



# CROFT GARDENS

BY CROUDACE HOMES, KNEBWORTH



SUSTAINABLE LIVING,  
**SEAMLESSLY CONNECTED**

croudacehomes





# CROFT GARDENS

BY CROUDACE HOMES, KNEBORTH

Croft Gardens by Croudace Homes is a collection of energy efficient 2, 3 and 4 bedroom homes on the edge of the welcoming Hertfordshire village of Knebworth.



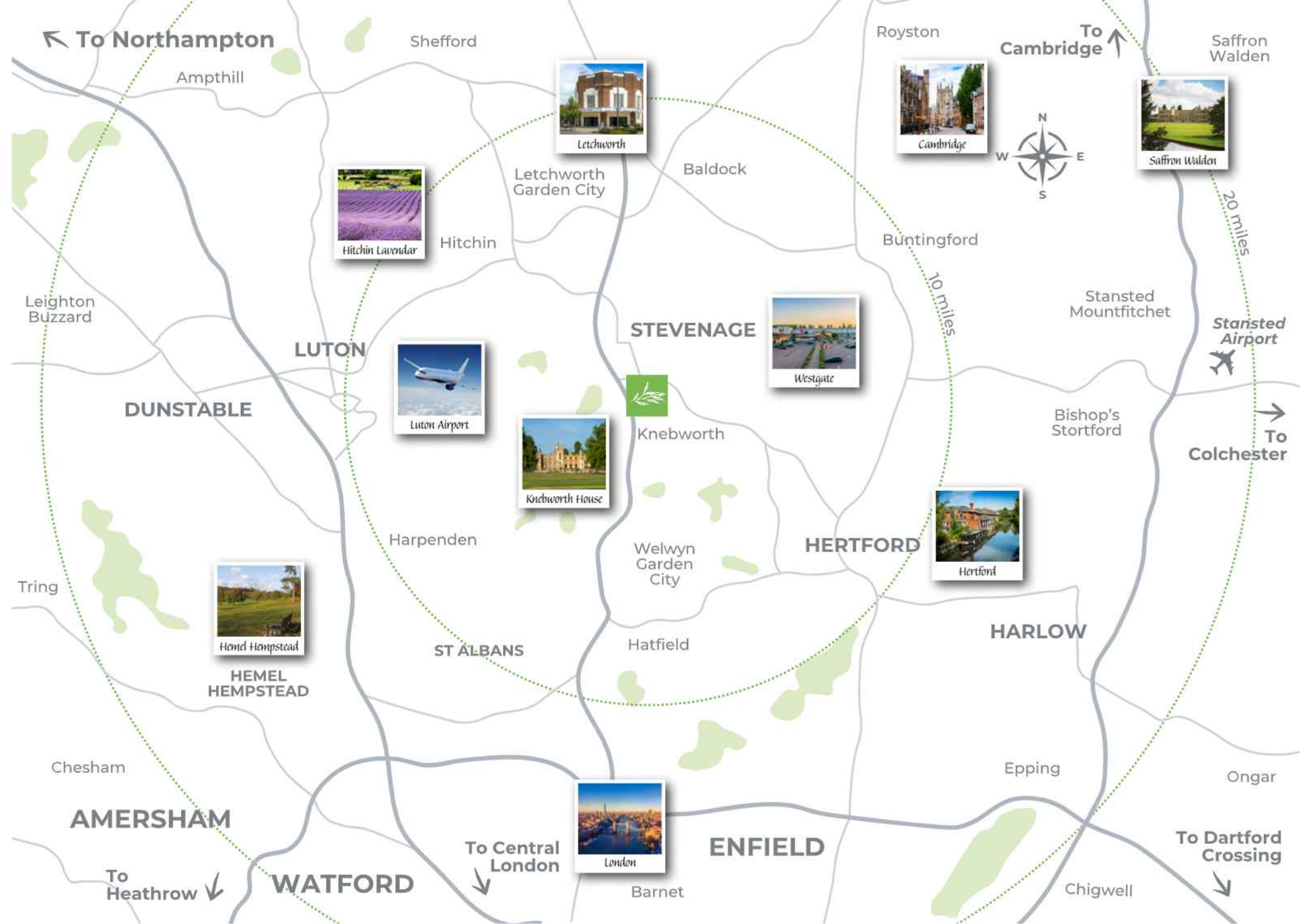
Croft Gardens CGI street scene



# A UNIQUE LOCATION

Located north of the thriving village of Knebworth, Croft Gardens is an inspiring new development of energy efficient 2, 3 and 4 bedroom homes, just two miles from Stevenage, set in an enhanced landscape designed to protect existing wildlife and encourage further inhabitation by local species.

Croft Gardens offers an inviting environment in which to put down roots with excellent links to local and national road and rail networks.







Croft Gardens CGI street scene

# GREENER SURROUNDINGS

Outside space lies at the heart of Croft Gardens. There are 3.58 acres of open space within the development. Go exploring on bike or foot, or simply relax on a bench nestled amongst the greenery.

- **115 new trees planted** including Elm and a range of blossoming and fruiting varieties
- **6,700 new shrubs and perennial plants planted** in front gardens and in the play area including **flowering species to attract bees and other pollinators**
- **300 linear metres of new hedges planted**, comprised of a mix of native species
- **Over 5000m<sup>2</sup> of native wildflower meadow seeded**, with basking mounds for reptiles
- **600m<sup>2</sup> of native woodland planting** around the green space, designed to join existing areas of tree cover and to create new habitat
- **Log piles installed** to encourage invertebrates including the Stag Beetle which is a 'priority species' in the local Biodiversity Action Plan
- **PV solar panels** to all roofs within Croft Gardens
- All houses have an **EV charging point and an external power point**



# ECOLOGICAL EFFORTS

A wealth of wildlife call Croft Gardens home and the development has been designed to encourage more to move in. The landscape in and around the development has been retained where possible and enhanced with mature planting and preservation measures implemented to safeguard existing wildlife populations. These improvements are designed to integrate into the existing habitats at Croft Gardens, enhance them and create a framework that ensures that local flora and fauna can thrive.

Follow paths that meander through wildflower studded grasslands and wooded areas and see if you can catch a glimpse of native birds and bats as they make use of the improved hedgerows and nesting boxes around the development.



Sparrows





Common Lizard

## **REPTILES AND AMPHIBIANS**

To provide safe havens for Grass Snakes, Common Lizards and Slow-Worms, habitat piles and hibernacula will be formed around the development and basking mounds will be created in wildflower-sown areas. Hibernacula are designed to provide shelter and security for native reptiles but also provide a valuable environment for saproxylic invertebrates (deadwood dependent insects) and in turn, a food source for reptiles, amphibians, as well as birds and mammals. To enable basking mounds to remain open and accessible, grassland areas sown with wildflowers and scrubland will be cut back once or twice a year.

## **TREES, HEDGEROWS AND SHRUBS**

Over 100 new trees will be planted around Croft Gardens, including disease-resistant elm and a number of blossoming and fruiting varieties such as Crabapple and Juneberry. More than 6,000 new shrubs and perennial plants, many of them flowering species that are great for bees and other pollinators, will be planted around the development, including in front gardens and the children's play area.

Areas with mature trees and vegetation of ecological value have been identified and incorporated into the design of the development. Around 600 square metres of native woodland plant species will be planted throughout the newly created green space that will join these retained areas of tree cover to attract and provide habitat for a range of wildlife.

Over 300 linear metres of new hedgerow, comprised of a variety of native species, are to be planted around the development to create corridors for wildlife. This will also provide increased foraging and commuting habitats for a variety of bats as well as nesting areas for birds.



## BATS

Trees with roosting features have been identified and preserved, with enhancements carried out where appropriate and bat boxes added under the guidance of ecologists. Some properties at Croft Gardens have integrated bat tubes to enhance roosting opportunities for local species including Pipistrelles, Leisler's Bats and Brown Long Eared Bats. Lighting reduction measures have been reviewed and approved by a licensed bat ecologist and are designed to ensure safe routes for foraging and travelling to and from the development.



## BIRDS

A variety of bird boxes have been installed across Croft Gardens, on homes and in retained trees around the development, including specialist 'sparrow terraces' as well as general sizes for other local species.

## INSECTS

Stag Beetles have been identified as a 'priority species' in the local Biodiversity Action Plan and measures are in place to encourage inhabitation and provide a safe environment for all larval stages of their development as well as adult beetles. Native insects, including a range of solitary bee species, provide essential pollination for wildflowers, landscaped communal areas, retained planting and gardens. As solitary bees don't have a queen, hive or honey to protect they are non-aggressive, which means they are safe to encourage around children and pets. New wildflower meadows, hedges and trees will provide bees and other insects with safe habitats, which will in turn provide important food sources for local birds and mammals.







Knebworth area

# A LOCAL WAY OF LIFE

Odyssey Health Club and Spa is on the doorstep of Croft Gardens and offers a packed schedule of fitness classes and a variety of relaxing spa treatments. The 25m swimming pool has a poolside sauna and steam room and there are tennis courts, a gym and a popular café serving breakfast, lunch, dinner and light bites seven days a week.





## A THRIVING LIFESTYLE



Croft Gardens is well located for amenities. For last minute ingredients, the local Tesco Superstore is five minutes away on foot. If you enjoy long lunches and dinners out, nearby options include a Toby Carvery, Indian cuisine at The Roebuck Inn or the bar/restaurant at the Odyssey Health Club. Roaring Meg Retail Park is a short drive away and is home to a range of well known shops including Marks & Spencer (with Food Hall and café), Smyths Toys, Boots, Costa Coffee and more.

The centre of Stevenage is only a five minute drive from Croft Gardens and has an impressive array of shopping and leisure activities for visitors. Westgate Shopping Centre has a wealth of branded shops and there are numerous independently-owned stores and restaurants in the surrounding area. There is a variety of international cuisines available including Mediterranean, Tapas, Indian, Chinese and Korean, ensuring that all tastes are catered for. Stevenage Leisure Park is home to a bowling alley, cinema, adventure golf course, a trampoline park, gym, soft play centre and numerous well-known coffee shops and restaurants; a day out in one place!



Croft Gardens is well connected to the capital. Residents have the choice of two railway stations only 1.5 miles from the development; Knebworth and Stevenage. Trains from Stevenage can reach London St Pancras International in just 27 minutes. Journeys from Knebworth to London Kings Cross take only 38 minutes.



Knebworth High Street





# RICH IN HISTORY & CULTURE

There is evidence of inhabitation in what is now Knebworth that dates as far back as the 11<sup>th</sup> Century. The village is mentioned in the Domesday Book of 1086 as Chenepeworde, meaning farm belonging to Cnebba, a 5th Century Saxon Dane. The population was 33 households and the land belonged to Eskil of Ware, a thane of King Edward the Confessor.

Historically Knebworth was a largely agricultural community with a focus on producing wheat and barley. Construction of the Great Northern Railway and the opening of Knebworth Railway Station in 1884 brought wealth and opportunity to the area, attracting migrants from all over the country.



## HISTORIC CHARACTER

Since 1974, the world famous concert venue Knebworth House, known as 'The Stately Home of Rock', has become synonymous with rock concerts. In 1976 Knebworth Fair featured the Rolling Stones and Lynyrd Skynyrd and had an attendance of almost 250,000. Queen's final live performance with Freddie Mercury took place there on 9 August 1986 with an audience estimated at 125,000 people.

In 1996, Oasis played to a quarter of a million people over two nights. Over three nights in August 2003 Robbie Williams performed to over 375,000 people; the largest crowd that has ever gathered to watch a single performer in the UK.

This Grade II listed house and gardens is less than two miles from Croft Gardens. It is not just for music aficionados; visitors can explore the house itself, stroll through the beautifully maintained gardens, discover prehistoric beasts on the Dinosaur Trail, then relax with a drink and a slice of cake in the tearoom. Younger visitors can also expend some energy in Fort Knebworth Adventure Playground and there are regular exhibitions showcasing topics such as the estate's rock heritage, its use in film and television and the Lytton family history.



Knebworth House





# A PLACE TO EXPLORE

Within nine miles of Knebworth are the Hertfordshire towns of Welwyn Garden City, Hertford, Hatfield and Letchworth, as well as Luton in Bedfordshire. All have shopping centres, big name high street stores and independent boutiques and are all less than an hour's drive from Croft Gardens.





Welwyn Garden City



Eight miles south of Knebworth is Welwyn Garden City. Welwyn was the second 'garden city' ever created in England. The town has a John Lewis & Partners, The Howard Centre community shopping centre with a range of branded and independent shops and an elevated view of the Garden City.

Choose from award winning restaurants for brunch/lunch or dinner, venues for family friendly activities and popular cultural venues such as the cinema or a play at the Barn Theatre and The New Maynard Art Gallery.

Hitchin Lavender is an extremely popular destination in summer. This privately owned family run farm with miles of pristine lavender fields to walk through, welcomes dogs within the network of footpaths and also has a restaurant, gift shop and children's play area.



The market town of Hitchin is under 10 miles north of Croft Gardens. The town centre boasts beautiful historic buildings and a cobble market square that hosts regular market days and special events. It has a wealth of independent businesses including shops, food retailers, coffee shops and restaurants. Hitchin is also home to an outdoor swimming centre, a great range of shops and places to eat, as well as a number of museums and theatres. If you are looking for panoramic views, head to Windmill Hill.





Pryors Wood, Great Ashby Park

# COUNTRY LIVING

Less than four miles from Croft Gardens is Knebworth Woods, an ancient, ecologically diverse biological Site of Special Interest. It is described by Natural England as “a most important woodland” and features some public access and footpaths.

Rare species found in this oak and hornbeam-dominated area include nightingales and purple emperor butterflies, which have been documented in Watery Grove at the northern edge of the site.

Pryors Wood, located in Great Ashby, is a nature reserve made up mainly of oak woodland.

Bluebells appear in vast numbers in season and the wood is also home to muntjac and fallow deer.





A little further north, in fields above the hamlet of Chapelfoot, is Minsden Chapel. This isolated and ruined place of worship is now just a roofless shell surrounded by a small wood, and is only accessible via a footpath. The chapel is Grade II Listed and a Scheduled Ancient Monument, making it a fascinating relic to discover and explore.

St Paul's Walden Bury is just a 20 minute drive from Croft Gardens. The area was home to Queen Elizabeth, the Queen Mother, during her childhood and youth. The popular royal figure grew up in the stately home of St Paul's Walden Bury, which stands between the village of Whitwell and St Paul's Walden and is still owned by the Bowes-Lyon family. The estate has stunning Grade I listed gardens, unchanged since the family took residence in the 1720s.



The gardens are open to the public three days a year to raise money for a number of worthy causes. There are many sights to enjoy in the gardens including statues, a man-made lake, geometric avenues and beautifully curated flower beds. During summer months there are also theatre shows and open-air concerts held within the grounds.





# EDUCATION FOR ALL AGES

There is an enviable selection of schools in the local area that are rated 'good' or 'outstanding' by Ofsted. St Margaret Clitherow Roman Catholic Primary School is rated 'outstanding', with other local schools, such as Roebuck Academy and Knebworth Primary and Nursery School boasting a 'good' rating.

## **Nursery & Primary School**

Roebuck Academy

0.8 miles

Knebworth Primary and Nursery School

1.6 miles

## **Primary Schools**

Shephalbury Park Primary School

1.1 miles

St Margaret Clitherow RC Primary School

1.1 miles

## **Middle & Upper**

Barnwell School

1.4 miles

## **Secondary Schools**

Marriotts School

2.9 miles

## **Secondary & Sixth Form**

The Nobel School

3 miles

## **Colleges**

North Hertfordshire College, Stevenage Campus

1.4 miles

North Hertfordshire College, Hitchin Campus

8.5 miles

## **University**

University of Hertfordshire

11.2 miles





# STAY CONNECTED

## TRAIN

From Knebworth Station

- **Stevenage**  
4 mins
- **Welwyn Garden City**  
8 mins
- **Hitchin**  
9 mins
- **Hatfield**  
13 mins
- **Baldock**  
18 mins
- **London Kings Cross**  
38 mins
- **Cambridge**  
49 mins

## WALK

- **Odyssey Health Club**  
0.1 miles
- **Toby Carvery**  
0.3 miles
- **Stevenage Retail Park**  
0.6 miles
- **Tesco Superstore**  
0.6 miles
- **Lamex Stadium**  
0.7 miles
- **Roaring Meg Retail Park**  
0.9 miles
- **Knebworth Railway Station**  
1.2 miles

## DRIVE

- **Tesco Superstore**  
0.6 miles
- **Knebworth Golf Club**  
1 mile
- **Valley Vets**  
1.1 miles
- **Knebworth Railway Station**  
1.2 miles
- **A1(M) Junction 7, Stevenage**  
1.3 miles
- **Shephalbury Park**  
1.3 miles
- **Knebworth House**  
1.7 miles
- **Cineworld Stevenage**  
2.1 miles
- **Lister Hospital**  
3.4 miles
- **Sainsbury's**  
3.5 miles
- **Luton Airport**  
16.3 miles

Croft Gardens is well positioned for commuters. The centre of Stevenage is only two miles away and Knebworth Railway Station is just 1.2 miles from the development, with regular services that reach London Kings Cross in 38 minutes. Junction 7 of the A1(M) is under two miles away and provides easy access to the wider motorway network.



# A PLACE TO CALL HOME

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, bathroom fitted furniture, tile style and colour, as well as wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.





# GENERAL DEVELOPMENT LAYOUT



## 4 BEDROOM HOMES

- THE EASTHALL**  
PLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 27 & 28
- THE SANDRIDGE**  
PLOTS 23, 24, 25, 26, 29 & 30

## 3 BEDROOM HOMES

- THE BARLEYCROFT**  
PLOTS 11, 12, 31, 32, 33, 37, 38 & 39
- THE GRAVENHURST**  
PLOTS 13, 14, 15 & 16

## 2 BEDROOM HOMES

- THE PEPPERSTOCK**  
PLOTS 17, 18, 19, 34, 35 & 36
- THE HOLWELL**  
PLOTS 20, 21 & 22
- THE ARDLEY**  
PLOT 40
- THE HALTWICK**  
PLOTS 41 & 42

- \* Affordable Housing
- Electric Vehicle Charging Visitor Bay

Each home within Croft Gardens 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 EASTHALL

4 BEDROOM HOME

PLOT NUMBERS

1	2	3	4	5	6
7	8	9	10	27	28



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated dishwasher, washing machine and fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

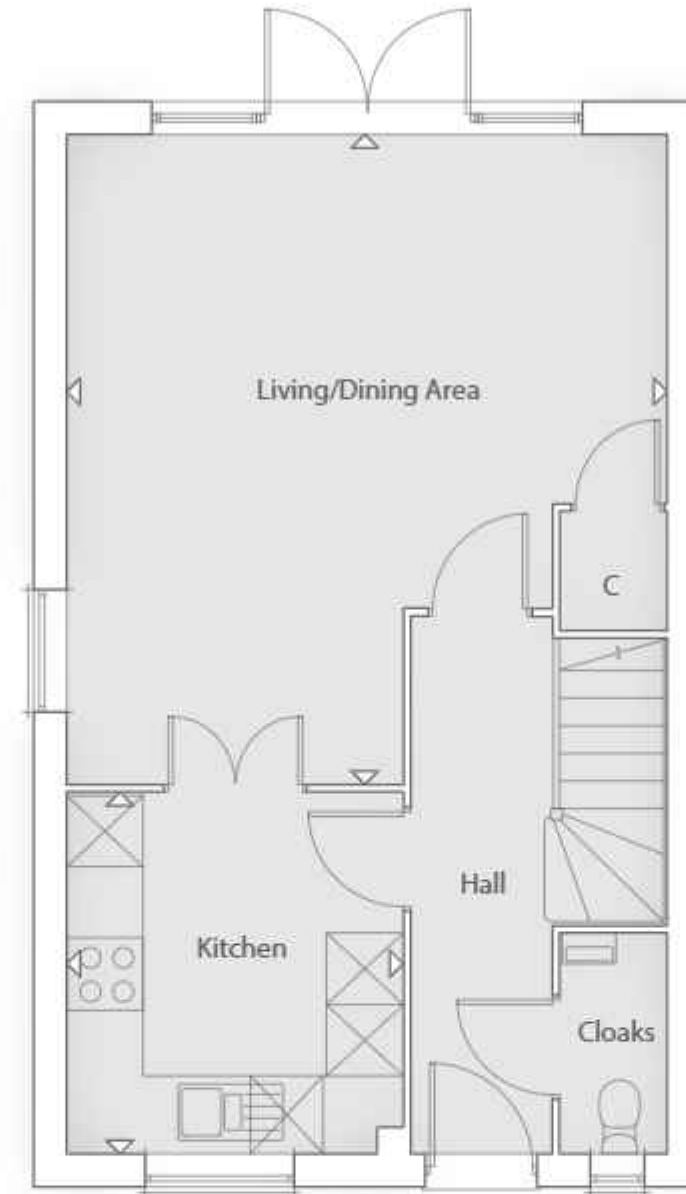
- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Dining Area, Bathroom, En Suite and Cloakroom†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Principal Bedroom
- Gas central heating system controlled with Hive Active Heating

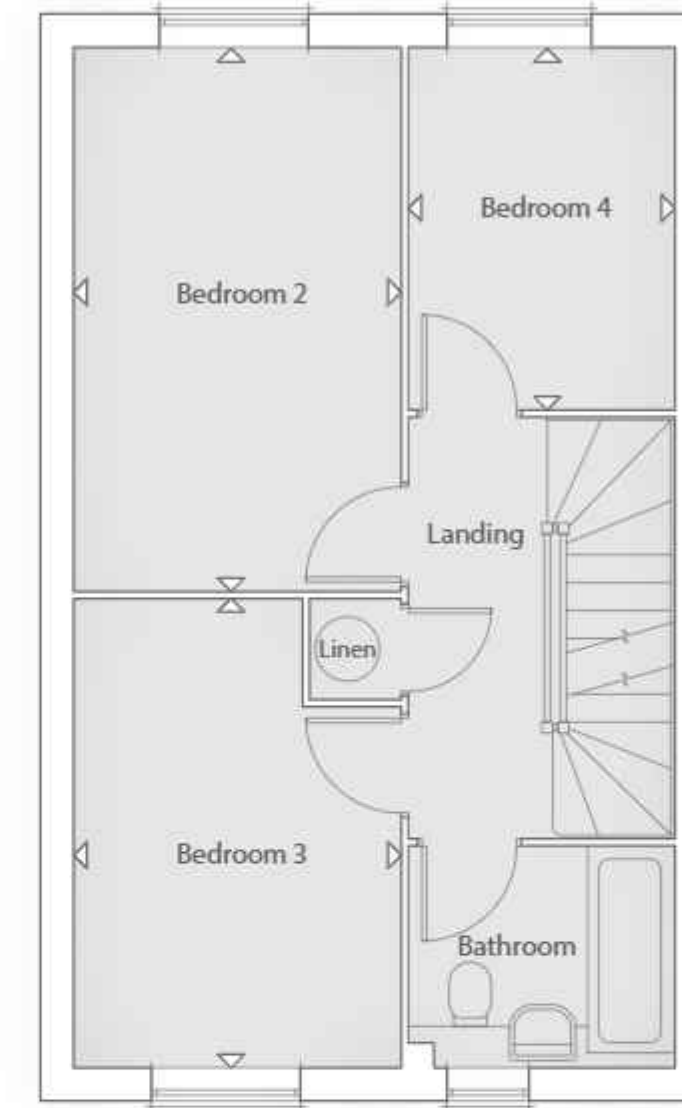
## EXTERNAL FEATURES

- Single garage and driveway parking (Plots 2, 3, 4, 5, 6, 7, 8 & 9)
- Allocated parking spaces (Plots 1, 10, 27 & 28)
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



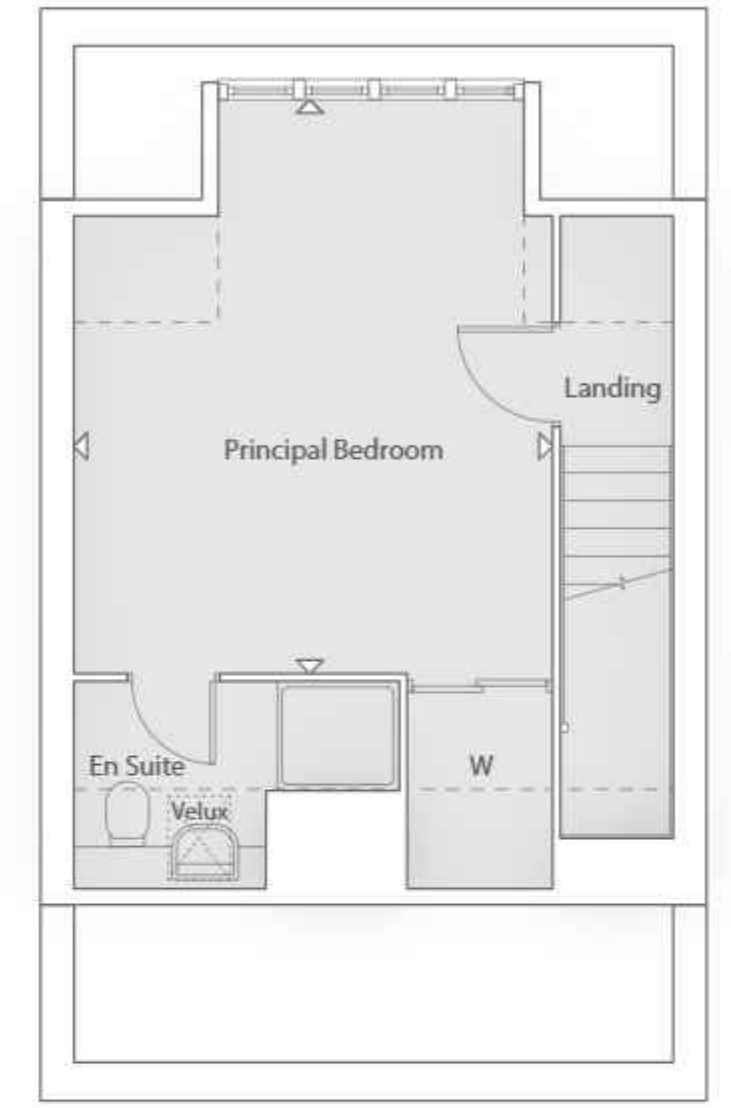
### GROUND FLOOR

KITCHEN	3.00M X 2.80M	9' 8" X 9' 2"
LIVING/DINING AREA	5.37M X 4.95M	17' 7" X 16' 2"



### FIRST FLOOR

BEDROOM 2	4.48M X 2.67M	14' 8" X 8' 9"
BEDROOM 3	3.85M X 2.67M	12' 7" X 8' 9"
BEDROOM 4	2.96M X 2.16M	9' 8" X 7' 1"



### SECOND FLOOR

PRINCIPAL BEDROOM	3.94M X 3.77M	12' 11" X 12' 4"
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# THE SANDRIDGE

4 BEDROOM HOME

PLOT NUMBERS

23

24

25

26

29

30



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated dishwasher, washing machine and fridge/freezer

## 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 and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Walk-in wardrobe to Bedroom 2
- Juliet balconies to Living Room and Principal Bedroom

## SECURITY AND PEACE OF MIND

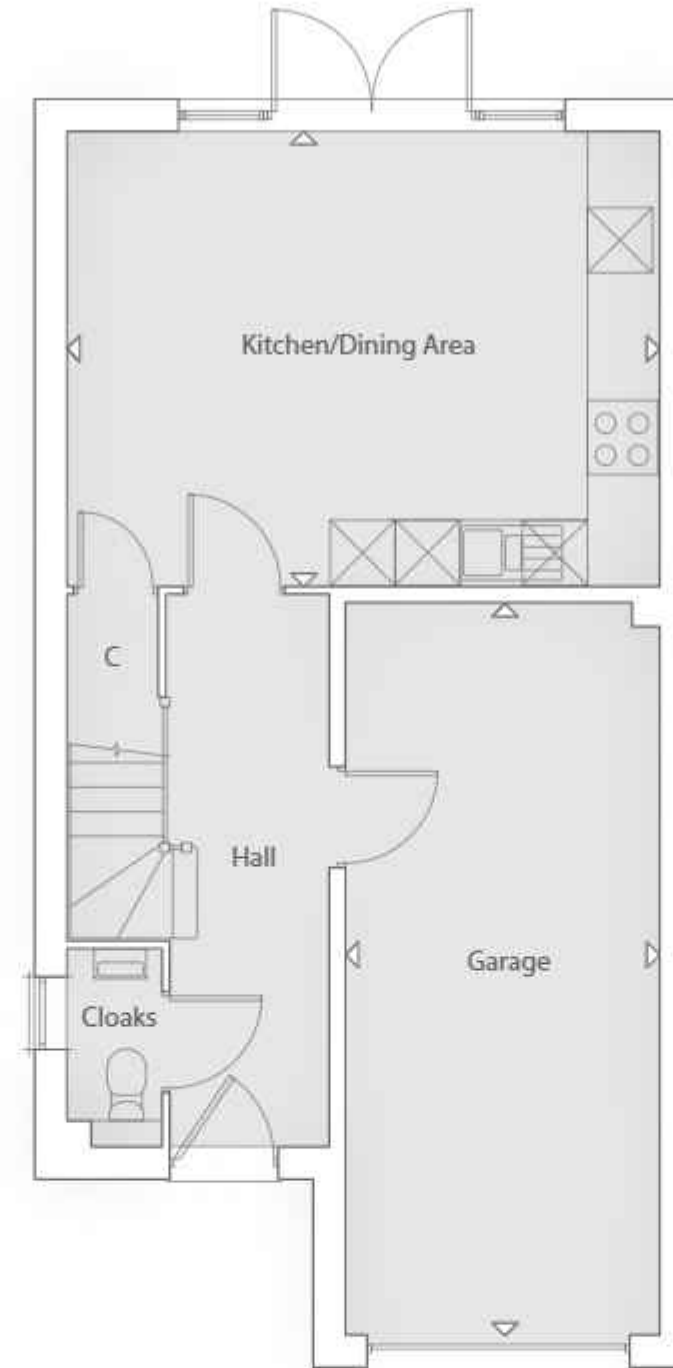
- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom†
- 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, Kitchen/Dining Area and all bedrooms
- Gas central heating system controlled with Hive Active Heating

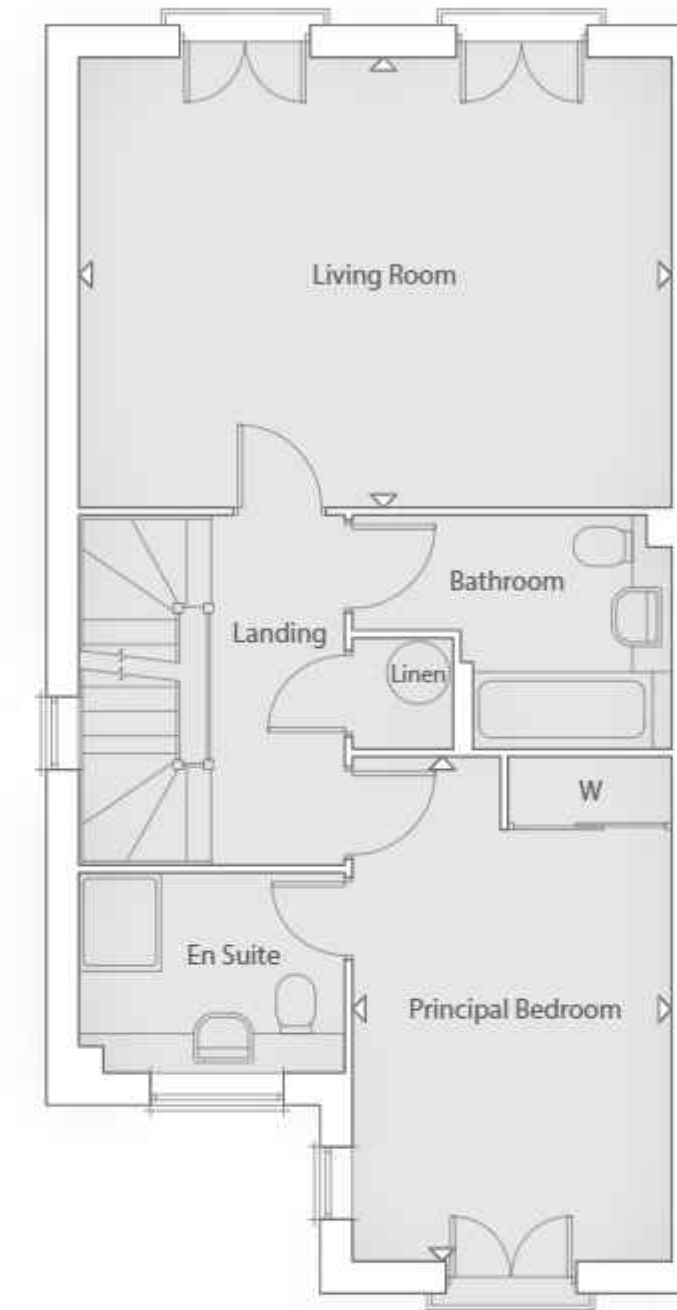
## EXTERNAL FEATURES

- Integral single garage
- Driveway parking
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



### GROUND FLOOR

KITCHEN/DINING AREA		
5.46M X 4.18M		17' 10" X 13' 8"
GARAGE		
6.79M X 2.92M		22' 3" X 9' 6"



### FIRST FLOOR

LIVING ROOM		
5.46M X 4.13M		17' 10" X 13' 6"
PRINCIPAL BEDROOM		
4.63M X 2.93M		15' 2" X 9' 7"



### SECOND FLOOR

BEDROOM 2		
5.46M X 3.45M		17' 10" X 11' 3"
BEDROOM 3		
4.06M X 2.59M		13' 3" X 8' 5"
BEDROOM 4		
2.86M X 2.75M		9' 4" X 9' 0"





# THE BARLEYCROFT

**3 BEDROOM HOME**

PLOT NUMBERS

11 12 31 32 33 37 38 39



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Bay window to Living Room in Plot 11 only

## SECURITY AND PEACE OF MIND

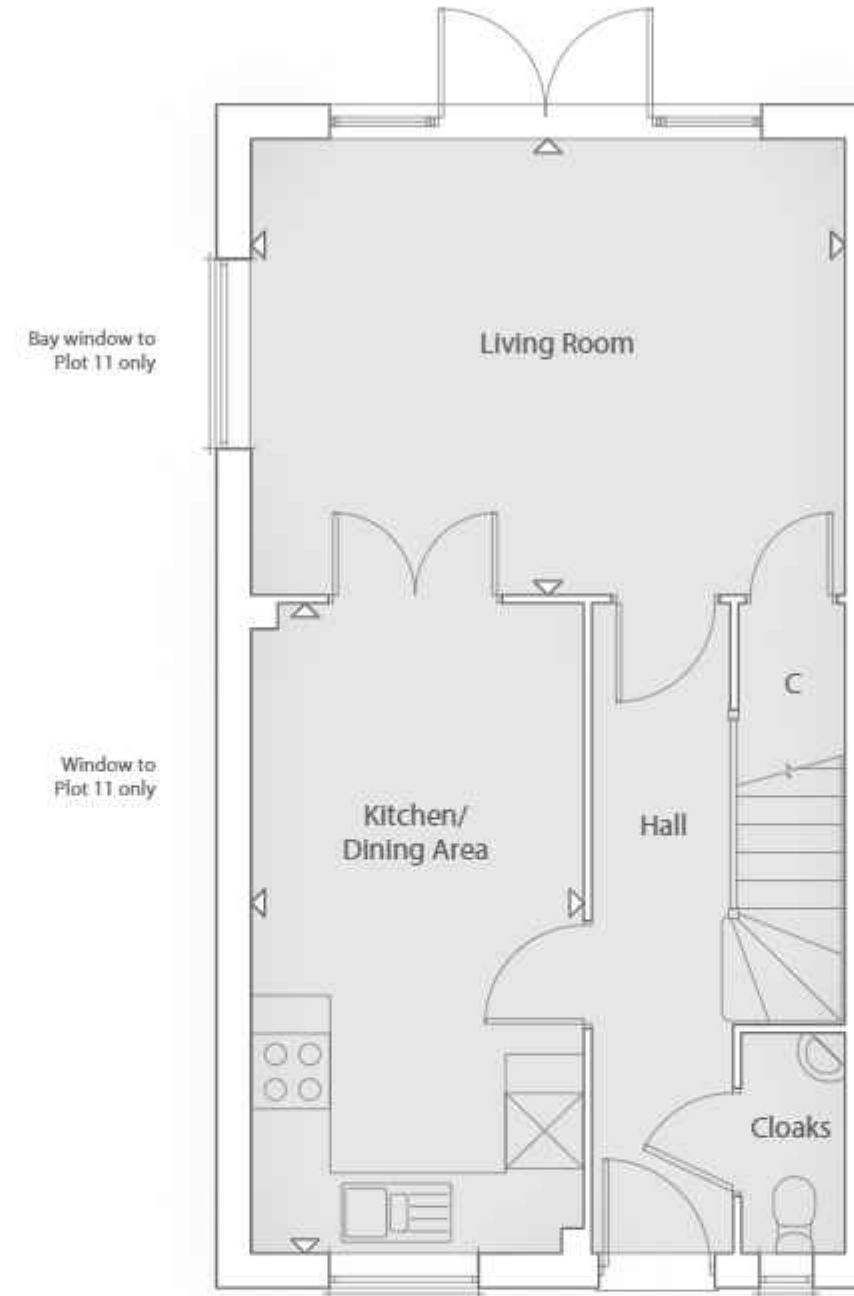
- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Gas central heating system controlled with Hive Active Heating

## EXTERNAL FEATURES

- Allocated parking spaces
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



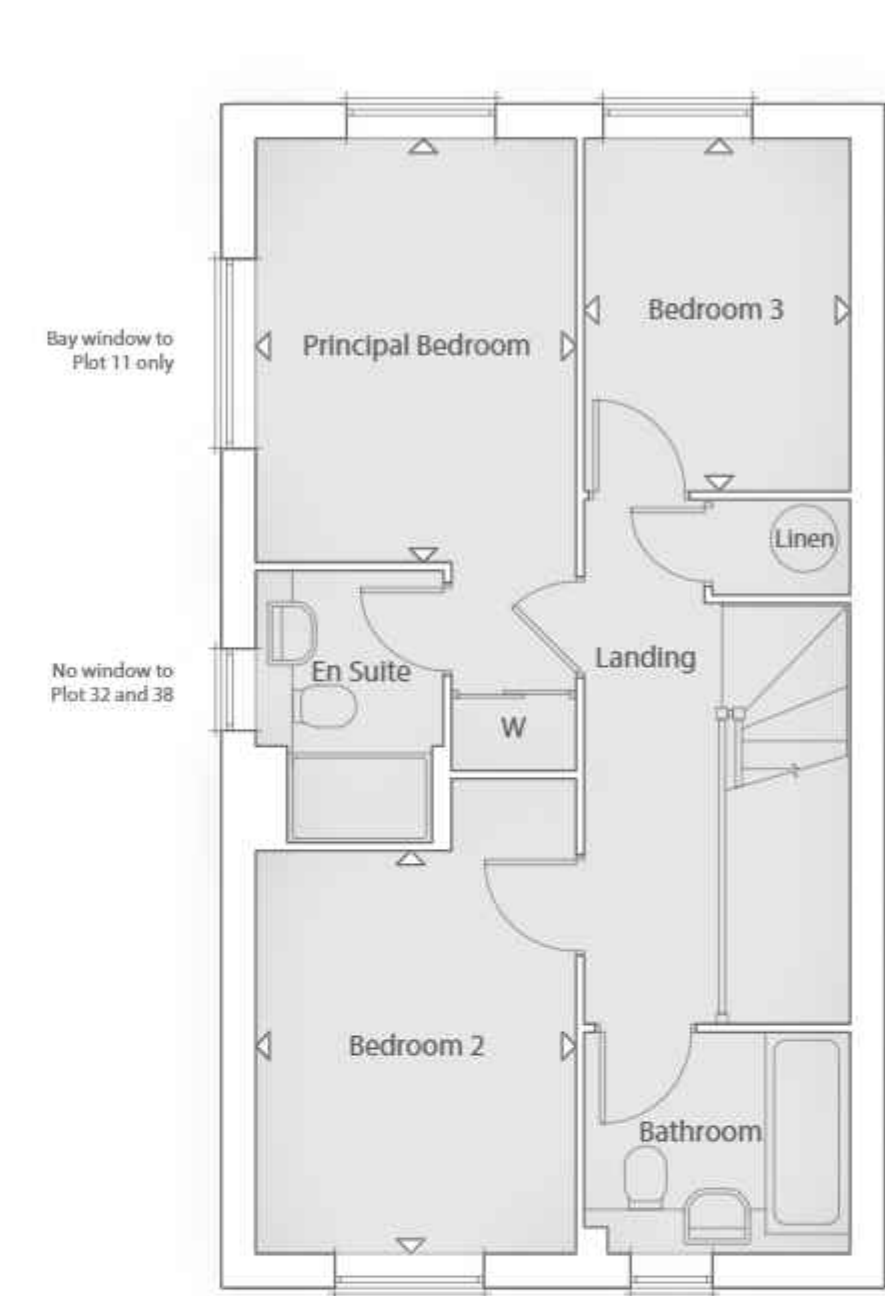
## GROUND FLOOR

### KITCHEN/DINING AREA

5.37M X 2.77M 17' 7" X 9' 1"

### LIVING ROOM

4.76M X 3.75M 15' 7" X 12' 3"



## FIRST FLOOR

### PRINCIPAL BEDROOM

3.48M X 2.61M 11' 5" X 8' 6"

### BEDROOM 2

3.30M X 2.61M 10' 9" X 8' 6"

### BEDROOM 3

2.89M X 2.16M 9' 5" X 7' 1"





# THE GRAVENHURST

3 BEDROOM HOME

PLOT NUMBERS

13

14

15

16



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Gas central heating system controlled with Hive Active Heating

## EXTERNAL FEATURES

- Allocated parking spaces
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



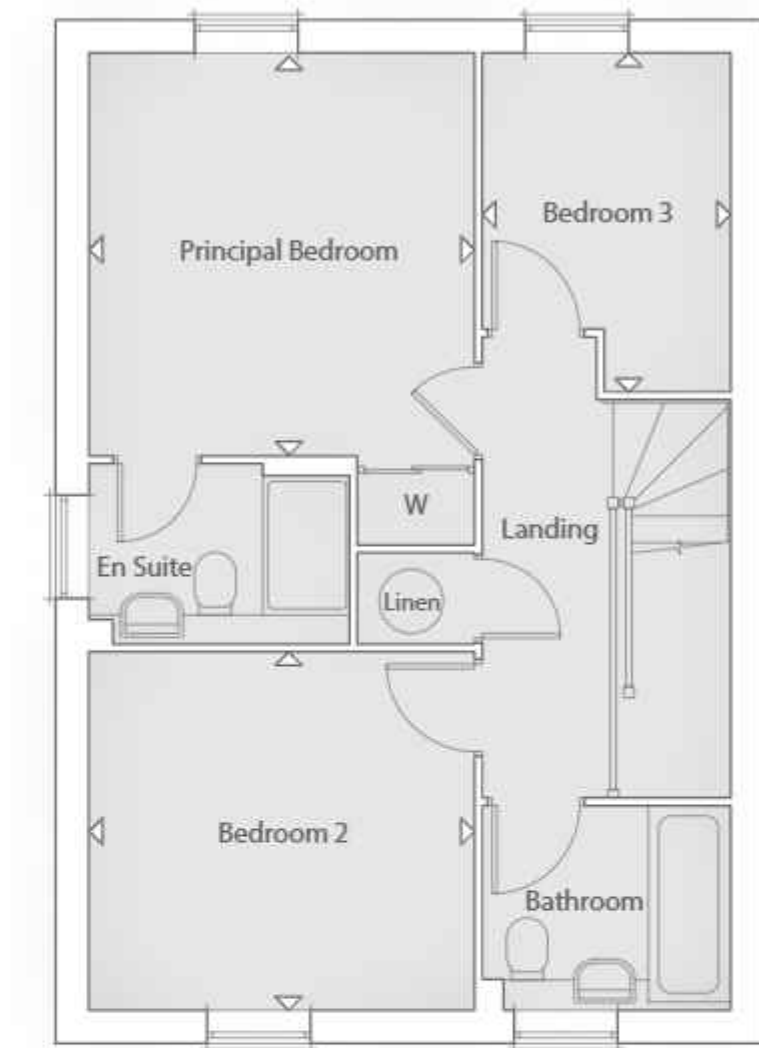
### GROUND FLOOR

#### KITCHEN/DINING AREA

4.76M X 3.36M      15' 7" X 11' 0"

#### LIVING ROOM

5.53M X 3.38M      18' 1" X 11' 1"



### FIRST FLOOR

#### PRINCIPAL BEDROOM

3.44M X 3.30M      11' 3" X 10' 9"

#### BEDROOM 2

3.30M X 3.06M      10' 9" X 10' 0"

#### BEDROOM 3

2.34M X 2.11M      7' 8" X 6' 11"





# THE PEPPERSTOCK

2 BEDROOM HOME

PLOT NUMBERS

17

18

19

34

35

36



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Dining Area, Bathroom, En Suite and Cloakroom†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and all bedrooms
- Gas central heating system controlled with Hive Active Heating

## EXTERNAL FEATURES

- Allocated parking space
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



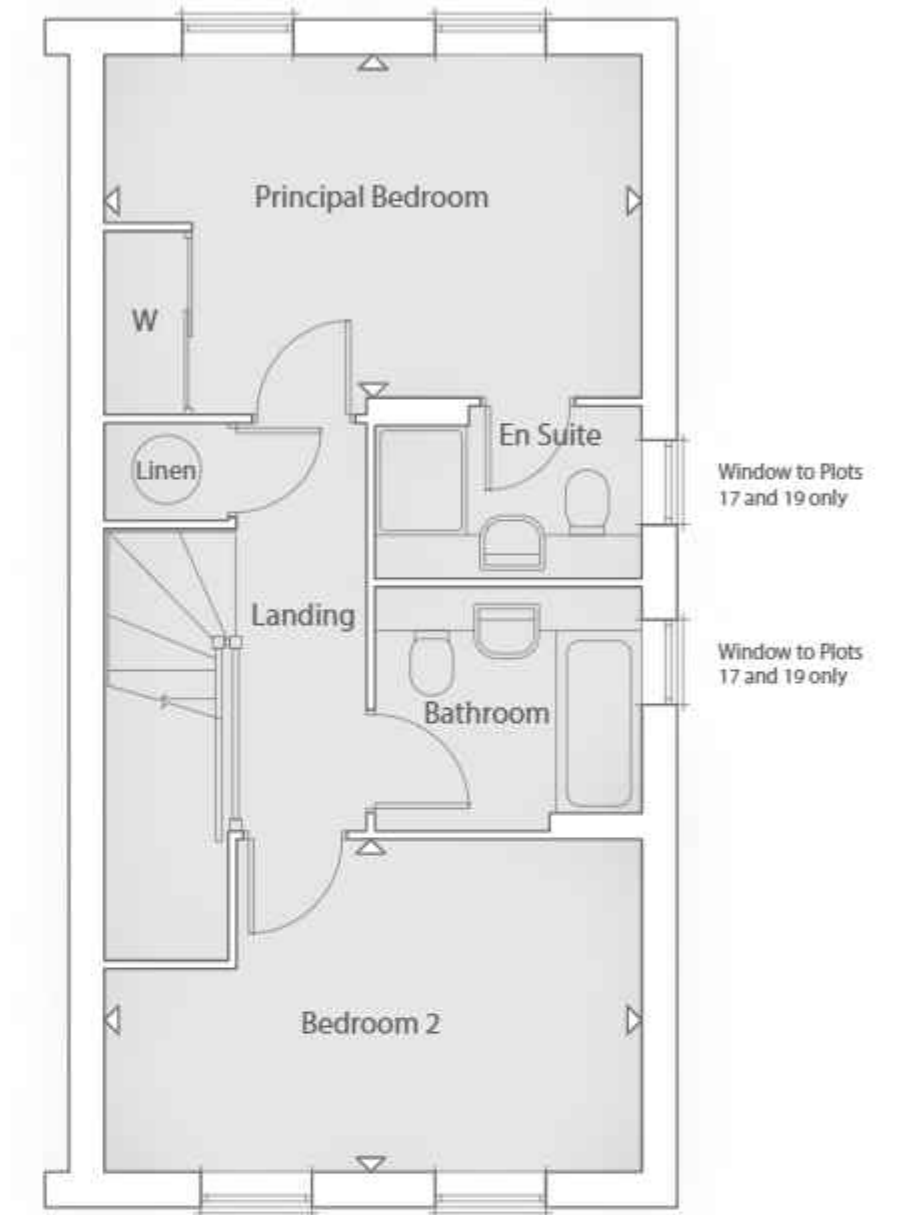
## GROUND FLOOR

### KITCHEN

3.76M X 2.12M 12' 4" X 6' 11"

### LIVING/DINING AREA

4.30M X 3.74M 14' 1" X 12' 3"



## FIRST FLOOR

### PRINCIPAL BEDROOM

4.30M X 2.73M 14' 1" X 8' 11"

### BEDROOM 2

4.24M X 2.64M 13' 10" X 8' 7"





# THE HOLWELL

2 BEDROOM HOME

PLOT NUMBERS

20

21

22



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated washing machine and space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

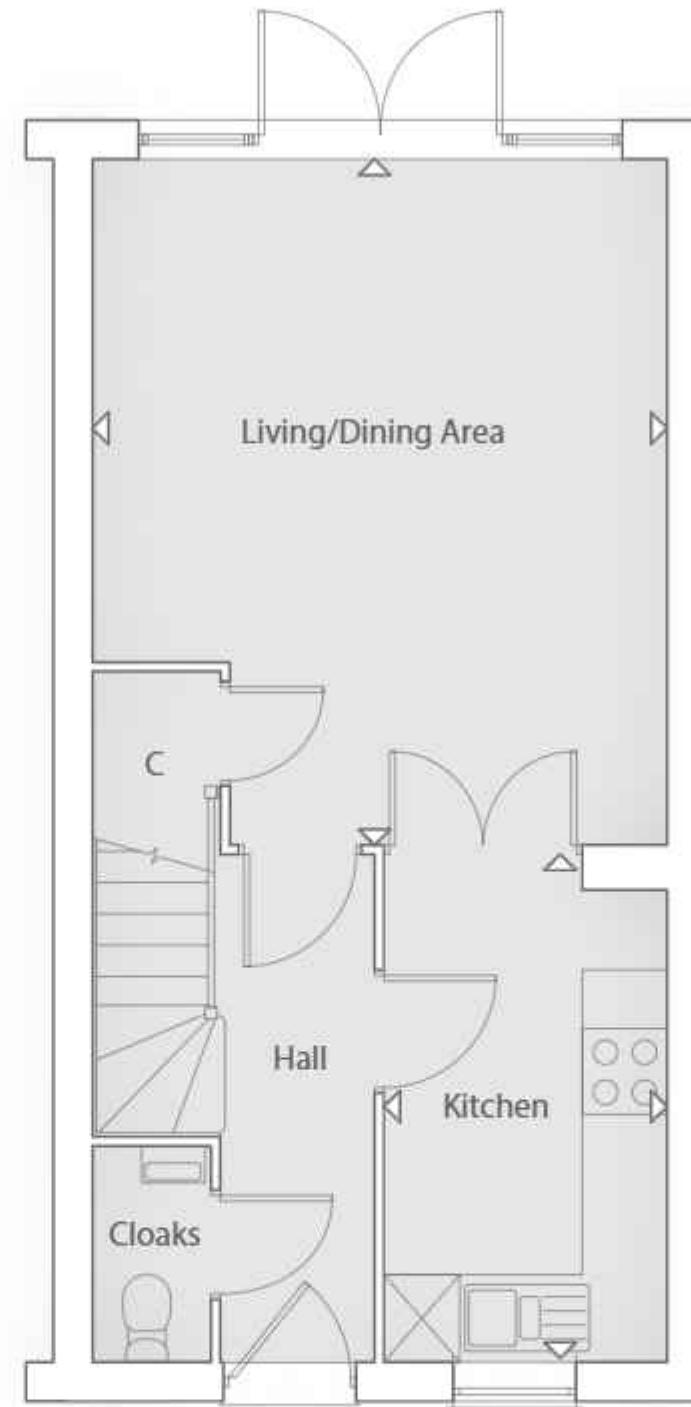
- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Dining Area, Bathroom, En Suite and Cloakroom†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and all bedrooms
- Gas central heating system controlled with Hive Active Heating

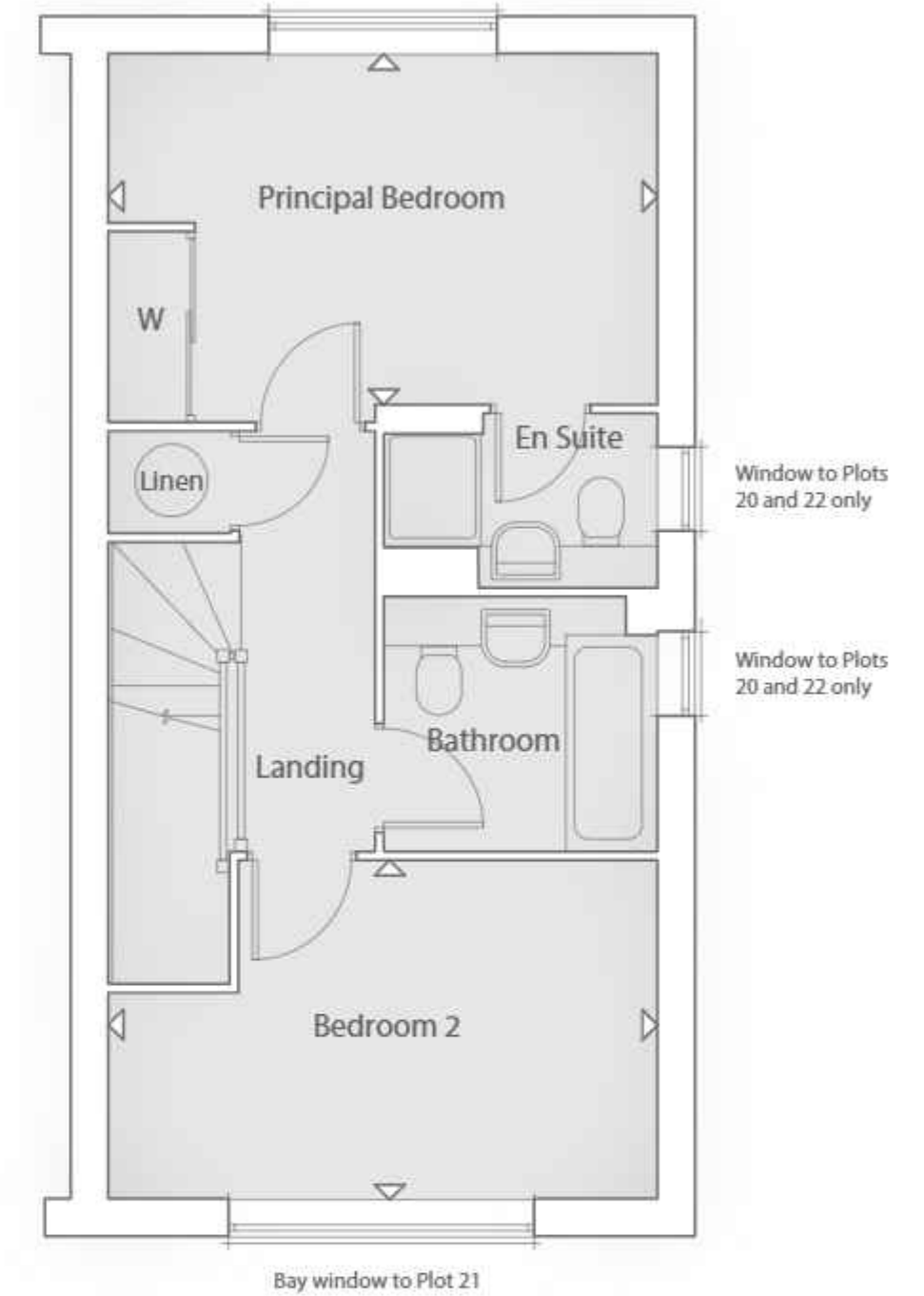
## EXTERNAL FEATURES

- Allocated parking space
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



## GROUND FLOOR

KITCHEN	3.76M X 2.69M	12' 4" X 8' 9"
LIVING/DINING AREA	5.14M X 4.30M	16' 10" X 14' 1"



## FIRST FLOOR

PRINCIPAL BEDROOM	4.30M X 2.73M	14' 1" X 8' 11"
BEDROOM 2	4.24M X 3.70M	13' 10" X 12' 1"





# THE ARDLEY

2 BEDROOM HOME

PLOT NUMBER

40



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

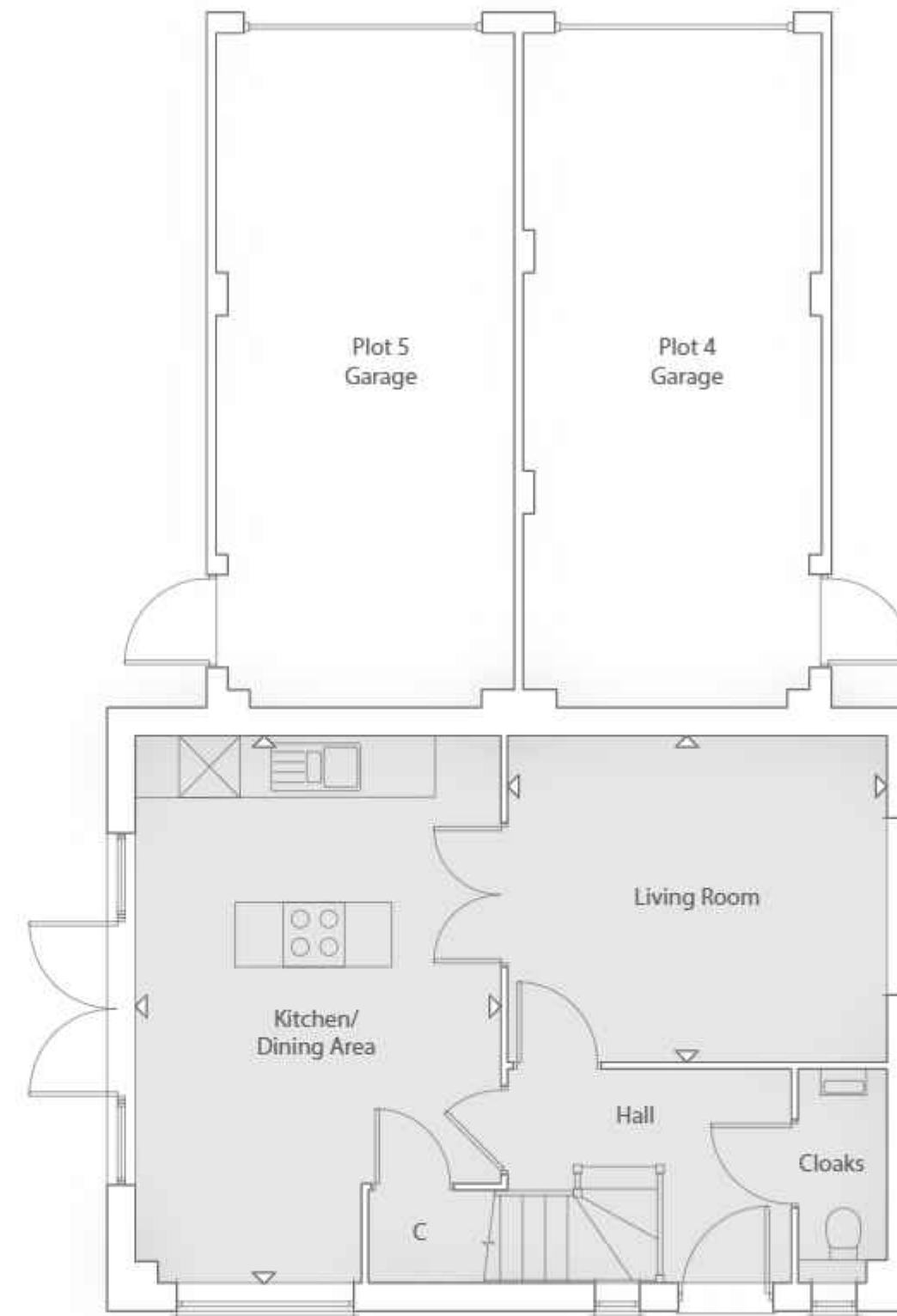
- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Gas central heating system controlled with Hive Active Heating

## EXTERNAL FEATURES

- Driveway parking
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



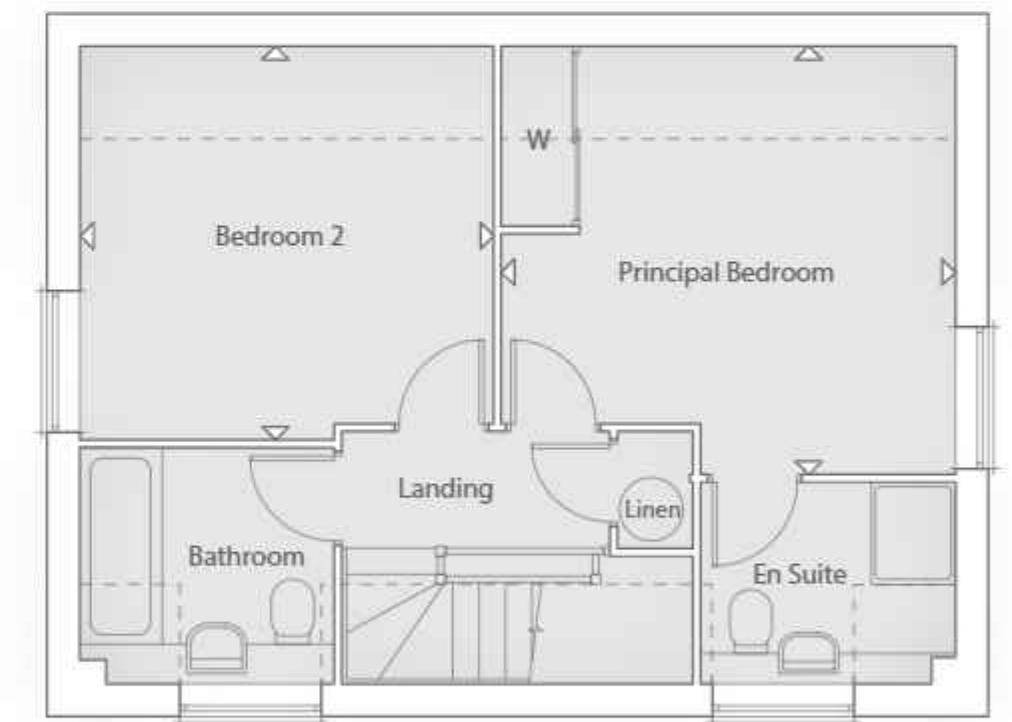
## GROUND FLOOR

### KITCHEN/DINING AREA

5.54M X 3.69M 18' 2" X 12' 1"

### LIVING ROOM

3.83M X 3.29M 12' 6" X 10' 9"



## FIRST FLOOR

### PRINCIPAL BEDROOM

3.94M X 3.70M 12' 11" X 12' 1"

### BEDROOM 2

3.58M X 3.41M 11' 8" X 11' 2"





# THE HAULTWICK

2 BEDROOM HOME

PLOT NUMBERS

41

42



## MODERN KITCHEN

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob\* with glass splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles and heated towel radiators\*\*

## DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

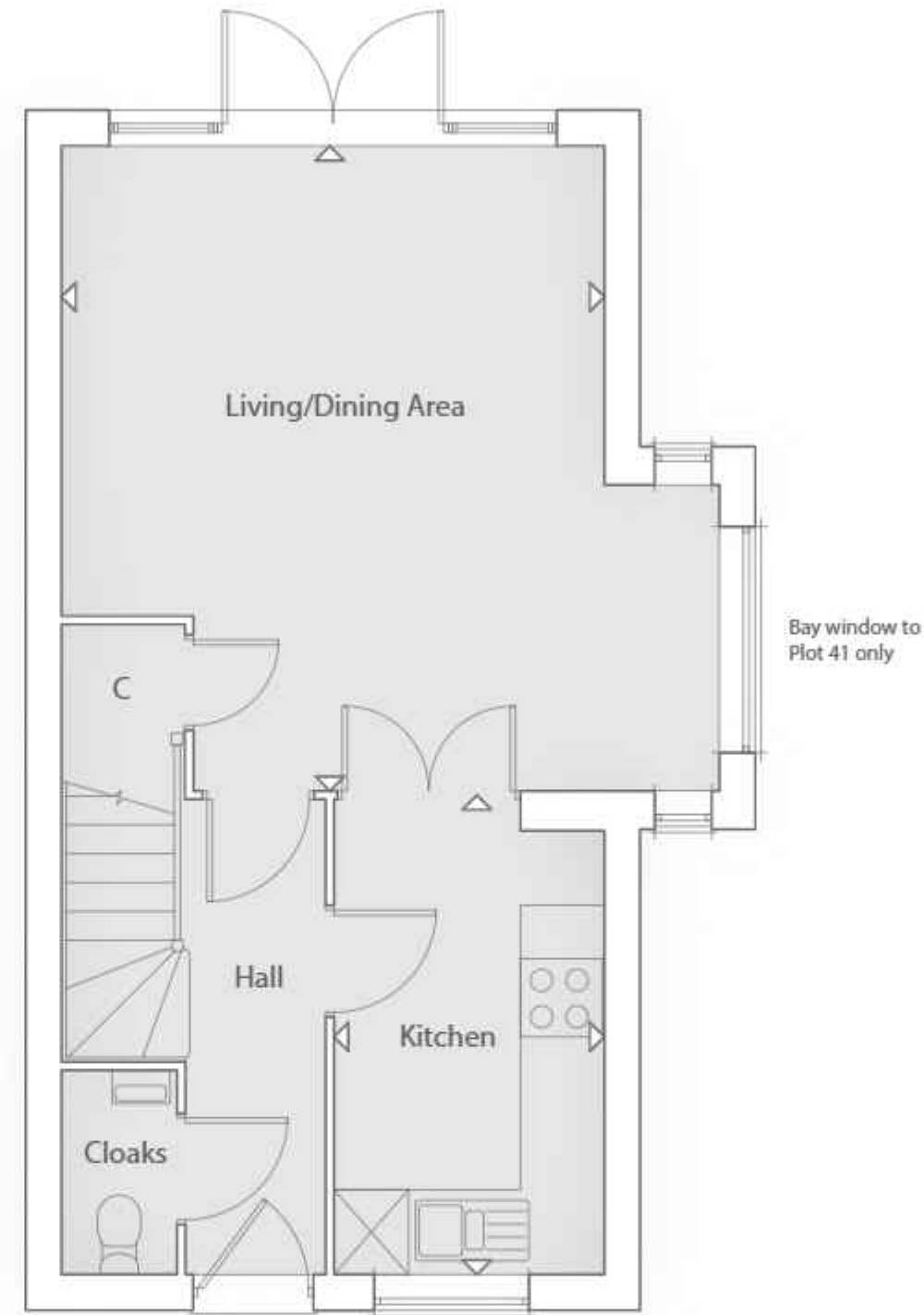
- Brick and block construction
- LABC Warranty 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Dining Area, Bathroom, Cloakroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and all bedrooms
- Gas central heating system controlled with Hive Active Heating

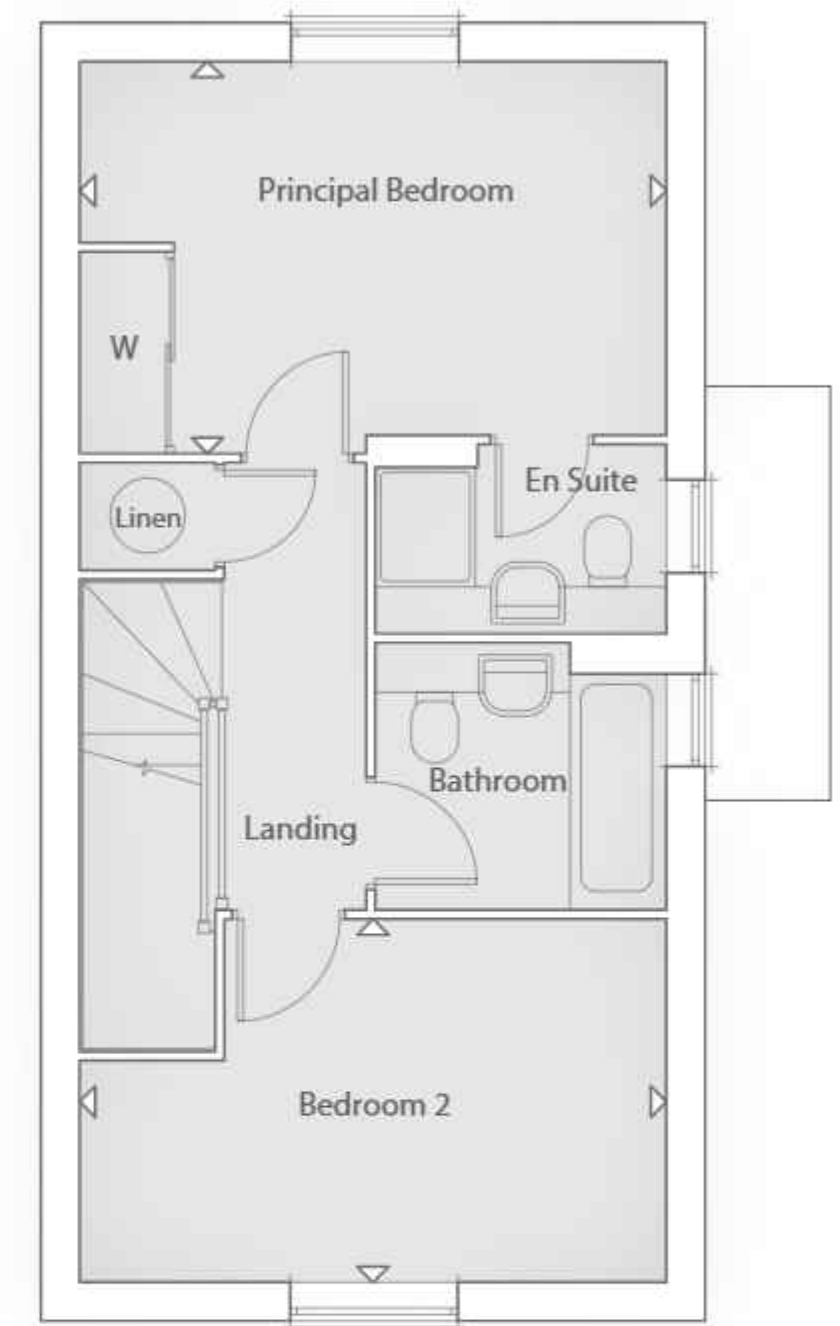
## EXTERNAL FEATURES

- Allocated parking space
- External power point (subject to layout) and EV car charging point
- Block paved patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



## GROUND FLOOR

KITCHEN	
3.76M X 2.12M	12' 4" X 6' 11"
LIVING/DINING AREA	
5.14M X 4.30M	16' 10" X 14' 1"



## FIRST FLOOR

PRINCIPAL BEDROOM	
4.30M X 2.73M	14' 1" X 8' 11"
BEDROOM 2	
4.24M X 2.64M	13' 10" X 8' 7"



# EFFICIENT NEW HOMES

According to research by the House Builders Federation (HBF) the average new build home is **powered by 57% less energy, saving an average of £2,200** on household bills each year.

**New build homes also emit 61% less carbon** than an equivalent 'second hand' property.

All Croudace homes achieve an **EPC Energy Rating of at least a B**, and an Environmental Impact Rating also of at least a B with some homes having an A rating. Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.







Energy efficiency is built into our homes Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies, including PV panels
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home
- Thermal Insulation inside floors, walls and roof
- A-rated boiler with built-in frost protection
- Zoned heating systems; control the temperature of the ground floor and first floor separately
- A-rated (or above) integrated home appliances

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year LABC Warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Croft Gardens.\*Data from HBF Watt a Save April 2024 report <https://www.hbf.co.uk/policy/wattasave/>

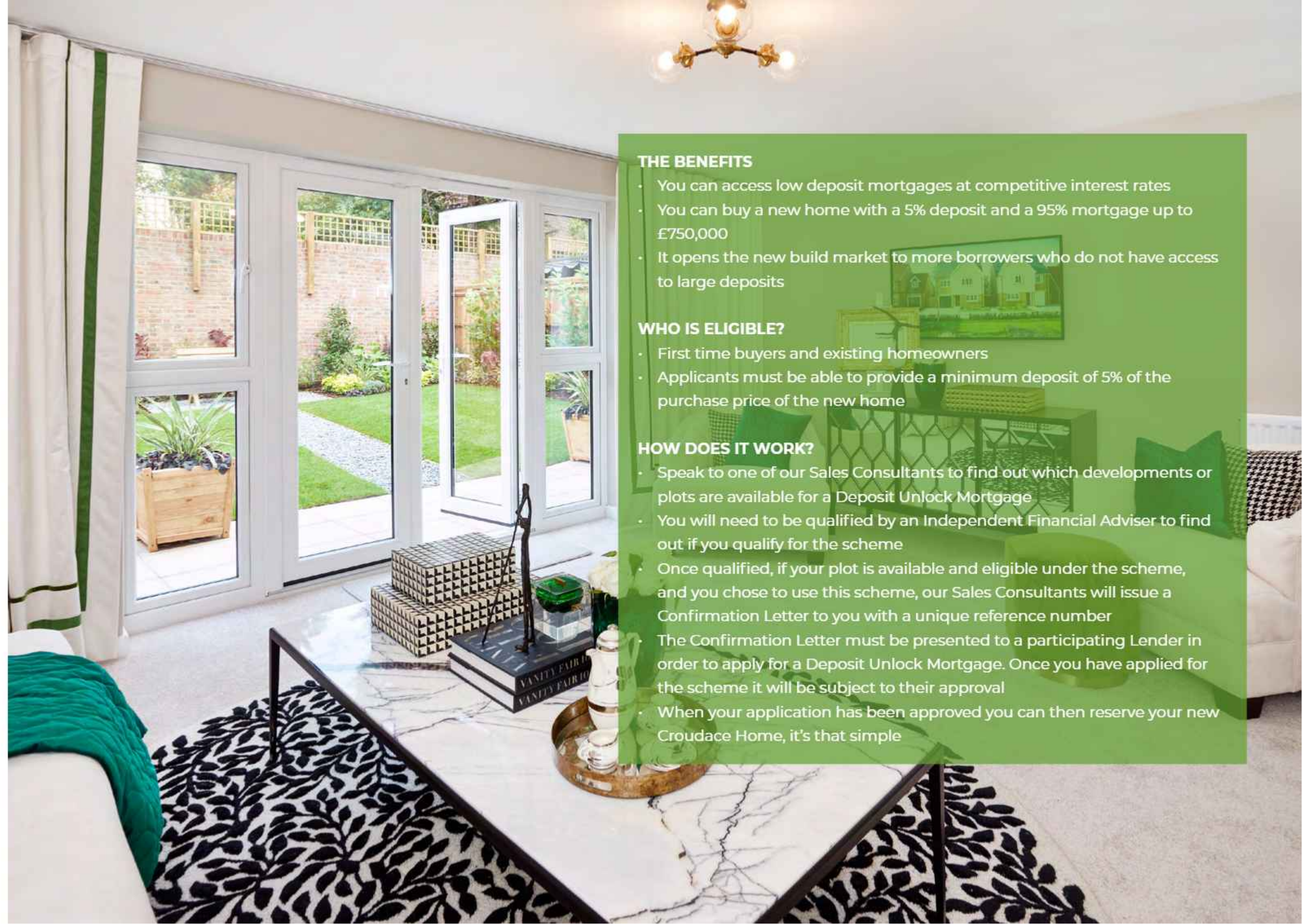


# DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.



## THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

## WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

## HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple





### THE BENEFITS

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

### HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- 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

# PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of 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.



# 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.



A stylized, handwritten signature in black ink, appearing to read 'Adrian Watts'.

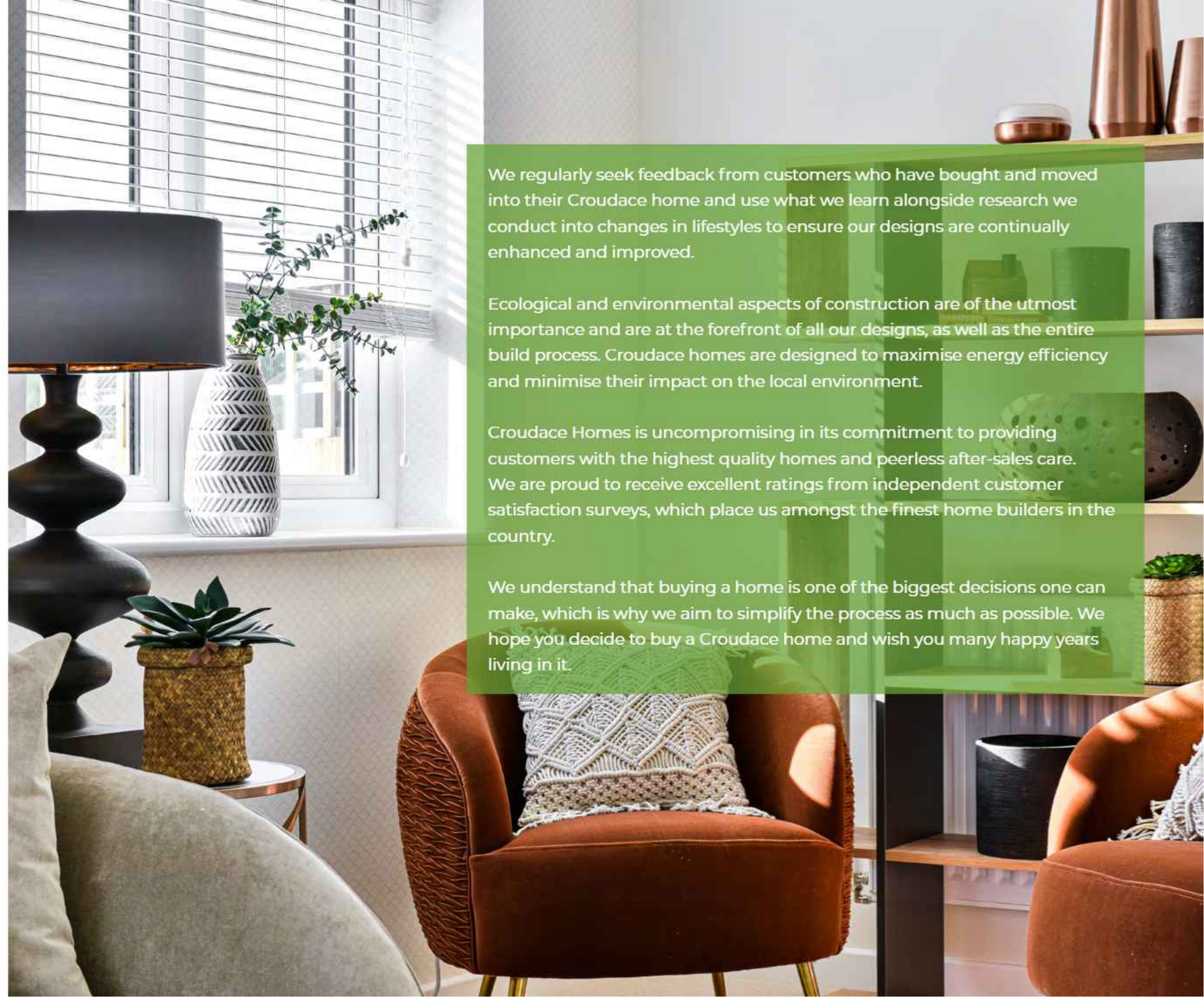
Adrian Watts,  
Group Chief Executive

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.







Pryors Wood-Great Ashby Park

# 5 STAR AWARD WINNING HOME BUILDERS



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





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 is truthful, aspects are subject to change as Croft Gardens progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation May 2024.



Welwyn





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[croftgardens@croudacehomes.co.uk](mailto:croftgardens@croudacehomes.co.uk)

**croudacehomes**