



CATHERINE GARDENS

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

Croudace 
HOMES.CO.UK



CATHERINE GARDENS

— VYNE PARK, BASINGSTOKE —

A SUPERB DEVELOPMENT OF 1, 2, 3, 4 AND 5 BEDROOM HOMES
INCLUDING APARTMENTS IN BASINGSTOKE, HAMPSHIRE



A WARM WELCOME

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.

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.

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.



Russell Denness,
Group Chief Executive





5 STAR AWARD WINNING HOME BUILDER

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



GENERAL DEVELOPMENT LAYOUT - PHASE 3B

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.



Carport * Affordable Housing

Please ask our Sales Consultants regarding the allotments.



THE VILLA
5 BEDROOM HOME
PLOTS 314 & 319



THE LEICESTER
4 BEDROOM HOME
PLOT 349



THE FAIROAK
3 BEDROOM HOME
PLOTS 296, 299, 315, 317 & 318



THE MELBURY
3 BEDROOM HOME
PLOTS 348 & 350



THE ROSEBERY
3 BEDROOM HOME
PLOTS 346, 347, 353, 354, 357,
362, 365 & 366



THE CLEVEDON
3 BEDROOM HOME
PLOT 295



THE CARLTON
2 BEDROOM HOME
PLOTS 297, 298, 351, 352, 355, 356,
358, 359, 360, 361, 363 & 364



BROADMERE COURT
2 BEDROOM APARTMENT
PLOTS 300, 301, 302 & 303



BROADMERE COURT
1 BEDROOM APARTMENT
PLOTS 304 & 305

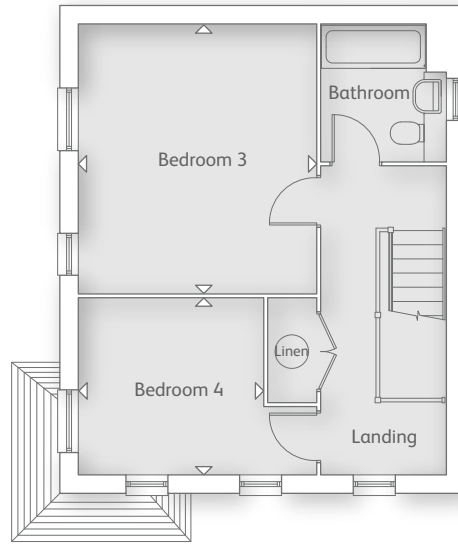


THE HARCOURT
1 BEDROOM HOME
PLOT 316

THE VILLA

5 BEDROOM HOME

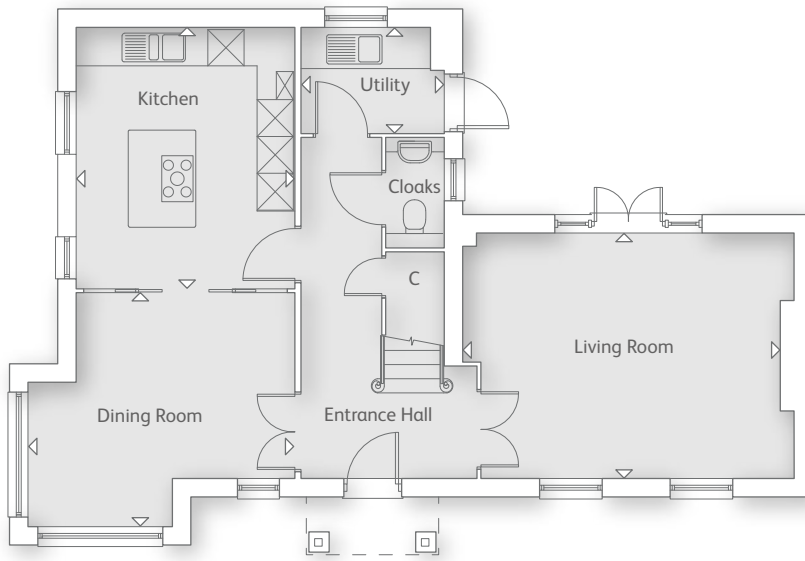




SECOND FLOOR

Bedroom 3
4.34m x 3.83m (14' 2" x 12' 6")

Bedroom 4
2.83m x 2.96m (9' 3" x 9' 8")



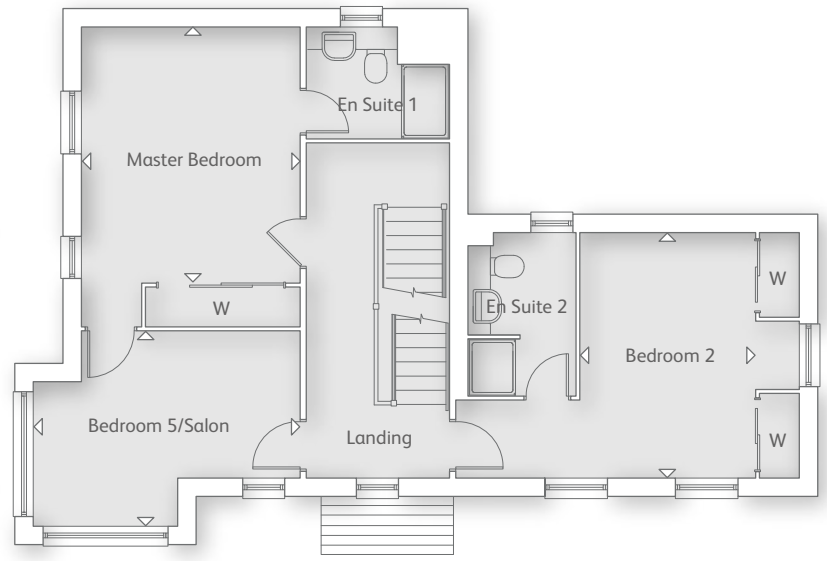
GROUND FLOOR

Kitchen
4.20m x 3.51m (13' 9" x 11' 6")

Dining Room
3.75m x 4.29m (12' 3" x 14' 0")

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

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



FIRST FLOOR

Master Bedroom
4.11m x 3.51m (13' 5" x 11' 6")

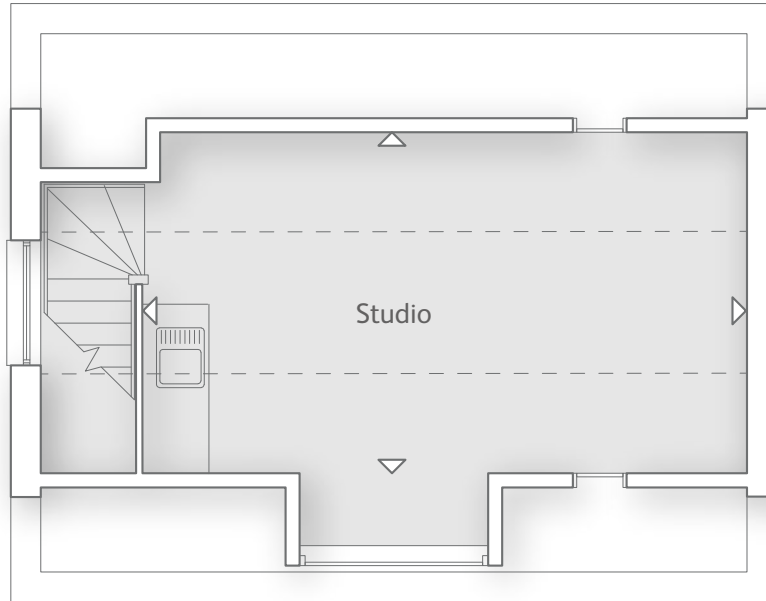
Bedroom 2
3.94m x 2.80m (12' 11" x 9' 2")

Bedroom 5/Salon
3.13m x 4.29m (10' 3" x 14' 0")

STUDIO GARAGE

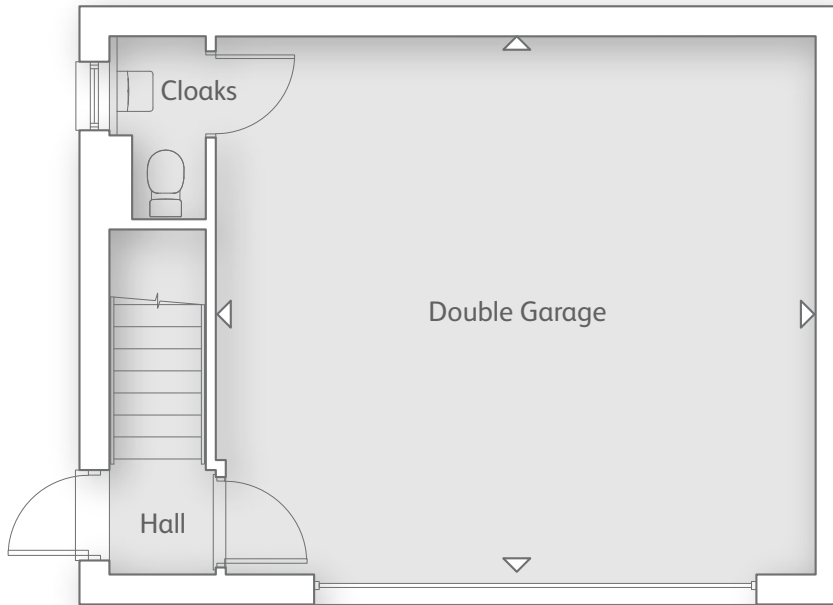
AVAILABLE WITH THE VILLA ONLY





FIRST FLOOR

Studio
3.34m x 5.97m (10' 11" x 19' 7")



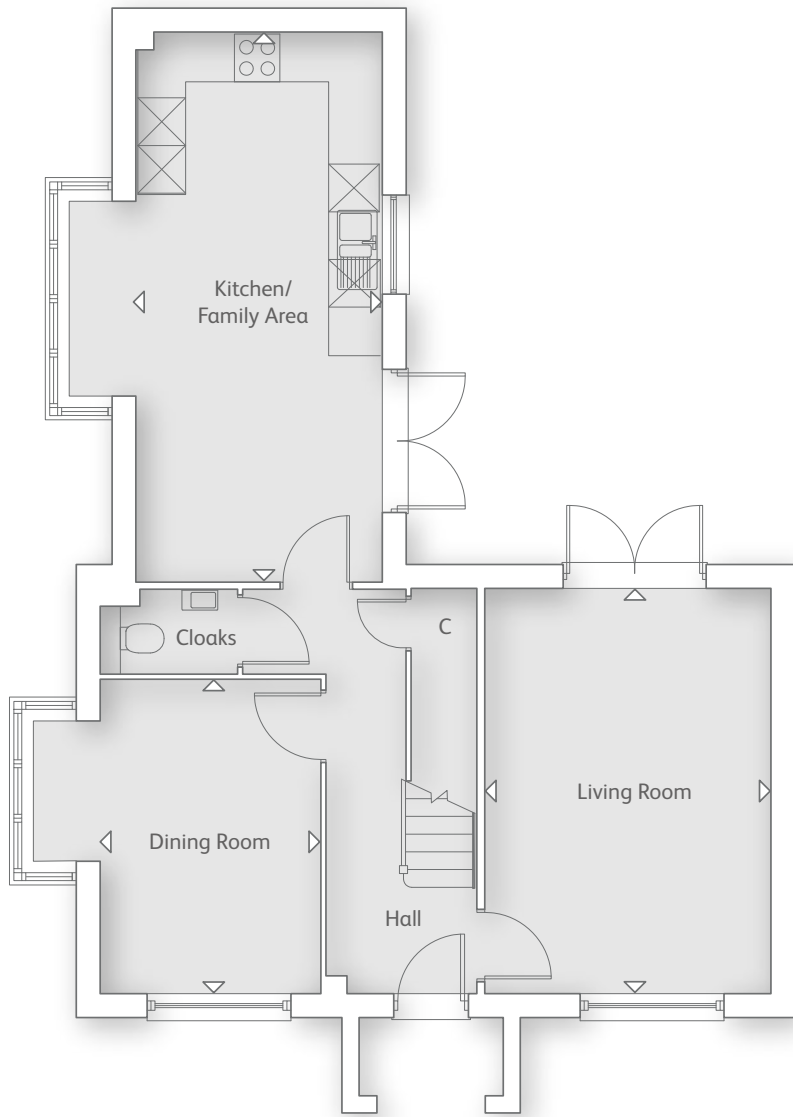
GROUND FLOOR

Double Garage
5.31m x 5.82m (17' 5" x 19' 1")

THE LEICESTER

4 BEDROOM HOME



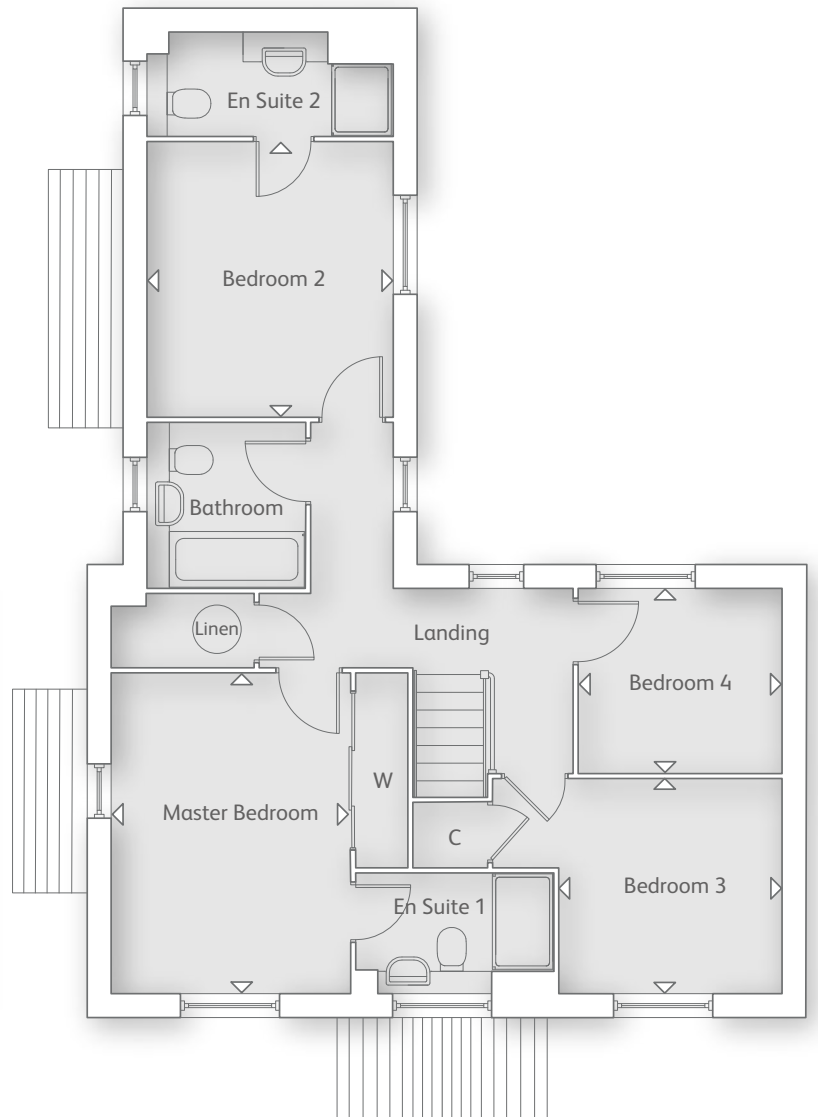


GROUND FLOOR

Kitchen/Family Area
3.04m x 6.86m (9' 11" x 22' 6")

Dining Room
2.71m x 3.90m (8' 10" x 12' 9")

Living Room
3.54m x 5.04m (11' 7" x 16' 6")



FIRST FLOOR

Master Bedroom
2.95m x 3.98m (9' 8" x 13' 0")

Bedroom 2
3.04m x 3.41m (9' 11" x 11' 2")

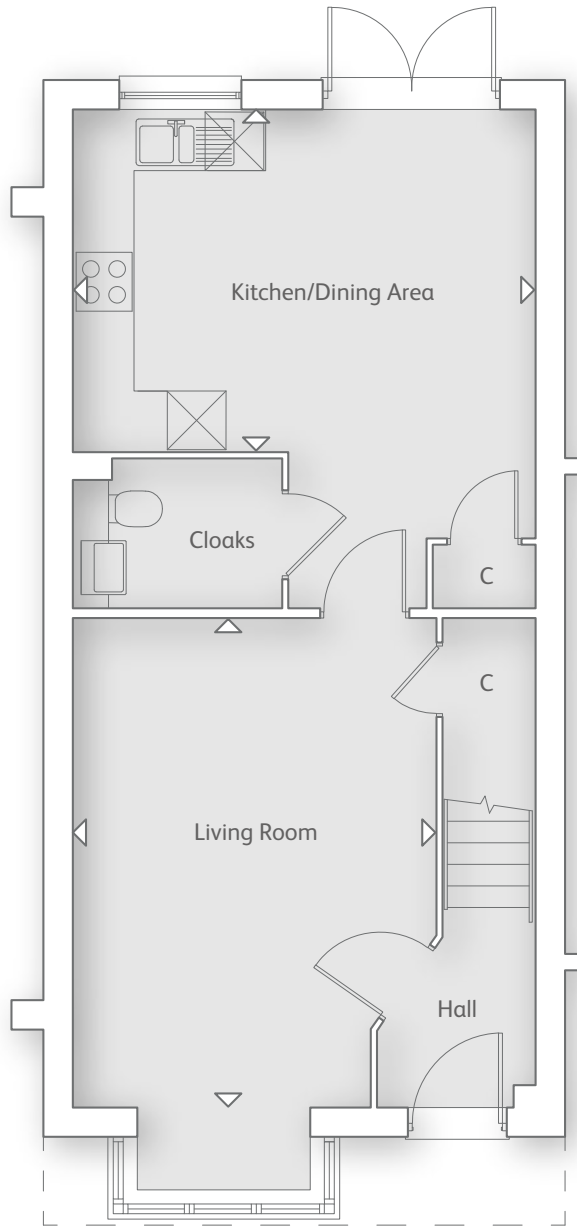
Bedroom 3
2.75m x 2.65m (9' 0" x 8' 8")

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

THE FAIROAK

3 BEDROOM HOME

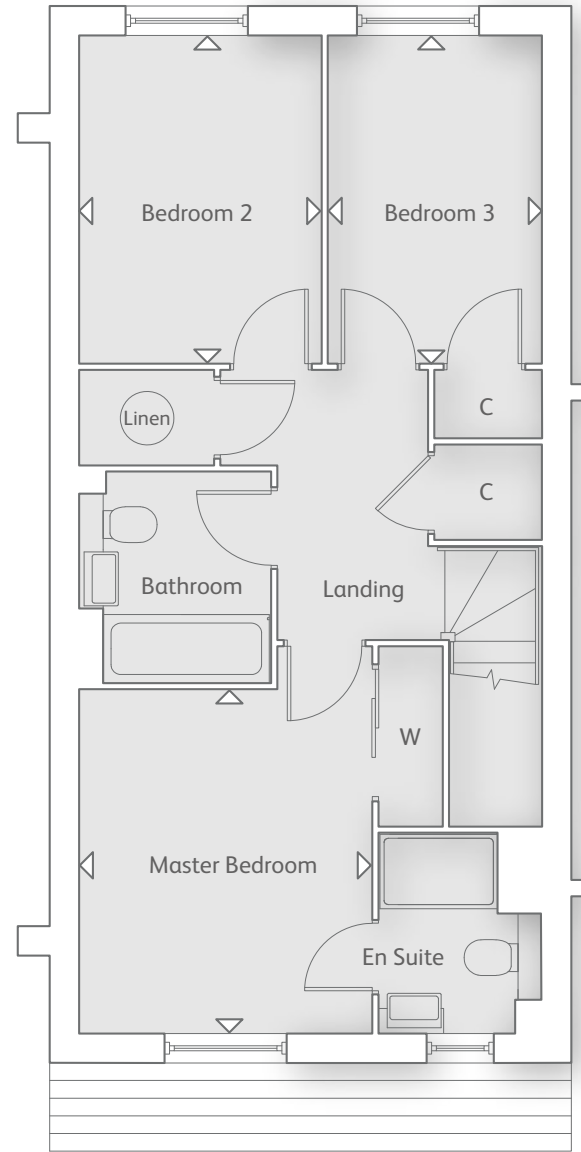




GROUND FLOOR

Kitchen/Dining Area
4.67m x 3.44m (15' 3" x 11' 3")

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



FIRST FLOOR

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

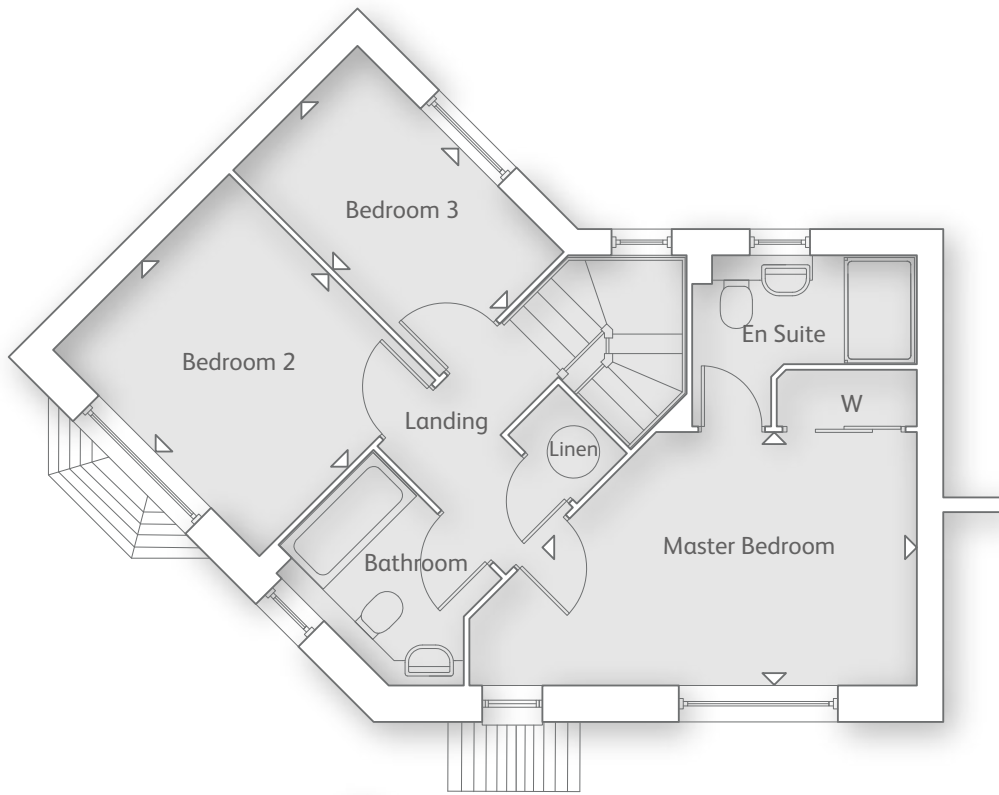
Bedroom 3
2.13m x 3.29m (6' 11" x 10' 9")

Bedroom 2
2.42m x 3.29m (7' 11" x 10' 9")

THE MELBURY

3 BEDROOM HOME



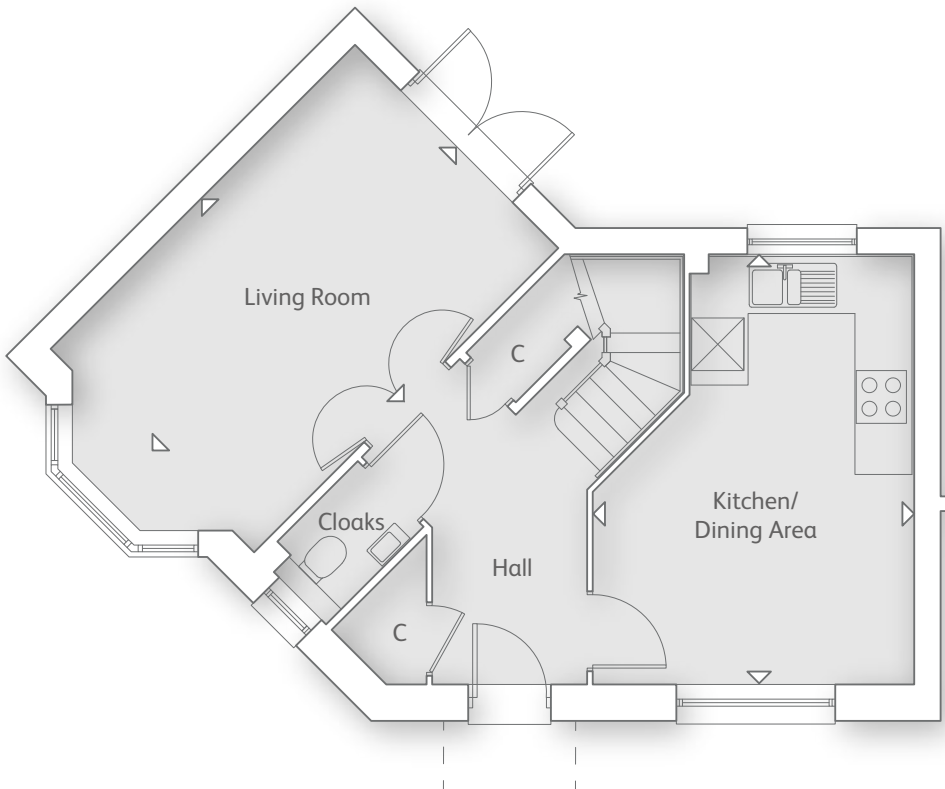


FIRST FLOOR

Master Bedroom
5.54m x 2.83m (18' 2" x 9' 3")

Bedroom 2
3.26m x 2.78m (10' 8" x 9' 1")

Bedroom 3
3.26m x 1.94m (10' 8" x 6' 4")



GROUND FLOOR

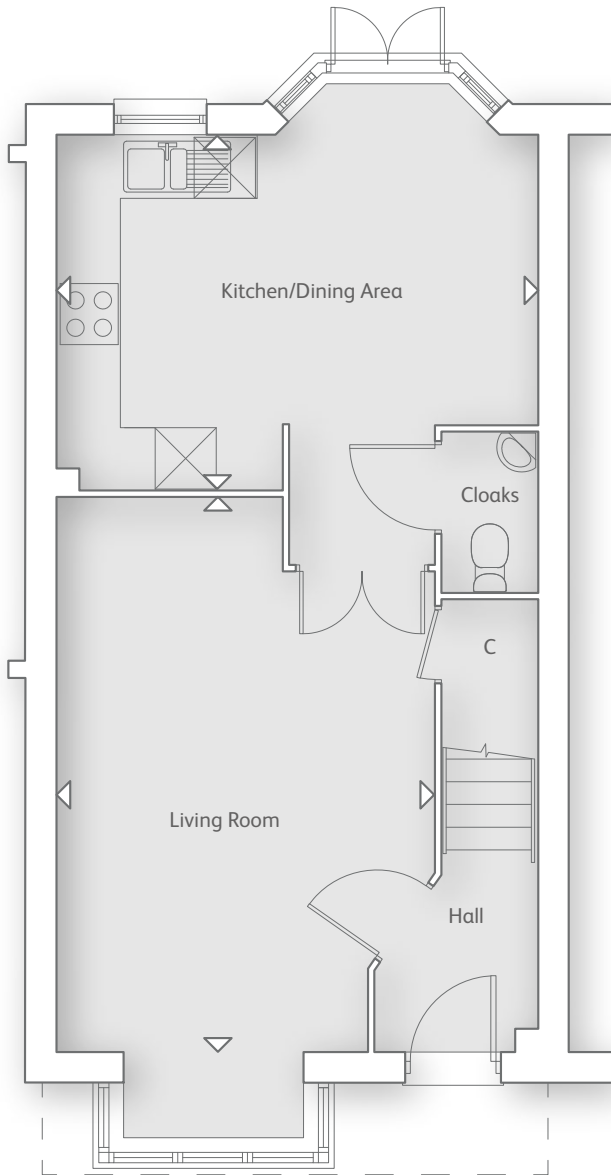
Kitchen/Dining Area
3.60m x 4.84m (11' 9" x 15' 10")

Living Room
3.22m x 4.84m (10' 6" x 15' 10")

THE ROSEBERY

3 BEDROOM HOME

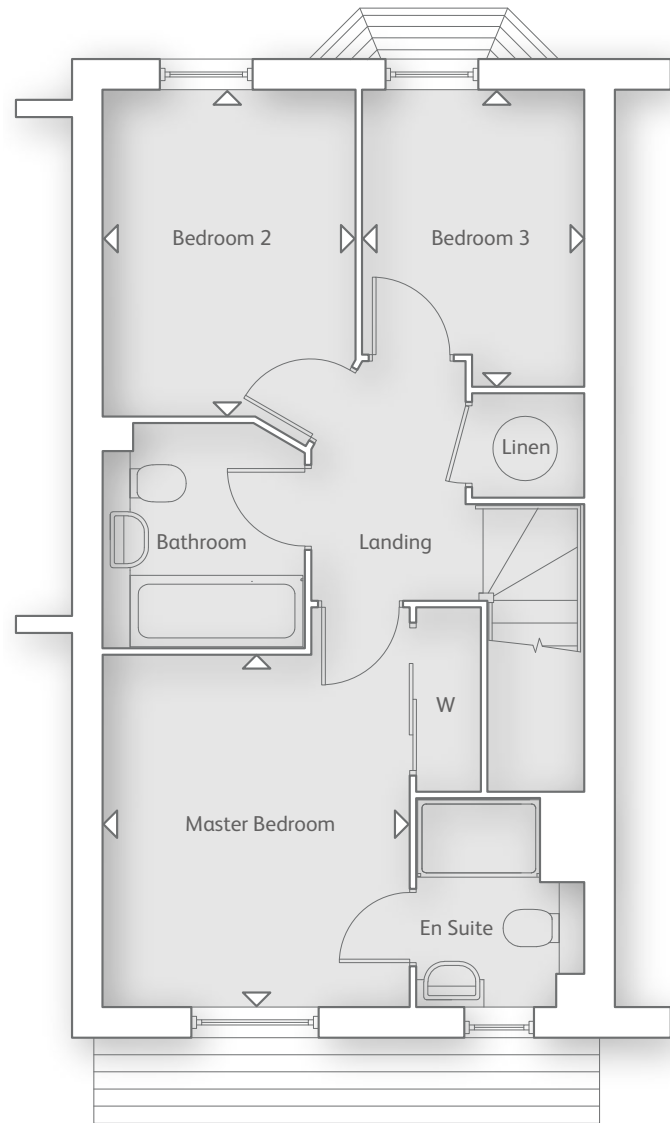




GROUND FLOOR

Kitchen/Dining Area
4.67m x 3.44m (15' 3" x 11' 3")

Living Room
3.65m x 5.34m (11' 11" x 17' 6")



FIRST FLOOR

Master Bedroom
2.95m x 3.40m (9' 8" x 11' 1")

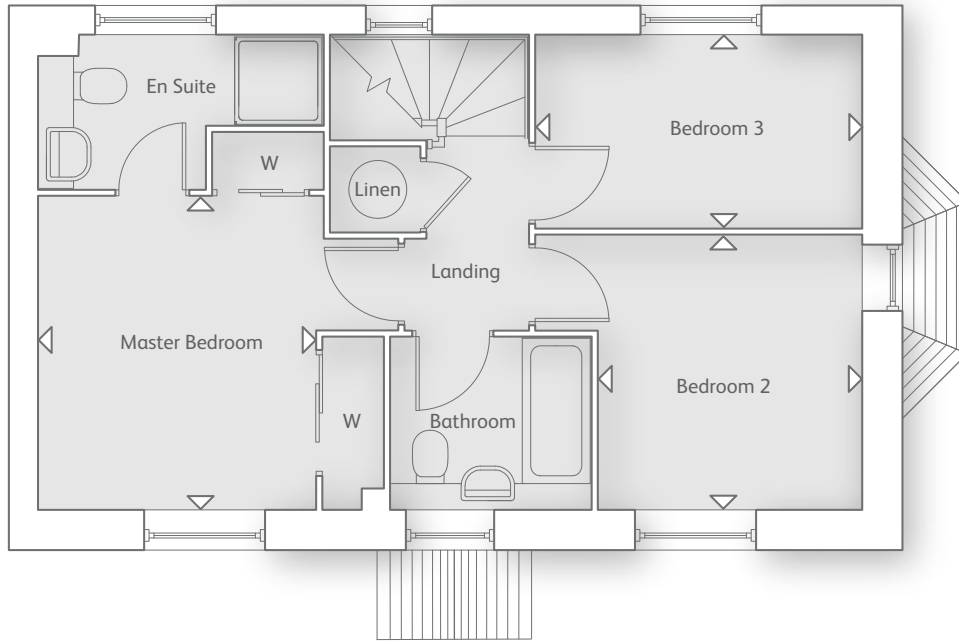
Bedroom 3
2.12m x 2.86m (6' 11" x 9' 4")

Bedroom 2
2.42m x 2.97m (7' 11" x 9' 8")

THE CLEVEDON

3 BEDROOM HOME





FIRST FLOOR

Master Bedroom
2.81m x 3.18m (9' 2" x 10' 5")

Bedroom 2
2.67m x 2.78m (8' 9" x 9' 1")

Bedroom 3
3.31m x 1.94m (10' 10" x 6' 4")



GROUND FLOOR

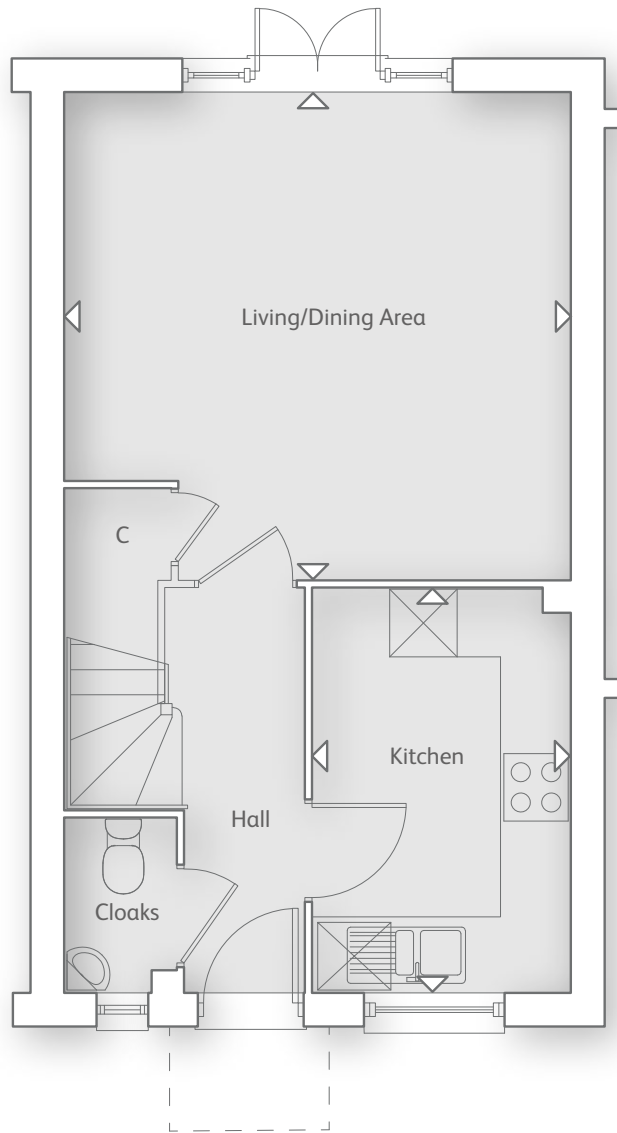
Kitchen/Dining Area
2.84m x 4.84m (9' 3" x 15' 10")

Living Room
3.24m x 4.84m (10' 7" x 15' 10")

THE CARLTON

2 BEDROOM HOME

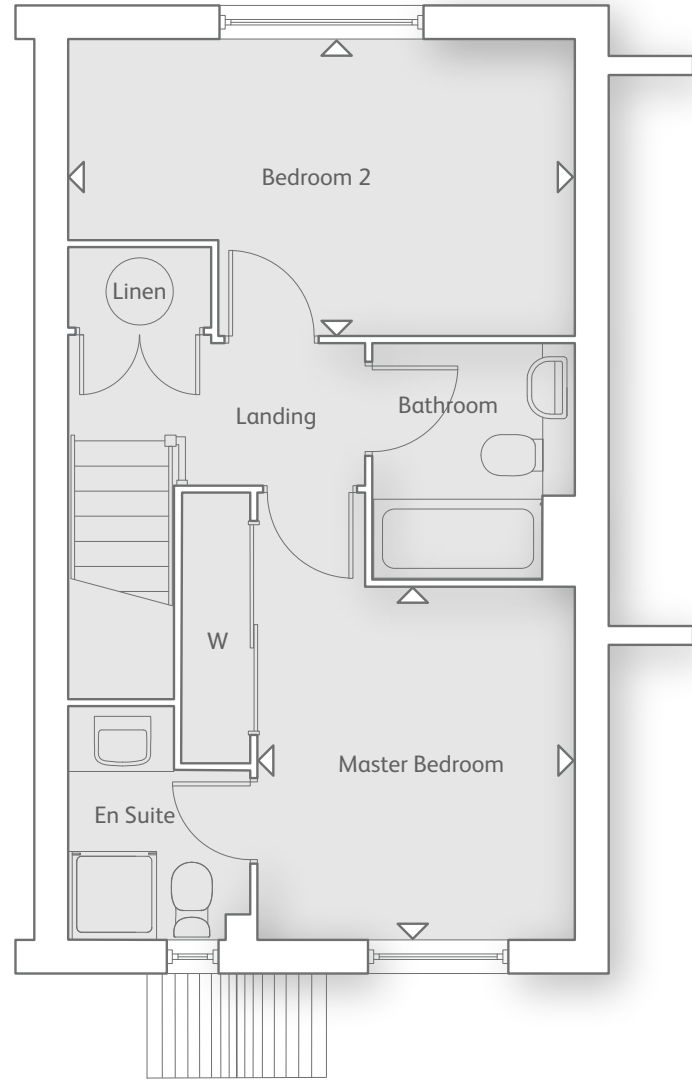




GROUND FLOOR

Kitchen
2.24m x 3.54m (7' 4" x 11' 7")

Living/Dining Area
4.44m x 4.28m (14' 6" x 14' 0")



FIRST FLOOR

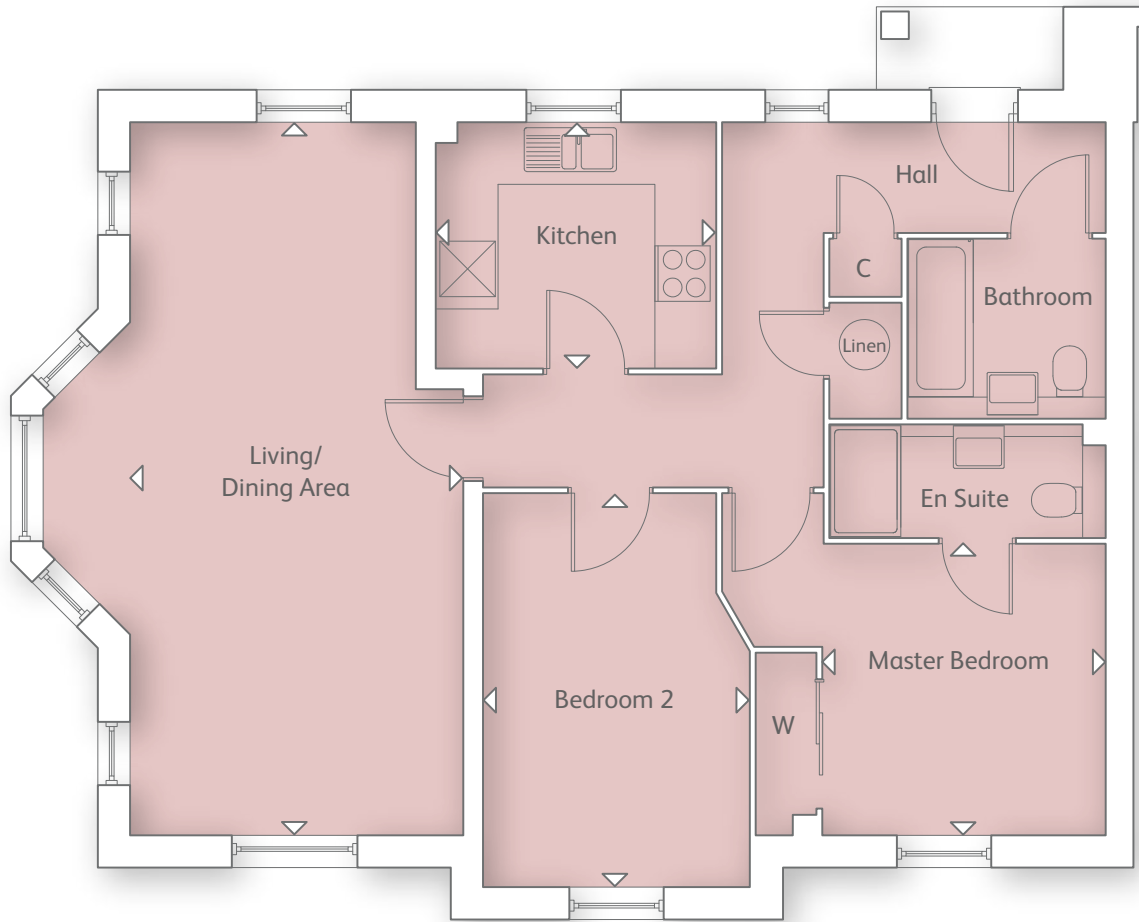
Master Bedroom
2.76m x 3.08m (9' 0" x 10' 1")

Bedroom 2
4.44 m x 2.58m (14' 6" x 8' 5")

BROADMERE COURT

2 BEDROOM APARTMENT





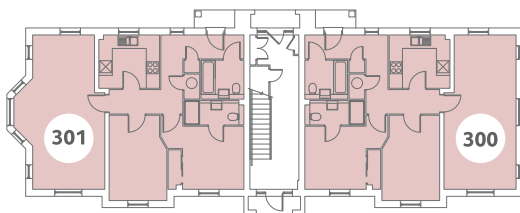
STYLE A

Kitchen
2.98m x 2.62m (9' 9" x 8' 7")

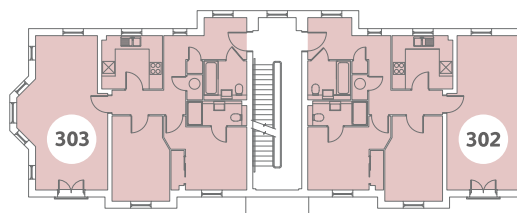
Master Bedroom
3.01m x 3.10m (9' 10" x 10' 2")

Living/Dining Area
3.04m x 7.67m (9' 11" x 25' 1")

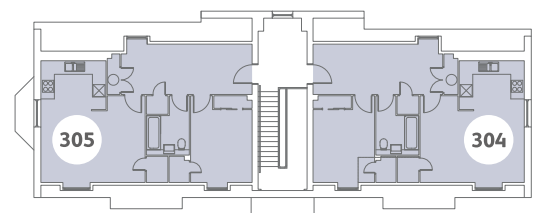
Bedroom 2
2.82m x 4.21m (9' 3" x 13' 9")



GROUND FLOOR



FIRST FLOOR



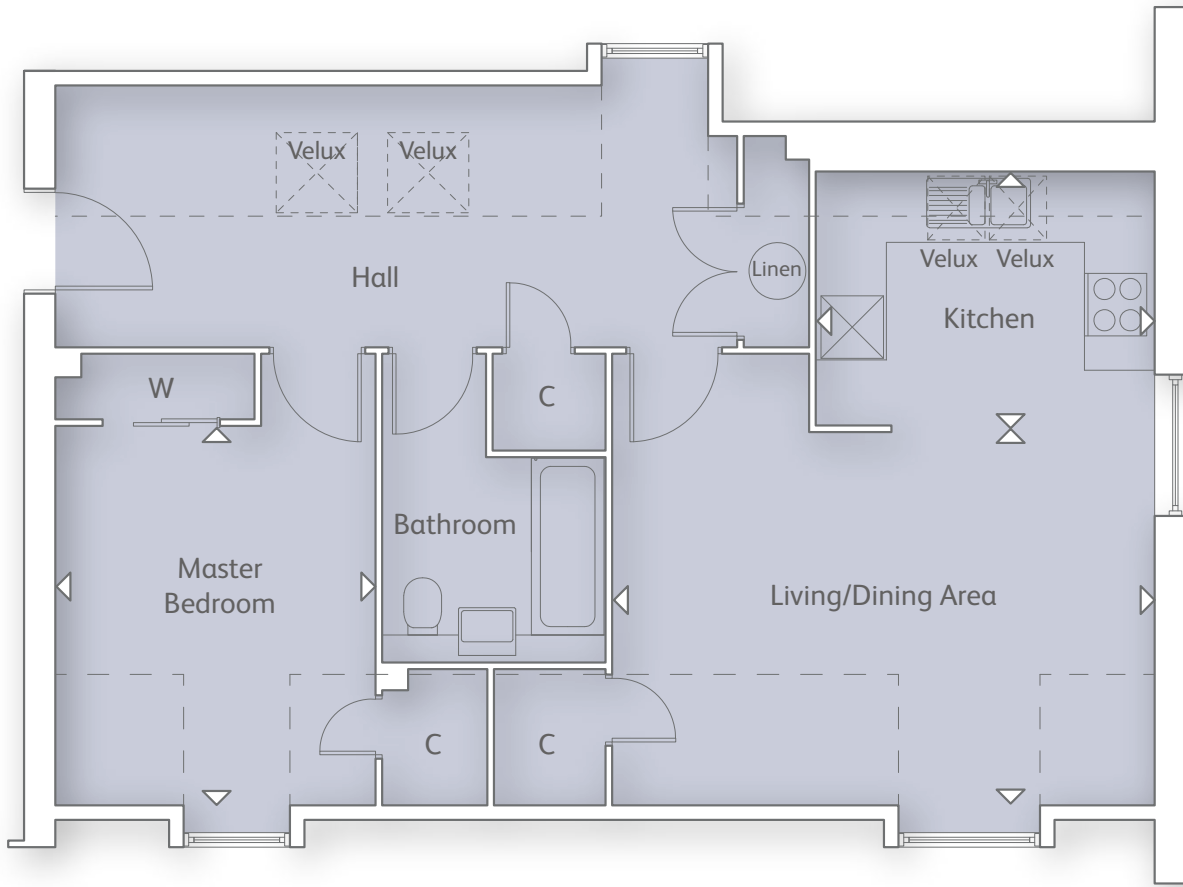
SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. 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.

BROADMERE COURT

1 BEDROOM APARTMENT



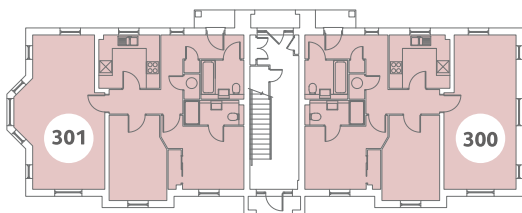


STYLE B

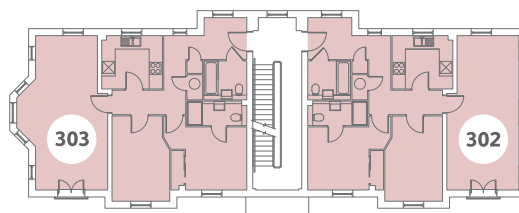
Kitchen
3.20m x 2.38m (10' 6" x 7' 9")

Master Bedroom
3.02m x 3.59m (9' 10" x 11' 9")

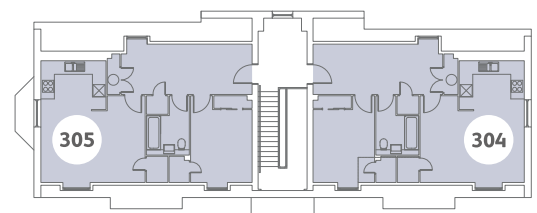
Living/Dining Area
5.16m x 3.53m (16' 11" x 11' 7")



GROUND FLOOR



FIRST FLOOR

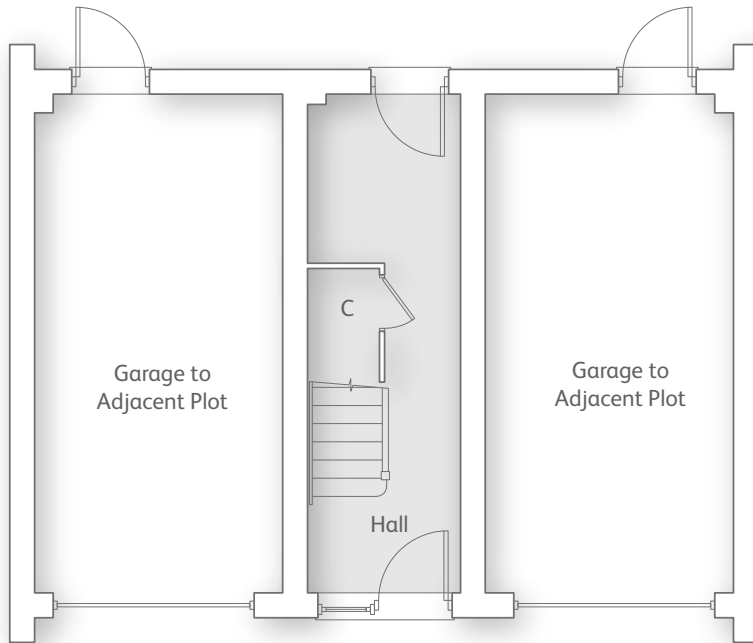


SECOND FLOOR

THE HARCOURT

1 BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

Kitchen
4.01m x 2.80m (13' 1" x 9' 2")

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

Living/Dining Area
4.01m x 3.11m (13' 1" x 10' 2")



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 Marketing Suite after launch. We also offer a range of extras to help you get started with your new home.





KITCHEN AND APPLIANCES

	THE VILLA	STUDIO GARAGE	THE LEICESTER	THE FAIROAK	THE MELBURY	THE ROSEBERY	THE CLEVEDON	THE CARLTON	BROADMERE COURT STYLE A	BROADMERE COURT STYLE B	THE HARCOURT
High quality furniture with storage/workspace	■	■	■	■	■	■	■	■	■	■	■
Granite or silestone worktops with splashback to Kitchen only	■										
Laminate worktops with up-stand to Utility only	■										
Laminate worktops with up-stand to Kitchen		■	■	■	■	■	■	■	■	■	■
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			■	■	■	■	■	■			
Integrated Washer/Dryer									■	■	■
Space for Fridge		■		■	■	■	■	■	■	■	■

BATHROOM, EN SUITE & CLOAKROOM

	THE VILLA	STUDIO GARAGE	THE LEICESTER	THE FAIROAK	THE MELBURY	THE ROSEBERY	THE CLEVEDON	THE CARLTON	BROADMERE COURT STYLE A	BROADMERE COURT STYLE B	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) [†]	■	■	■	■	■	■	■	■	■	■	■
Shower enclosure with thermostatic digital shower including drench head & adjustable head/rail in En Suite 1	■	■	■	■	■	■	■	■	■	■	■
Bath screen with thermostatic bath/shower mixer	■	■	■	■	■	■	■	■	■	■	■



	THE VILLA	STUDIO GARAGE	THE LEICESTER	THE FAIROAK	THE MELBURY	THE ROSEBERY	THE CLEVEDON	THE CARLTON	BROADMERE COURT STYLE A	BROADMERE COURT STYLE B	THE HARCOURT
SECURITY & COMFORT											
Brick and block construction	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark 10 year cover	■	■	■	■	■	■	■	■	■	■	■
Gas central heating system controlled with Hive Active Heating	■	■	■	■	■	■	■	■	■	■	■
Intruder alarm system	■	■	■	■	■	■	■	■	■	■	■
Mains smoke and carbon monoxide alarms	■	■	■	■	■	■	■	■	■	■	■
Hardwood front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■
Composite front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■
Composite or Premdor 'SoundSecure' front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu windows and French casement doors [†]	■	■	■	■	■	■	■	■	■	■	■
LED downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s) [†]	■	■	■	■	■	■	■	■	■	■	■
Satellite dish provided & wired for Sky Q to Living Room (subscription required)	■	■	■	■	■	■	■	■	■	■	■
TV point to Living Room, Kitchen/Dining Area, Dining Room, Living/Dining Area, Family Room and all Bedrooms	■	■	■	■	■	■	■	■	■	■	■
Cat 6 Home Network points to Living Room & Master Bedroom	■	■	■	■	■	■	■	■	■	■	■
Cat 6 Home Network points to Living Room, Master Bedroom and smallest Bedroom	■	■	■	■	■	■	■	■	■	■	■
Communal Integrated TV/SAT reception system with wiring for Sky Q or Sky+HD to Living Room (subscription required) and TV to Living Room & Bedrooms	■	■	■	■	■	■	■	■	■	■	■
Video entry system [*]	■	■	■	■	■	■	■	■	■	■	■
Batten And Pendant Lighting to Hall, Stairwell and Studio	■	■	■	■	■	■	■	■	■	■	■
Wall mounted convector heater	■	■	■	■	■	■	■	■	■	■	■

*Please note that the Ground Floor Apartments of Broadmere Court, Style A do not feature the video entry system.

THE VILLA
STUDIO GARAGE
THE LEICESTER
THE FAIROAK
THE MELBURY
THE ROSEBERY
THE CLEVEDON
THE CARLTON
BROADMERE COURT
STYLE A
BROADMERE COURT
STYLE B
THE HARCOURT

DECORATION & JOINERY

Premium ladder or Vertical 5 panel moulded internal doors

■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■

Built-in wardrobe to Master Bedroom

Built-in wardrobes/storage to Bedroom 2

Built-in storage to other Bedroom(s)

EXTERNAL FEATURES

External power socket (subject to layout)

■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■

Automatic garage door opener





AQUALISA



*Ideal
Standard*

**CONSUMER
CODE** FOR
HOME BUILDERS

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paula rosa | manhattan



ecolution
DAWN OF A NEW ENERGY AGE



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.

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



The Vyne



Sherfield-on-Loddon

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.

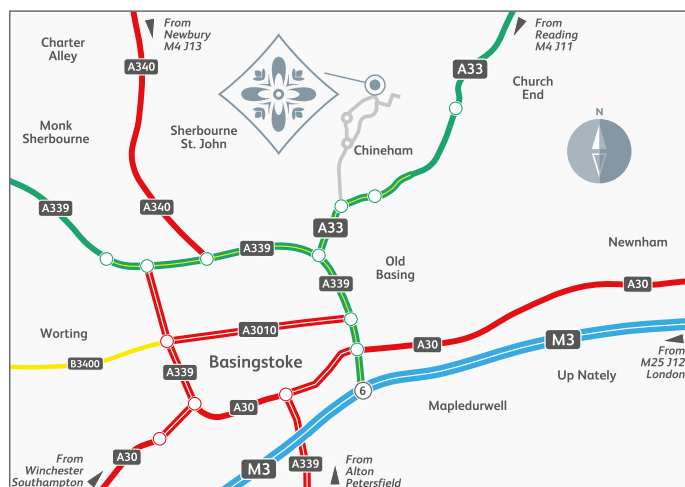
At the roundabout, take the fourth exit to join the A33 (signposted Chineham, Reading).

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).

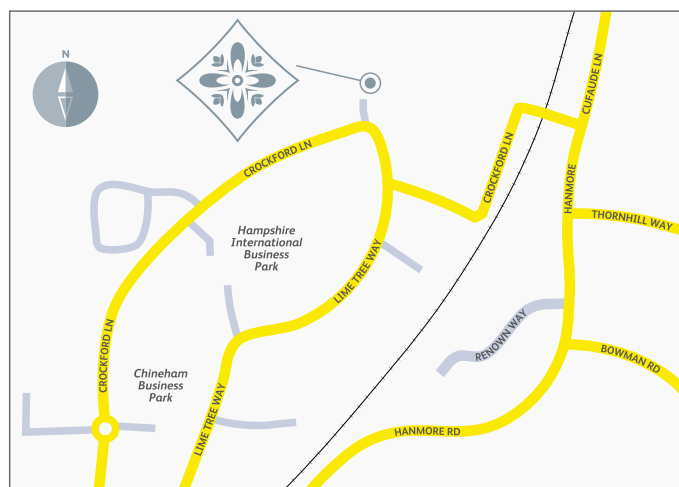


BY TRAIN

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





**5 STAR HOME BUILDER
CUSTOMER SATISFACTION**



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 Vyne Park progresses.

This brochure does not form part of any contract or constitute an offer.

Date of Preparation January 2020.

**CONSUMER
CODE** FOR
HOME BUILDERS

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Basingstoke
Hampshire
RG24 8LS

Open Daily from 10am to 5pm

0333 321 8917
vynepark@croudacehomes.co.uk



VYNE PARK

— BASINGSTOKE —