

OAK POINT

BY CROUDACE HOMES,
BASINGSTOKE



croudacehomes

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



3-bedroom homes

- The Alfold**
Plots 5, 11, 16, 19, 39 & 48
- The Brockham**
Plots 2, 3, 4, 6, 7, 8, 9, 10, 17, 18, 30, 31, 32, 33, 34, 35, 42, 43, 44 & 45

4-bedroom homes

- The Westcott**
Plots 40, 41, 46 & 47
- The Woodhill**
Plots 1, 12 & 29

5-bedroom homes

- The Penshurst**
Plot 13
- The Westfield**
Plots 14 & 15

 Carport

 Show Home

 Affordable Housing

 Marketing Suite



OAK POINT
DEVELOPMENT
LAYOUT



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 ALFOLD

3-BEDROOM HOME

PLOT NUMBERS

5	11	16	19	39	48
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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
- Siemens Stainless steel double electric oven
- Siemens Induction hob with glass splashback* and Chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer, Washing machine and Dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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 wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

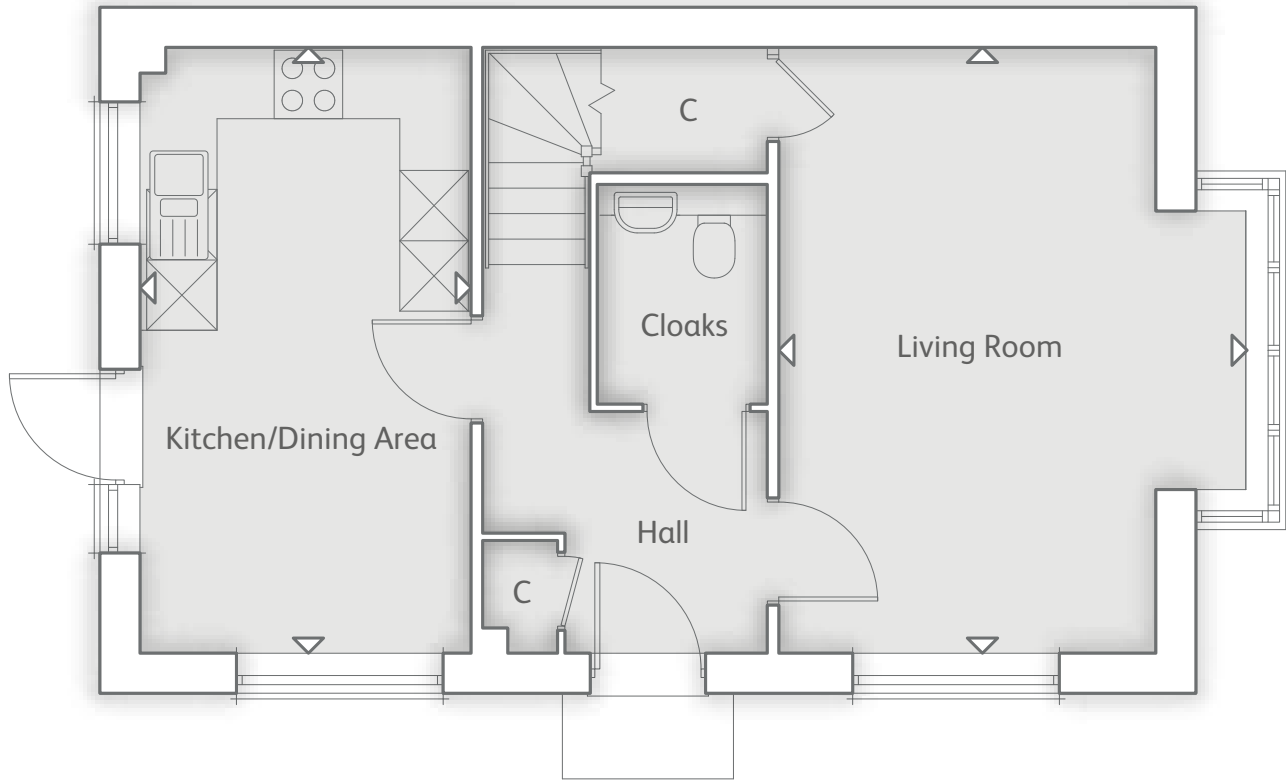
- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom**
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- 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 alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

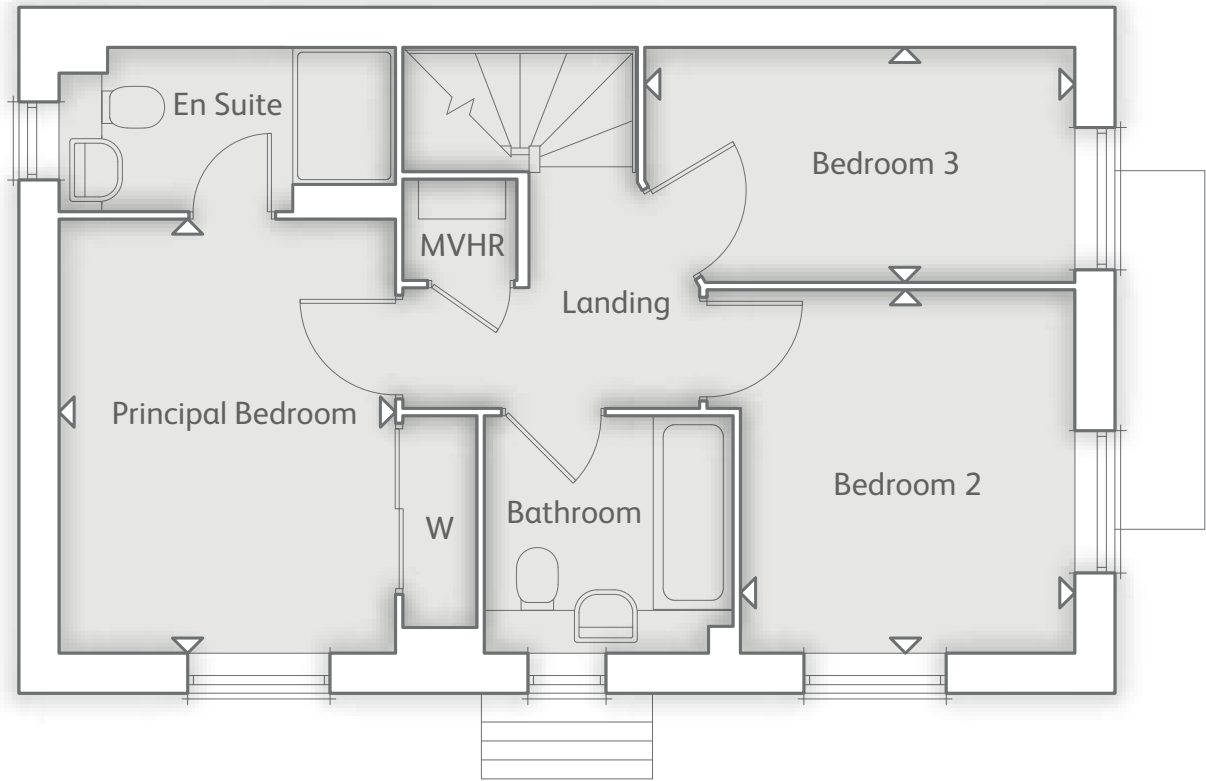
EXTERNAL FEATURES

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



GROUND FLOOR

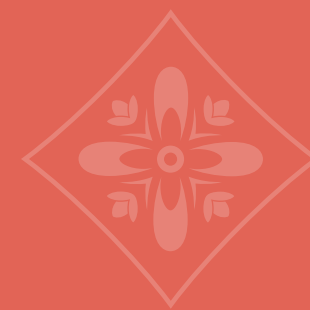
KITCHEN/DINING AREA		
2.90M X 5.31M	9' 6" X 17' 5"	
LIVING ROOM		
4.09M X 5.31M	13' 5" X 17' 5"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.95M X 3.80M	9' 8" X 12' 6"	
BEDROOM 2		
2.93M X 3.18M	9' 7" X 10' 5"	
BEDROOM 3		
3.77M X 2.06M	12' 4" X 6' 9"	

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 BROCKHAM

3-BEDROOM HOME

PLOT NUMBERS

2	3	4	6	7	8	9	10
17	18	30	31	32	33	34	35
		42	43	44	45		

MODERN KITCHEN SPACE
AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility Cupboard
- Siemens Stainless steel double electric oven
- Siemens Induction hob* with glass splashback and Chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine in Utility Cupboard

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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 wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

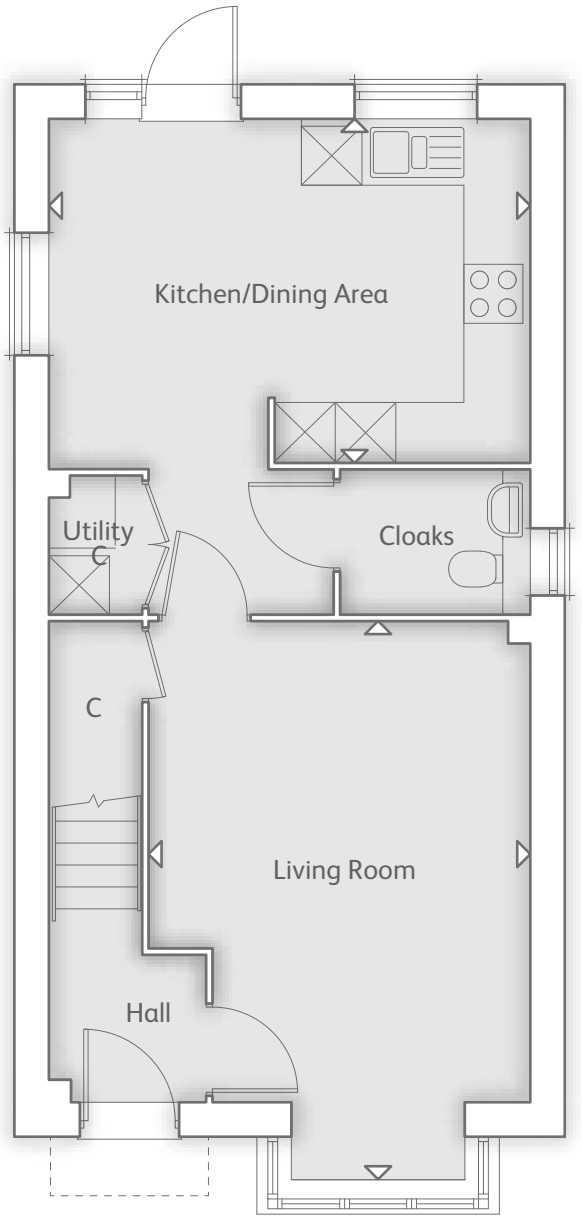
- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite**
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- 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 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
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard



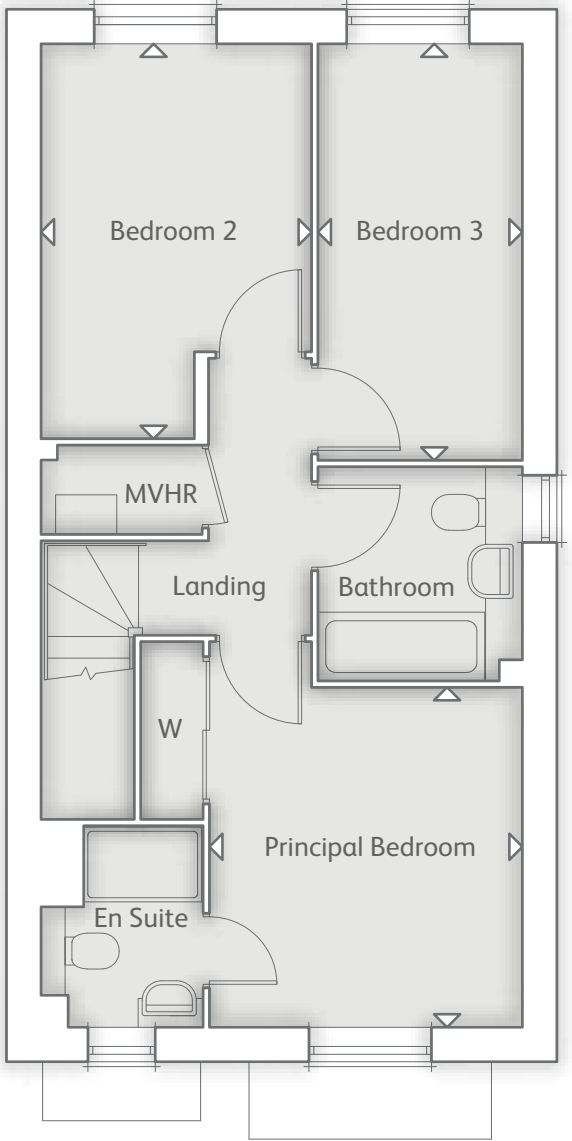
GROUND FLOOR

KITCHEN/DINING AREA

4.90M X 3.50M 16' 1" X 11' 6"

LIVING ROOM

3.88M X 5.68M 12' 9" X 18' 8"



FIRST FLOOR

PRINCIPAL BEDROOM

3.17M X 3.46M 10' 5" X 11' 4"

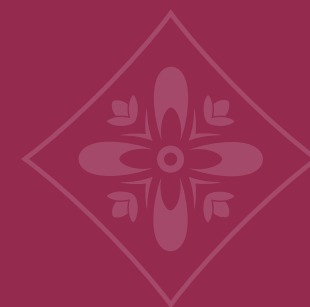
BEDROOM 2

2.75M X 4.05M 9' 0" X 13' 3"

BEDROOM 3

2.08M X 4.24M 6' 10" X 13' 11"

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THE WESTCOTT

4-BEDROOM HOME

PLOT NUMBERS

40

41

46

47

MODERN KITCHEN SPACE
AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility Cupboard
- Siemens Stainless steel double electric oven
- Siemens Induction hob* with glass splashback and Chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine in Utility Cupboard

QUALITY BATHROOM,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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 wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom 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
- 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 alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

EXTERNAL FEATURES

- EV car charging point
- Single garage
- Drive-through
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Juliet balcony doors to Principal Bedroom
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING AREA

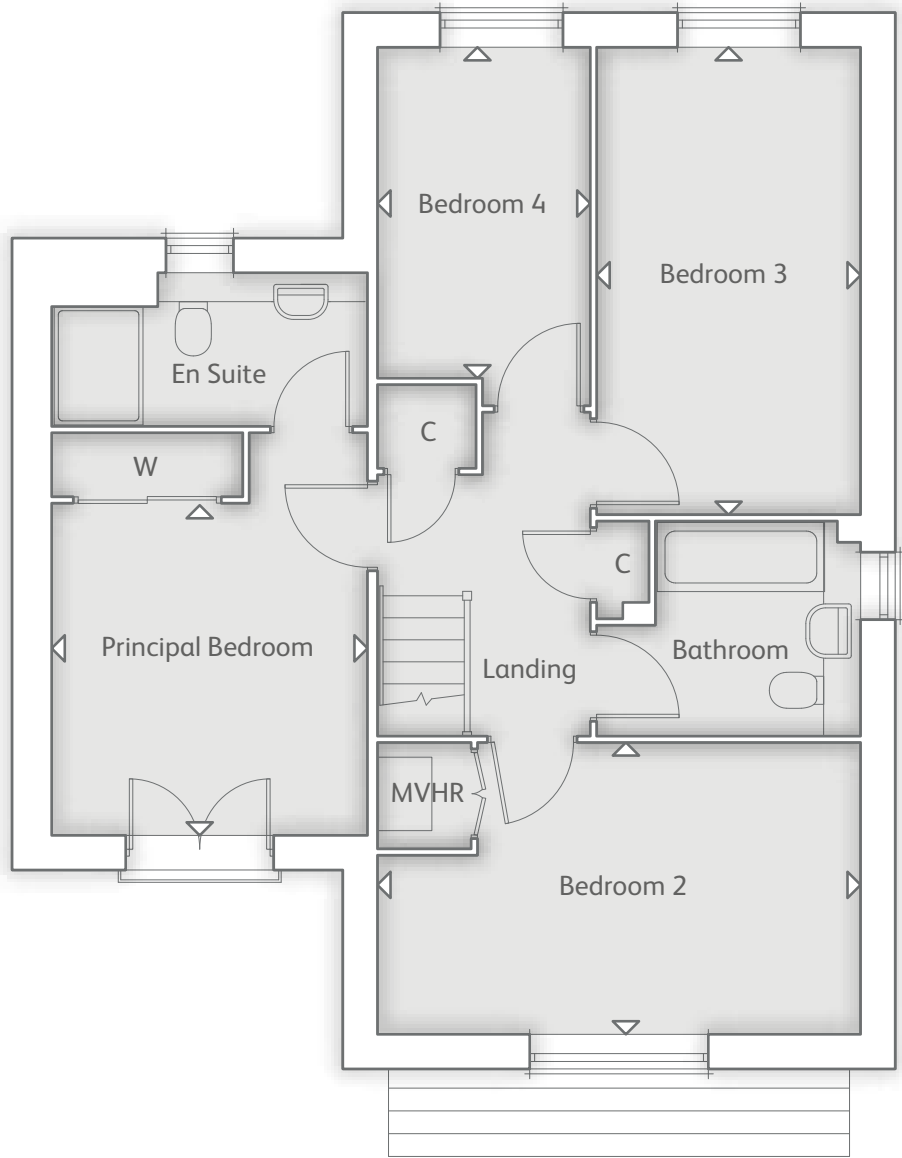
4.90M X 3.56M

16' 1" X 11' 8"

LIVING ROOM

5.68M X 3.88M

16' 8" X 12' 9"



FIRST FLOOR

PRINCIPAL BEDROOM

3.25M X 4.00M

10' 8" X 13' 1"

BEDROOM 2

4.90M X 2.96M

16' 1" X 9' 9"

BEDROOM 3

2.68M X 4.74M

8' 10" X 15' 7"

BEDROOM 4

2.16M X 3.35M

7' 1" X 11' 0"

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THE WOODHILL

4-BEDROOM HOME

PLOT NUMBERS

1

12

29

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Chimney extractor hood
- Siemens Induction hob*
- 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 SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom**
- Fitted mirror to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer to Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to 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
- Built-in wardrobe to Bedroom 2

ELECTRICAL AND COMFORT

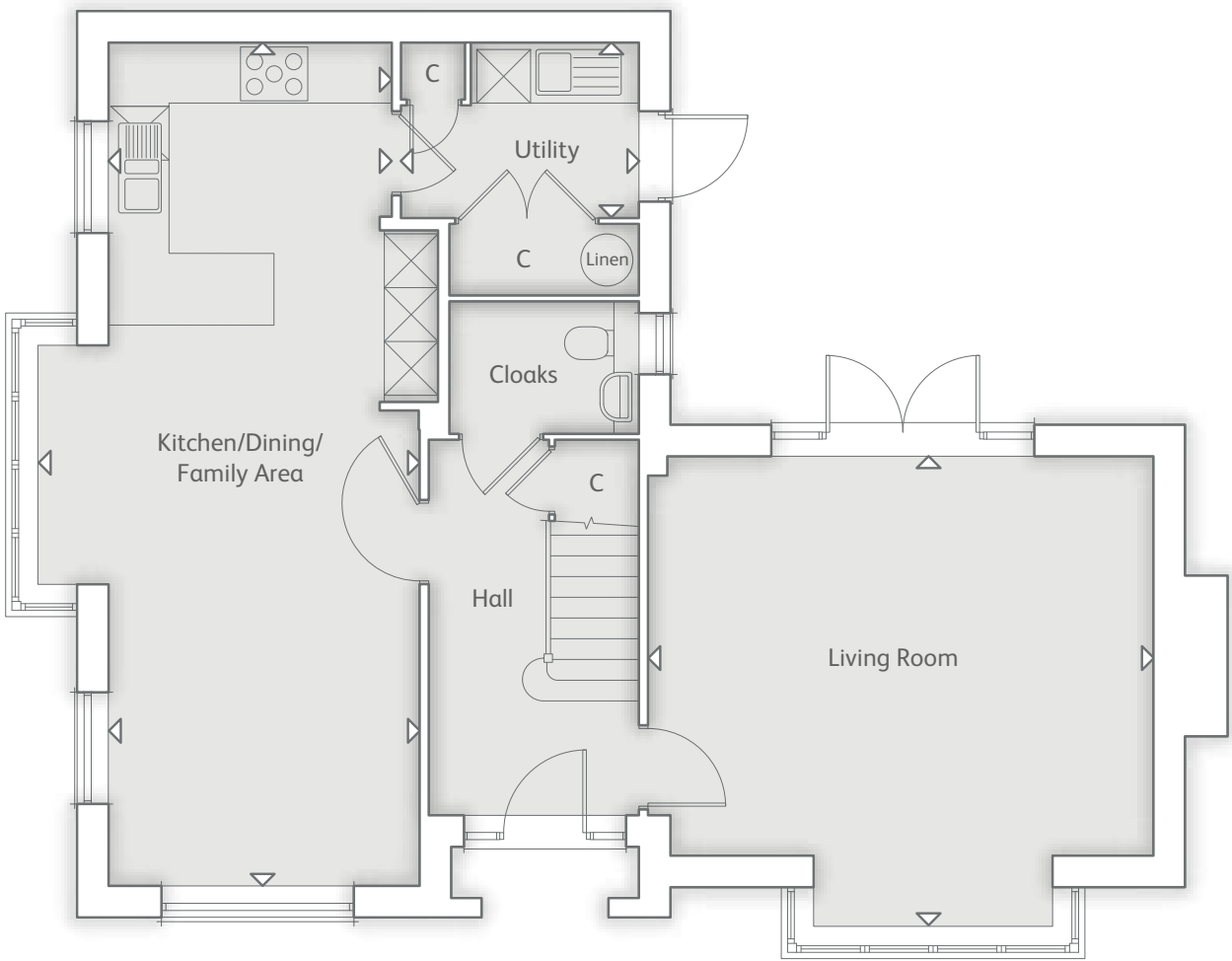
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining/Family Area, Utility, Bathroom, En Suite and Cloakroom**
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floor

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

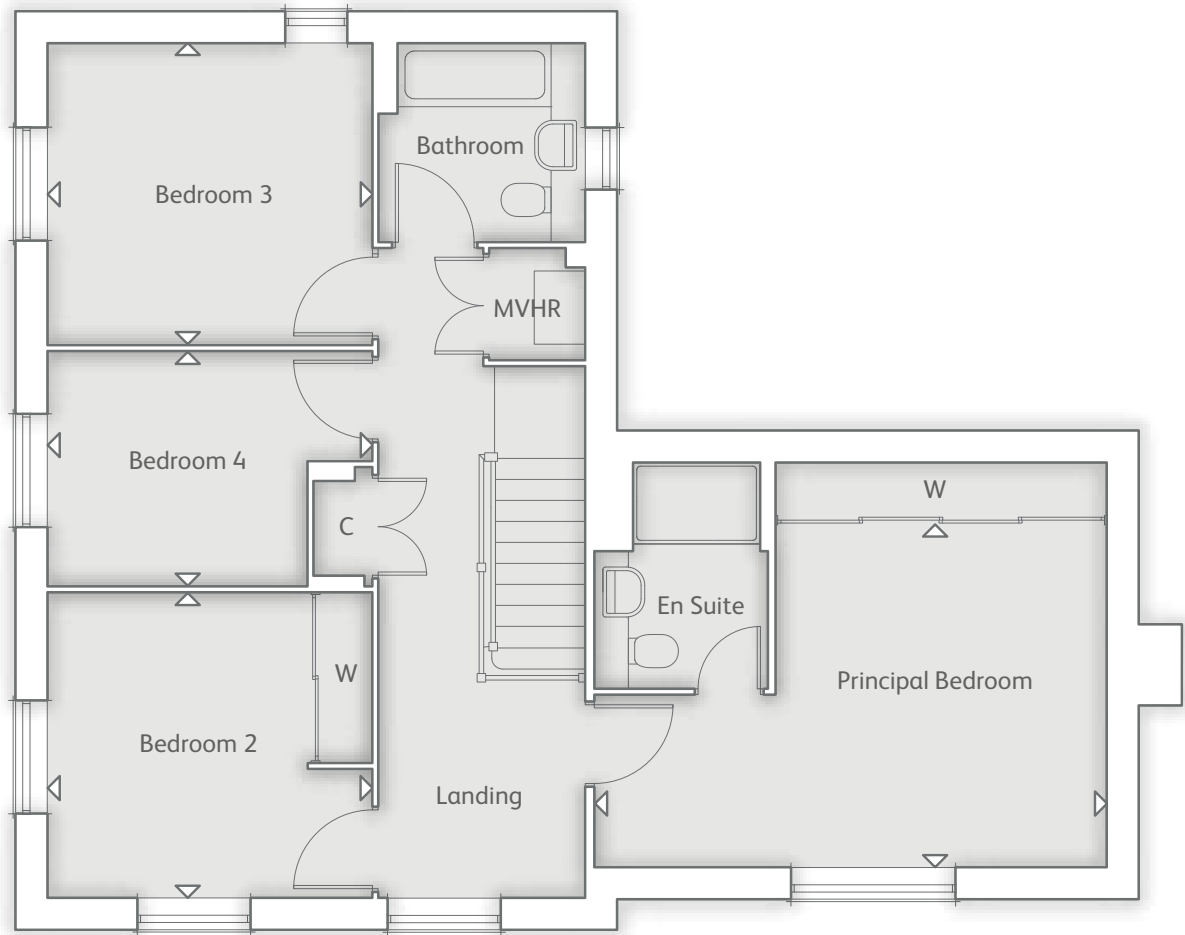
EXTERNAL FEATURES

- EV car charging point
- Studio garage for Plot 1 only
- Double garage for Plots 12 & 29 only
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate tile door number
- External tap and socket to garden
- Water butt
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.49M X 9.40M	14' 9" X 30' 10"	
LIVING ROOM		
5.64M X 5.24M	18' 6" X 17' 2"	
UTILITY		
2.66M X 2.80M	8' 9" X 9' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
5.64M X 3.77M	18' 6" X 12' 4"	
BEDROOM 2		
3.50M X 3.36M	9' 6" X 11' 0"	
BEDROOM 3		
3.58M X 3.32M	11' 9" X 10' 11"	
BEDROOM 4		
3.58M X 2.59M	11' 9" X 8' 6"	

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STUDIO GARAGE

FOR THE WOODHILL

PLOT NUMBERS

1

KITCHENETTE

- High quality Paula Rosa Manhattan designed Kitchenette
- Laminate worktops with up-stand to Kitchenette
- Space for low level fridge

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Wall mounted heater

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors

SECURITY AND PEACE OF MIND

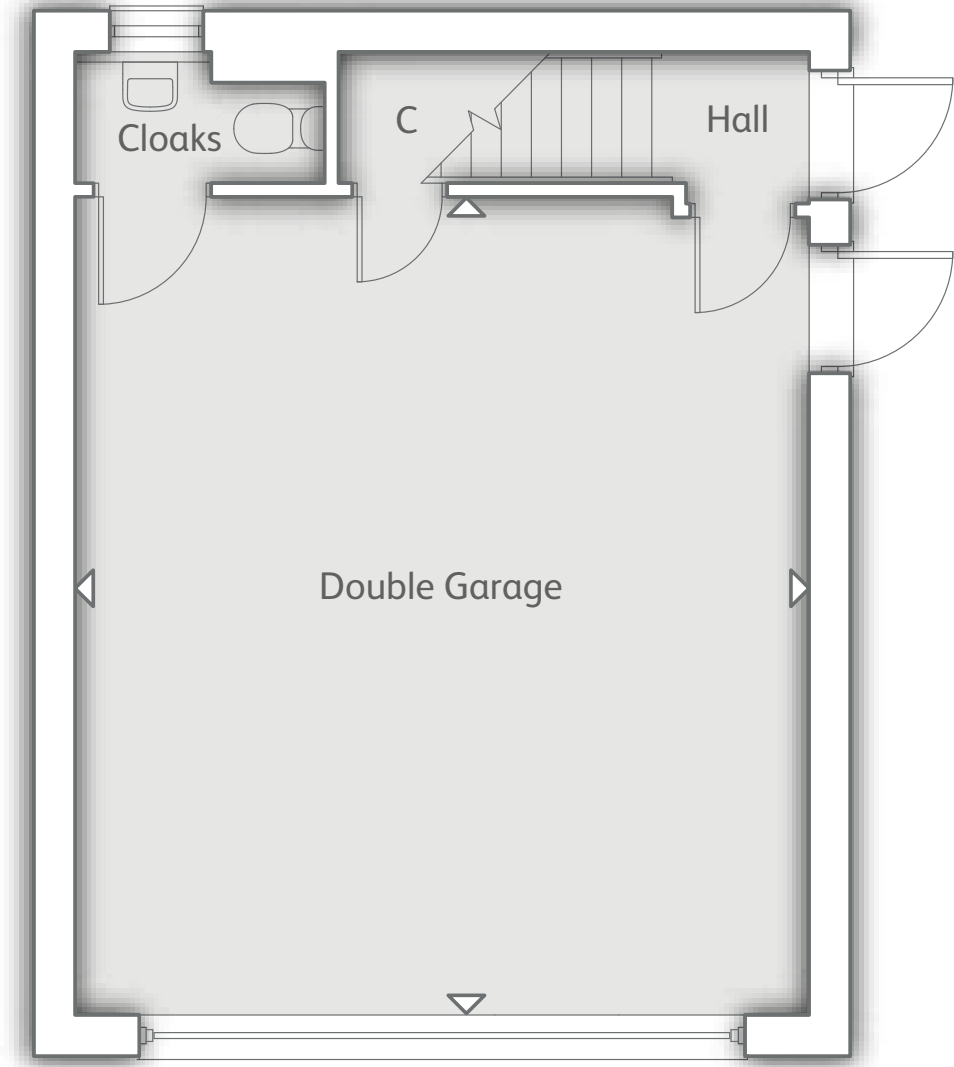
- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm
- Smoke and heat sensor alarm
- Composite front door and multipoint locking system
- Double glazed PVCu windows

ELECTRICAL AND COMFORT

- Batten lamp holder to Double Garage
- Pendant lighting to Hall, stairwell and Studio
- TV point and Cat 6 Home Network point to Studio

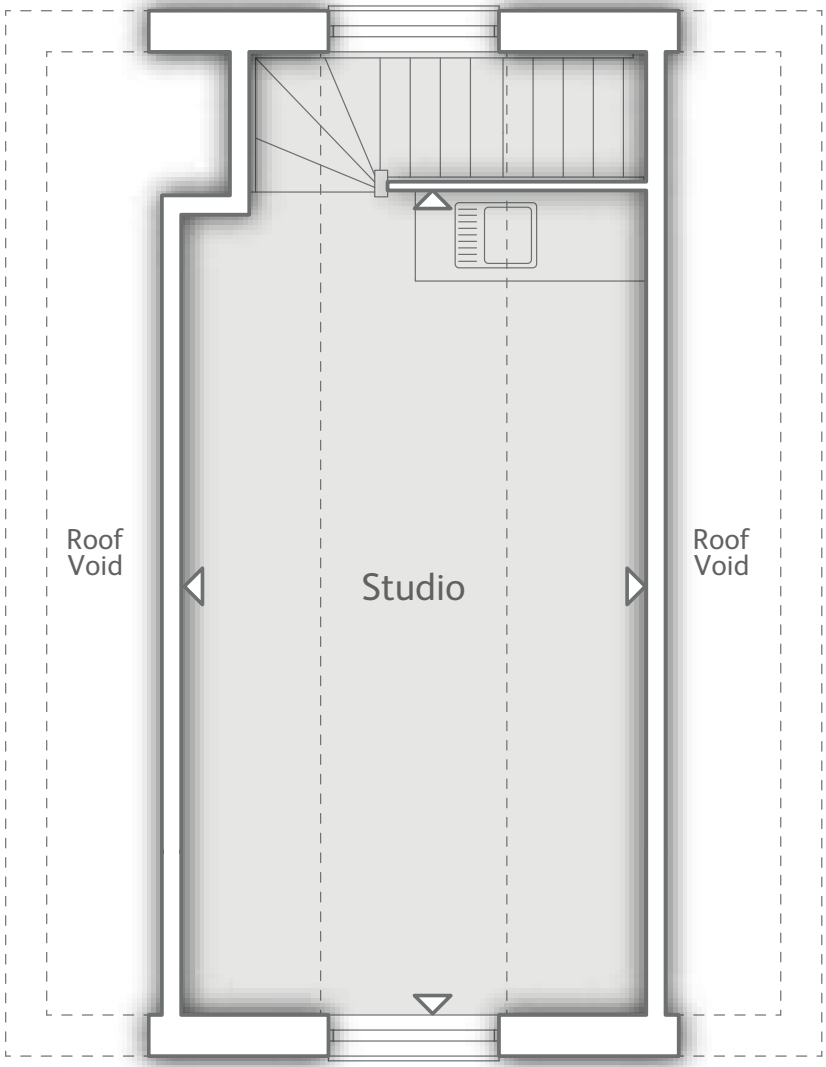
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Automatic door opener
- Motion activated front entrance light



GROUND FLOOR

DOUBLE GARAGE		
5.37M X 5.98M	17' 7" X 19' 7"	



FIRST FLOOR

STUDIO		
3.40M X 6.03M	11' 2" X 19' 9"	

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THE PENSHURST

5-BEDROOM HOME

PLOT NUMBER

13

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Chimney extractor hood
- Siemens Induction hob*
- 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 BATHROOMS,
EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathrooms, En Suite and Cloakroom**
- Fitted mirror to Bathrooms and En Suite
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer to Bathroom 1
- Shower enclosure and thermostatic shower with adjustable head/rail to Bathroom 2
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathrooms & En Suite

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

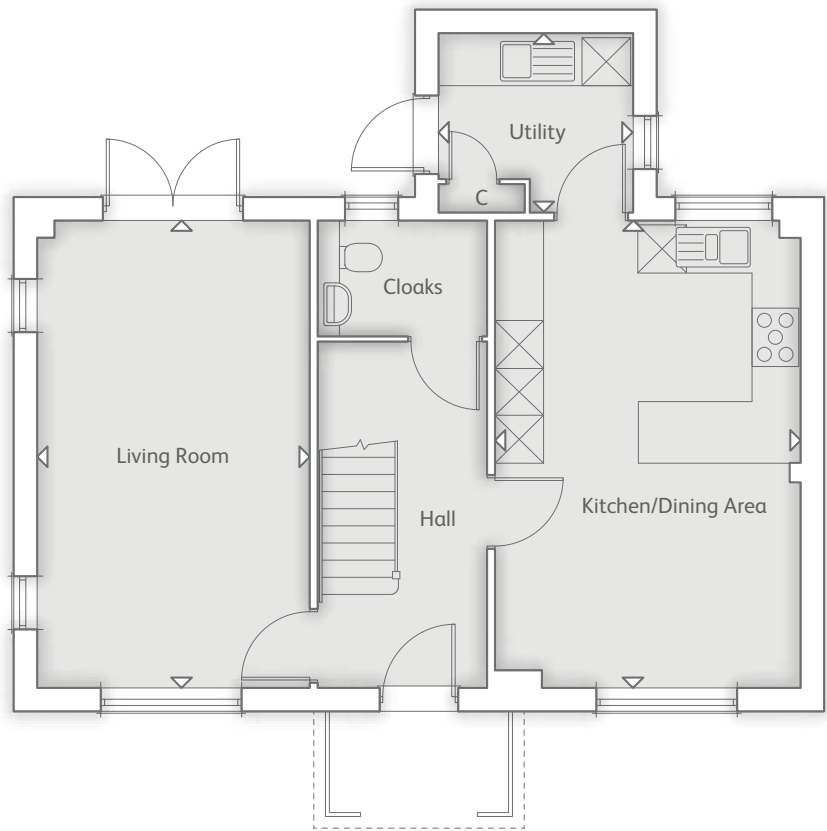
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathrooms, En Suite and Cloakroom**
- TV point to Living Room, Kitchen/Dining Area and all Bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining Area and all Bedrooms
- 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 alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

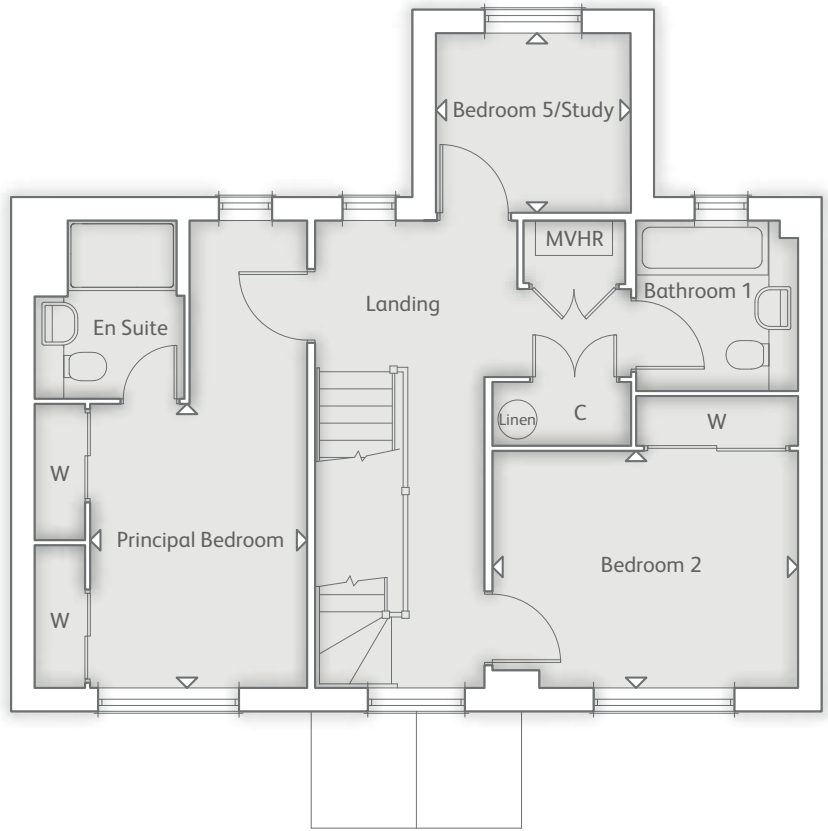
EXTERNAL FEATURES

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



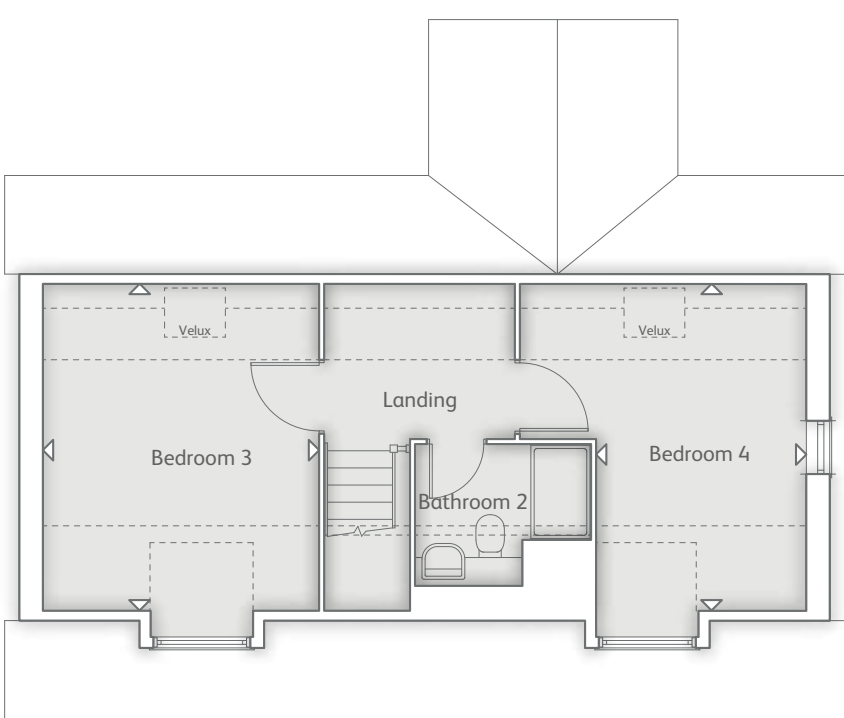
GROUND FLOOR

KITCHEN/DINING AREA		
3.93M X 6.00M	12' 11" X 19' 8"	
LIVING ROOM		
3.50M X 6.00M	11' 6" X 19' 8"	
UTILITY		
2.50M X 2.31M	8' 2" X 7' 7"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.80M X 6.00M	9' 2" X 19' 8"	
BEDROOM 2		
3.96M X 3.03M	13' 0" X 9' 11"	
BEDROOM 5/STUDY		
2.50M X 2.35M	8' 2" X 7' 9"	



SECOND FLOOR

BEDROOM 3		
3.55M X 4.20M	11' 8" X 13' 9"	
BEDROOM 4		
3.83M X 4.19M	12' 7" X 13' 9"	

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THE WESTFIELD

5-BEDROOM HOME

PLOT NUMBERS

14

15

MODERN KITCHEN SPACE
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Siemens Chimney extractor hood
- Siemens Induction hob*
- 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 Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom**
- Fitted mirror to Bathroom and En Suites
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer to Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- 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
- Built-in wardrobe to Bedroom 2
- Built-in wardrobe to Bedroom 4

ELECTRICAL AND COMFORT

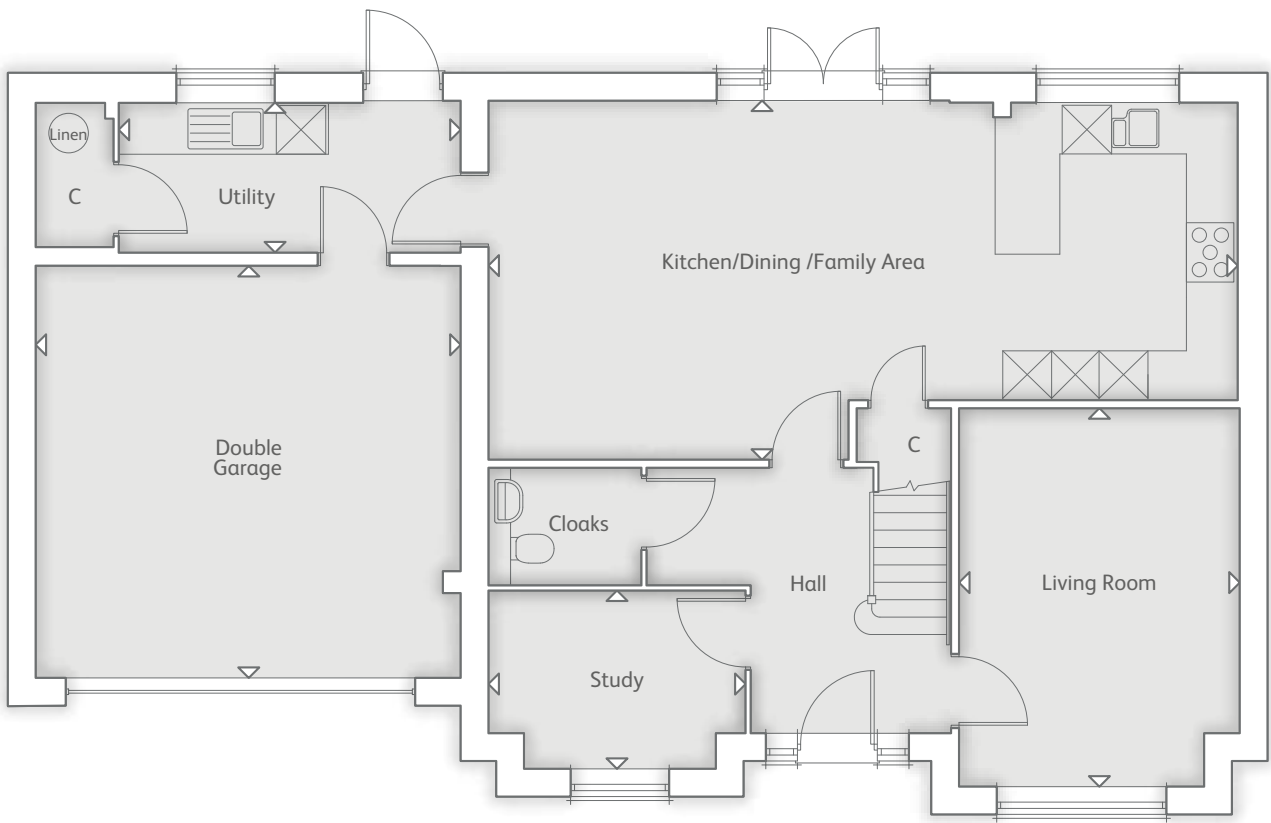
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom**
- TV point to Living Room, Kitchen/ Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

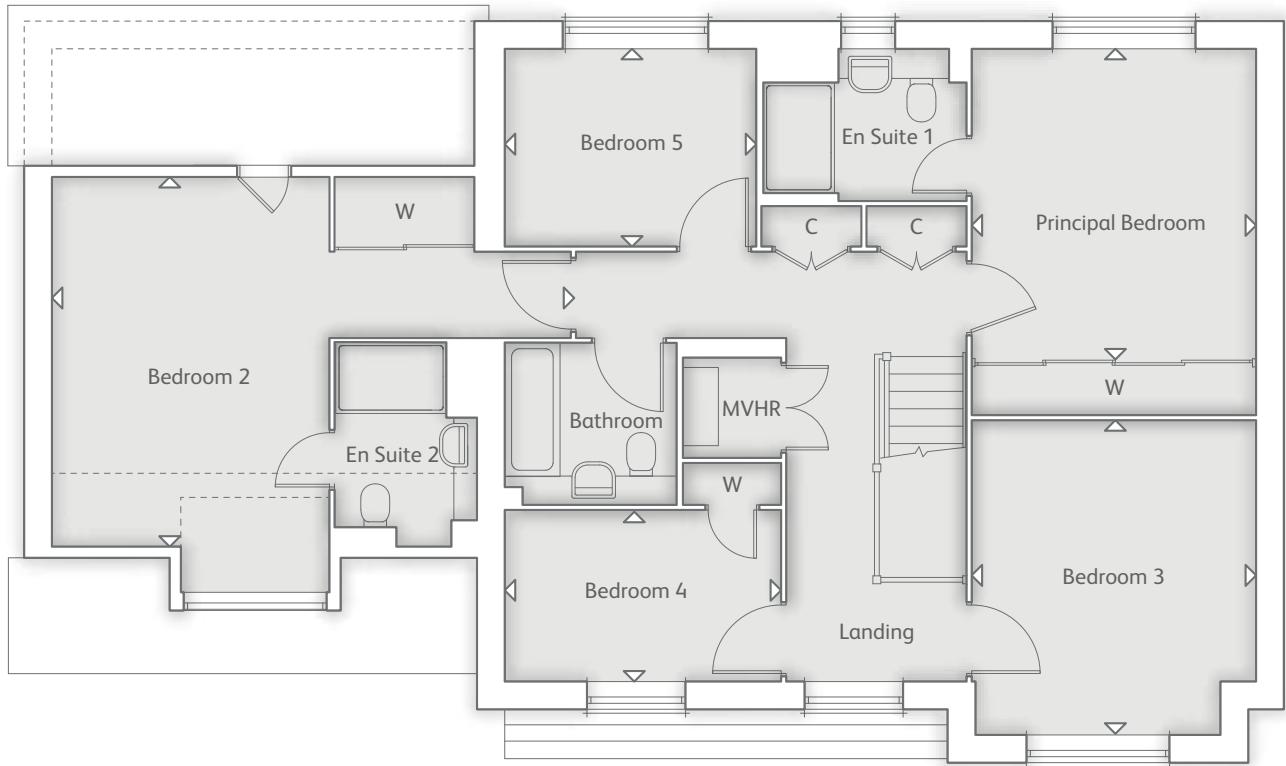
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

EXTERNAL FEATURES

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



GROUND FLOOR		
KITCHEN/DINING/FAMILY AREA		
9.50M X 4.54M	31' 2" X 14' 11"	
LIVING ROOM		
4.79M X 3.55M	15' 9" X 11' 8"	
STUDY		
3.25M X 2.26M	10' 8" X 7' 5"	
UTILITY		
4.33M X 1.93M	14' 2" X 6' 4"	
DOUBLE GARAGE		
5.38M X 5.28M	17' 8" X 17' 4"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
3.60M X 3.96M	11' 10" X 13' 0"	
BEDROOM 2		
5.38M X 4.54M	17' 8" X 14' 11"	
BEDROOM 3		
3.60M X 3.98M	11' 10" X 13' 1"	
BEDROOM 4		
3.50M X 2.15M	11' 6" X 7' 1"	
BEDROOM 5		
3.18M X 2.50M	10' 5" X 8' 2"	

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**Parlour Drive Basingstoke,
Hampshire RG24 8HR**

Phone:
01256 591135

Email:
vynepark@croudacehomes.co.uk

What 3 Words location:
///diner.circus.waiters

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 February 2025.





Eastrop Park, Basingstoke