



VIBURNUM
HERMITAGE PARK
AYLESFORD



*Computer generated image is indicative only.

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



PHASE 2B DEVELOPMENT LAYOUT

3 BEDROOM HOMES

- THE HARLINGTON**
PLOT 301
- THE MILFORD**
PLOTS 299 & 300
- THE BROCKHAM**
PLOT 292

4 BEDROOM HOMES

- THE HENLEY**
PLOTS 294, 296, 295 & 297
- THE GRAYSHOTT**
PLOT 302
- THE PADWORTH**
PLOTS 293 & 298

Site key:

- Carport



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.



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THE HARLINGTON

3 BEDROOM HOME

PLOT NUMBERS

301

MODERN KITCHEN

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Bosch Stainless steel double electric oven
- Siemens Induction hob with glass splashback and Chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer, Washing machine and Dishwasher

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
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite[†]
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 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

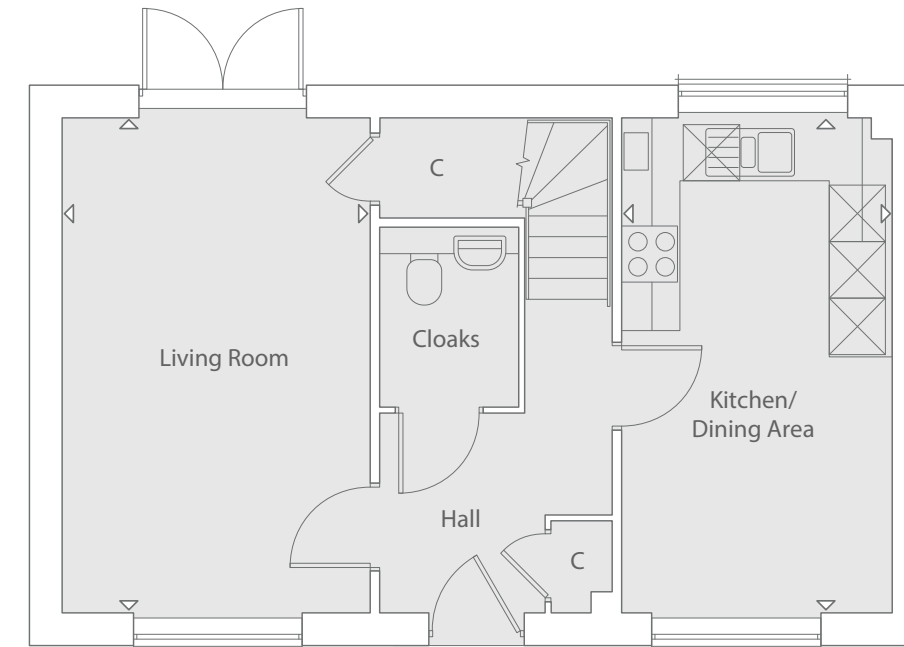
- Combi Boiler heating system controlled with Heatmiser neoStat
- MHVR system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating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

DECORATION AND JOINERY

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

EXTERNAL FEATURES

- Timber framed Carport
- Driveway Parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt
- Turf to rear garden as standard



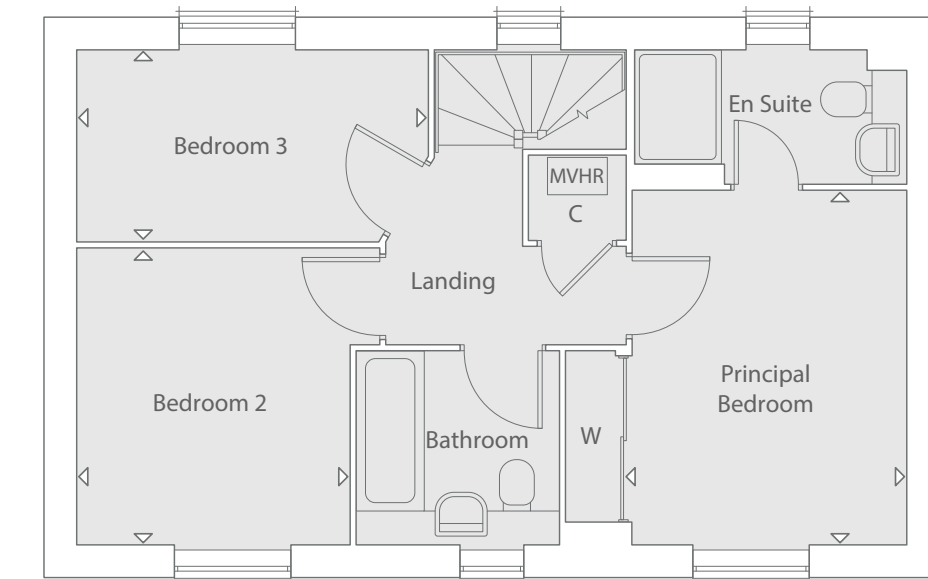
GROUND FLOOR

KITCHEN/DINING AREA

2.85M X 5.25M 9' 4" X 17' 3"

LIVING ROOM

3.25M X 5.26M 10' 8" X 17' 3"



FIRST FLOOR

PRINCIPAL BEDROOM

2.91M X 3.76M 9' 7" X 12' 4"

BEDROOM 2

2.88M X 3.14M 9' 5" X 10' 4"

BEDROOM 3

3.73M X 2.02M 12' 3" X 6' 8"



*Computer generated image is indicative only.



THE MILFORD

3 BEDROOM HOME

PLOT NUMBERS

299

300

MODERN KITCHEN 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 & Utility†
- Bosch Stainless steel double electric oven
- Siemens Induction hob with glass splashback and Chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine

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
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 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

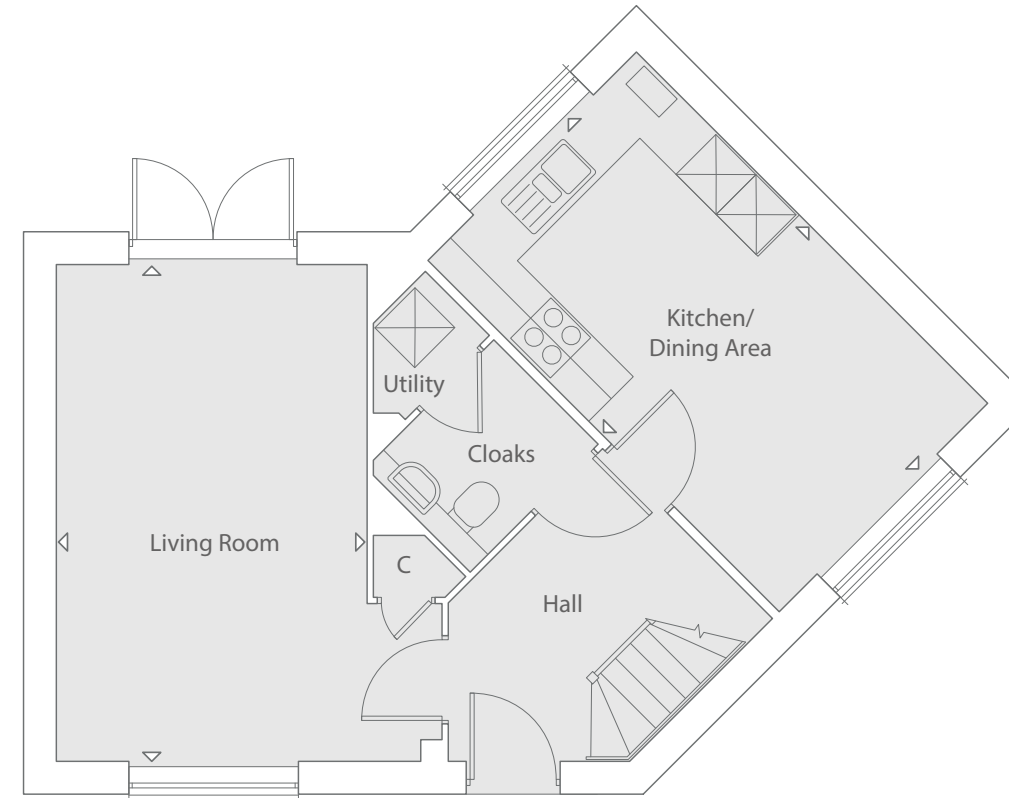
- Combi Boiler heating system controlled with Heatmiser neoStat
- MHVR system
- LED downlights to Hall, Landing, Kitchen, Utility, Bathroom and En Suite†
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating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

DECORATION AND JOINERY

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

EXTERNAL FEATURES

- Timber framed Carport
- Driveway Parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING AREA

3.10M X 5.26M 10' 2" X 17' 3"

LIVING ROOM

3.27M X 5.26M 10' 9" X 17' 3"



FIRST FLOOR

PRINCIPAL BEDROOM

4.07M X 3.60M 13' 4" X 11' 10"

BEDROOM 2

3.17M X 2.84M 10' 5" X 9' 4"

BEDROOM 3

3.17M X 2.36M 10' 5" X 7' 9"



*Computer generated image is indicative only.



THE BROCKHAM

3 BEDROOM HOME

PLOT NUMBER

292

MODERN KITCHEN

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

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
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite[†]
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 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

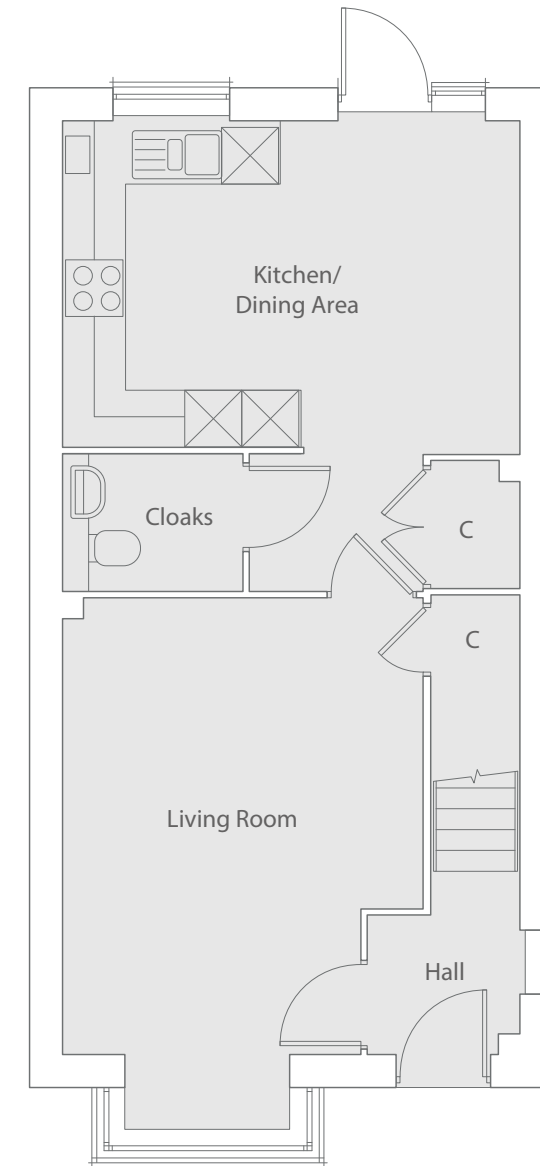
- Combi Boiler heating system controlled with Heatmiser neoStat
- (WWRS) Waste water recovery system
- MHVR system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite[†]
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floor

DECORATION AND JOINERY

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

EXTERNAL FEATURES

- Timber framed Carport
- Driveway Parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt
- Turf to rear garden as standard



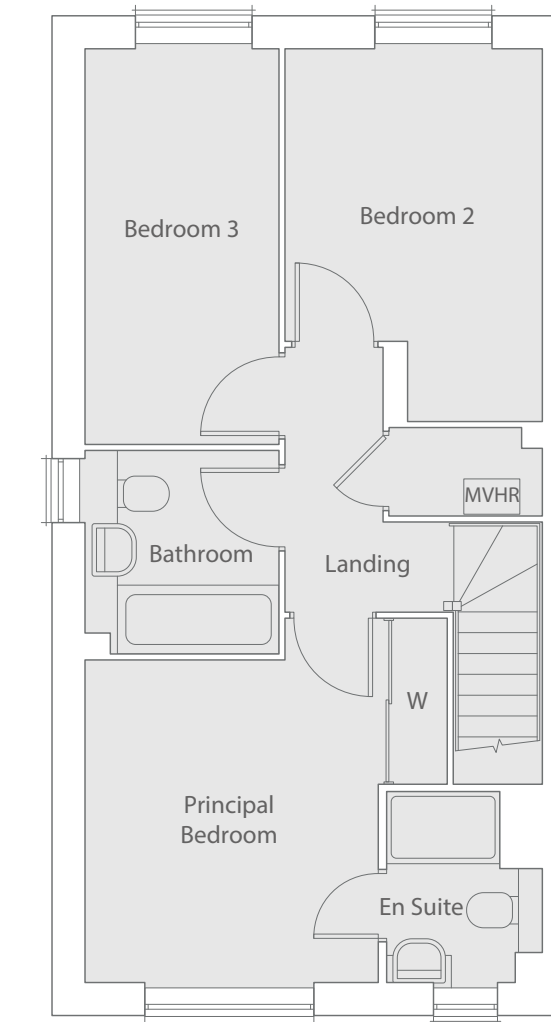
GROUND FLOOR

KITCHEN/DINING AREA

4.85M X 3.46M 15' 11" X 11' 4"

LIVING ROOM

3.82M X 5.64M 12' 6" X 18' 6"



FIRST FLOOR

PRINCIPAL BEDROOM

3.10M X 3.87M 10' 2" X 12' 8"

BEDROOM 2

2.71M X 3.95M 8' 11" X 12' 12"

BEDROOM 3

2.04.M X 4.20M 6' 8" X 13' 9"



*Computer generated image is indicative only.



THE HENLEY

4 BEDROOM HOME

PLOT NUMBERS

294

296

295

297

MODERN KITCHEN, UTILITY AND LAUNDRY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Laundry†
- Bosch Stainless steel double electric oven
- Siemens Induction hob with glass splashback and Chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine

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
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 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

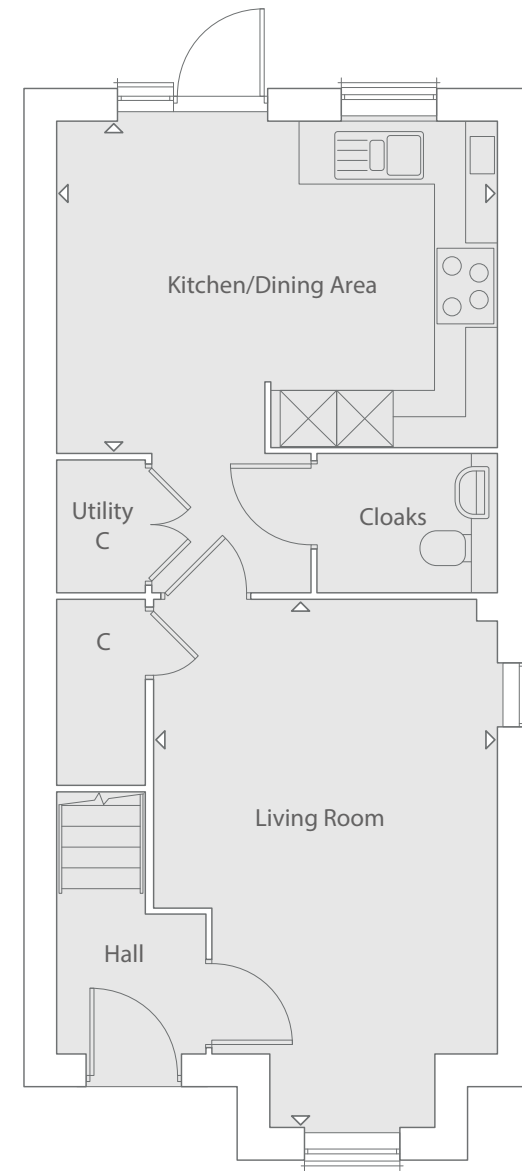
- Combi Boiler heating system controlled with Heatmiser neoStat
- (WWRS) Waste water recovery system
- MHVR system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living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

DECORATION AND JOINERY

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

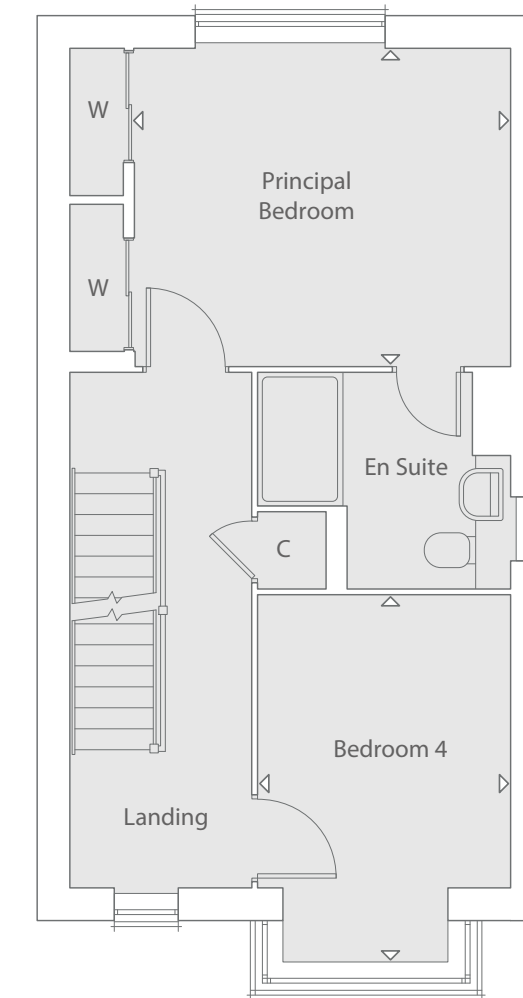
EXTERNAL FEATURES

- Timber framed Carport
- Driveway Parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt
- Turf to rear garden as standard



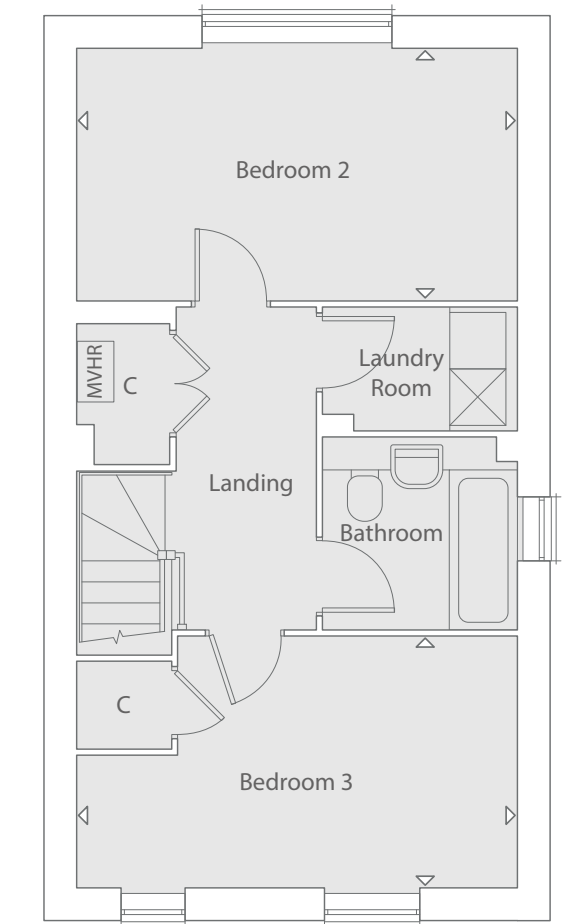
GROUND FLOOR

KITCHEN/DINING AREA	
4.68M X 3.52M	15' 4" X 11' 7"
LIVING ROOM	
3.65M X 5.63M	11' 12" X 18' 6"



FIRST FLOOR

PRINCIPAL BEDROOM	
3.98M X 3.37M	13' 1" X 11' 1"
BEDROOM 4	
2.67M X 3.85M	8' 9" X 12' 8"



SECOND FLOOR

BEDROOM 2	
4.68M X 2.67M	15' 4" X 8' 9"
BEDROOM 3	
4.68M X 2.66M	15' 4" X 8' 9"



*Computer generated image is indicative only.



THE GRAYSHOTT

4 BEDROOM HOME

PLOT NUMBER

302

MODERN KITCHEN AND UTILITY

- Paula Rosa Manhattan designed Kitchen with Oak cutlery tray
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility†
- Simens chimney extractor hood
- Siemens stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom*†
- Fitted mirror to Bathroom and En Suite* (where a bulk head ceiling is present)
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- 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

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms

- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

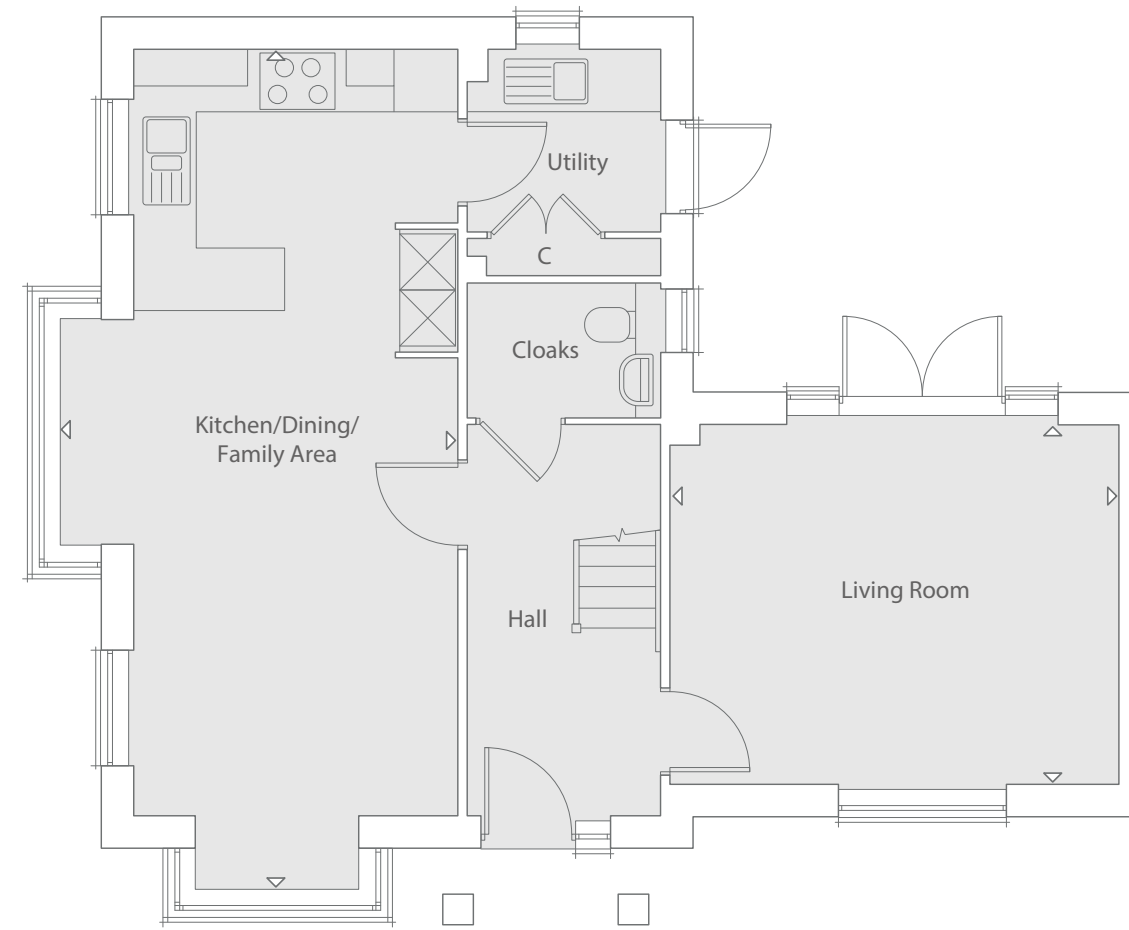
- Air Source Heat Pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area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

DECORATION AND JOINERY

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

EXTERNAL FEATURES

- EV car charging point
- External tap and socket to garden
- Single Garage
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt
- Turf to rear garden as standard
- Traditional patio paving - Riven Mountain Mist Sandstone



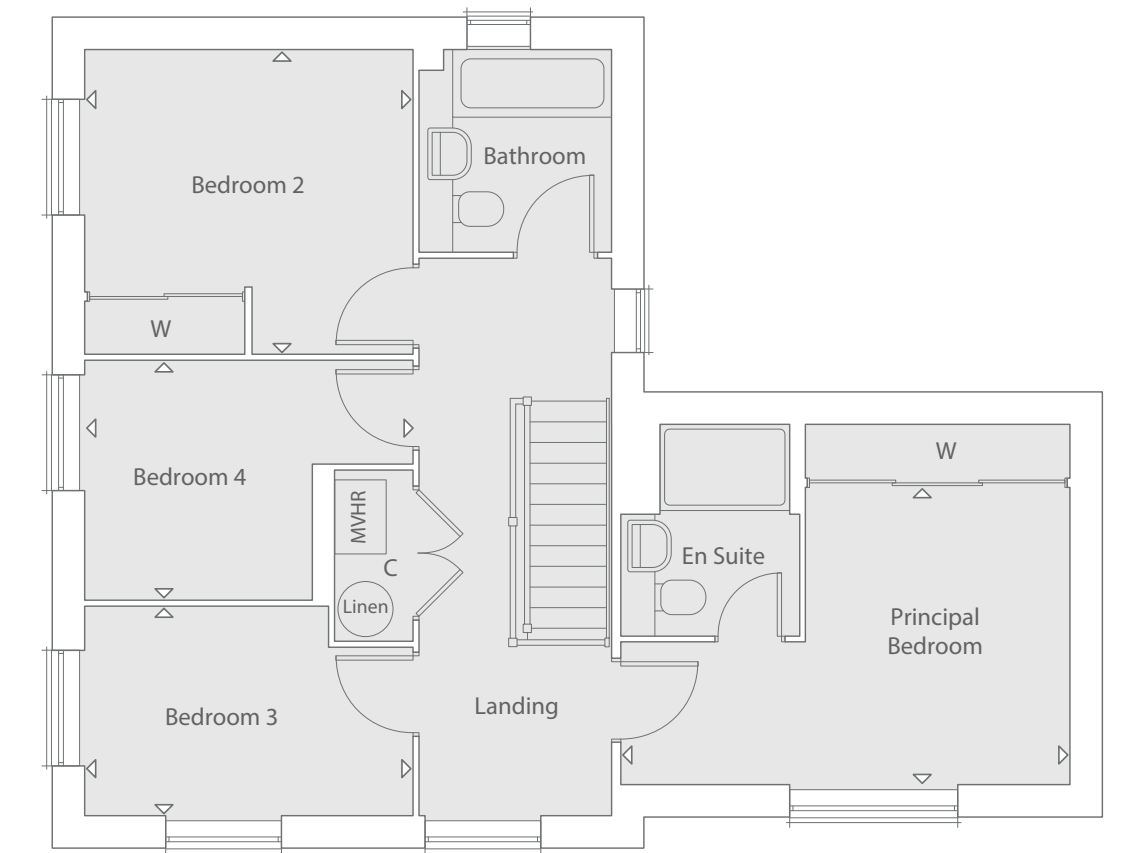
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

4.24M X 9.01M 13' 11" X 29' 7"

LIVING ROOM

4.80M X 3.84M 15' 9" X 12' 7"



FIRST FLOOR

PRINCIPAL BEDROOM

4.80M X 3.17M 15' 9" X 10' 5"

BEDROOM 2

3.51M X 3.25M 11' 6" X 10' 8"

BEDROOM 3

3.51M X 2.23M 11' 6" X 7' 4"

BEDROOM 4

3.51M X 2.56M 11' 6" X 8' 5"



*Computer generated image is indicative only.



THE PADWORTH

4 BEDROOM HOME

PLOT NUMBER

293

298

MODERN KITCHEN AND UTILITY

- Paula Rosa Manhattan designed Kitchen with Oak cutlery tray
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility†
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- Fitted mirror to Bathroom and En Suites* (where a a bulk head ceiling is present)
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite(s)
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover

- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

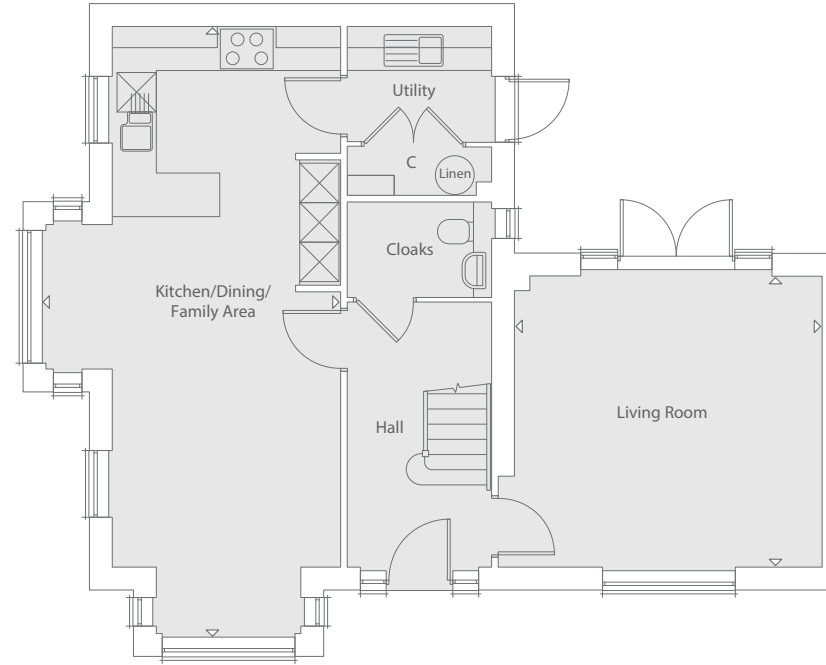
- Air Source Heat Pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen, Utility, Bathroom and En Suites†
- TV point to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floors

DECORATION AND JOINERY

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

EXTERNAL FEATURES

- EV car charging point
- External tap and socket to garden
- Double garage
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt
- Turf to rear garden as standard
- Traditional patio paving - Riven Mountain Mist Sandstone



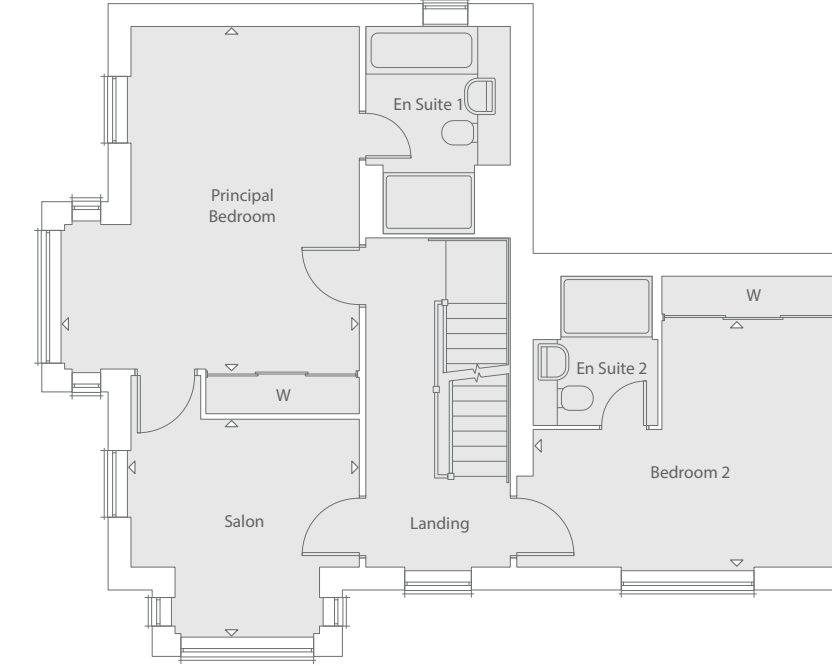
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

4.51M X 9.30M 14' 10" X 30' 6"

LIVING ROOM

4.71M X 4.47M 15' 5" X 14' 8"



FIRST FLOOR

PRINCIPAL BEDROOM

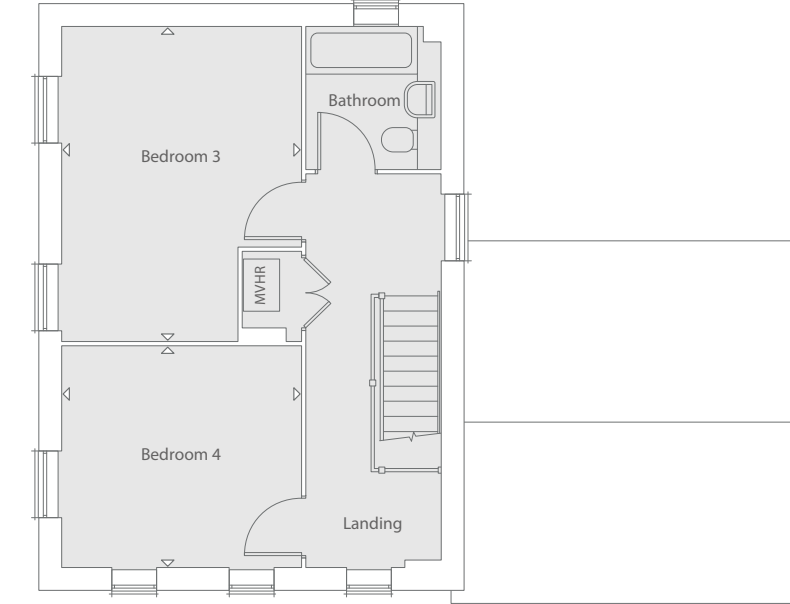
4.47M X 5.20M 14' 8" X 17' 1"

SALON

3.45M X 3.25M 11' 4" X 10' 8"

BEDROOM 2

4.91M X 3.76M 16' 1" X 12' 4"



SECOND FLOOR

BEDROOM 3

3.67M X 4.82M 12' 0" X 15' 10"

BEDROOM 4

3.67M X 3.41M 12' 0" X 11' 2"

**Hermitage Park, Newbridge Avenue,
Maidstone, Kent ME16 9RF**

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What 3 Words location:

///tree.funds.elder



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 April 2026.





*Computer generated image is indicative only.

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