



# SORBUS

HERMITAGE PARK  
AYLESFORD





# A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry. Buying a new home is a big decision.

I hope you decide to buy a Croudace home and that you have many happy years living in it.



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

**Adrian Watts,**  
Group Chief Executive





# SORBUS DEVELOPMENT LAYOUT

## 3-BEDROOM HOMES

- THE ALFOLD  
PLOT 183
- THE BROCKHAM  
PLOTS 178 & 181
- THE MILFORD  
PLOT 184
- THE DAYLESFORD  
PLOTS 179 & 180

## 4-BEDROOM HOMES

- THE CHILWORTH  
PLOTS 173, 174 & 175
- THE GRAYSHOTT  
PLOTS 172, 176, 177, 182, 214 & 217
- THE CLANFIELD  
PLOTS 215 & 216



Each home within Hermitage Park is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.





# THE ALFOLD

3-BEDROOM HOME

PLOT NUMBER

183



MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Recirculating hood
- Siemens Induction hob with glass splashback\*
- Bosch stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite
- Fitted mirror to Bathroom and En Suite

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

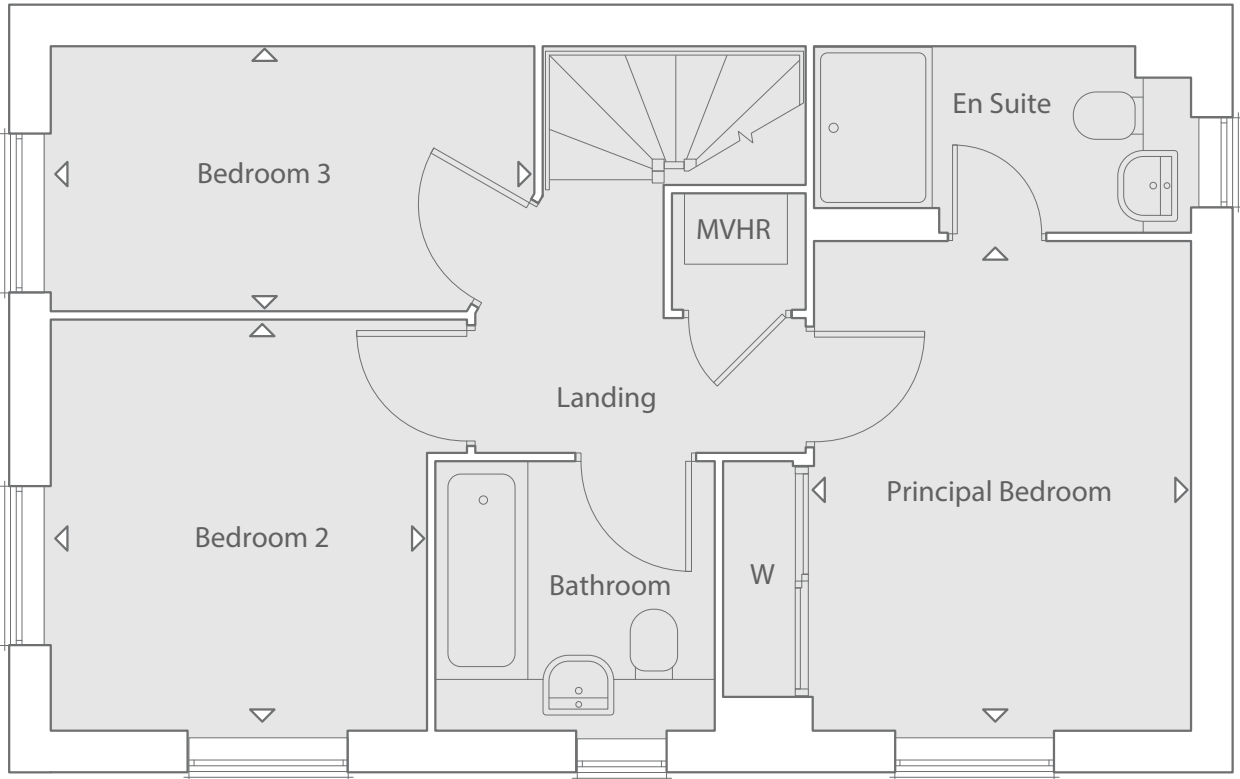
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, and En Suite
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke, heat and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door\*

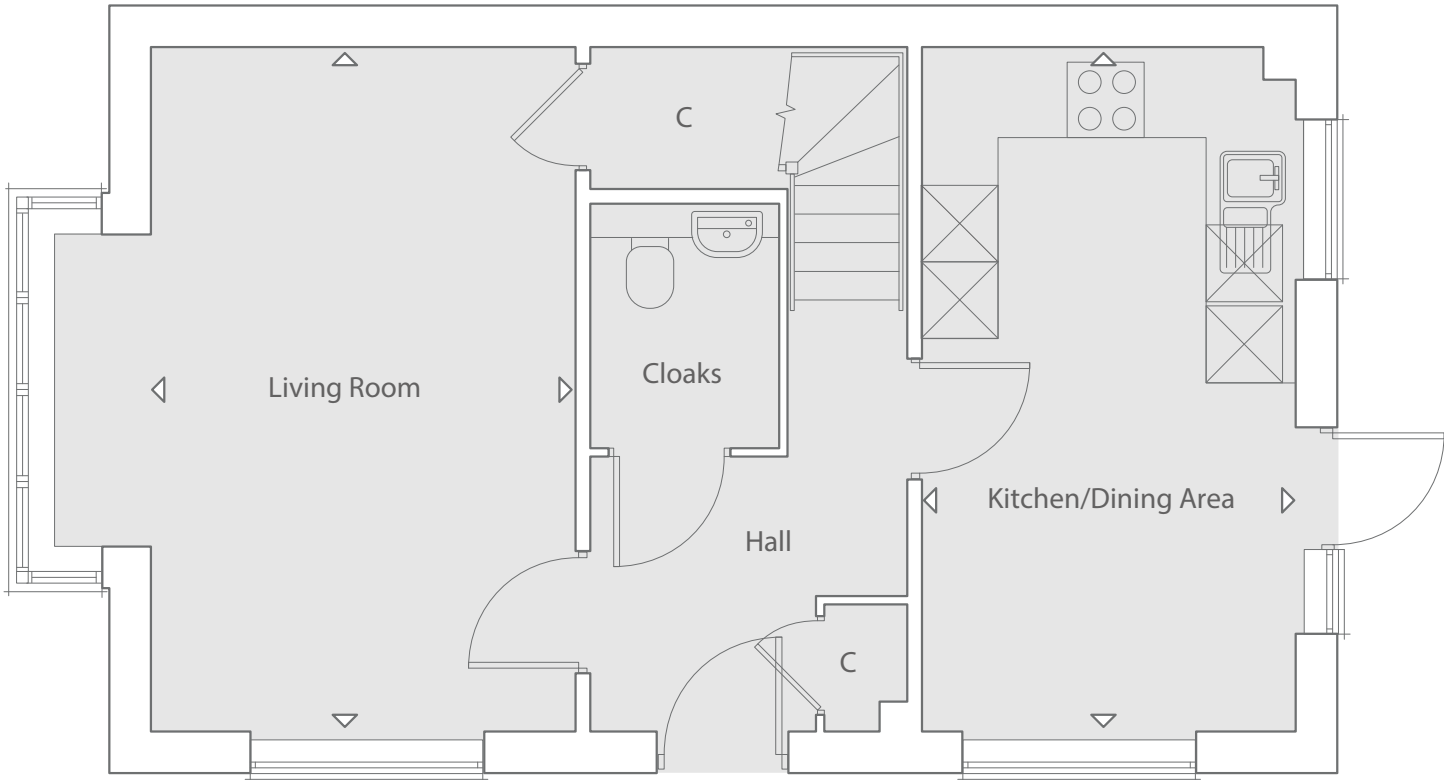
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



FIRST FLOOR

PRINCIPAL BEDROOM		
3.80M X 2.95M	12' 6" X 9' 8"	
BEDROOM 2		
3.18M X 2.93M	10' 5" X 9' 7"	
BEDROOM 3		
2.06M X 3.24M	6' 9" X 10' 7"	



GROUND FLOOR

KITCHEN/DINING AREA		
5.31M X 2.90M	17' 5" X 9' 6"	
LIVING ROOM		
5.31M X 3.30M	17' 5" X 10' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. \*\*Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE BROCKHAM

3-BEDROOM HOME

PLOT NUMBERS

178

181



MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Recirculating hood
- Siemens Induction hob with glass splashback\*
- Bosch stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite
- Fitted mirror to Bathroom and En Suite

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

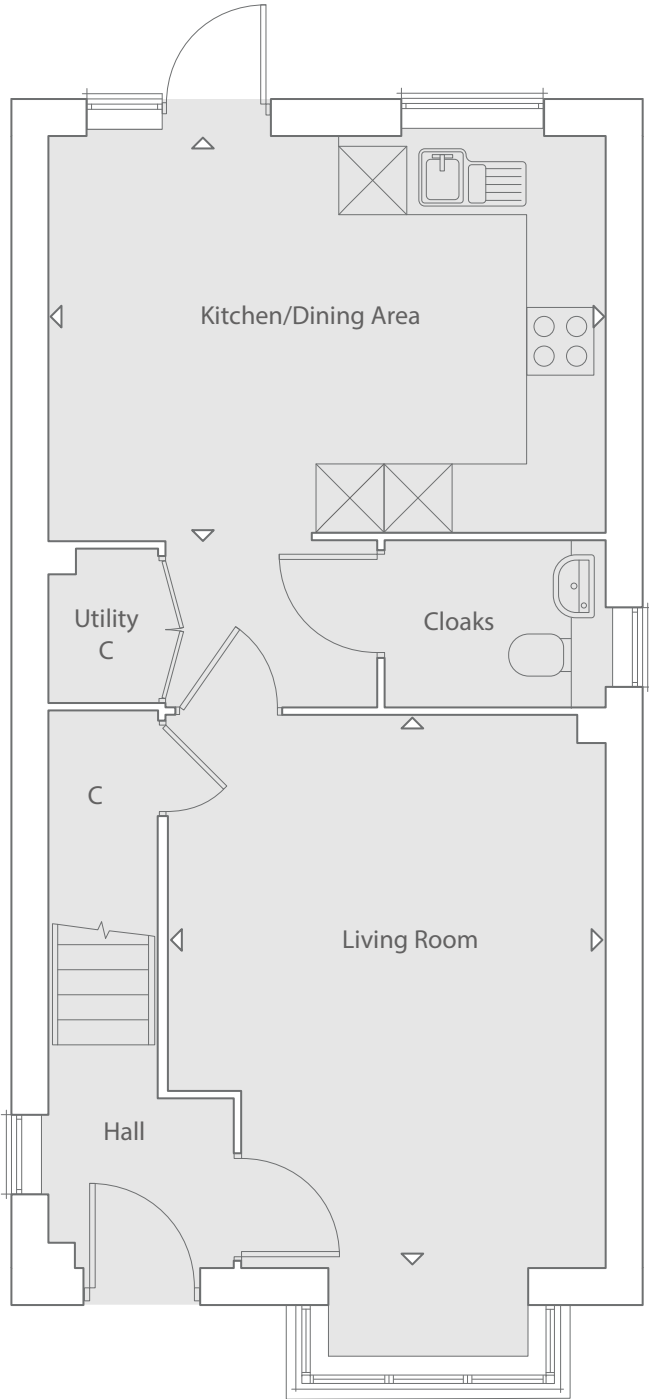
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, and En Suite
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke, heat and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door\*

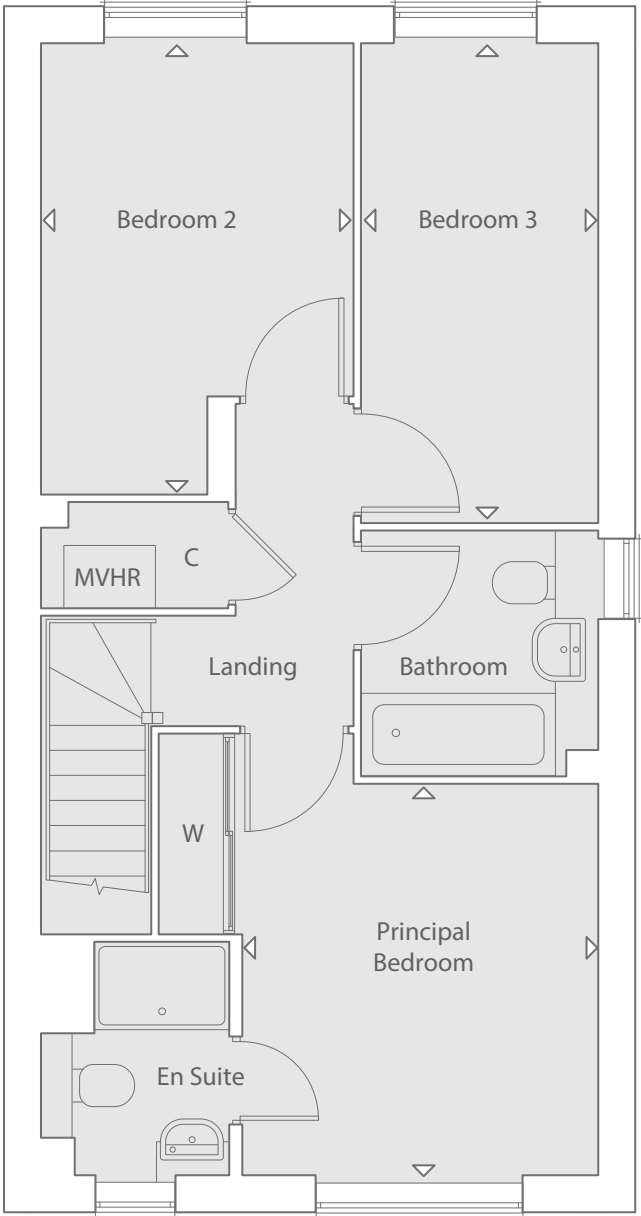
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
3.57M X 4.90M	11' 9" X 16' 1"	
LIVING ROOM		
4.89M X 3.86M	16' 1" X 12' 8"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.46M X 3.14M	11' 4" X 10' 4"	
BEDROOM 2		
3.99M X 2.75M	13' 1" X 9' 0"	
BEDROOM 3		
4.24M X 2.08M	13' 11" X 6' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. \*\*Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE MILFORD

3-BEDROOM HOME

PLOT NUMBER

184



MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Recirculating hood
- Siemens Induction hob with glass splashback\*
- Bosch stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite
- Fitted mirror to Bathroom and En Suite

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, and En Suite
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke, heat and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door\*

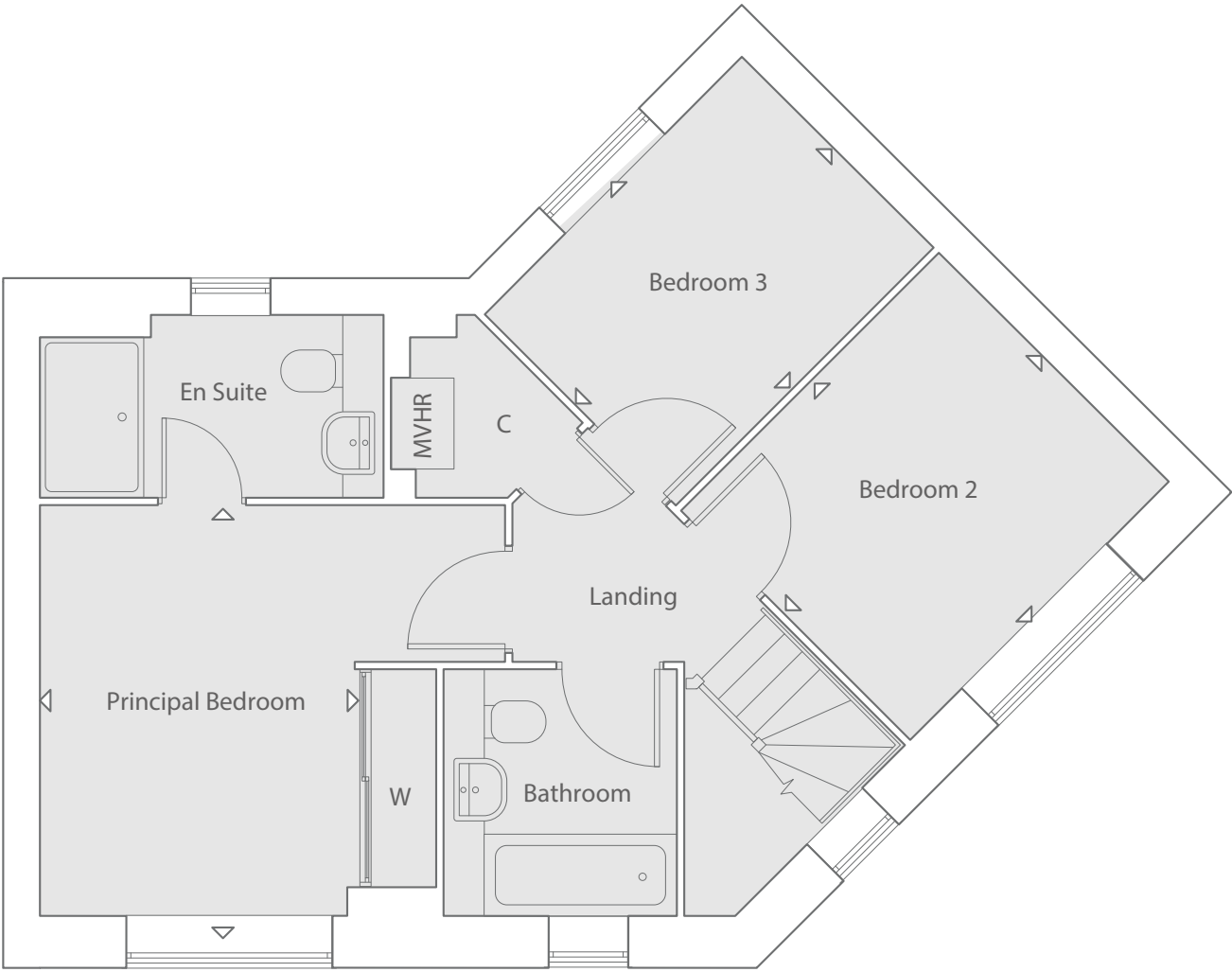
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
5.31M X 3.15M	17' 5" X 10' 4"	
LIVING ROOM		
5.31M X 3.31M	17' 5" X 10' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.64M X 2.70M	11' 11" X 8' 10"	
BEDROOM 2		
2.86M X 3.20M	9' 4" X 10' 6"	
BEDROOM 3		
2.39M X 3.20M	7' 10" X 10' 6"	

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# THE DAYLESFORD

**3-BEDROOM HOME**

PLOT NUMBERS

179

180



MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Recirculating hood
- Siemens Induction hob with glass splashback\*
- Bosch stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite
- Fitted mirror to Bathroom and En Suite

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

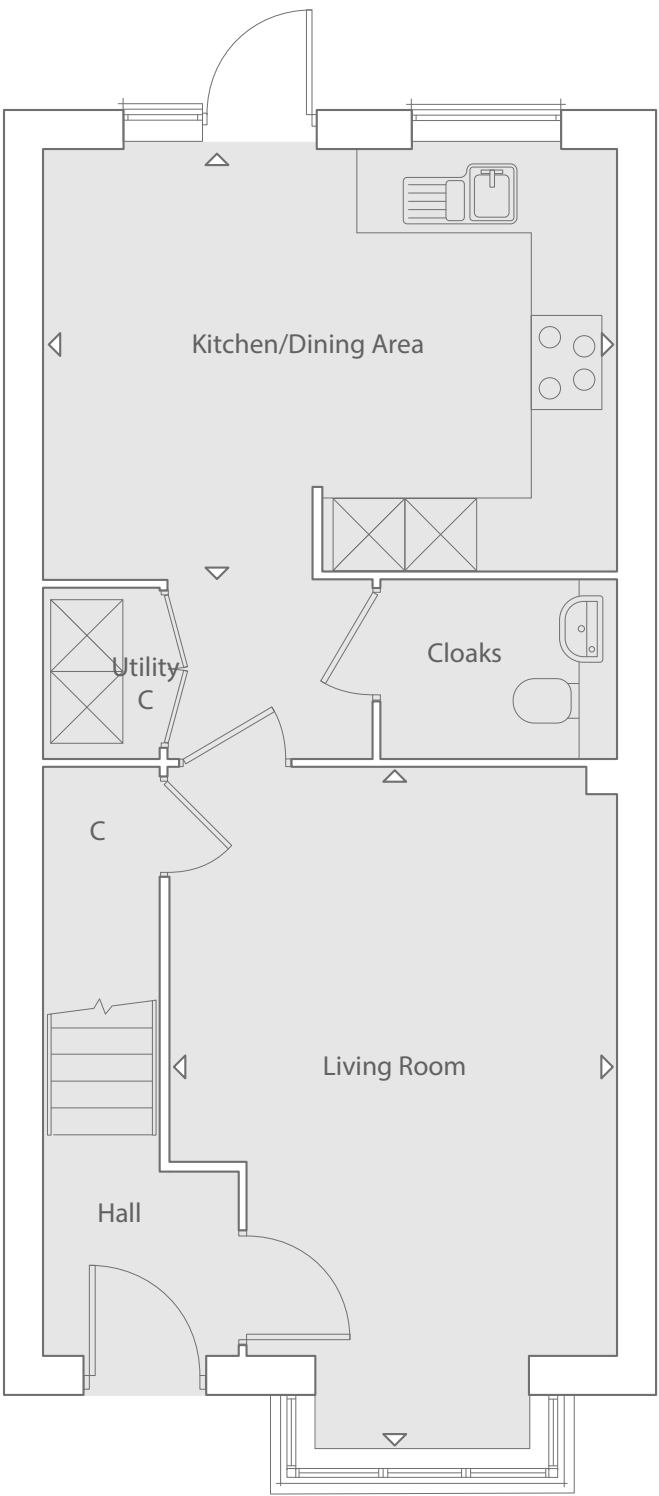
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, and En Suite
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke, heat and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door\*

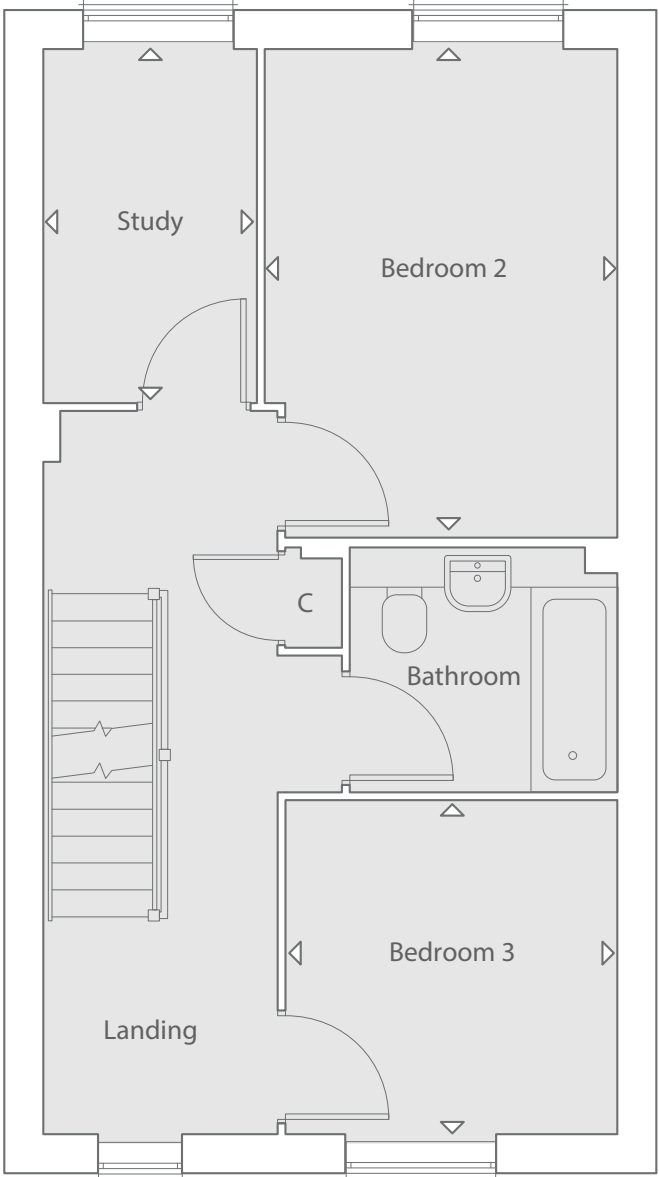
EXTERNAL FEATURES

- EV car charging point
- Timber-framed carport
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



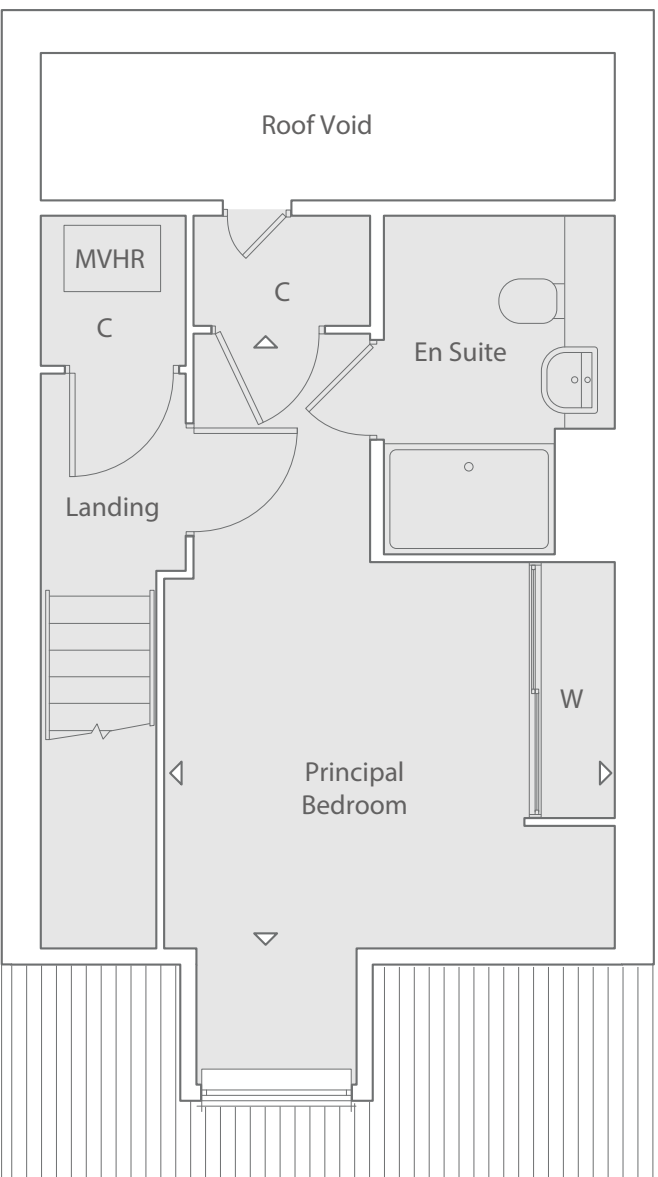
GROUND FLOOR

KITCHEN/DINING AREA		
3.56M X 4.73M	11' 8" X 15' 6"	
LIVING ROOM		
3.69M X 5.67M	12' 1" X 18' 7"	



FIRST FLOOR

STUDY		
2.94M X 1.77M	9' 8" X 5' 10"	
BEDROOM 2		
4.04M X 2.89M	13' 3" X 9' 6"	
BEDROOM 3		
2.76M X 2.73M	9' 1" X 8' 11"	



SECOND FLOOR

PRINCIPAL BEDROOM		
5.12 M X 3.71 M	16' 10" X 12' 2"	

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# THE CHILWORTH

**4-BEDROOM HOME**

PLOT NUMBERS

173

174

175



MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Recirculating hood
- Siemens Induction hob with glass splashback\*
- Bosch stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite
- Fitted mirror to Bathroom and En Suite

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

ELECTRICAL AND COMFORT

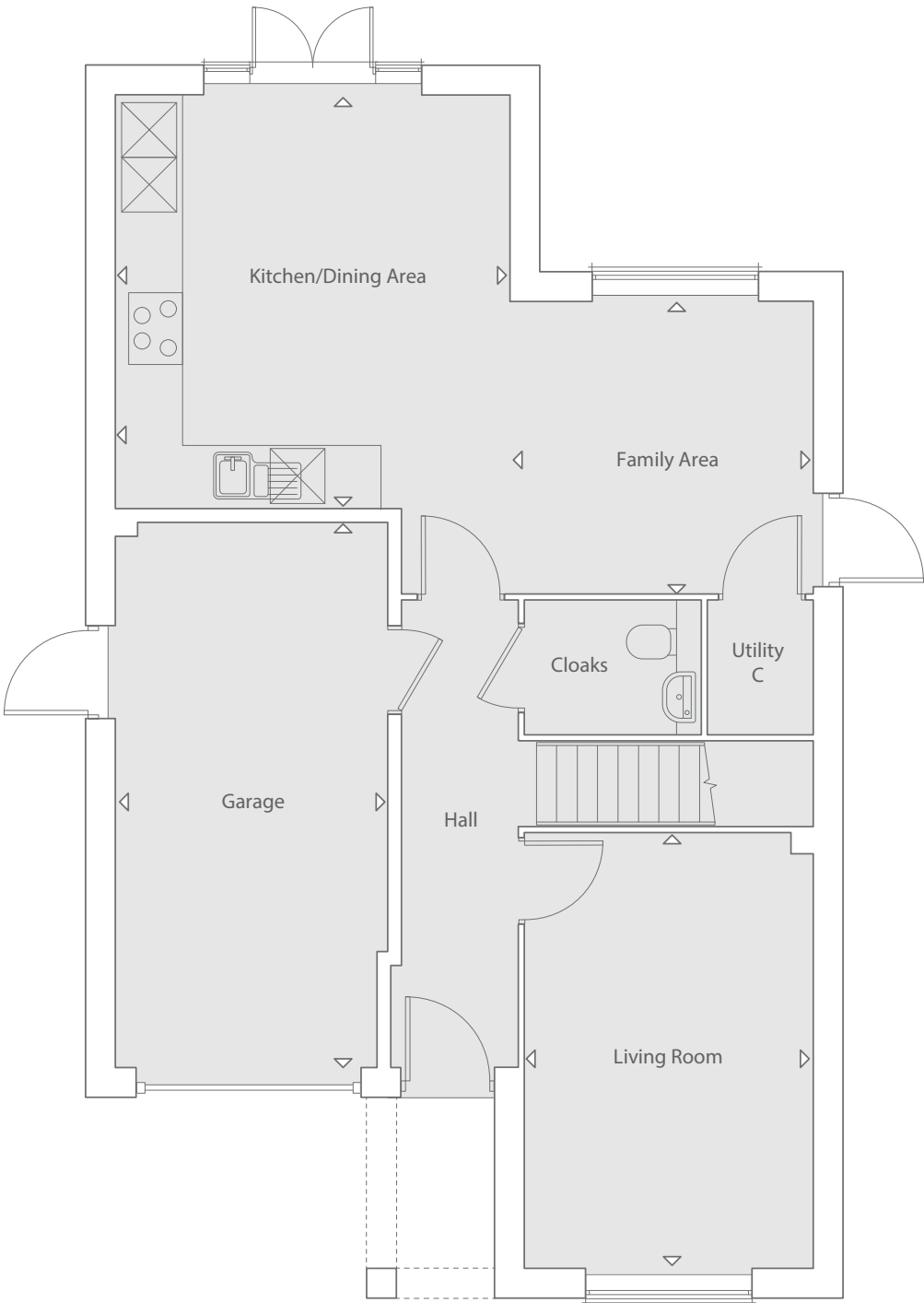
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, and En Suite
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke, heat and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door\*

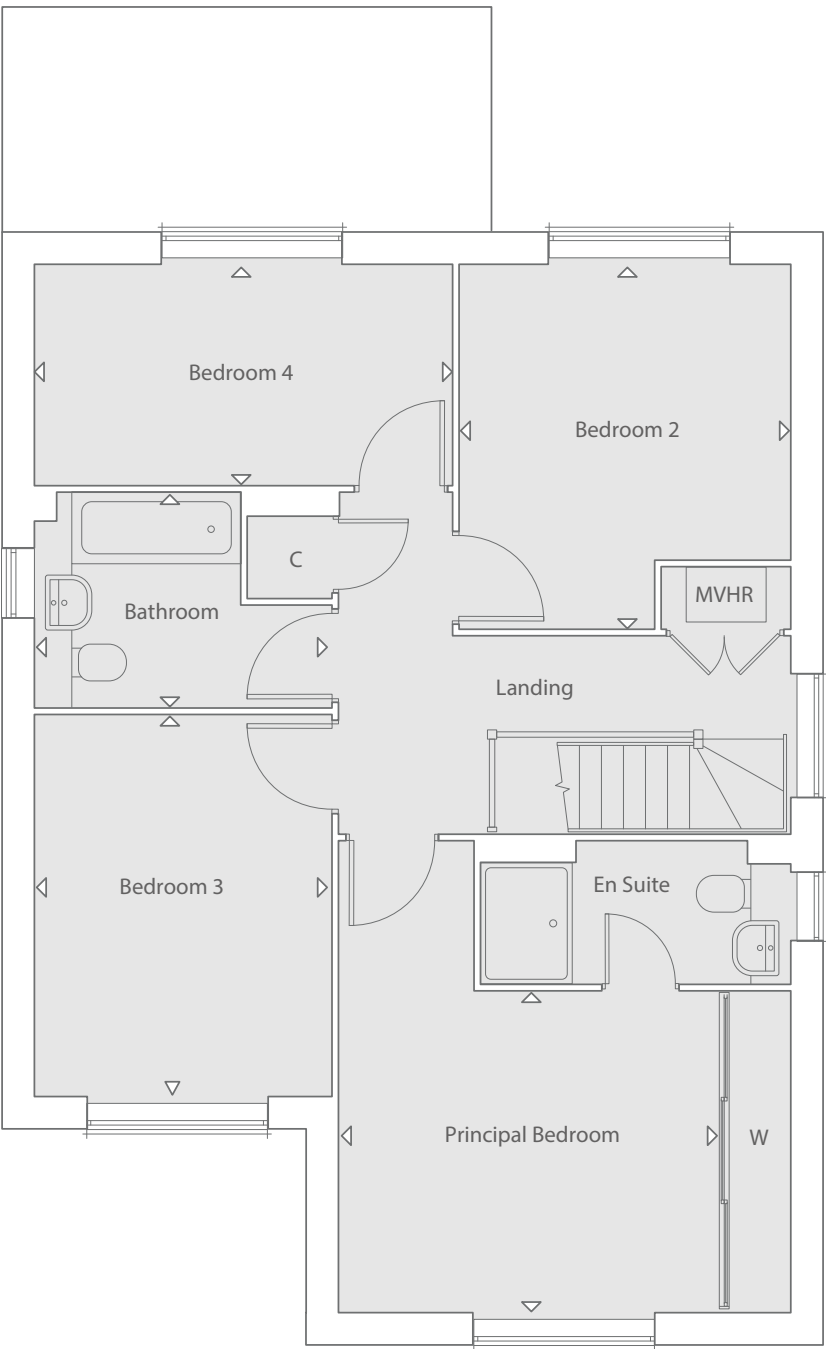
EXTERNAL FEATURES

- EV car charging point
- Single Garage
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



GROUND FLOOR

KITCHEN/DINING AREA		
4.50M X 4.26M	14' 9" X 13' 12"	
FAMILY AREA		
3.19M X 3.32M	10' 5" X 10' 11"	
LIVING ROOM		
4.74M X 3.12M	15' 7" X 10' 3"	
GARAGE		
2.94M X 5.94M	9' 8" X 19' 6"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.22M X 3.83M	10' 7" X 12' 7"	
BEDROOM 2		
3.67M X 3.31M	12' 0" X 10' 10"	
BEDROOM 3		
3.83M X 3.01M	12' 7" X 9' 10"	
BEDROOM 4		
2.22M X 4.21M	7' 3" X 13' 10"	

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# THE GRAYSHOTT

**4-BEDROOM HOME**

PLOT NUMBERS

172

176

177

182

214

217



MODERN KITCHEN SPACE  
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Recirculating hood
- Induction hob with splashback\*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- 2 Integrated Bosch fridge/freezers
- Integrated Bosch dishwasher
- Bosch Freestanding washing machine to Utility

QUALITY BATHROOM,  
EN SUITE AND CLOAKROOM

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

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

ELECTRICAL AND COMFORT

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

SECURITY AND PEACE OF MIND

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

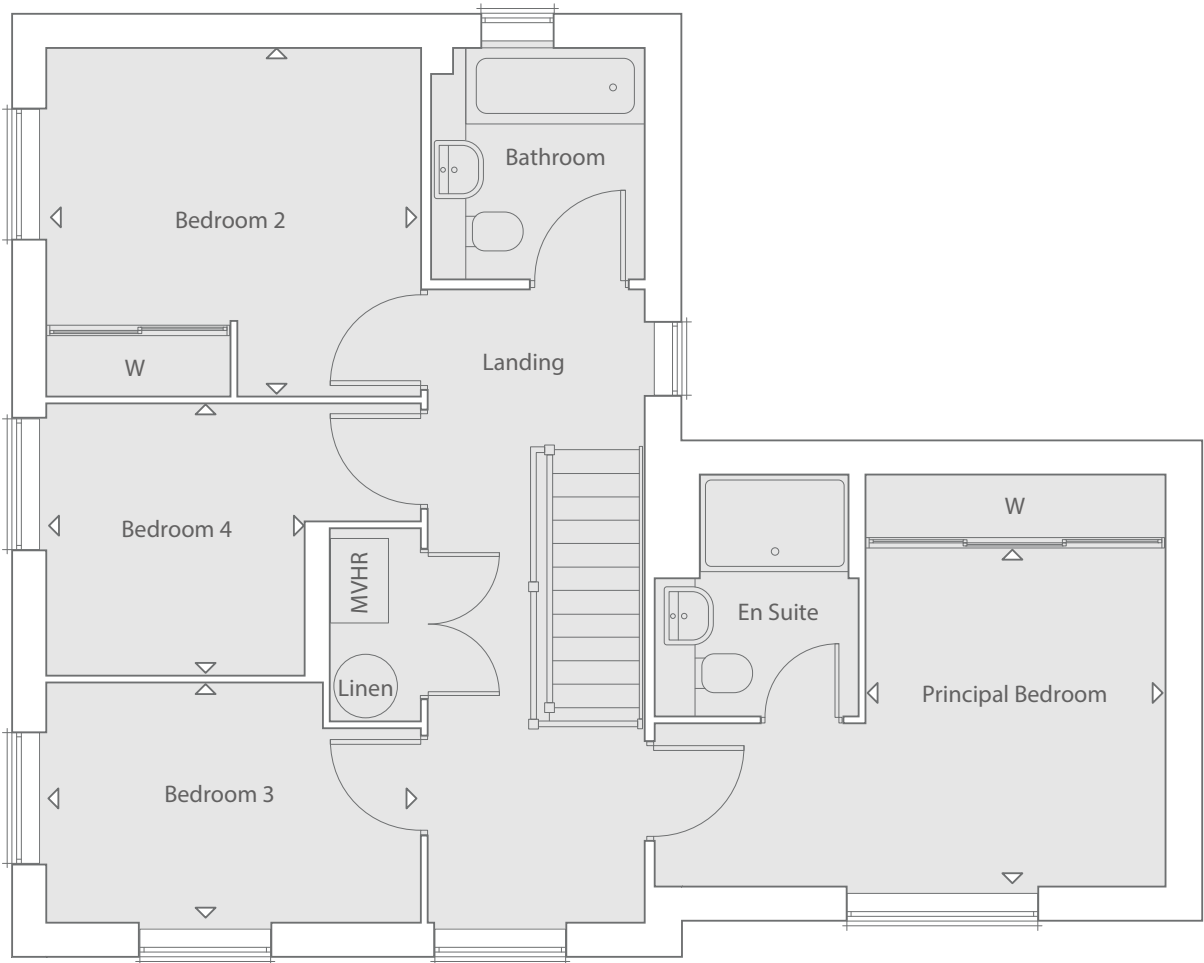
EXTERNAL FEATURES

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



GROUND FLOOR

FAMILY/DINING AREA		
5.46M X 3.50M	17' 11" X 11' 6"	
KITCHEN		
2.82M X 3.50M	9' 3" X 11' 6"	
LIVING ROOM		
3.89M X 4.85M	12' 9" X 15' 11"	
UTILITY		
1.98M X 2.09M	6' 6" X 6' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.89M X 2.86M	12' 9" X 9' 4"	
BEDROOM 2		
3.29M X 3.55M	10' 10" X 11' 8"	
BEDROOM 3		
2.27M X 3.55M	7' 5" X 11' 8"	
BEDROOM 4		
2.59M X 2.46M	8' 6" X 8' 1"	

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# THE CLANFIELD

4-BEDROOM HOME

PLOT NUMBERS

215

216



MODERN KITCHEN SPACE  
AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Recirculating hood
- Induction hob with splashback\*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Two integrated Bosch fridge/freezers
- Integrated Bosch dishwasher
- Bosch Freestanding washing machine to Utility

QUALITY BATHROOM,  
EN SUITE AND CLOAKROOM

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

DECORATION AND JOINERY

- Cottage panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in storage to Bedroom 2

ELECTRICAL AND COMFORT

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

SECURITY AND PEACE OF MIND

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

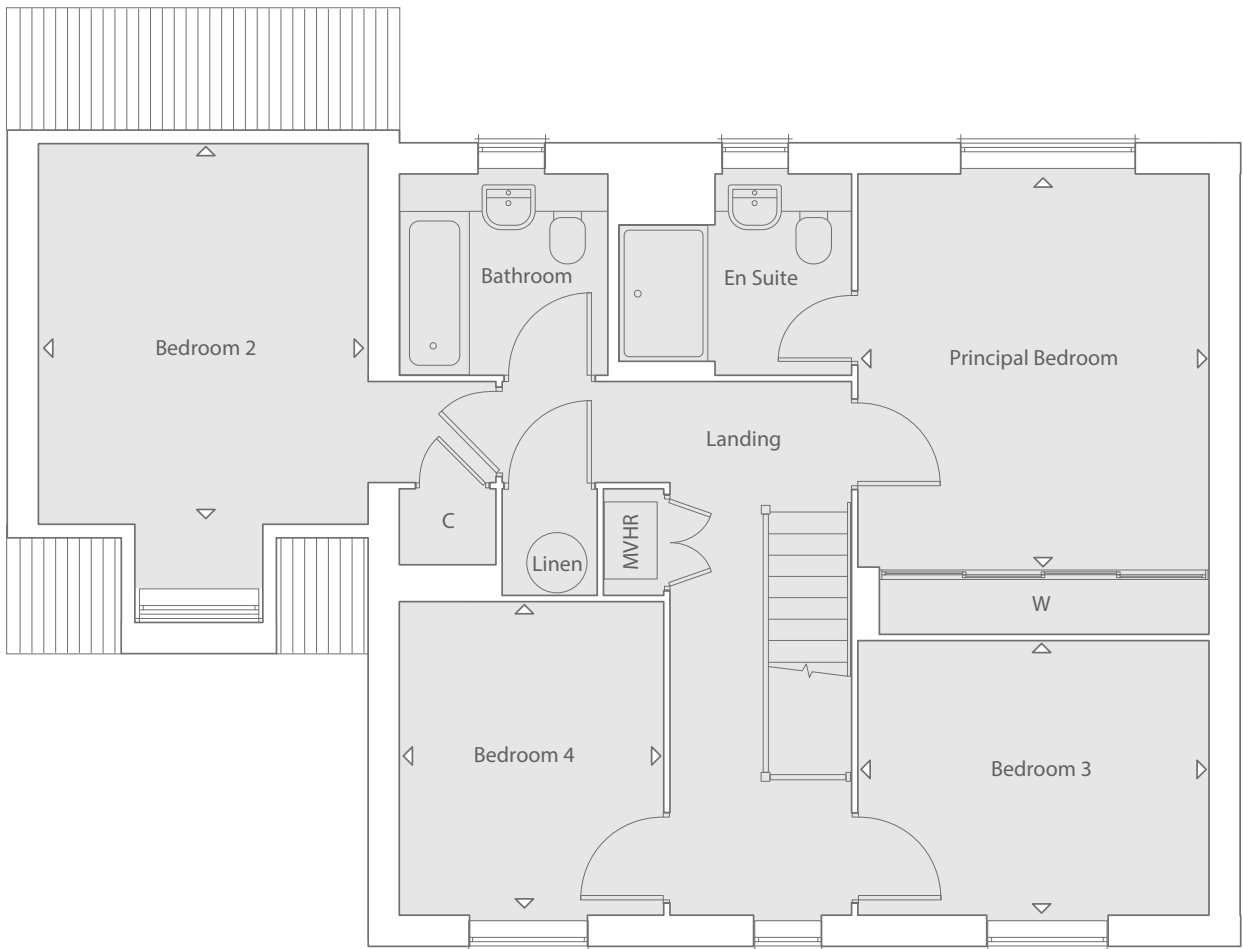
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
3.23M X 6.47M	10' 7" X 21' 3"	
LIVING ROOM		
4.37M X 3.60M	14' 4" X 11' 10"	
STUDY		
1.74M X 2.81M	5' 9" X 9' 2"	
UTILITY		
3.23M X 1.89M	10' 7" X 6' 2"	
GARAGE		
3.40M X 6.04M	11' 2" X 19' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.08M X 3.65M	13' 5" X 11' 12"	
BEDROOM 2		
3.40M X 3.99M	11' 2" X 13' 1"	
BEDROOM 3		
2.85M X 3.65M	9' 4" X 11' 12"	
BEDROOM 4		
3.25M X 2.75M	10' 8" X 9' 0"	

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**Hermitage Lane, Chapelfield Way,  
Aylesford, Kent ME16 9FS**

Marketing Suite open daily 10am to 5pm

**Phone:**

0333 321 8903

**Email:**

HermitageParkAylesford@croudacehomes.co.uk

**What 3 Words location:**

///levels.smiled.sleep

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

Date of Preparation June 2025.







croudacehomes