



# VYNE PARK

BY CROUDACE HOMES,  
BASINGSTOKE

Contemporary Living, Well-Connected  
and Surrounded by Nature

croudacehomes

# Welcome

## TO YOUR FUTURE

Vyne Park is a welcoming new community where you can lay down roots and enjoy a thriving lifestyle. With homes ranging from 2 to 5-bedrooms, there is something to suit different stages of life, whether you are looking for more space, or embarking on a new chapter.

Architecture is inspired by the traditions of the local vernacular, while landscaping draws on the picturesque surroundings. With a variety of amenities and transport links nearby, Vyne Park has everything you need for a flourishing future.





IDEALLY LOCATED  
FOR YOUR  
*lifestyle*

Situated next to historic estate The Vyne, a rich source of inspiration, Vyne Park enjoys a countryside setting with all the convenience of Chineham village on the doorstep, and Basingstoke town centre just a short drive or bike ride away. It is ideally positioned to explore Hampshire's idyllic landscapes and charming villages, with easy access to the M3 for longer journeys. For train travel, Basingstoke Rail Station is a nine minute drive away, with direct services to London Waterloo and other major towns and cities in the South East.

# SITE PLAN

Vyne Park combines different neighbourhoods into one community, connected by woodlands, green open spaces and play areas. Equal care and attention has been paid to both the natural and the built environment, creating a charismatic place to call home. Every property 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.

For more information about current availability, please speak to one of our Sales Consultants.





DESIGNED  
FOR  
*nature*  
TO BLOOM

Vyne Park is a place where life and nature will thrive in harmony, with carefully planned landscaping and planting schemes that take inspiration from The Vyne and surrounding villages, and dedicated areas where wildlife can flourish.

The tree and foliage planting throughout Vyne Park has been designed to both create character and provide privacy. This includes a mixture of planted focal spaces, trees, enhanced woodland, waterside planting, grasslands and wildflower areas that will offer a green, rural setting for new homes as well as complementing and improving the ecology and biodiversity of the area.

Hazel dormice, small nocturnal mammals with golden-brown fur and large black eyes, are a protected species in the UK due to habitat loss and food competition. To support their survival, Croudace Homes, in collaboration with the local council, has created a Dormouse Bridge at Vyne Park. This aerial structure helps dormice safely travel between woodland areas, avoiding roads and predators. The bridge ensures habitat connectivity and supports conservation efforts, contributing to local biodiversity and environmental sustainability while aiding in the recovery of the dormouse population.

Plant species that thrive in the local clay soil mixture have been chosen, while tree and shrub schemes create a coherent identity for the new neighbourhood and provide each phase with an informal border. With protected woodlands and communal outside spaces including a green, pond and play areas, there will be plenty of opportunities for you to spend time in the open air, while footpaths linking the phases and to the local area create easy access to nearby amenities and scenic views on foot. Additional indigenous planting will be added to the retained woodland bordering Vyne Park to form a further series of open spaces for residents.

In retained and enhanced woodland areas there will be sections without footpaths to give wildlife disturbance free spots. Specialised habitats will be introduced for a variety of wildlife, including a population of birds, bats and field mice that had already made Vyne Park their home. A winter pond with grassland, scrub and wood piles will provide food and hibernating areas for reptile and amphibian wildlife.

With careful planning and ecology focused design, we are creating a place where all of life can flourish.





# Crafted

FOR THE  
LONG-TERM

At Vyne Park we have brought together the best of heritage craftsmanship and contemporary design to create homes that will last for generations. Our award-winning architects have designed our home styles with their surroundings and modern living in mind. Features inspired by local architecture and village details will help these new homes blend into the existing landscape while retaining their own sense of character and creating street scenes of variety and interest.

A measured combination of on and off street parking, garages and drive throughs will generate a varied street character with space for visitors to park too. All streets, pathways and parking areas will feature brick walls or established planting boundaries for additional privacy, while front gardens will be defined by estate railings or mature hedging – all of which will help form the character of this stunning new community.

# YOUR *home,* YOUR FUTURE

We know that moving into a new home is a fresh, exciting start. Our homes are a blank canvas ready and waiting for you to make your own, which you can personalise with a range of options available to choose from including wall colours, 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 your house is reserved.

When you buy at Vyne Park, you can enjoy the peace of mind that comes from Croudace's signature high quality finish and specification, including integrated appliances\*, as standard.







# A *thriving* LOCAL LIFESTYLE



There is so much to discover both locally and further afield when you live at Vyne Park. As well as glorious countryside, there are bustling villages, fascinating attractions, cafes, restaurants and leisure amenities, so you can enjoy a lifestyle that is as full and sociable as you want.

Sharing Vyne Park's border is The Vyne, a country estate now maintained by the National Trust. With beautiful grounds and a history spanning five centuries, it is a wonderful place to visit all year round. Nearby Sherfield-on-Loddon is a picturesque village with a local post office, shop, village green and convivial pubs. Eastrop Park with its boating lake, tree trail, children's play area and the River Loddon offers the chance to relax, enjoy open spaces and observe wildlife.

Just minutes on foot from Vyne Park, The Village Centre at neighbouring Sherfield Park is a vibrant community centre, play area and crèche, built by Croudace Homes and much loved by residents and visitors alike. Take your pick from a whole host of activities held there or join in with sports on the community playing fields.



# MORE *vibrant* HORIZONS

When it's time for more variety, Basingstoke Town Centre has an extensive range of leisure and shopping facilities with an abundance of specialist and high street stores. Entertainment can be found at Festival Place with a choice of restaurants, cafés, shops and a 10-screen multiplex cinema. There is also a sports centre comprising two gyms, five dance studios, two swimming pools and a play area for young children. Adjacent to Festival Place, The Mall is home to over 20 high street brands as well as hosting numerous events for all the family.

For days out, the ancient cities of Winchester and Guildford are within easy reach, with their historic attractions, museums, theatres and galleries, as well as smart restaurants, riverside walks and attractive parks. And while there is plenty of open space to explore locally, the North Wessex Downs and South Downs National Park are approximately half an hour's drive away, where you can explore walking and cycling trails in beautiful natural landscapes.



#### Nursery

Willowdene at Sherfield Park  
Willowdene Nursery School

1.0 mile  
1.7 miles

#### Infant

Four Lanes Infant School

0.7 miles

#### Primary Schools

Great Binfields Primary School  
St Bede's Catholic Primary School

2.2 miles  
2.3 miles

#### Junior School

Four Lanes Community Junior School

1.0 mile

#### Secondary Schools

Everest Community Academy  
The Vyne Community School

2.5 miles  
3.3 miles

#### University

University of Reading  
University of Surrey

14.6 miles  
31 miles

# Education

## FOR ALL AGES

At Vyne Park, you're well positioned for educational opportunities, giving children a flying start in life.

There are several nurseries, schools and higher education facilities nearby, including Four Lanes Community Infant and Junior Schools which are easily walkable from Vyne Park. Willowdene Nursery School has two purpose-built sites: one in neighbouring Sherfield Park's community centre for children aged between two and five years; and one less than two miles away for babies to school age children.

Under 10 minutes away by car, Everest Community Academy is a mixed secondary school and a member of the Academies Enterprise Trust. For older students, the University of Reading and the University of Surrey offer a wide range of degree subjects and excellent facilities, while London's leading institutions are accessible by train from Basingstoke Rail Station.

# Connect WITH OPPORTUNITY

As well as green surroundings and easy access to the countryside, you can also take advantage of excellent connections when you live at Vyne Park.

Basingstoke Rail Station is a short drive away, where you can take direct trains to London Waterloo, as well as services to other major centres for leisure and work such as Southampton, Reading and Oxford. The M3 is just over three miles away, for convenient car travel across the South East, South West and beyond.

For holidays and trips abroad, Heathrow Airport is less than an hour's drive away, with hundreds of flights leaving every day to destinations all over the world.

## TRAIN

From Basingstoke Rail Station

●	<b>Farnborough</b> 13 minutes
●	<b>Winchester</b> 15 minutes
●	<b>Reading</b> 18 minutes
●	<b>Woking</b> 19 minutes
●	<b>Southampton Central</b> 33 minutes
●	<b>Guildford</b> 33 minutes
●	<b>Clapham Junction</b> 39 minutes
●	<b>Oxford</b> 49 minutes
●	<b>London Waterloo</b> 51 minutes

## DRIVE

●	<b>A33</b> 1.2 miles
●	<b>M3 (Junction 6)</b> 3.2 miles
●	<b>A339</b> 3.7 miles
●	<b>M4 (Junction 11)</b> 12.2 miles
●	<b>Reading Town Centre</b> 15.6 miles
●	<b>Winchester Town Centre</b> 21.8 miles
●	<b>Guildford Town Centre</b> 27.2 miles
●	<b>M25 (Junction 12)</b> 31.1 miles
●	<b>Southampton Town Centre</b> 33.2 miles
●	<b>London Heathrow Airport</b> 39 miles



WHY *buy* AT VYNE  
PARK?

**Good connections**

With easy access to Basingstoke Rail Station and the M3, Vyne Park combines the charm of green surroundings with the convenience of fast connectivity to London and other major centres in the South East.

**Beautifully crafted homes**

Inspired by the area's architectural heritage and designed for modern living, homes at Vyne Park are both comfortable and characterful. The premium specification and energy efficiency ensure these homes are fit for the future.



### **A thriving community**

Part of an existing community with amenities to hand, Vyne Park residents will enjoy plenty of opportunities to meet neighbours and make friends, encouraged by the green spaces and network of cycleways and footpaths.

### **Nature at its heart**

Woodland, grassland, ponds and meadows create a green, rural setting for the homes at Vyne Park, while careful consideration has been given to ecology, biodiversity, and protecting wildlife habitats.

### **Educational opportunities**

There are nurseries and schools close to Vyne Park, with the Ofsted rated Good Four Lanes Infant and Junior Schools within walking distance. A range of independent schools in the area offers further choice for all ages.





## Vyne Park

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**What 3 Words location:**

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The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Vyne Park progresses. This brochure does not form part of any contract or constitute an offer.

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