GATEKEEPER CHASE

— DIDCOT —

Croudace
HOMES.CO.UK

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.

Ladygrove Hill

GATEKEEPER CHASE

— DIDCOT —

A SUPERB DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES INCLUDING APARTMENTS IN DIDCOT, OXFORDSHIRE WITH A BEAUTIFULLY DESIGNED NEIGHBOURHOOD PARK.

GENERAL DEVELOPMENT LAYOUT

Each home within Gatekeeper Chase 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 HURSTWOOD

4 BEDROOM HOME
PLOTS 57, 58, 59, 60, 61, 62, 63,
79, 80, 81, 82, 83, 84 & 85

THE SOMBOURNE

4 BEDROOM HOME
PLOTS 28, 56 & 78

THE BRAMLEY

4 BEDROOM HOME
PLOTS 22, 23, 24, 25, 26 & 27

LADYGROVE COURT

2 BEDROOM APARTMENT
PLOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21

MILTON COURT

2 BEDROOM APARTMENT
PLOTS 1, 2, 3, 4, 5, 6, 7, 8 & 9

APPLEFORD COURT

2 BEDROOM APARTMENT
PLOTS 86, 87, 88, 89, 90, 91, 92, 93,
94, 95, 96, 97, 98, 99 & 100

THE HURSTWOOD

4 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel double electric oven with 4 gas burner hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- Shower enclosure with thermostatic shower in En Suite†
- Bath with screen and thermostatic bath/shower mixer

DECORATION & JOINERY

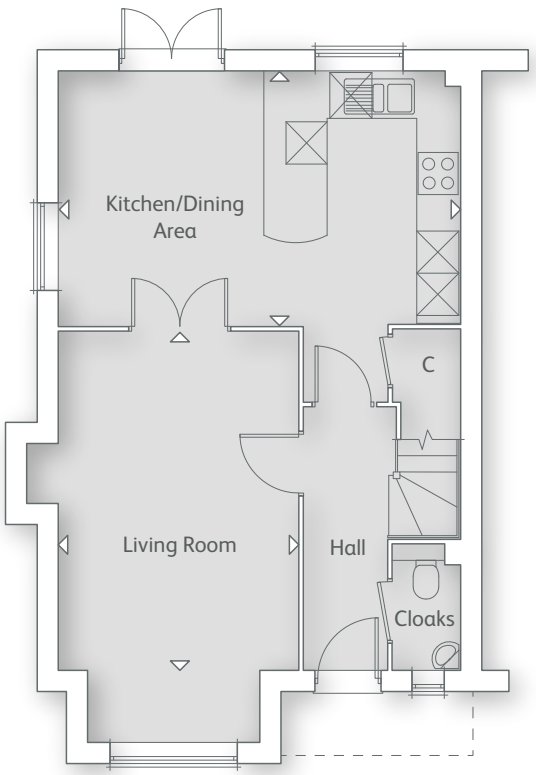
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom
- Built-in wardrobe to Bedroom 2

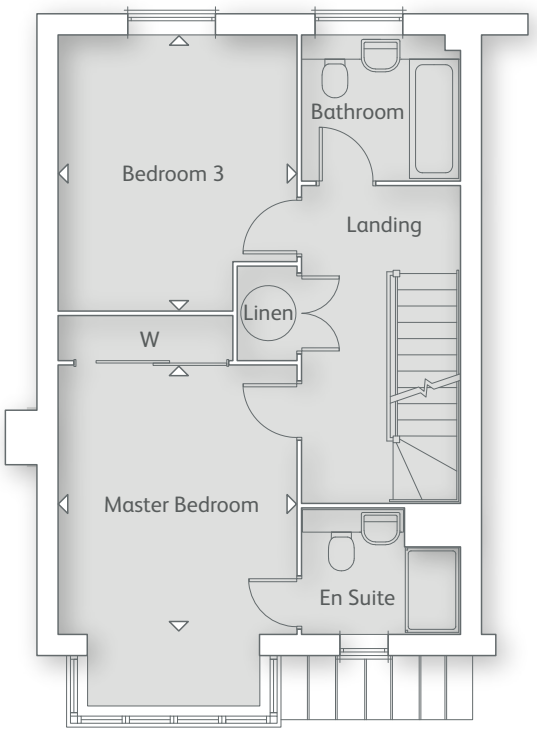
EXTERNAL FEATURES

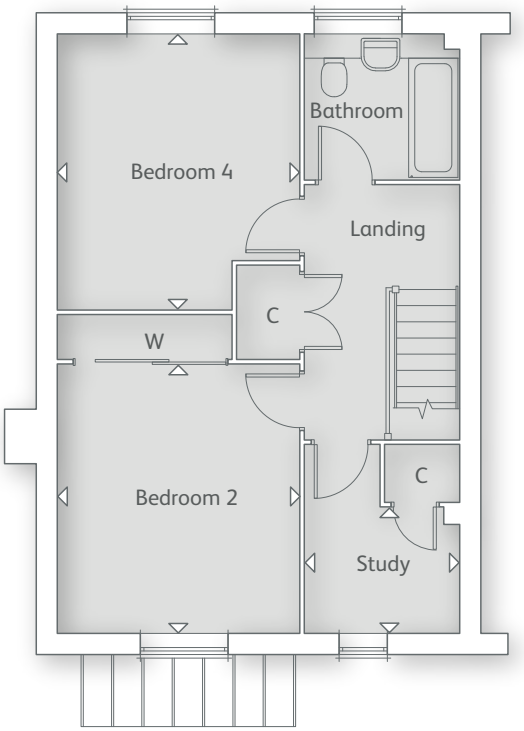
- Waterproof power point (subject to layout)
- Garage and driveway
- Honeywell wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 home network points to Living Room & Master Bedroom
- Wiring for fibre optic broadband (FTTP)







GROUND FLOOR

Kitchen/Dining Area
5.66m x 3.58m 18' 6" x 11' 8"

Living Room
4.77m x 3.36m 15' 7" x 11' 0"

FIRST FLOOR

Master Bedroom
3.77m x 3.34m 12' 4" x 10' 11"

Bedroom 3
3.87m x 3.34m 12' 8" x 10' 11"

SECOND FLOOR

Bedroom 2
3.77m x 3.39m 12' 4" x 11' 1"

Bedroom 4
3.87m x 3.39m 12' 8" x 11' 1"

Study
2.15m x 1.74m 7' 0" x 5' 8"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE SOMBOURNE

4 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel double electric oven with 4 gas burner hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

BATHROOM, EN SUITES & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suites†
- Shower enclosure with thermostatic shower in En Suites†
- Bath with screen and thermostatic bath/shower mixer

DECORATION & JOINERY

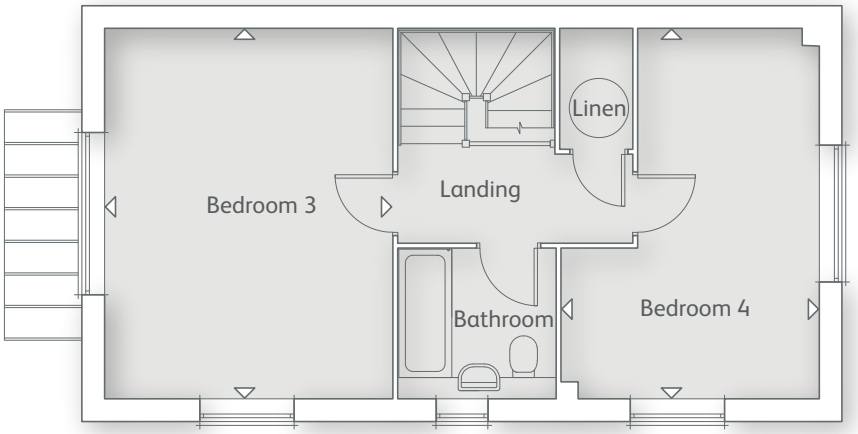
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

EXTERNAL FEATURES

- Waterproof power point (subject to layout)
- Garage and driveway
- Honeywell wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above Ground Floor level
- Slate tile door number

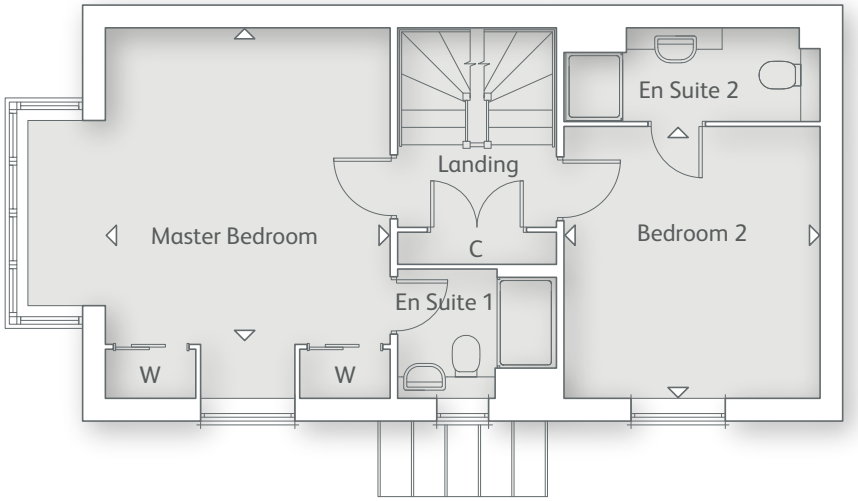
SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suites†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 home network points to Living Room & Master Bedroom
- Wiring for fibre optic broadband (FTTP)



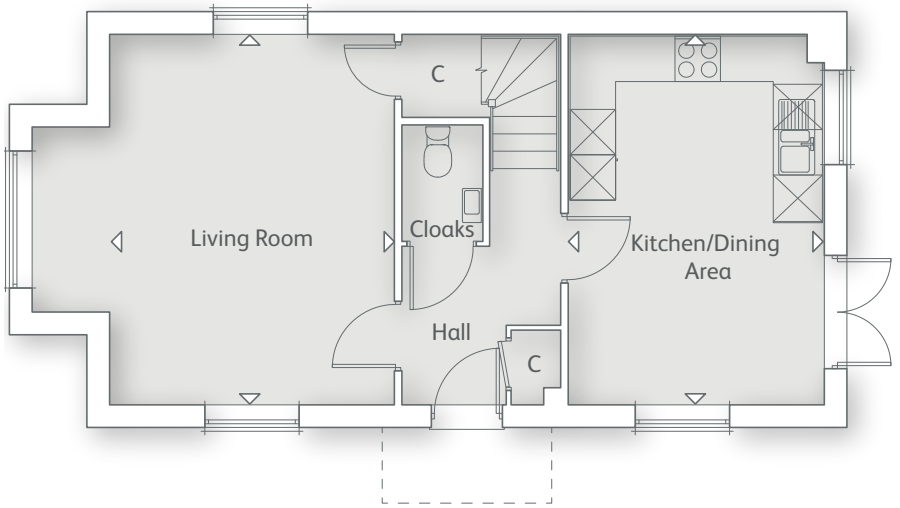
SECOND FLOOR

Bedroom 3	
4.84m x 3.75m	15’ 10” x 12’ 3”
Bedroom 4	
4.84m x 3.36m	15’ 10” x 11’ 0”



FIRST FLOOR

Master Bedroom	
4.13m x 3.71m	13’ 6” x 12’ 2”
Bedroom 2	
3.54m x 3.33m	11’ 7 x 10’ 11”



GROUND FLOOR

Kitchen/Dining Area	
4.84m x 3.33m	15’ 10” x 10’ 11”
Living Room	
4.84m x 3.71m	15’ 10” x 12’ 2”

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THE BRAMLEY

4 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel double electric oven with 4 gas burner hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite†
- Shower enclosure with thermostatic shower in En Suite†
- Bath with screen and thermostatic bath/shower mixer

DECORATION & JOINERY

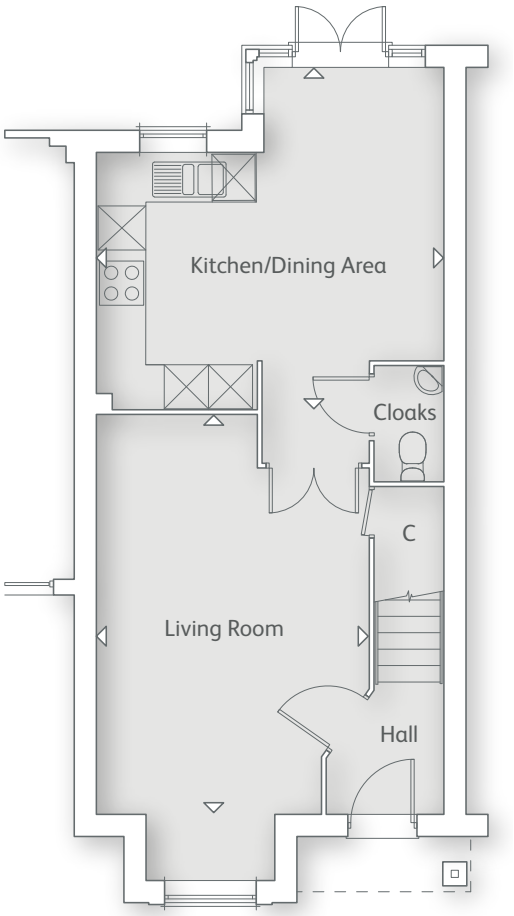
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom
- Built-in storage to Bedroom 3

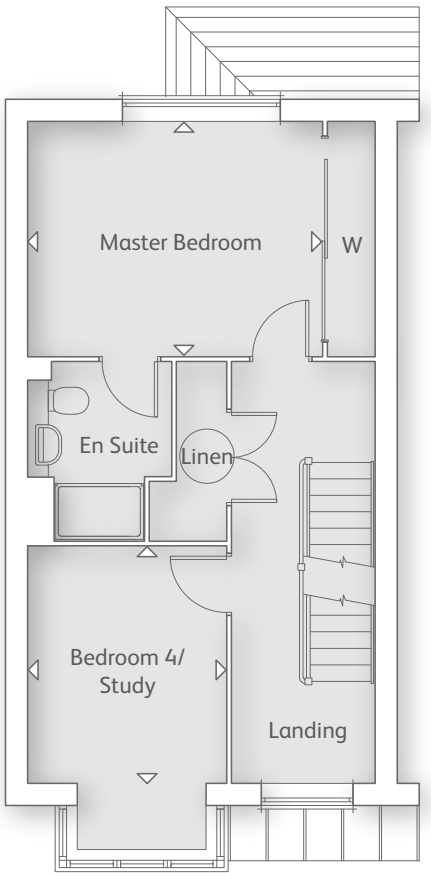
EXTERNAL FEATURES

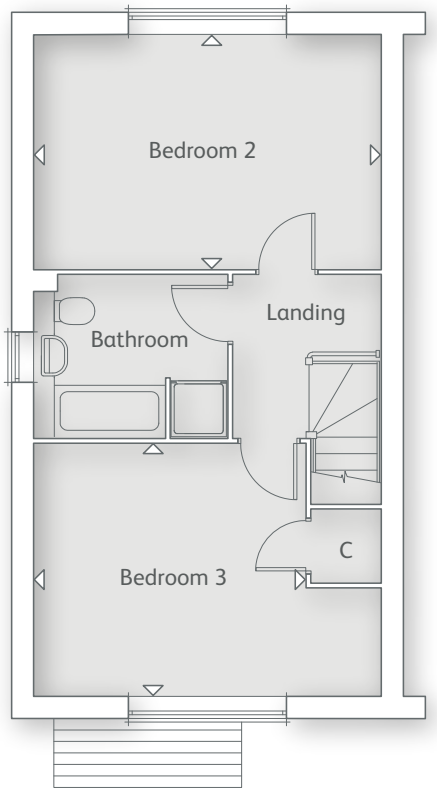
- Waterproof power point (subject to layout)
- Garage and driveway
- Honeywell wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 home network points to Living Room & Master Bedroom
- Wiring for fibre optic broadband (FTTP)







GROUND FLOOR

Kitchen/Dining Area
4.67m x 4.60m 15’ 3” x 15’ 1”

Living Room
5.38m x 3.65m 17’ 7” x 11’ 11”

FIRST FLOOR

Master Bedroom
3.95m x 3.14m 12’ 11” x 10’ 3”

Bedroom 4/Study
3.17m x 2.65m 10’ 4” x 8’ 8”

SECOND FLOOR

Bedroom 2
4.67m x 3.14m 15’ 3” x 10’ 3”

Bedroom 3
3.64m x 3.38m 11’ 11” x 11’ 1”

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LADYGROVE COURT

2 BEDROOM APARTMENT

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel single electric oven with 4 gas burner hob
- Integrated washer/dryer

BATHROOM & EN SUITE

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite†
- Shower enclosure with thermostatic shower in En Suite†
- Bath with screen and thermostatic bath/shower mixer

DECORATION & JOINERY

- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

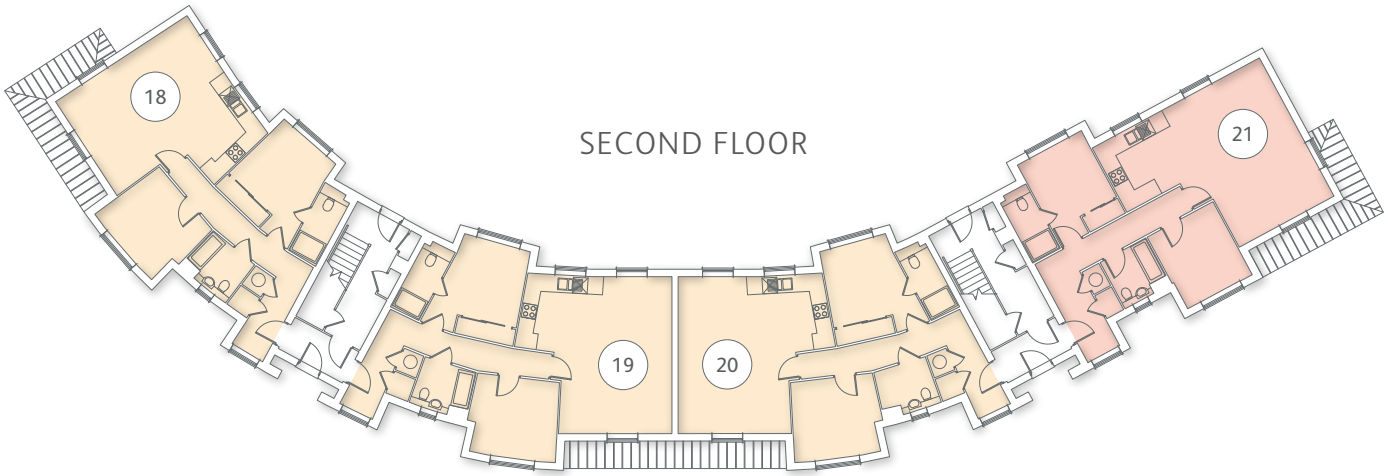
EXTERNAL FEATURES

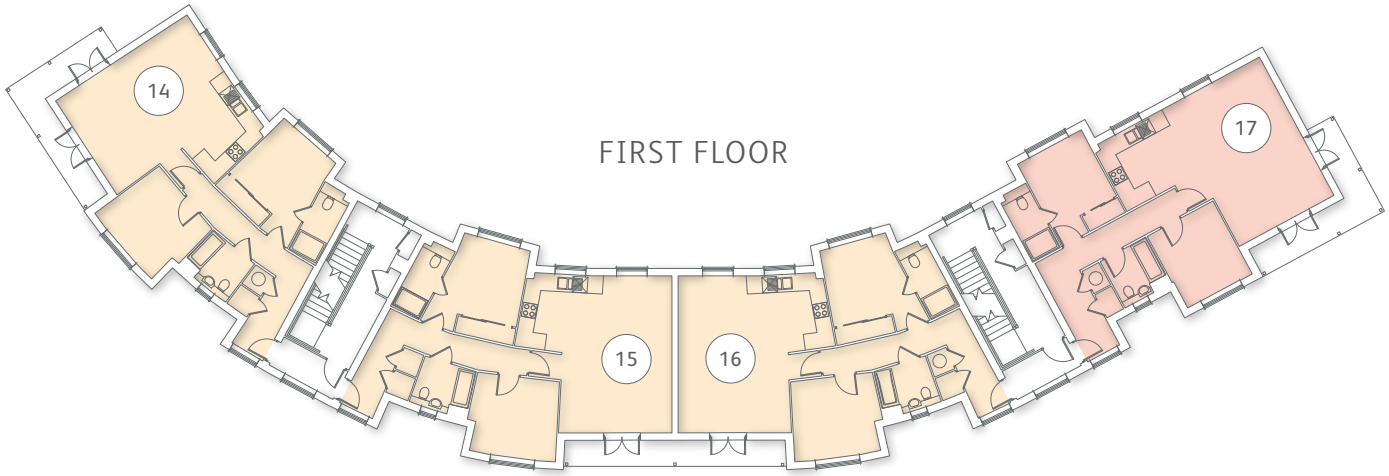
- Allocated parking space
- Video entry system

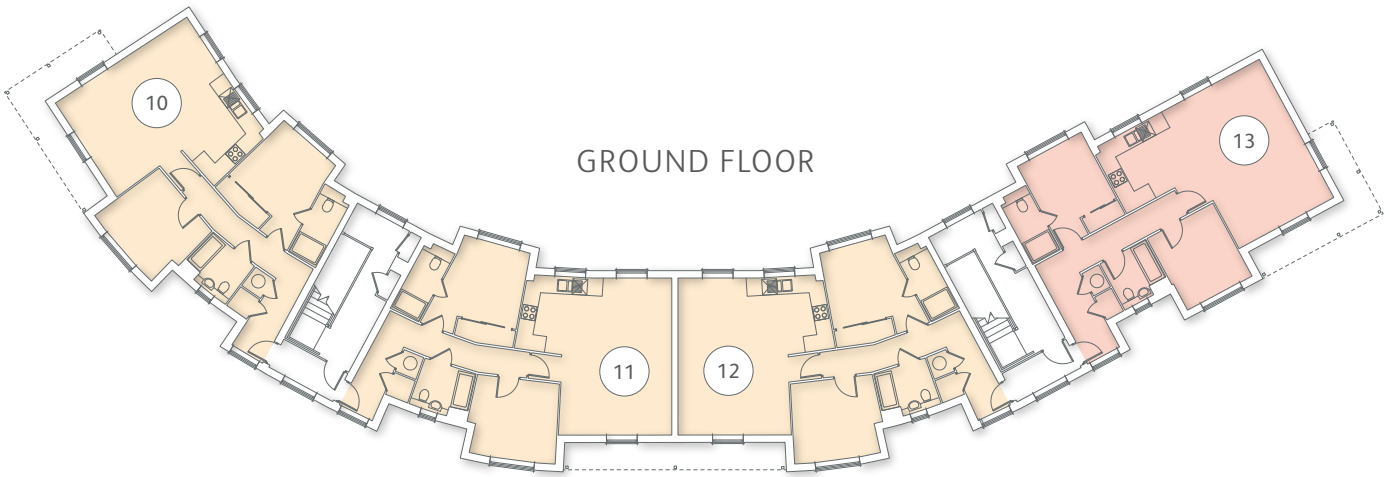
SECURITY & COMFORT

- Timber construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Kitchen/Dining/Living Area, Bathroom and En Suite†
- TV point to Kitchen/Dining/Living Area and all bedrooms
- Cat 6 home network points to Kitchen/Dining/Living Area & Master Bedroom
- Wiring for fibre optic broadband (FTTP)
- Communal integrated TV/SAT reception system with wiring for Sky Q or Sky+ HD to Living Room (subscription required)

STYLE A STYLE B







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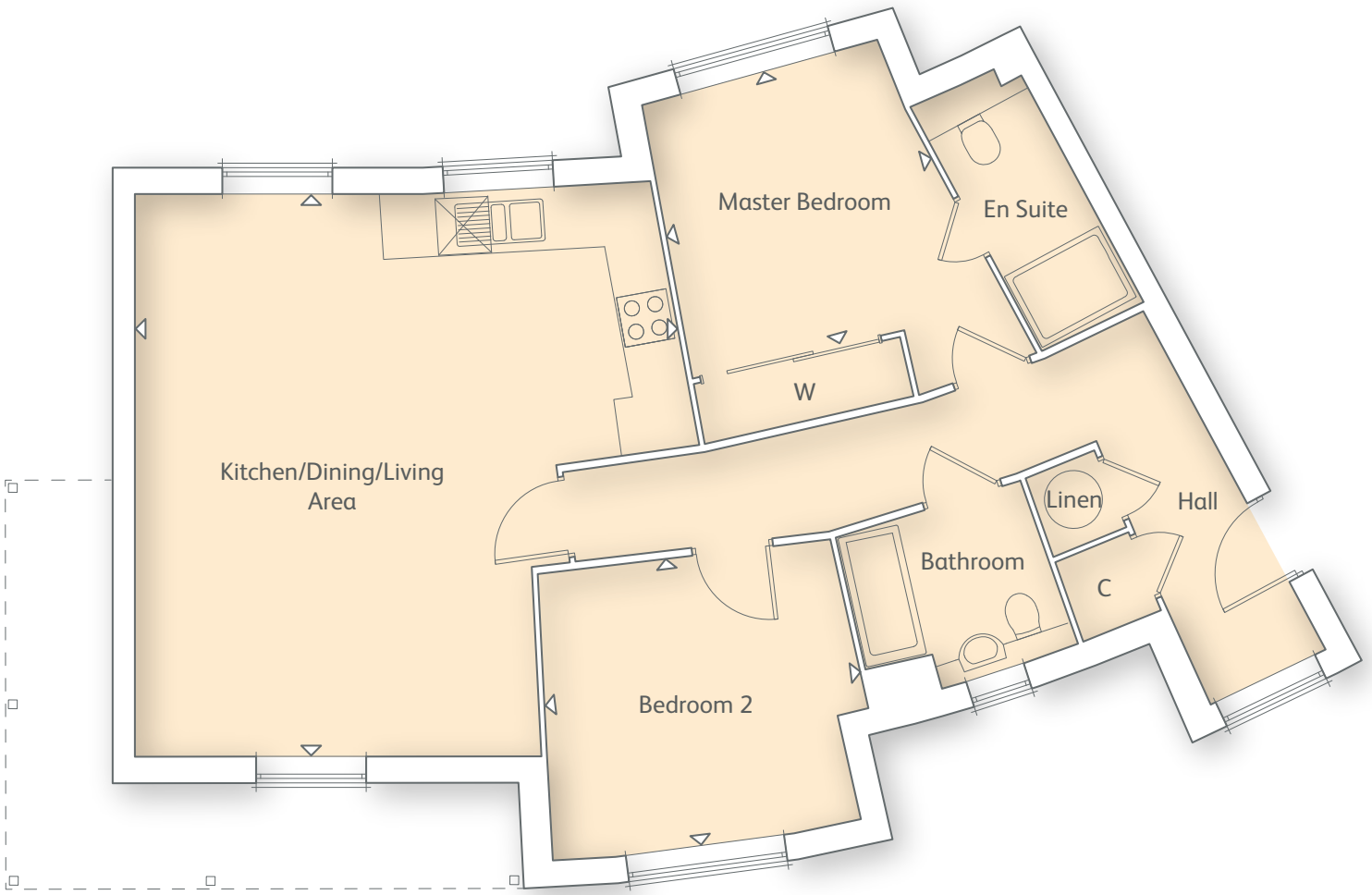
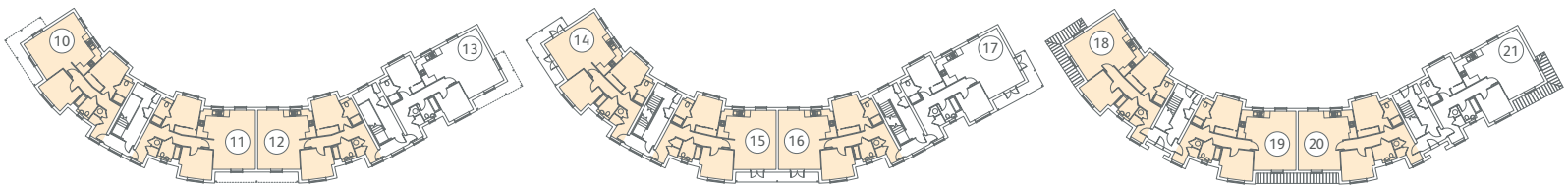
STYLE A - GROUND FLOOR



Kitchen/Dining/Living Area
5.78m x 6.32m 18' 11" x 20' 8"

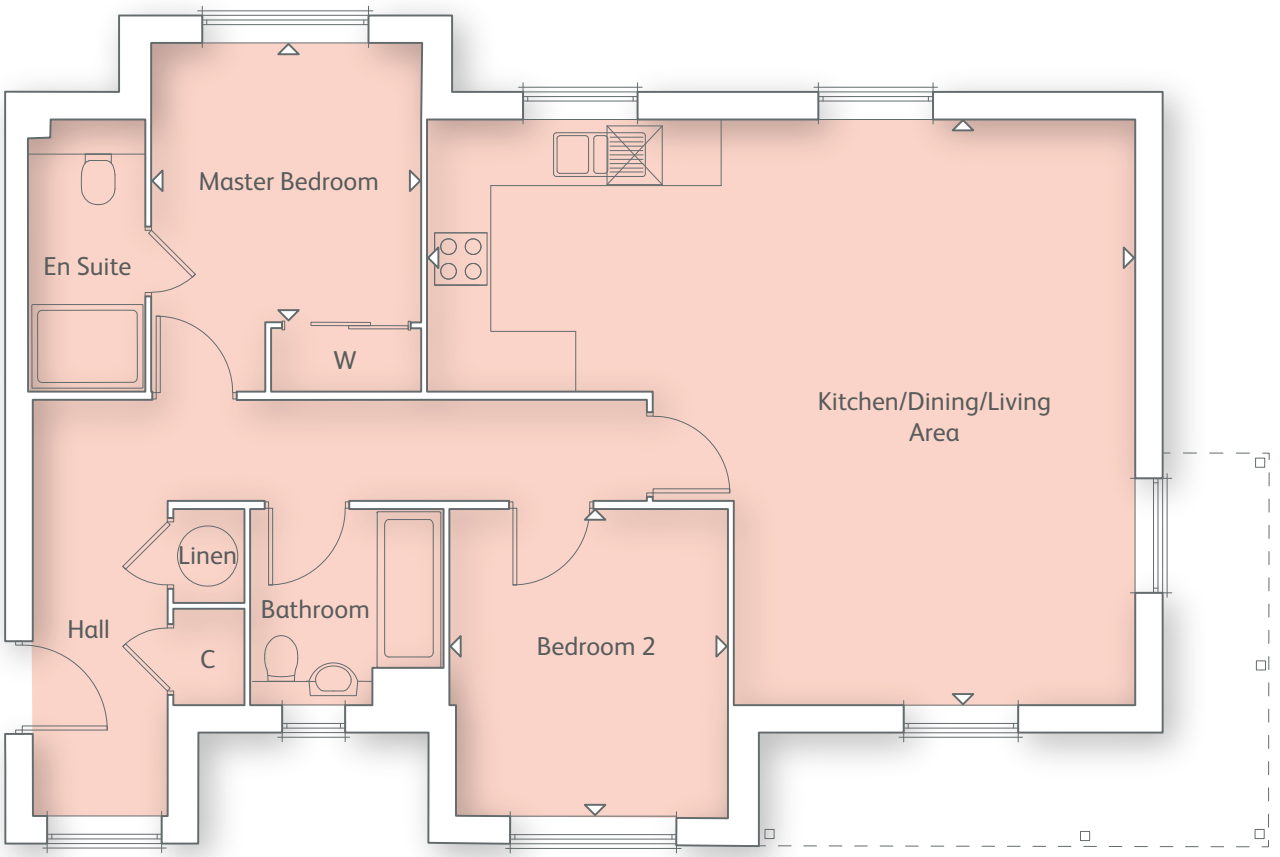
Master Bedroom
2.74m x 2.21m 8' 11" x 7' 3"

Bedroom 2
3.34m x 3.21m 10' 11" x 10' 6"



GROUND FLOOR FIRST FLOOR SECOND FLOOR

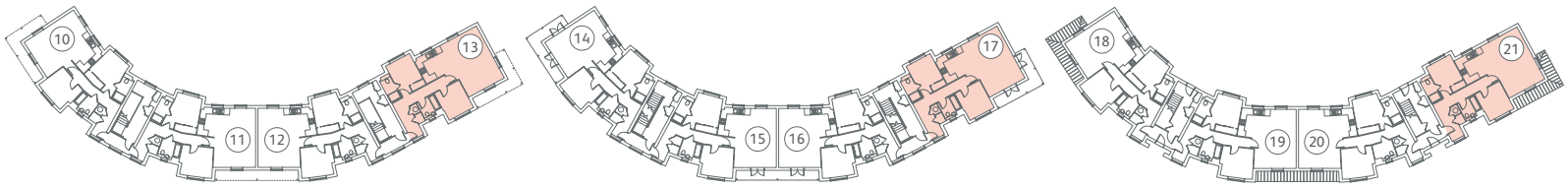
STYLE B - GROUND FLOOR



Kitchen/Dining/Living Area
7.64m x 6.32m 25' 0" x 20' 8"

Master Bedroom
2.98m x 2.97m 9' 9" x 9' 8"

Bedroom 2
3.30m x 2.97m 10' 9" x 9' 8"



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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MILTON COURT

2 BEDROOM APARTMENT

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel single electric oven with 4 gas burner hob
- Integrated washer/dryer

BATHROOM & EN SUITE

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite†
- Shower enclosure with thermostatic shower in En Suite†
- Bath with screen and thermostatic bath/shower mixer

DECORATION & JOINERY

- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

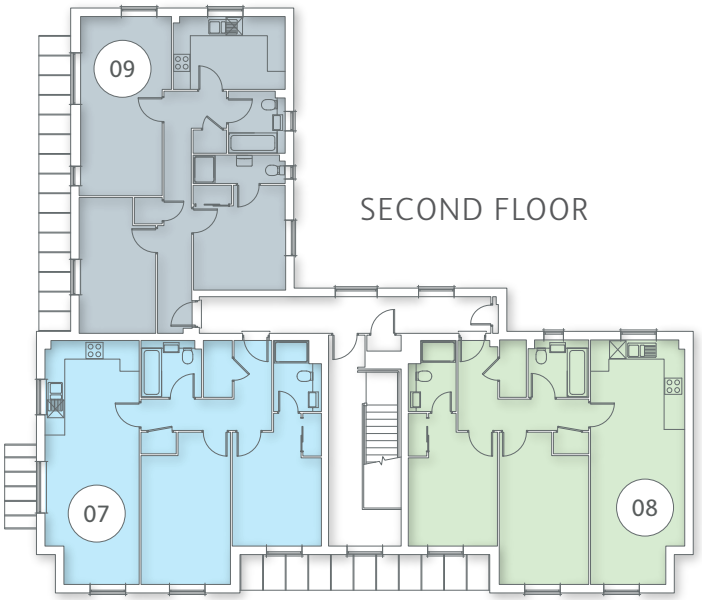
EXTERNAL FEATURES

- Allocated parking space
- Video entry system

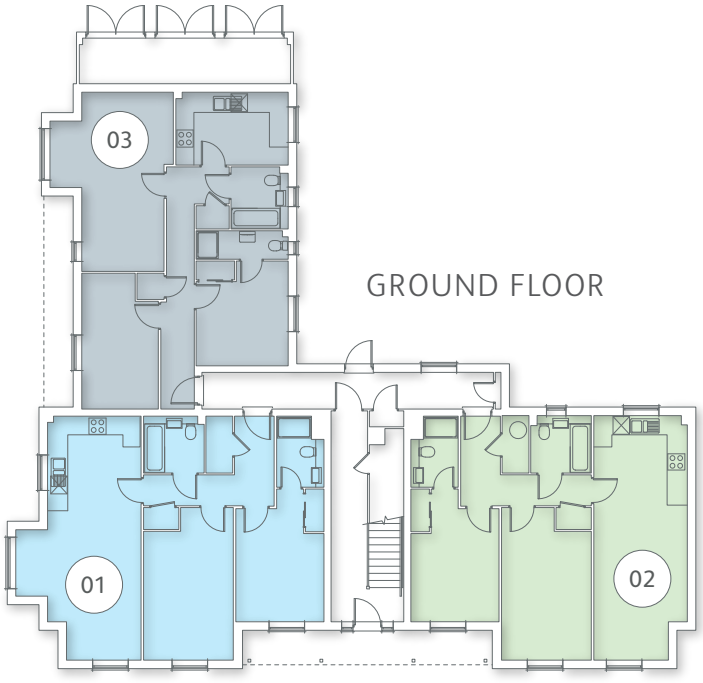
SECURITY & COMFORT

- Timber construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Kitchen, Living, Dining Area, Bathroom and En Suite†
- TV point to Kitchen, Living, Dining Area, and all bedrooms
- Cat 6 home network points to Living/Dining Area & Master Bedroom
- Wiring for fibre optic broadband (FTTP)
- Communal integrated TV/SAT reception system with wiring for Sky Q or Sky+ HD to Living Room (subscription required)

STYLE A STYLE B STYLE C



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

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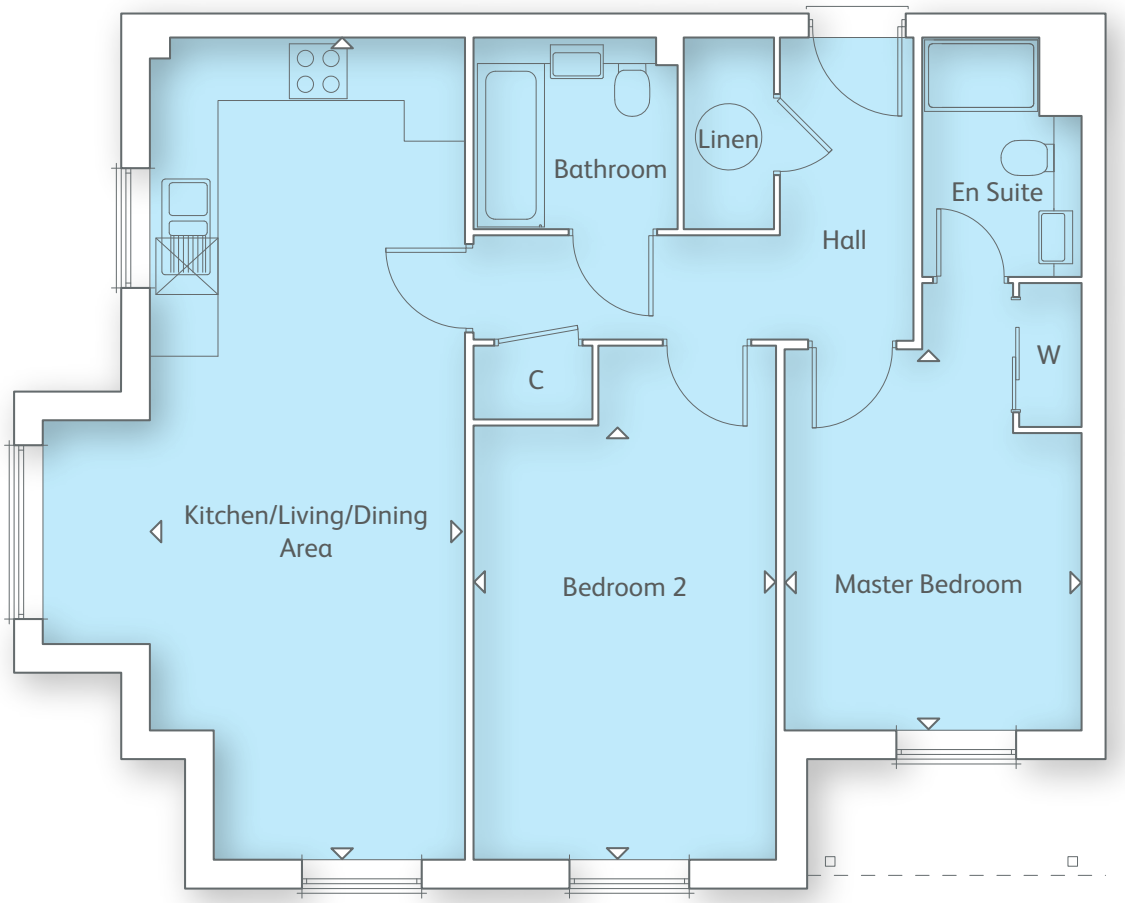
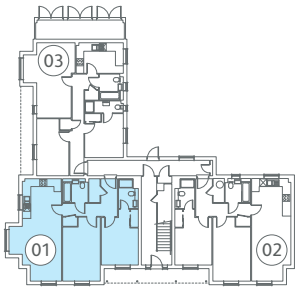
STYLE A - GROUND FLOOR



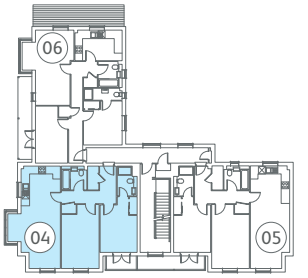
Kitchen/Living/Dining Area
3.22m x 8.50m 10' 6" x 27' 10"

Master Bedroom
3.91m x 3.03m 12' 9" x 9' 11"

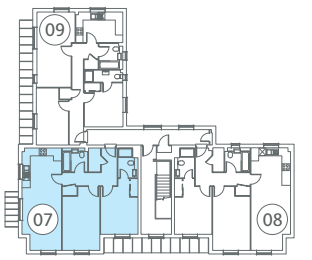
Bedroom 2
4.46m x 3.09m 14' 7" x 10' 1"



GROUND FLOOR

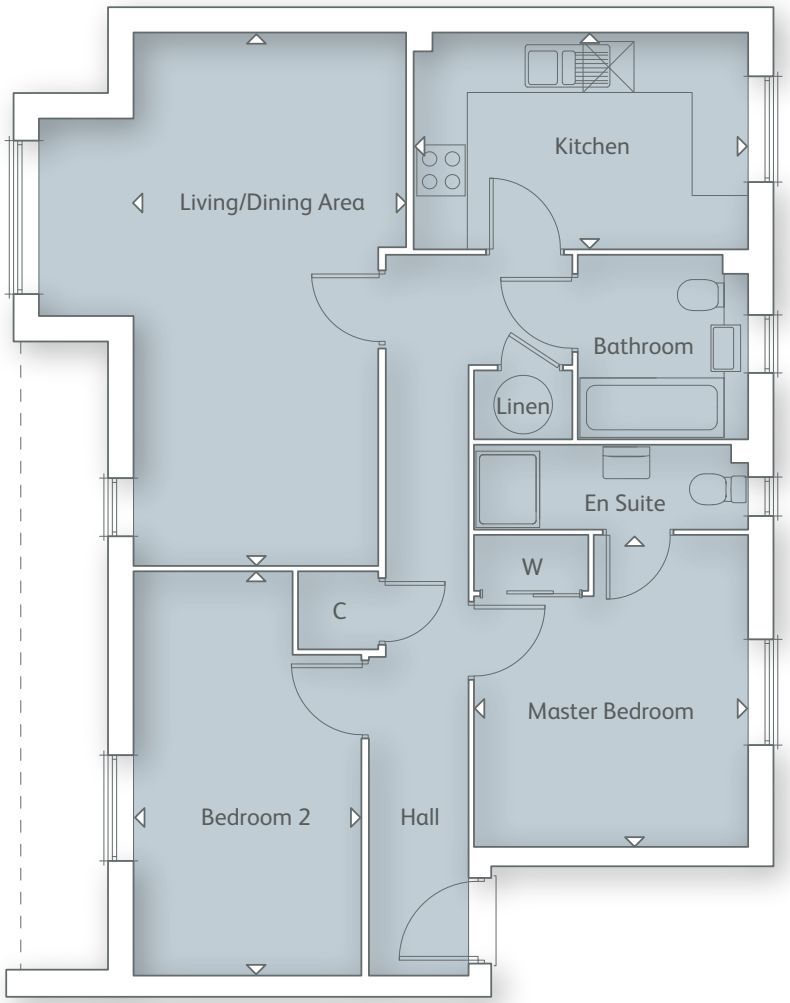


FIRST FLOOR

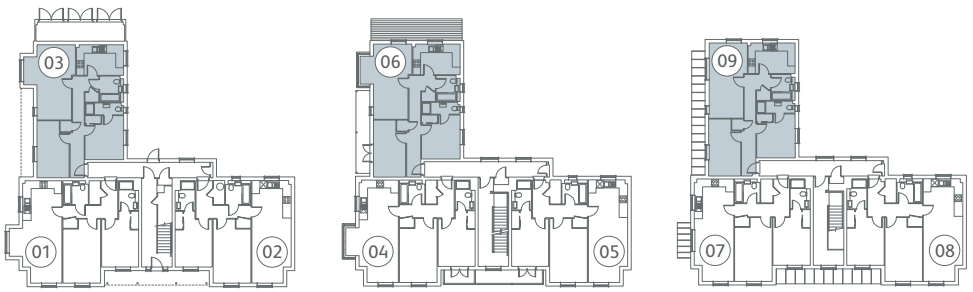


SECOND FLOOR

STYLE B - GROUND FLOOR



Kitchen		Master Bedroom	
3.88m x 2.50m	12' 8" x 8' 2"	3.62m x 3.17m	11' 10" x 10' 4"
Living/Dining Area		Bedroom 2	
6.23m x 3.15m	20' 5" x 10' 4"	4.71m x 2.63m	15' 5" x 8' 7"



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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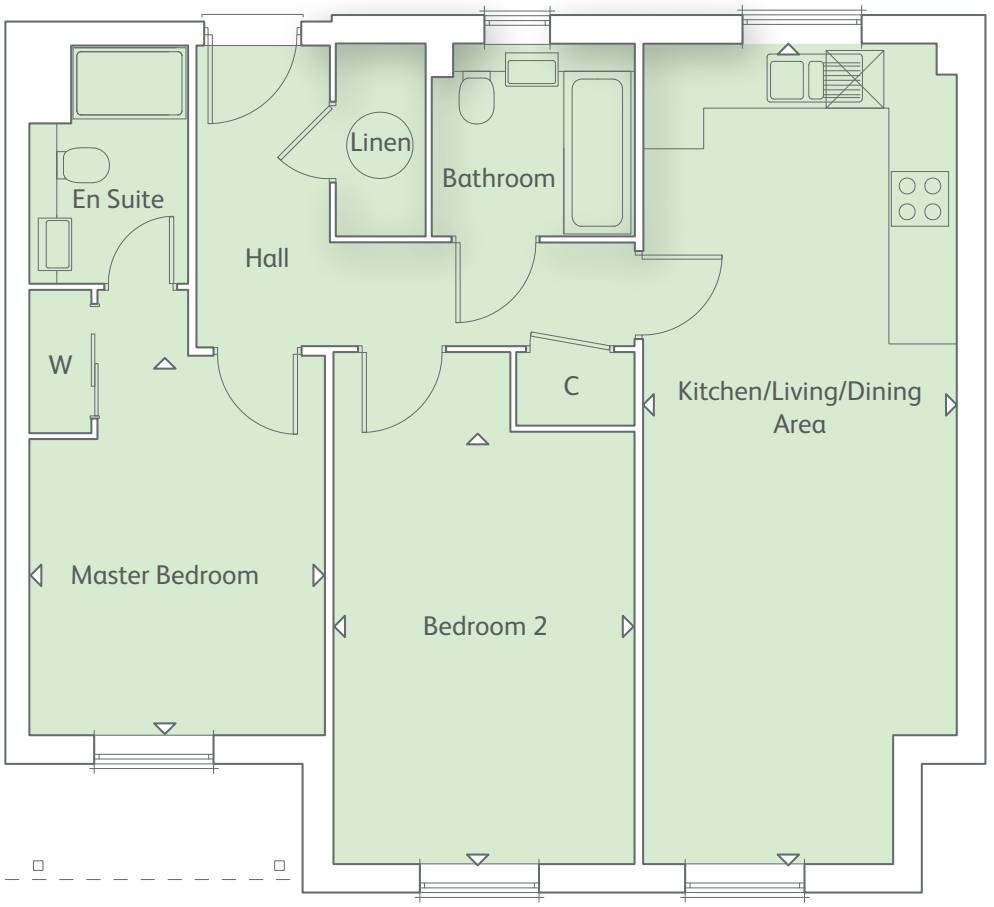
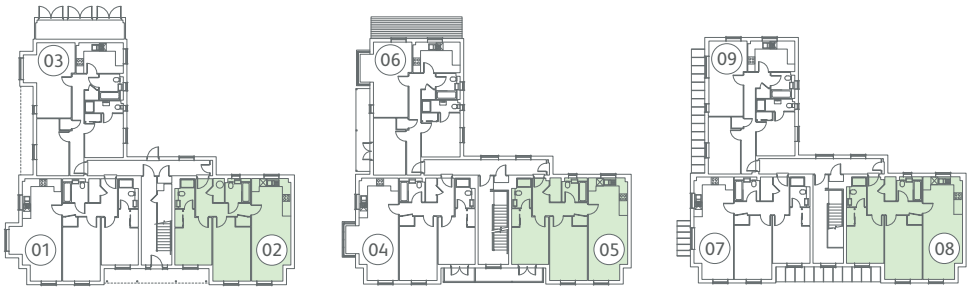
STYLE C - GROUND FLOOR



Kitchen/Living/Dining Area
3.22m x 8.50m 10' 6" x 27' 10"

Master Bedroom
3.91m x 3.03m 12' 9" x 9' 11"

Bedroom 2
4.46m x 3.09m 14' 7" x 10' 1"



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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Typical Apartment Kitchen

Typical Apartment Living/Dining Room

APPLEFORD COURT

2 BEDROOM APARTMENT

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel single electric oven with 4 gas burner hob
- Integrated washer/dryer

BATHROOM & EN SUITE

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite†
- Shower enclosure with thermostatic shower in En Suite†
- Bath with screen and thermostatic bath/shower mixer

DECORATION & JOINERY

- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

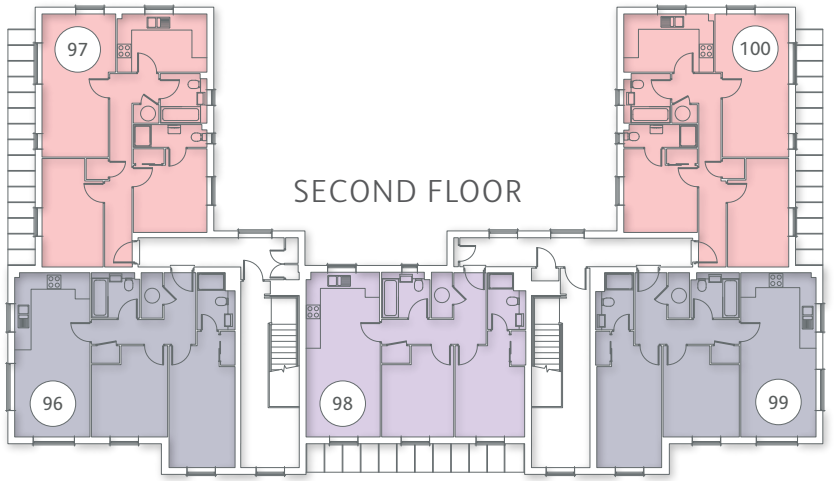
EXTERNAL FEATURES

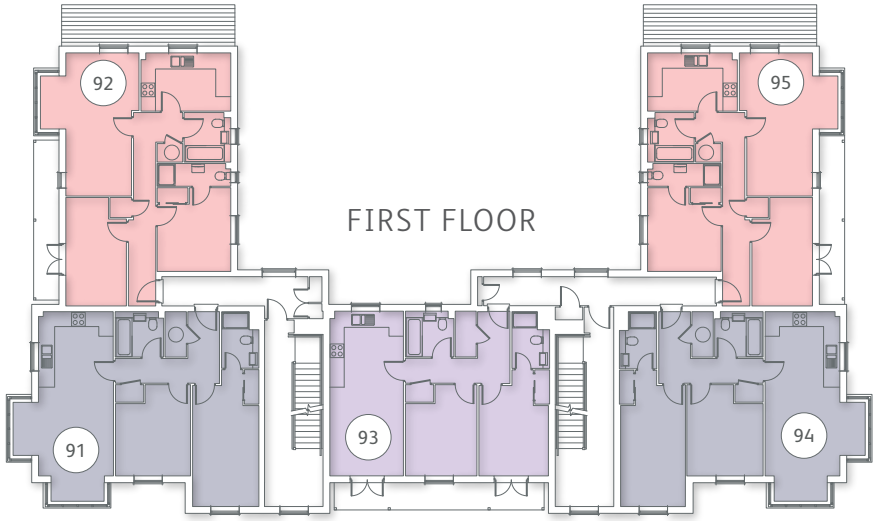
- Allocated parking space
- Video entry system

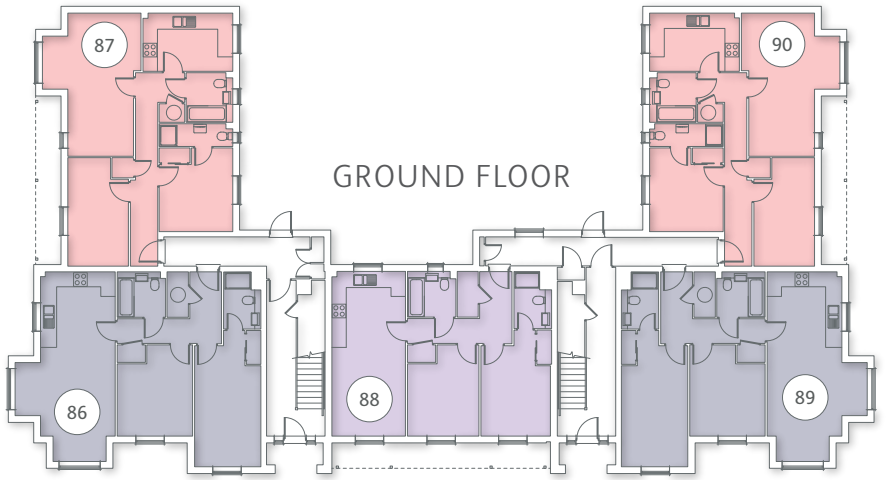
SECURITY & COMFORT

- Timber construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Kitchen, Living, Dining Area, Bathroom and En Suite†
- TV point to Kitchen, Living, Dining Area and all bedrooms
- Cat 6 home network points to Kitchen, Living, Dining Area & Master Bedroom
- Wiring for fibre optic broadband (FTTP)
- Communal integrated TV/SAT reception system with wiring for Sky Q or Sky+ HD to Living Room (subscription required)

STYLE A STYLE B STYLE C







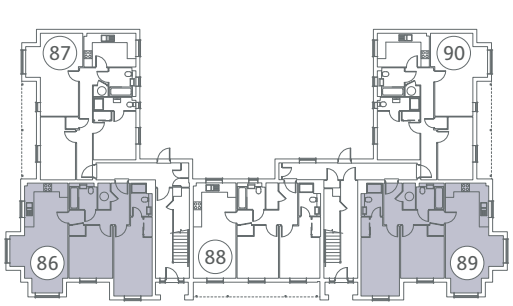
Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

STYLE A - GROUND FLOOR

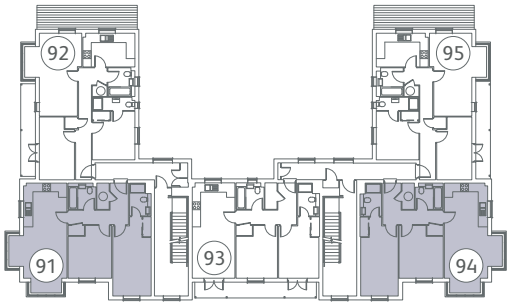
Kitchen/Living/Dining Area
3.22m x 8.27m 10' 6" x 27' 1"

Master Bedroom
5.26m x 2.83m 17' 3" x 9' 3"

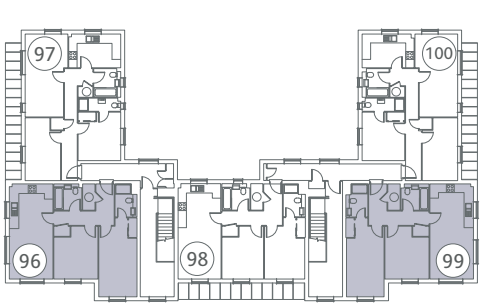
Bedroom 2
3.25m x 3.12m 10' 7" x 10' 2"



GROUND FLOOR

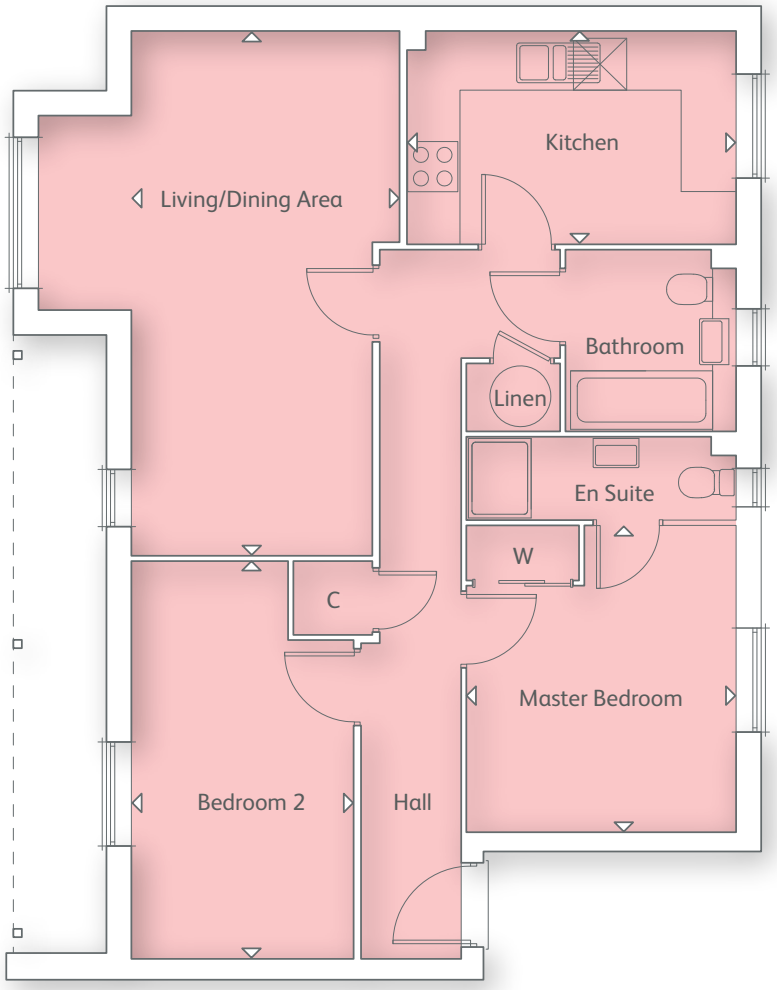


FIRST FLOOR



SECOND FLOOR

STYLE B - GROUND FLOOR

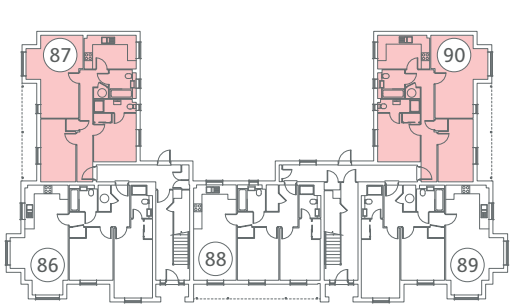


Kitchen
3.88m x 2.50m 12' 8" x 8' 2"

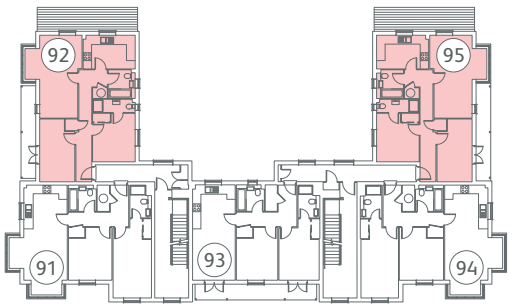
Living/Dining Area
6.23m x 3.15m 20' 5" x 10' 4"

Master Bedroom
3.62m x 3.17m 11' 10" x 10' 4"

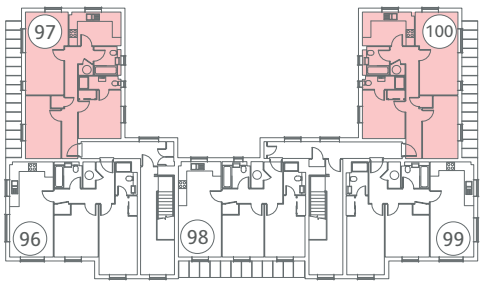
Bedroom 2
4.71m x 2.60m 15' 5" x 8' 6"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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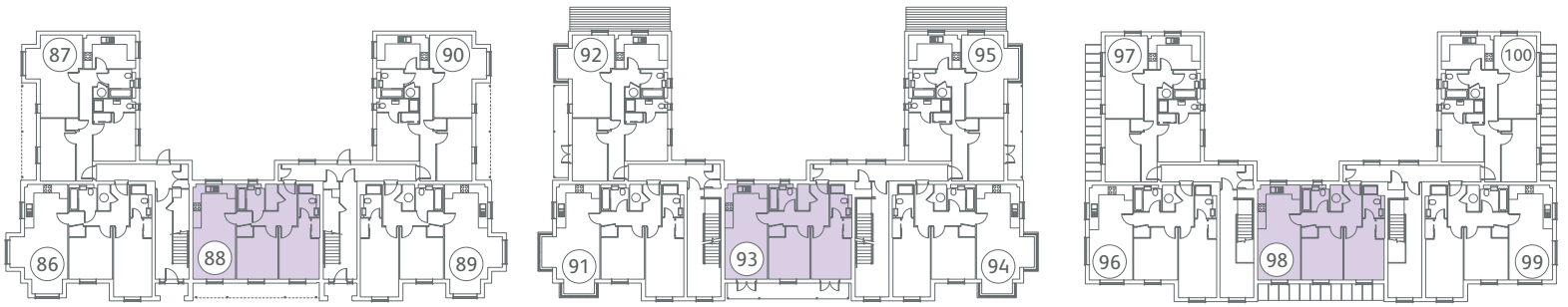
STYLE C - GROUND FLOOR

Kitchen/Living/Dining Area
3.17m x 7.18m 10' 4" x 23' 6"

Master Bedroom
3.91m x 2.99m 12' 9" x 9' 9"

Bedroom 2
3.12m x 3.08m 10' 2" x 10' 1"



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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Typical Apartment Living/Dining Area

Typical Apartment Master Bedroom

INSIDE YOUR NEW CROUDACE HOME

We understand how important it is to put your stamp on a new home. A Croudace home is a blank canvas just waiting for you to make your own.

QUALITY, STYLE & CHOICE

Your new Croudace home can be personalised, with a range of considered options available to choose from, including wall colours, fitted furniture, tile style and colour, and wardrobe glazing finish. Our expert Sales Consultants are happy to offer advice and guidance regarding your choices.

Of course, the availability of these options is dependent on, and subject to, the stage of construction at the time the plot is reserved. Once the development has launched you can view our entire range of choices at our Marketing Suite.

We also offer a variety of customer extras. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.

Bardfield Walk, Great Bardfield

The Grange, Tetsworth

Photovoltaic Solar Panels

Some of the homes at Gatekeeper Chase 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.

HELP TO BUY

The Government backed scheme enables house buyers to purchase a new build Croudace home with a deposit of as little as 5% and a 75% mortgage.

Help to Buy can assist first time buyers in getting a foot on the property ladder and existing owners to move into a bigger home. Speak to our Sales Consultants to find out about eligible homes on this development.

- The scheme is available to both first time buyers and existing property owners
- The maximum value of the property being purchased cannot exceed £600,000
- A deposit of only 5% is required
- The Government lends up to 20% of the value of the property via an equity loan
- The scheme is not available to buy-to-let investors or those wishing to use Part Exchange
- There is no upper limit on buyer household income

Bardfield Walk, Great Bardfield

Help to Buy
Backed by
HM Government

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress if selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.

HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should be less than 15 years old
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

Bardfield Walk, Great Bardfield

Part Exchange

A COMMITMENT TO QUALITY

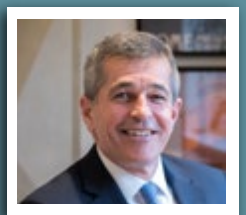
Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

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

Kingfisher Mews, Sawston

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 and parking is truthful, these aspects are subject to change as Gatekeeper Chase progresses.

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

Date of Preparation February 2020.

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