



# SYCAMORE GREEN

— DIDCOT —

croudacehomes



# 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 twelfth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.







# SYCAMORE GREEN

— DIDCOT —

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



# GENERAL DEVELOPMENT LAYOUT

Each home within Sycamore Green 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 BENSON**  
3 BEDROOM HOME  
PLOTS 141 & 142



**THE BEAZLEY**  
3 BEDROOM HOME  
PLOTS 147, 148, 163 & 164



**THE IPSDEN**  
3 BEDROOM HOME  
PLOTS 145, 146, 165 & 166



**THE SHIPTON**  
3 BEDROOM HOME  
PLOTS 143 & 144



**THE CHALGROVE**  
3 BEDROOM HOME  
PLOT 139



**THE MORTIMER**  
2 BEDROOM HOME  
PLOT 140



**THE STOCKBURY**  
2 BEDROOM HOME  
PLOTS 138, 167, 168, 169, 170, 171, 172  
& 173



# THE BENSON

## 3 BEDROOM HOME



### MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

### DECORATION AND JOINERY

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

### 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
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Timber frame 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<sup>1</sup>

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite<sup>1</sup>
- 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 and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

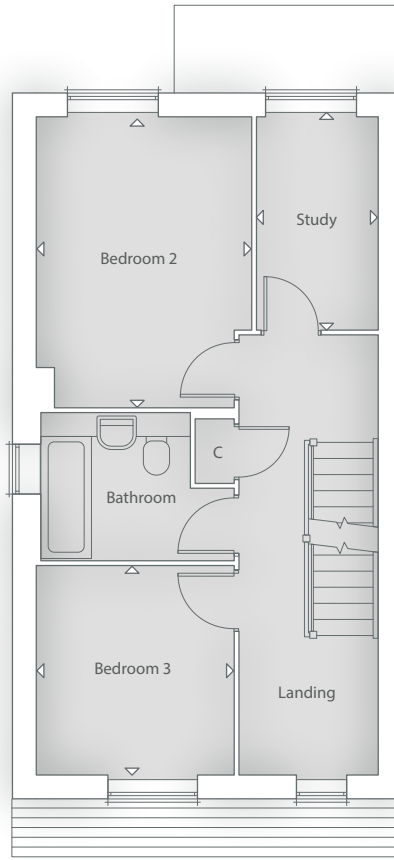
- Single garage
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





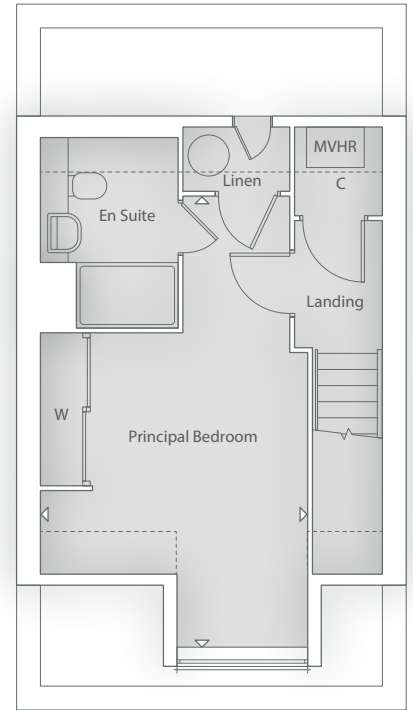
## GROUND FLOOR

Kitchen/Dining Area	4.67m x 3.93m	15' 3" x 12' 9"
Living Room	5.37m x 3.67m	17' 6" x 12' 0"



## FIRST FLOOR

Bedroom 2	4.00m x 2.90m	13' 1" x 9' 5"
Bedroom 3	2.71m x 2.68m	8' 9" x 8' 8"
Study	2.96m x 1.68m	9' 7" x 5' 5"



## SECOND FLOOR

Principal Bedroom	6.29m x 3.67m	20' 6" x 12' 0"
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# THE BEAZLEY

## 3 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher

### DECORATION AND JOINERY

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

### 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
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Timber frame 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†

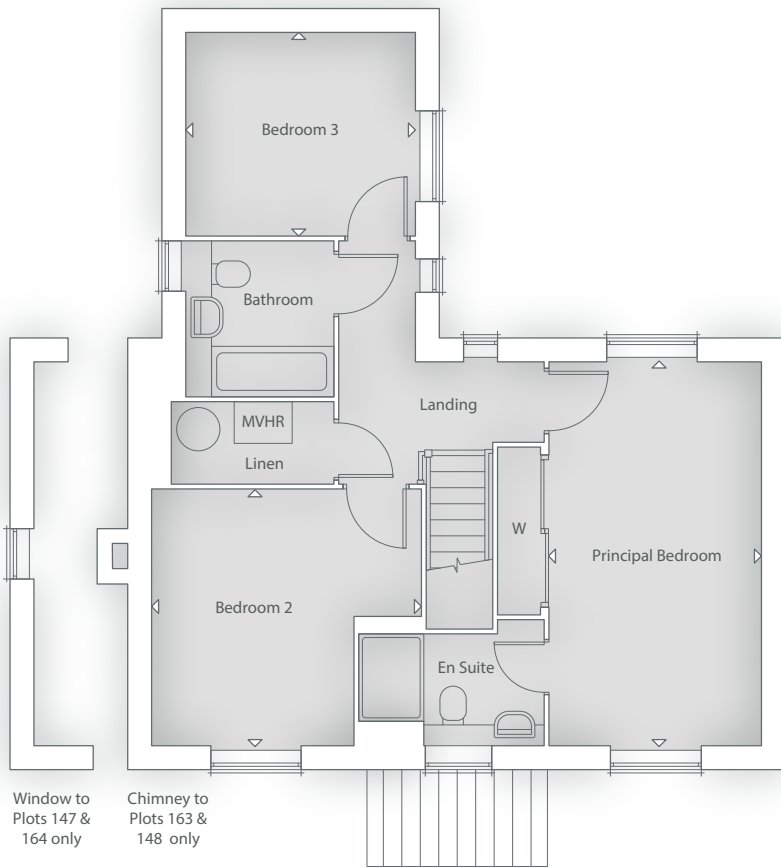
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom, Cloakroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

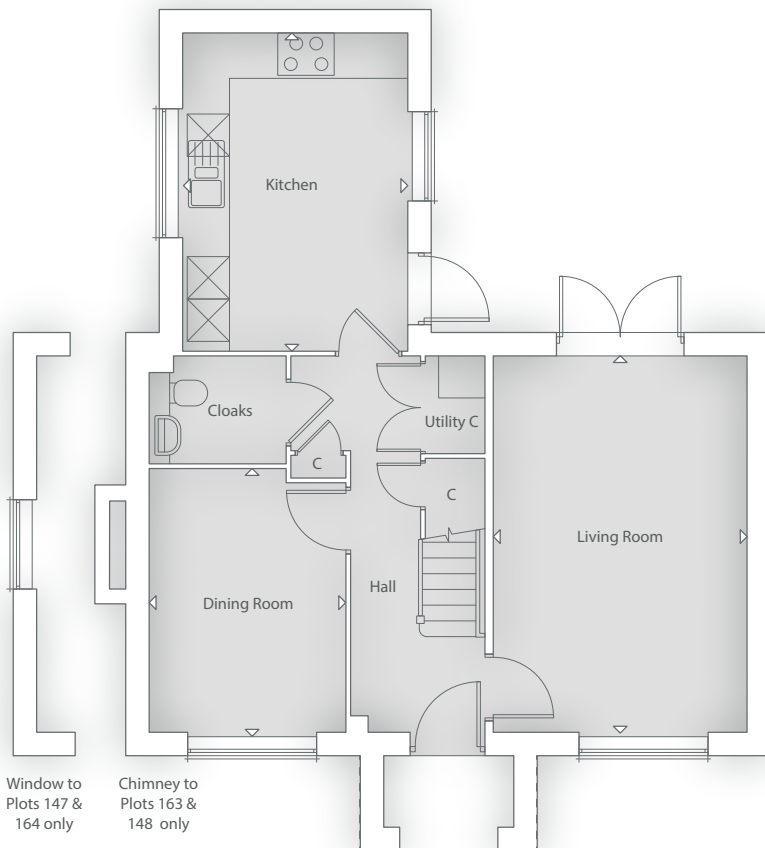
- Single garage
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





## FIRST FLOOR

Principal Bedroom	5.25m x 2.86m	17' 2" x 9' 4"
Bedroom 2	3.70m x 3.50m	12' 1" x 11' 5"
Bedroom 3	2.78m x 3.16m	9' 1" x 10' 4"



## GROUND FLOOR

Kitchen	4.49m x 3.16m	14' 7" x 10' 4"
Living Room	5.25m x 3.60m	17' 2" x 11' 8"
Dining Room	3.65m x 2.74m	11' 10" x 8' 10"

# THE IPSDEN

## 3 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer

### DECORATION AND JOINERY

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

### 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
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Timber frame 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<sup>1</sup>

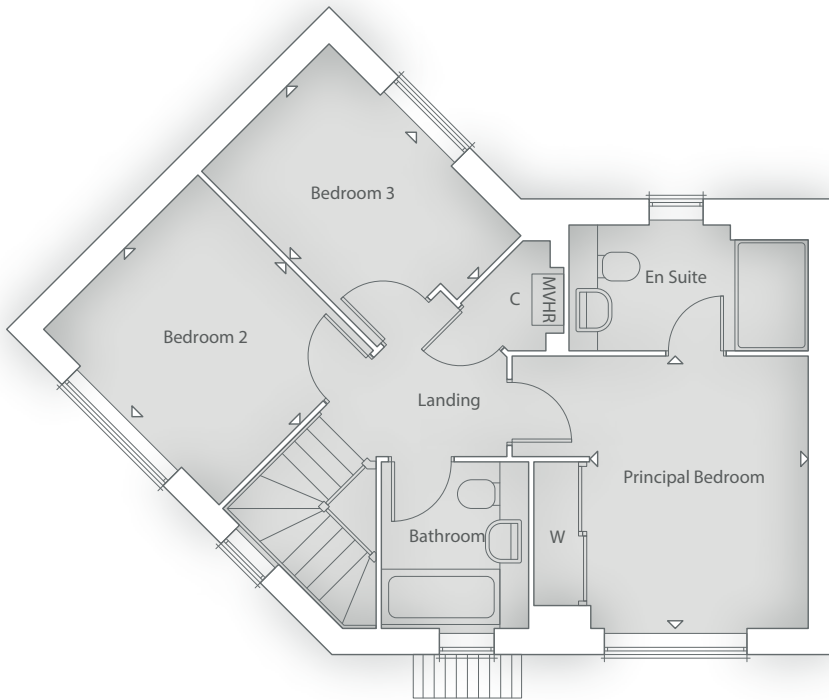
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite<sup>1</sup>
- 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 and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

- Timber-framed carport
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





## FIRST FLOOR

Principal Bedroom	3.44m x 2.77m	11' 3" x 9' 1"
Bedroom 2	3.44m x 2.76m	11' 3" x 9' 1"
Bedroom 3	3.44m x 2.28m	11' 3" x 7' 5"



## GROUND FLOOR

Kitchen/Dining Area	5.10m x 3.10m	16' 8" x 10' 2"
Living Room	5.05m x 3.47m	16' 7" x 11' 4"

# THE SHIPTON

## 3 BEDROOM HOME



### MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

### DECORATION AND JOINERY

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

### 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
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Timber frame 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<sup>1</sup>

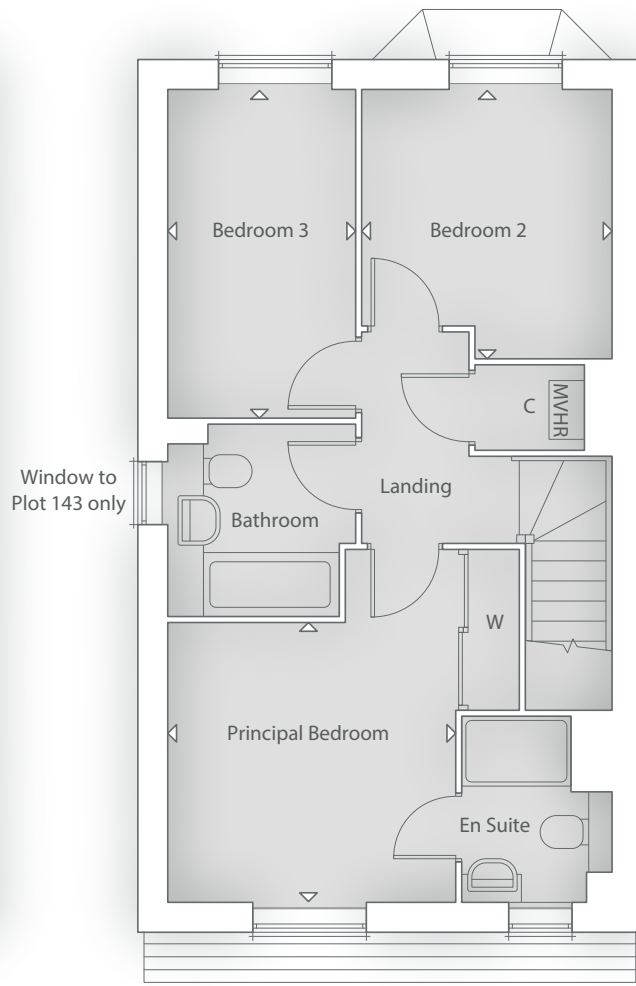
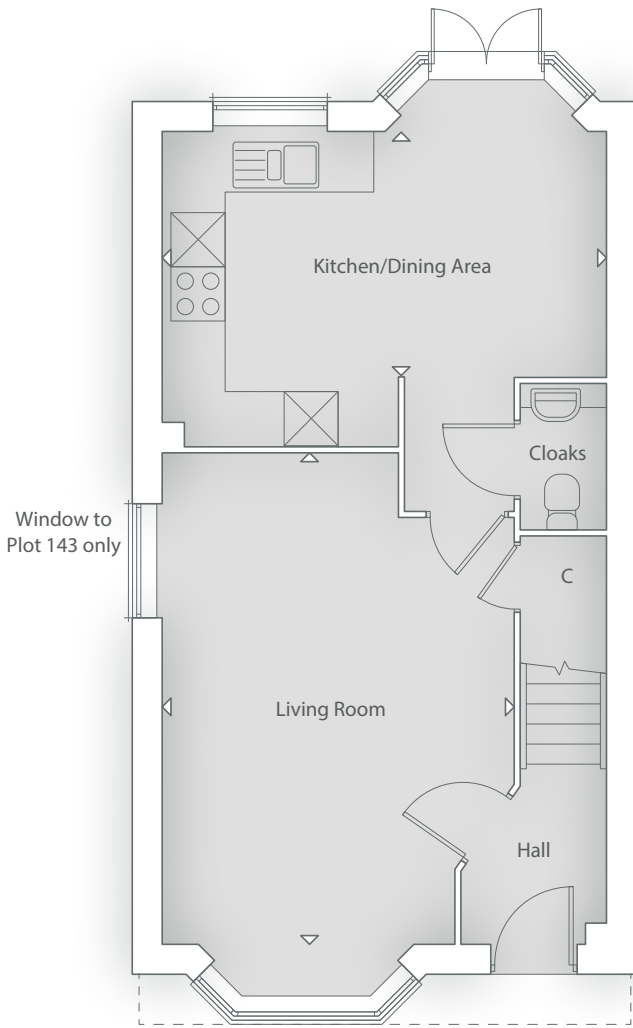
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite<sup>1</sup>
- 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 and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

- Single garage to Plot 144
- Timber-framed carport to Plot 143
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





## GROUND FLOOR

Kitchen/Dining Area  
4.84m x 2.69m      15' 9" x 8' 10"

Living Room  
5.37m x 3.84m      17' 7" x 12' 7"

## FIRST FLOOR

Principal Bedroom  
3.17m x 3.09m      10' 4" x 10' 1"

Bedroom 2  
2.99m x 2.77m      9' 8" x 9' 1"

Bedroom 3  
3.65m x 2.06m      11' 10" x 6' 8"

# THE CHALGROVE

## 3 BEDROOM HOME



### MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

### DECORATION AND JOINERY

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

### 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
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Timber frame 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†

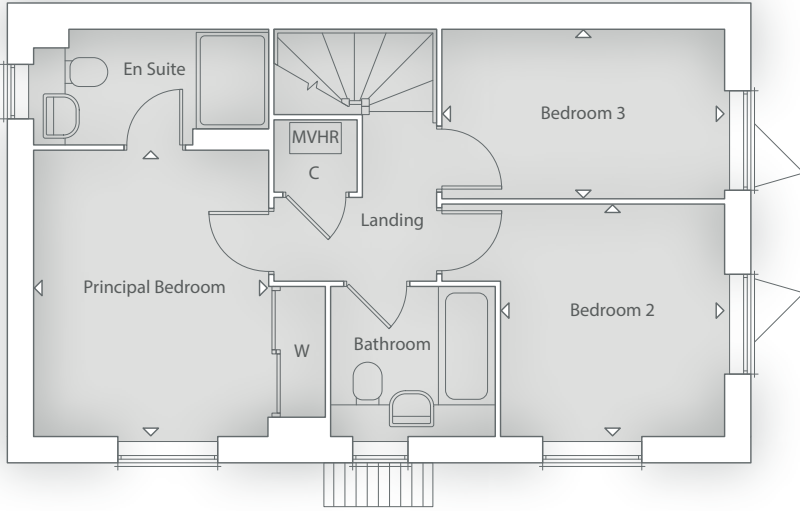
### ELECTRICAL AND COMFORT

- 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, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

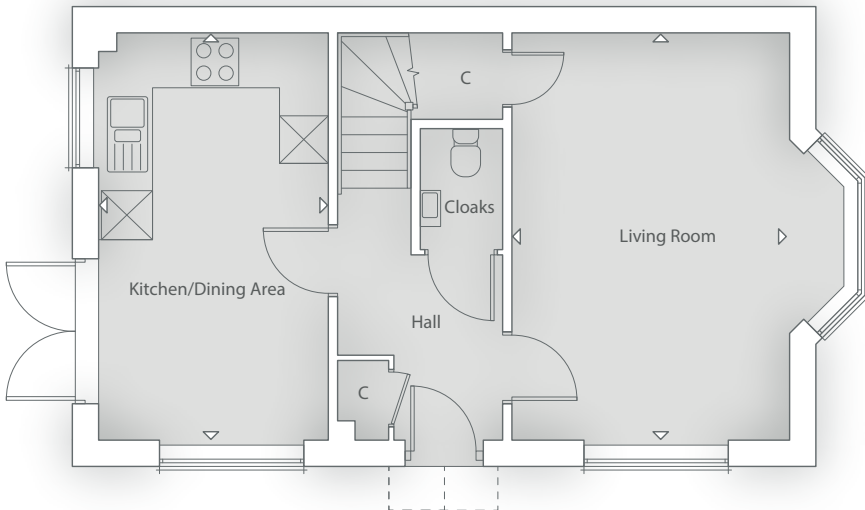
- Single garage
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





## FIRST FLOOR

Principal Bedroom	3.60m x 2.95m	11' 8" x 9' 7"
Bedroom 2	2.91m x 2.83m	9' 5" x 9' 3"
Bedroom 3	3.57m x 2.12m	11' 7" x 6' 10"



## GROUND FLOOR

Kitchen/Dining Area	5.10m x 2.90m	16' 8" x 9' 5"
Living Room	5.10m x 3.50m	16' 8" x 11' 5"

# THE MORTIMER

## 2 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer

### DECORATION AND JOINERY

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

### QUALITY BATHROOM AND EN SUITE

- 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
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- 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†

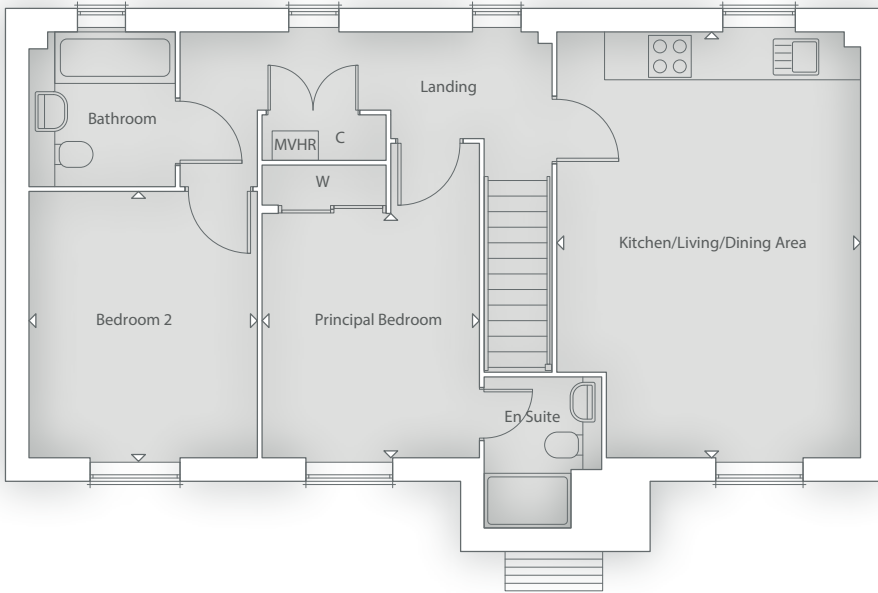
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Utility, Kitchen/Living/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Kitchen/Living/Dining Area (subscription required)
- TV point to Kitchen/Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Kitchen/Living/Dining Area and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

- Single garage
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt



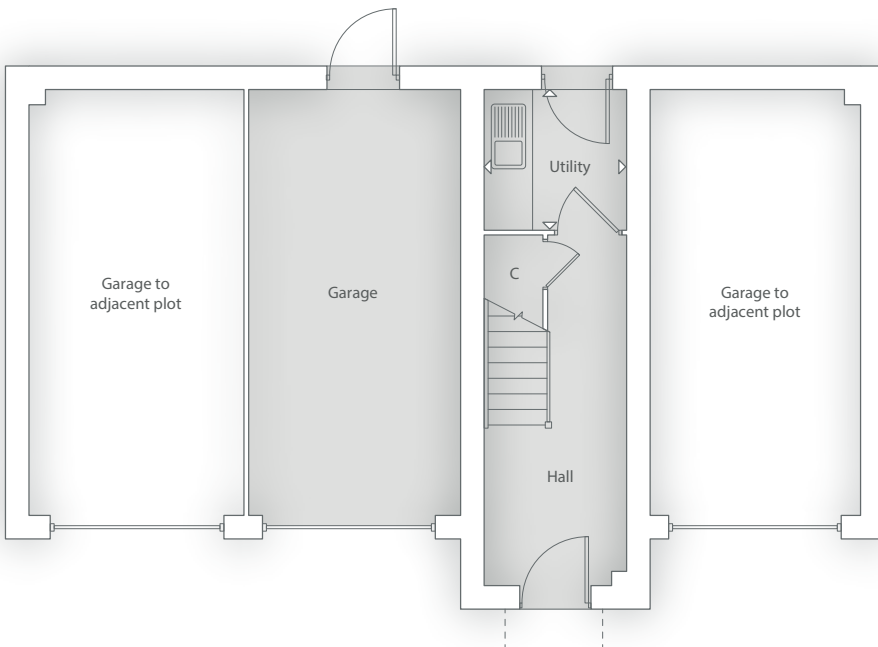


## FIRST FLOOR

Kitchen/Living/Dining Area  
6.00m x 4.26m      19' 7" x 13' 10"

Principal Bedroom  
3.35m x 3.06m      10' 10" x 10' 0"

Bedroom 2  
3.75m x 3.22m      12' 3" x 10' 6"



## GROUND FLOOR

Utility  
1.95m x 1.84m      6' 4" x 6' 0"

# THE STOCKBURY

## 2 BEDROOM HOME



### MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

### DECORATION AND JOINERY

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

### QUALITY BATHROOM AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Timber frame 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†

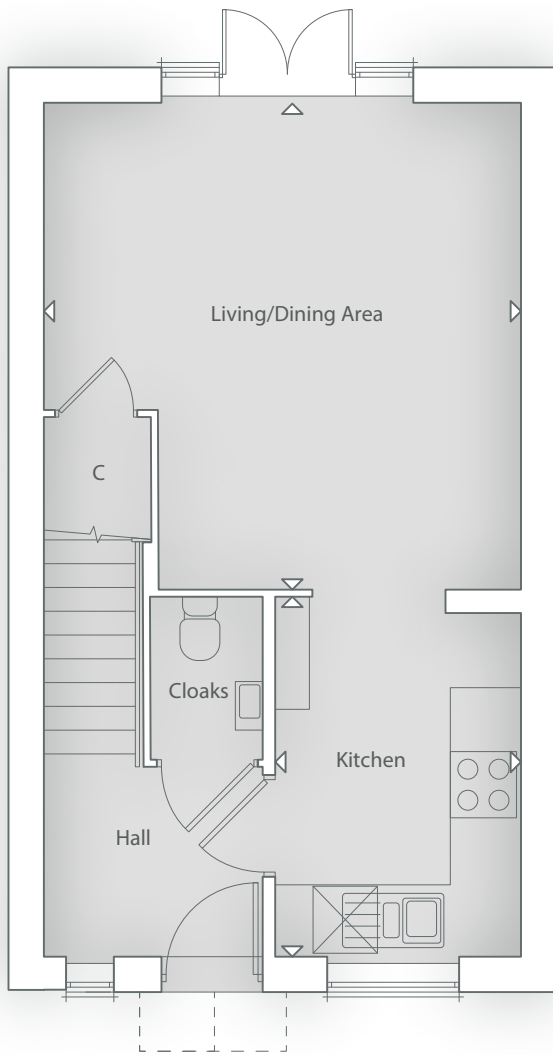
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom and Cloakroom†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MVHR) System

### EXTERNAL FEATURES

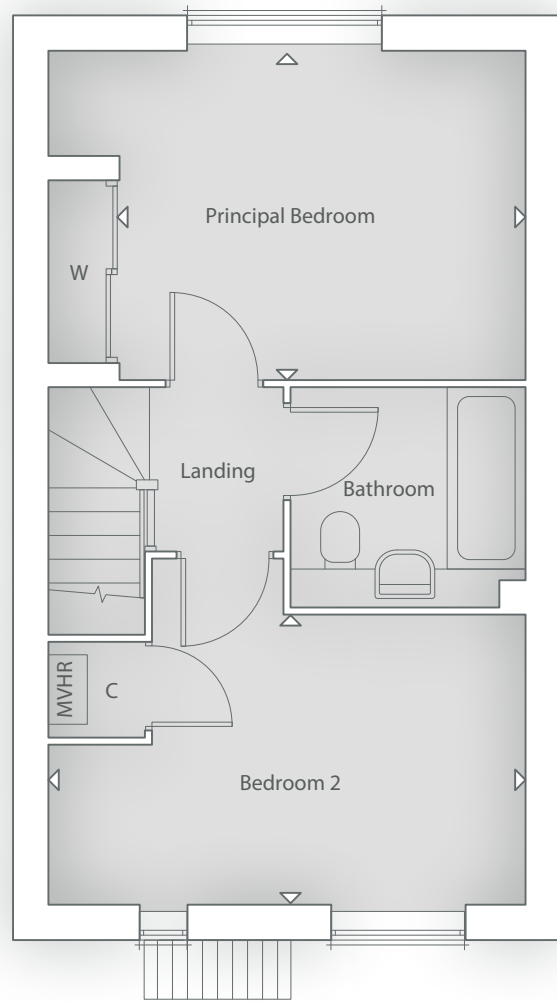
- Single garage to Plot 138 only
- Timber framed carport to Plots 167, 168, 169, 170, 171, 172 & 173
- External power point, EV charger provided (subject to layout)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





## GROUND FLOOR

Kitchen	2.33m x 3.38m	7' 6" x 11' 1"
Living/Dining Area	4.56m x 4.50m	14' 10" x 14' 8"



## FIRST FLOOR

Principal Bedroom	4.50m x 3.08m	14' 8" x 10' 1"
Bedroom 2	4.50m x 2.72m	14' 8" x 8' 9"







# 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.



Adrian Watts,  
Group Chief Executive







paula rosa | manhattan



In line with ongoing sustainability efforts Croudace Homes will no longer provide printed brochures at our developments. Think green – please only print this brochure if essential.



*Ideal  
Standard*

AQUALISA

**AEG**  
Electrolux

  
NEW  
HOMES  
QUALITY  
CODE

  
NEW HOMES  
OMBUDSMAN  
SERVICE



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

Date of Preparation October 2024.



Willowbrook Park  
Mclaren Way  
Didcot  
Oxfordshire  
OX11 9FT

Open daily 10am to 5pm

**0333 321 8649**

**[willowbrookpark@croudacehomes.co.uk](mailto:willowbrookpark@croudacehomes.co.uk)**

**croudacehomes**