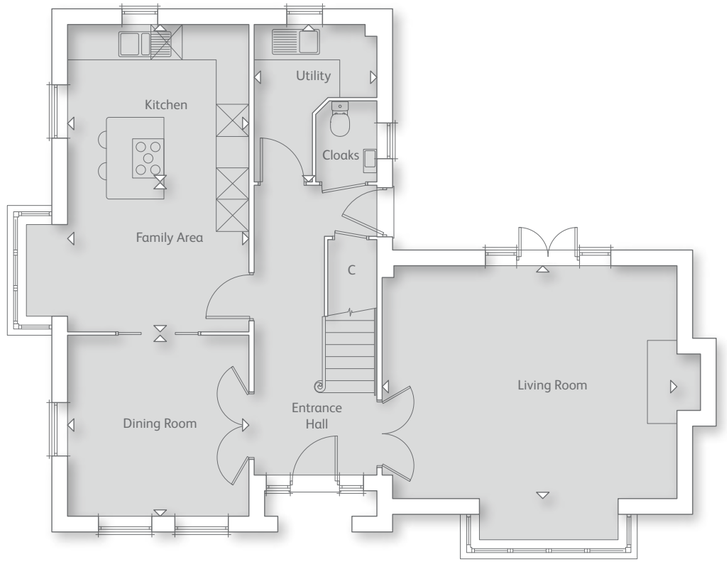
FIRST FLOOR

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")

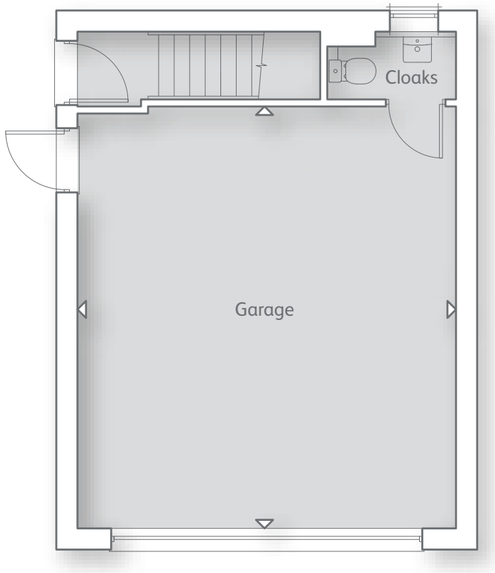
Living Room
5.58m x 4.39m (18' 3" x 14' 4")

Utility Room
2.95m x 2.29m (9' 8" x 7' 6")

Please note floor plans are not to scale.

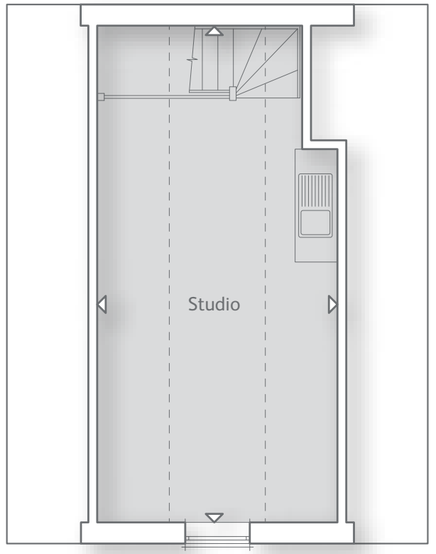
STUDIO GARAGE

AVAILABLE WITH THE BROUGHTON ONLY



GROUND FLOOR

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



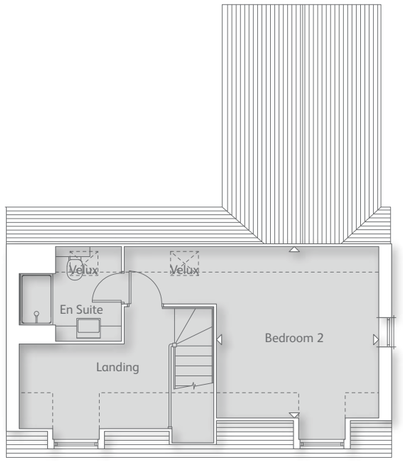
FIRST FLOOR

Studio
6.98m x 3.35m (22' 10" x 10' 11")

Please note floor plans are not to scale.

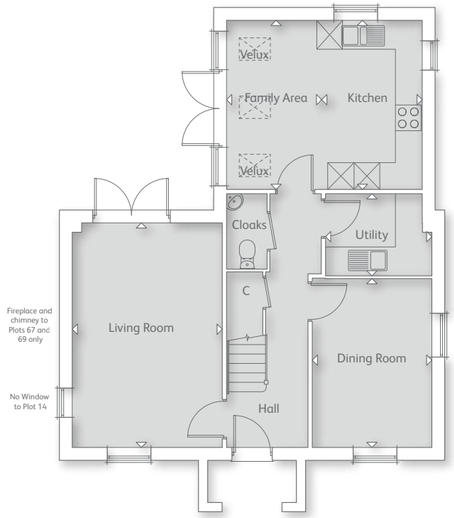
THE YATELEY

4 BEDROOM HOME



SECOND FLOOR

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



GROUND FLOOR

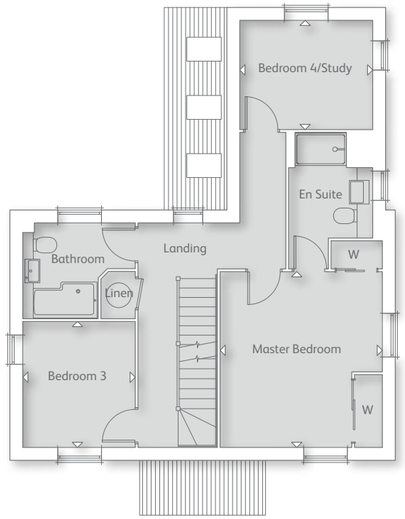
Kitchen
3.89m x 2.40m (12' 9" x 7' 10")

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



FIRST FLOOR

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

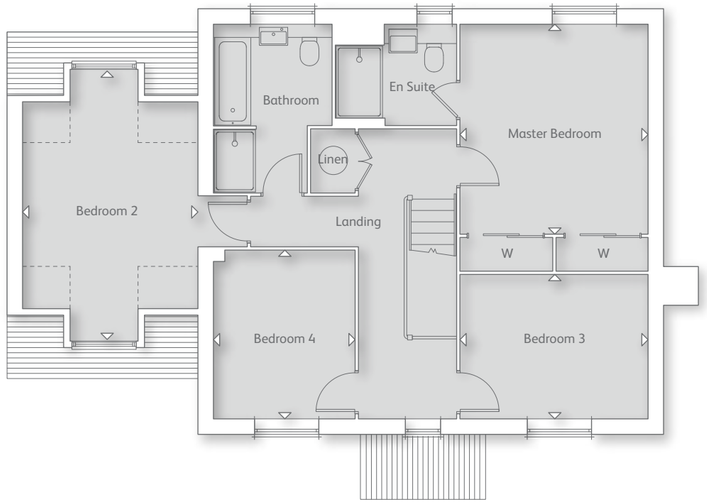
Bedroom 3
2.88m x 2.57m (9' 5" x 8' 5")

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



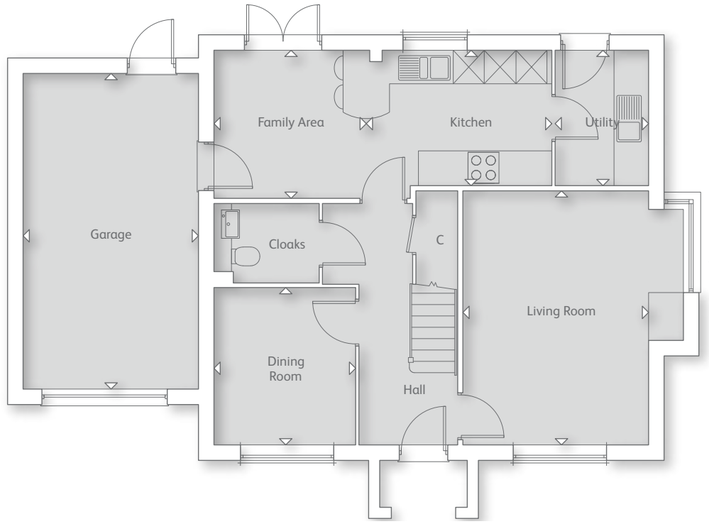
FIRST FLOOR

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 Room
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")

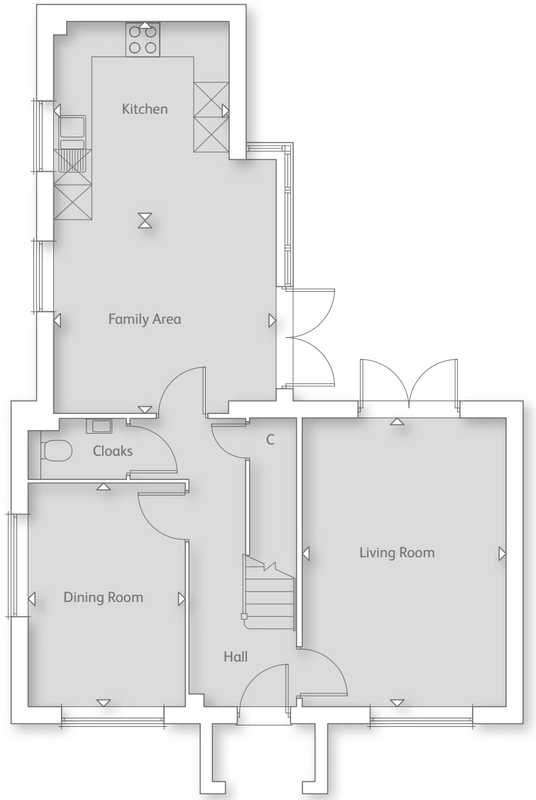
Utility Room
2.57m x 1.74m (8' 5" x 5' 8")

Garage
6.14m x 3.34m (20' 1" x 10' 11")

Please note floor plans are not to scale.

THE SHERBOURNE

4 BEDROOM HOME



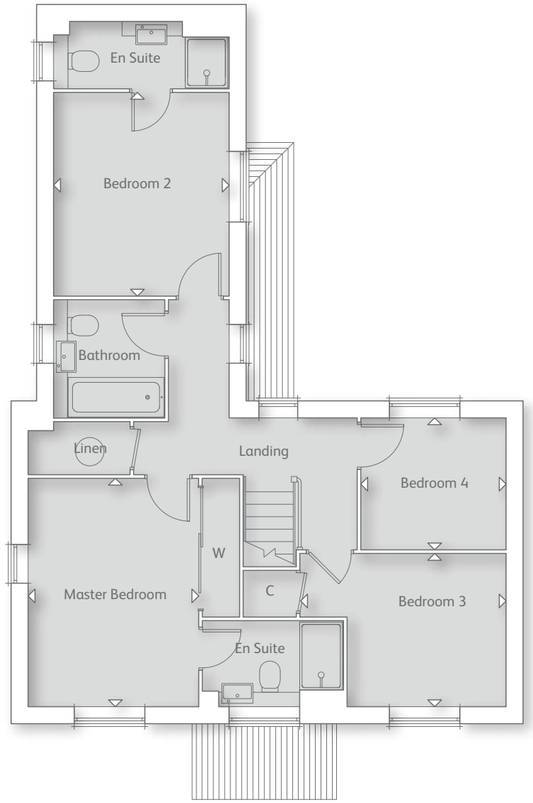
GROUND FLOOR

Kitchen
3.44m x 3.87m (11' 3" x 12' 8")

Family Area
3.97m x 3.36m (13' 0" x 11' 0")

Dining Room
3.89m x 2.71m (12' 9" x 8' 10")

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 2
3.54m x 3.04m (11' 7" x 9' 11")

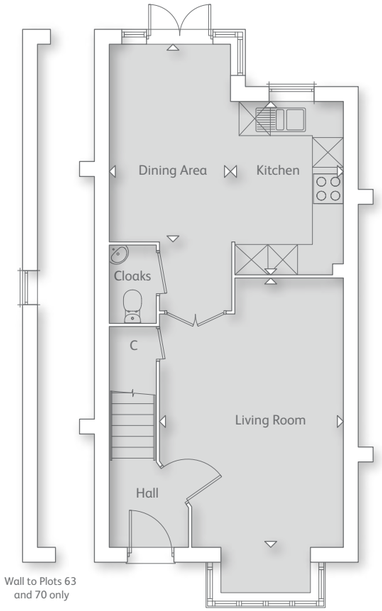
Bedroom 3
2.74m x 2.66m (8' 11" x 8' 8")

Bedroom 4
2.51m x 2.27m (8' 2" x 7' 5")

Please note floor plans are not to scale.

THE BRAMLEY

4 BEDROOM HOME

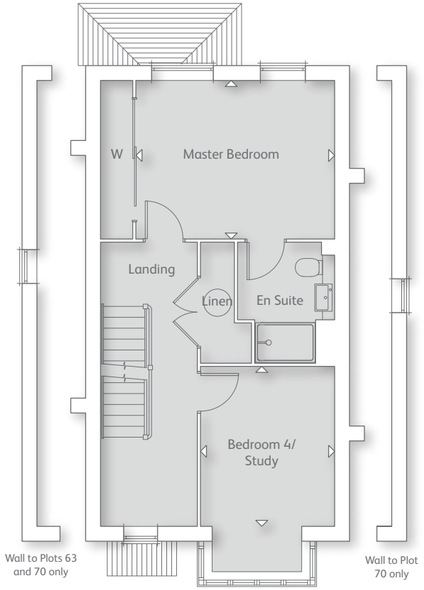


GROUND FLOOR

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

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

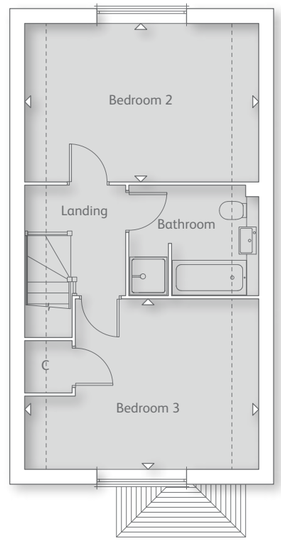
Living Room
5.38m x 3.68m (17' 7"x12' 1")



FIRST FLOOR

Master Bedroom
3.95m x 3.14m (12' 11" x 10' 4")

Bedroom 4/Study
3.16m x 2.65m (10' 4" x 8' 8")



SECOND FLOOR

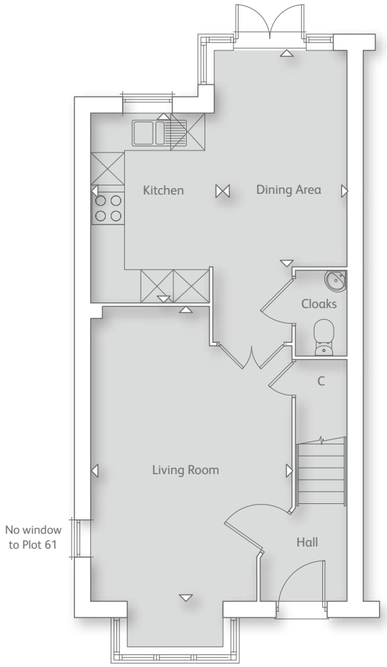
Bedroom 2
4.67m x 3.14m (15' 3" x 10' 4")

Bedroom 3
4.67m x 3.38m (15' 3" x 10' 11")

Please note floor plans are not to scale.

THE HARTLEY

4 BEDROOM HOME

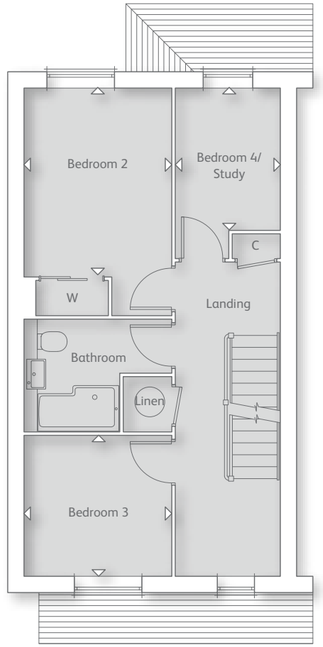


GROUND FLOOR

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")

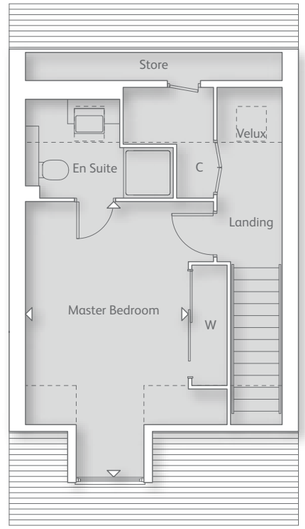


FIRST FLOOR

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")



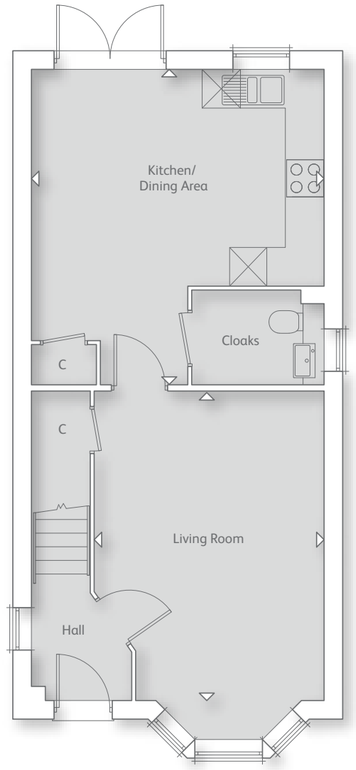
SECOND FLOOR

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

Please note floor plans are not to scale.

THE FAIROAK

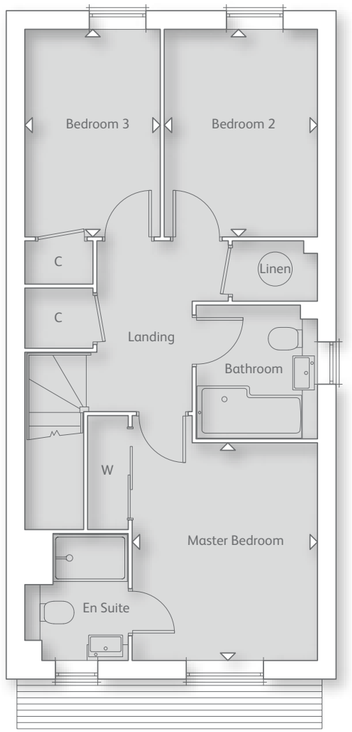
3 BEDROOM HOME



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")

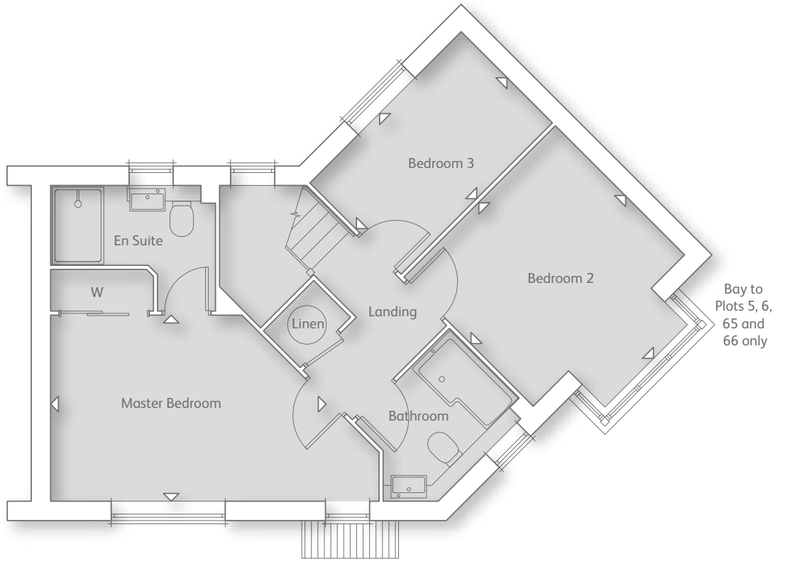
Bedroom 2
3.29m x 2.41m (10' 9" x 7' 10")

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

Please note floor plans are not to scale.

THE MELBURY

3 BEDROOM HOME

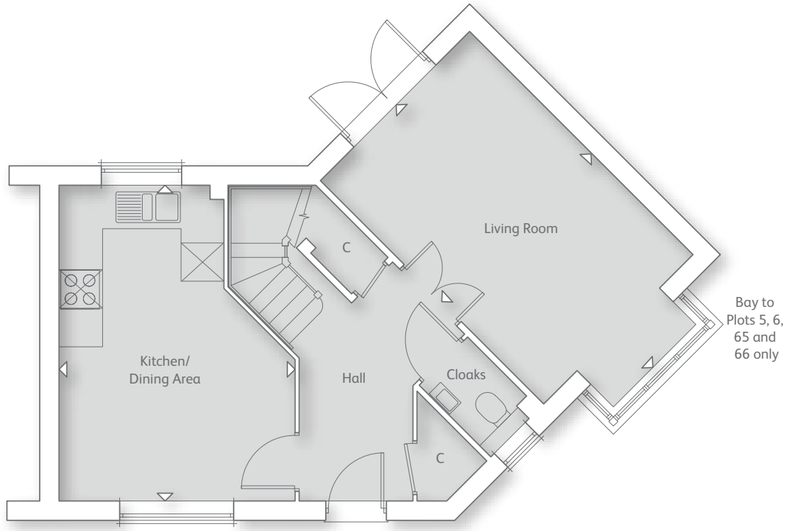


FIRST FLOOR

Master Bedroom
4.94m x 2.83m (16' 2" x 9' 3")

Bedroom 2
3.54m x 3.24m (11' 7" x 10' 7")

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
5.63m x 3.21m (18' 5" x 10' 6")

Please note floor plans are not to scale.

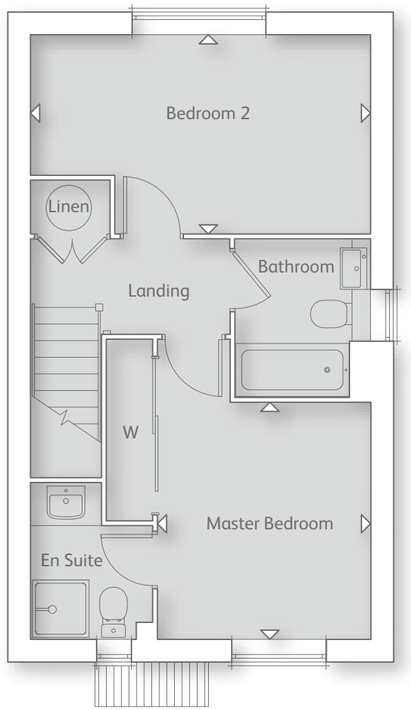
THE CARLTON

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"x14' 0")



FIRST FLOOR

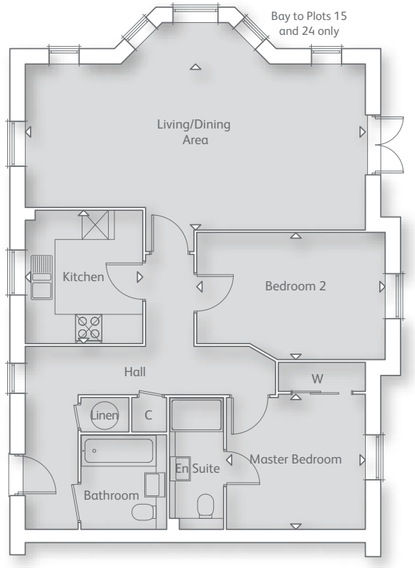
Master Bedroom
3.04m x 2.74m (9' 11" x 8' 11")

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

Please note floor plans are not to scale.

THE GREYWELL

2 BEDROOM APARTMENT



STYLE A

Kitchen
2.97m x 2.61m (9' 8" x 8' 6")

Living/Dining Area
7.67m x 3.71m (25' 1" x 12' 2")

Master Bedroom
3.01m x 3.10m (9' 10" x 10' 1")

Bedroom 2
4.22m x 2.83m (13' 10" x 9' 3")

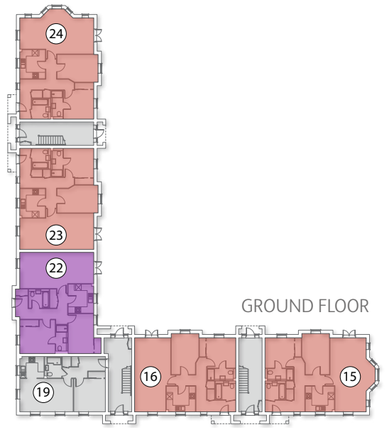
STYLE B

Kitchen
2.97m x 2.61m (9' 8" x 8' 6")

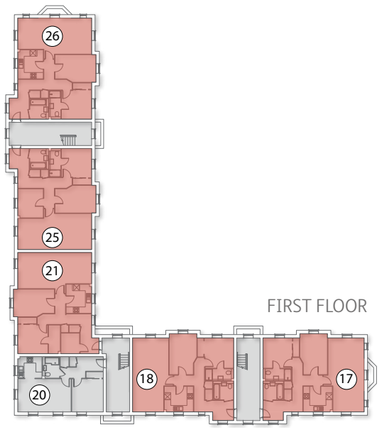
Living/Dining Area
7.67m x 3.71m (25' 1" x 12' 2")

Master Bedroom
3.64m x 2.74m (11' 11" x 8' 11")

Bedroom 2
4.10m x 2.61m (13' 5" x 8' 6")



GROUND FLOOR



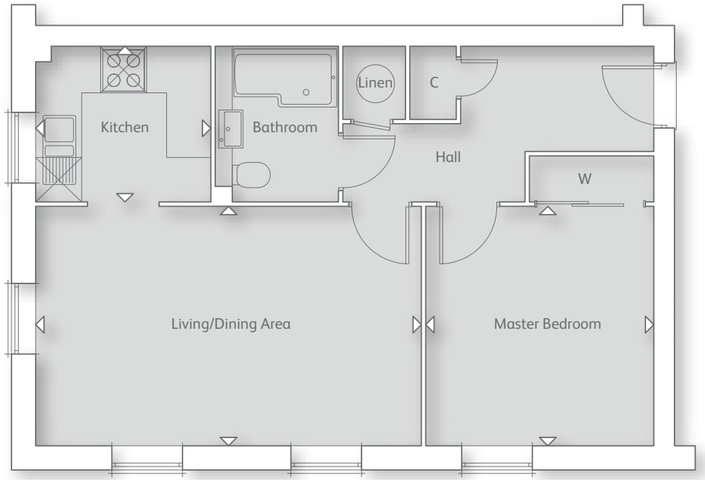
FIRST FLOOR

Please note floor plans are not to scale.

Computer Generated Image of Chamberlain Rise Apartments

THE NEWHAM

1 BEDROOM APARTMENT

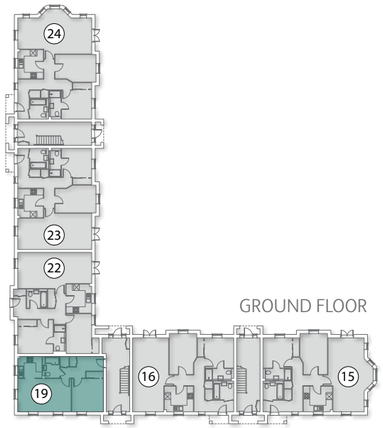


GROUND FLOOR

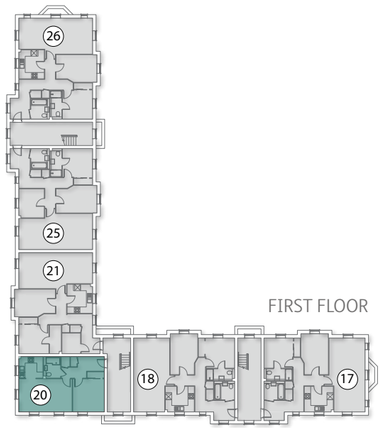
Kitchen
2.48m x 2.19m (8' 1" x 7' 2")

Master Bedroom
3.40m x 3.24m (11' 1" x 10' 7")

Living/Dining Area
5.52m x 3.40m (18' 1" x 11' 1")



GROUND FLOOR



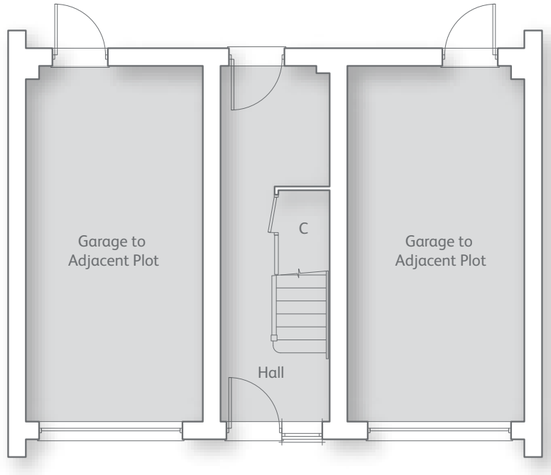
FIRST FLOOR

Computer Generated Image of Chamberlain Rise Apartments

Please note floor plans are not to scale.

THE HARCOURT

1 BEDROOM HOME



GROUND FLOOR

FIRST FLOOR

Kitchen
5.09m x 2.44m (16' 8" x 8' 0")

Living/Dining Area
3.46m x 4.01m (11' 4" x 13' 1")

Master Bedroom
3.34m x 3.19m (10' 11" x 10' 5")

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. We also offer a range of incentives to help you get started with your new home.

KITCHEN AND APPLIANCES

	THE BROUGHTON	THE YATELEY	THE STRATFORD	THE SHERBOURNE	THE BRAMLEY	THE HARTLEY	THE FAIROAK	THE MELBURY	THE CARLTON	THE GREYWELL - STYLE A	THE GREYWELL - STYLE B	THE NEWHAM	THE HARCOURT
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 Fridge/Freezer	■	■	■	■	■	■							
Integrated Dishwasher	■	■	■	■	■	■							
Integrated Washing Machine				■	■	■	■	■	■	■	■	■	■

† 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.

BATHROOM, EN SUITE & CLOAKROOM

	THE BROUGHTON	THE YATELEY	THE STRATFORD	THE SHERBOURNE	THE BRAMLEY	THE HARTLEY	THE FAIROAK	THE MELBURY	THE CARLTON	THE GREYWELL - STYLE A	THE GREYWELL - STYLE B	THE NEWHAM	THE HARCOURT
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)†	■	■	■	■	■	■	■	■	■	■	■		

† 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. ◊Please note that there is no fitted furniture in the Cloakrooms of The Carlton, The Fairoak, The Hartley, The Bramley, The Yateley, The Sherbourne, The Stratford & The Broughton. ◊Please note that The Harcourt, The Greywell Style A & Style B & The Newham don't feature a Cloakroom.

	THE BROUGHTON	THE YATELEY	THE STRATFORD	THE SHERBOURNE	THE BRAMLEY	THE HARTLEY	THE FAIROAK	THE MELBURY	THE CARLTON	THE GREYWELL - STYLE A	THE GREYWELL - STYLE B	THE NEWHAM	THE HARCOURT
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)†	■	■	■	■	■	■	■	■	■	■	■	■	■

Photovoltaic Solar Panels

Some of the homes at Vyne Park are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements. Any surplus electricity will be fed back to the grid, or supplementary electricity will be provided via the National Grid as required.

† 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.

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

Sherfield Park Community Centre

Sherfield-on-Loddon

Sherfield-on-Loddon Village Hall

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.

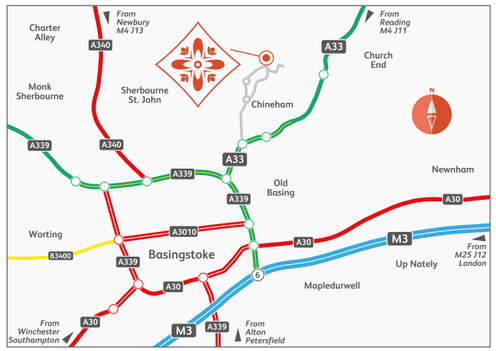
Continue for 1/2 mile and you will find us on the left hand side (the road bears sharp right at this point).

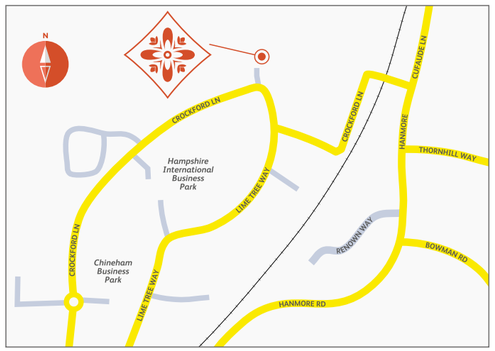
BY TRAIN

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

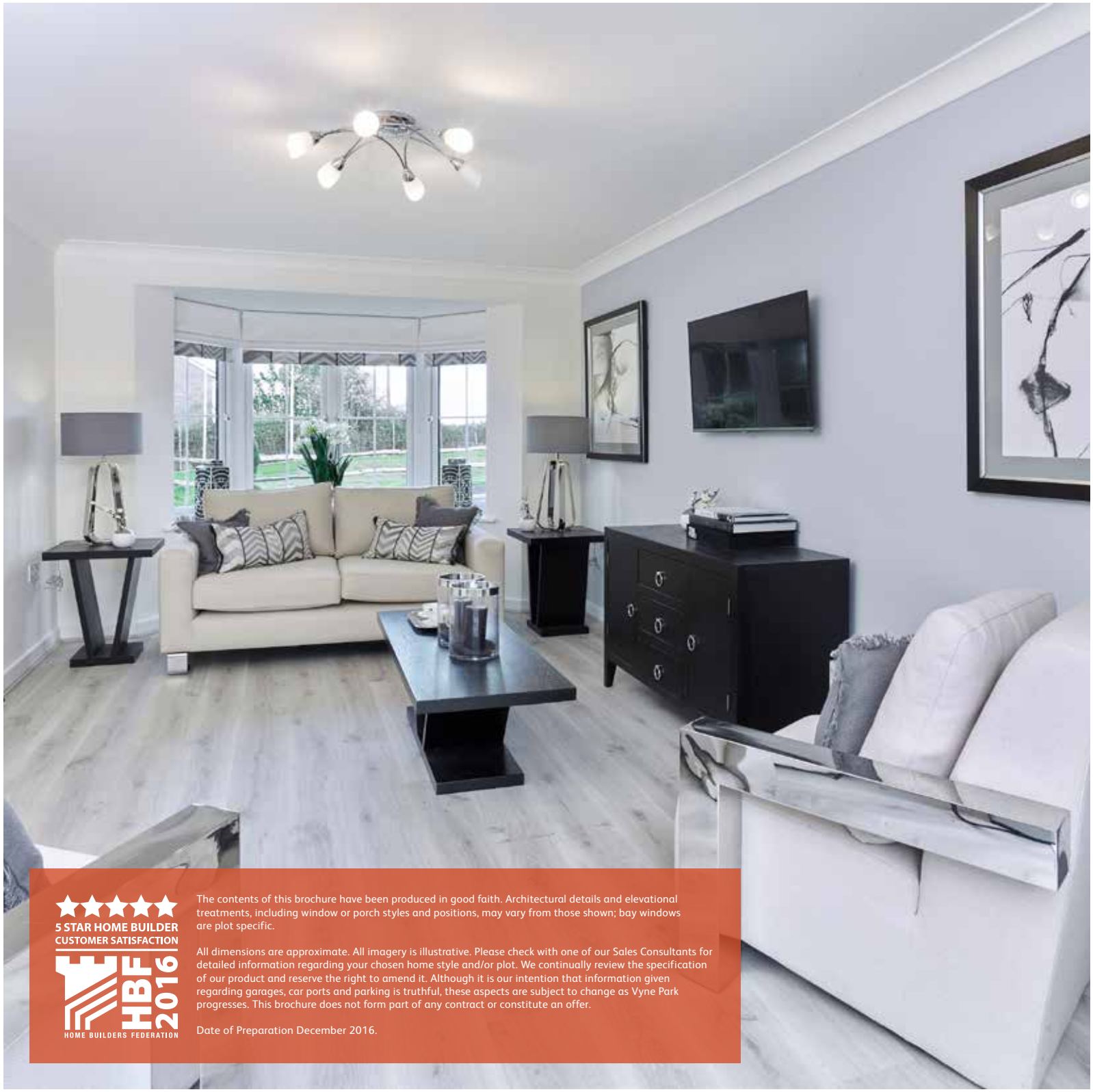
For further information on train times and fares, please call National Rail Enquiries on 08457 48 49 50, or visit www.nationalrail.co.uk

SAT NAV: RG24 8LS





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 RH15 0GB.

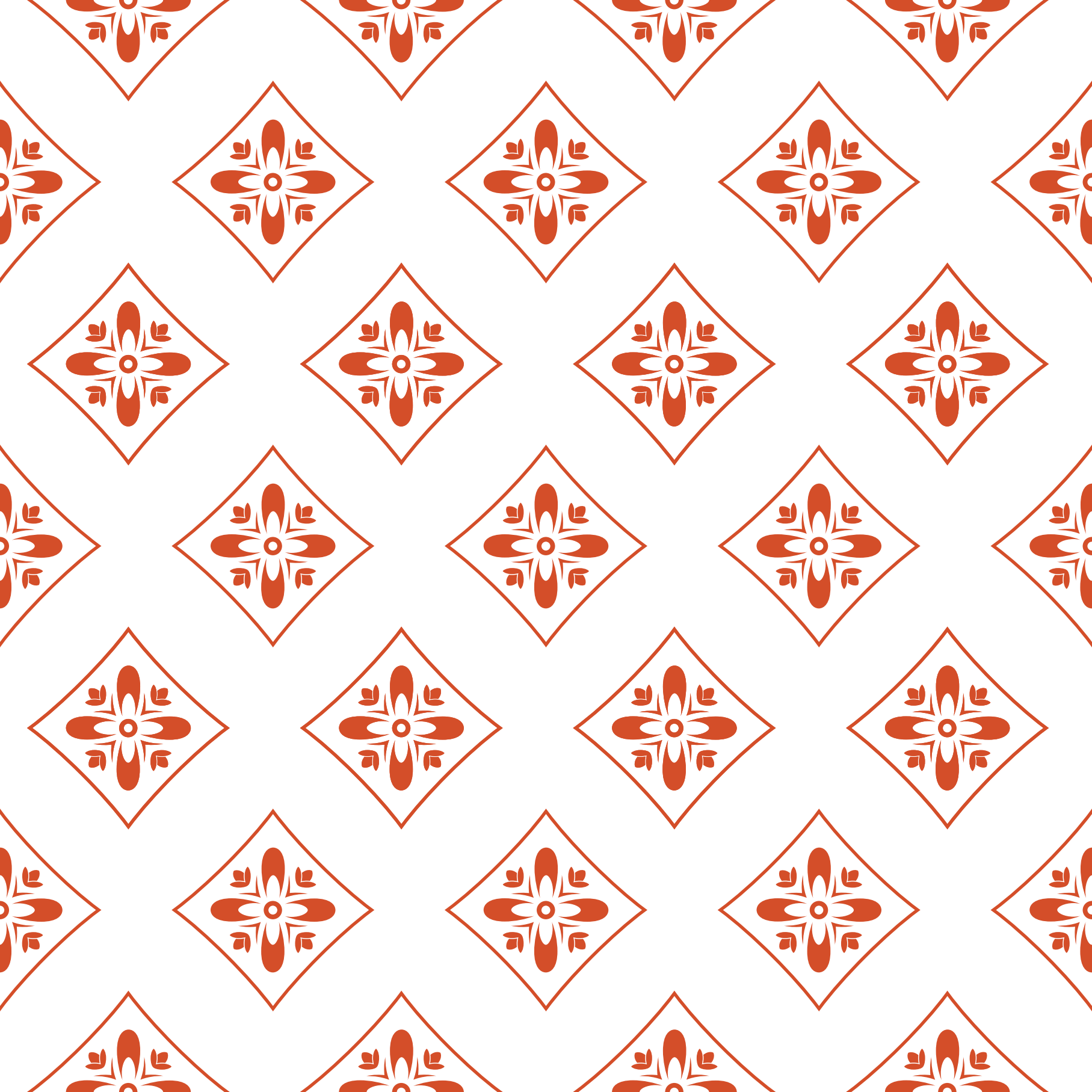


5 STAR HOME BUILDER
CUSTOMER SATISFACTION
HBF 2016
HOME BUILDERS FEDERATION

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 December 2016.



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VYNE PARK

BASINGSTOKE