



ROSA
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.

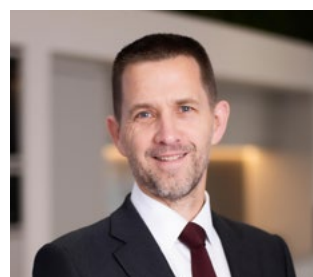
We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

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



ROSA DEVELOPMENT LAYOUT

2-BEDROOM HOMES

- THE ASHBANK**
PLOTS 114, 115 & 116
- THE OAKFORD**
PLOTS 117 & 118
- THE LYNSTEAD**
PLOT 110

3-BEDROOM HOMES

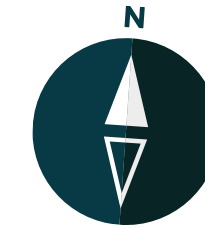
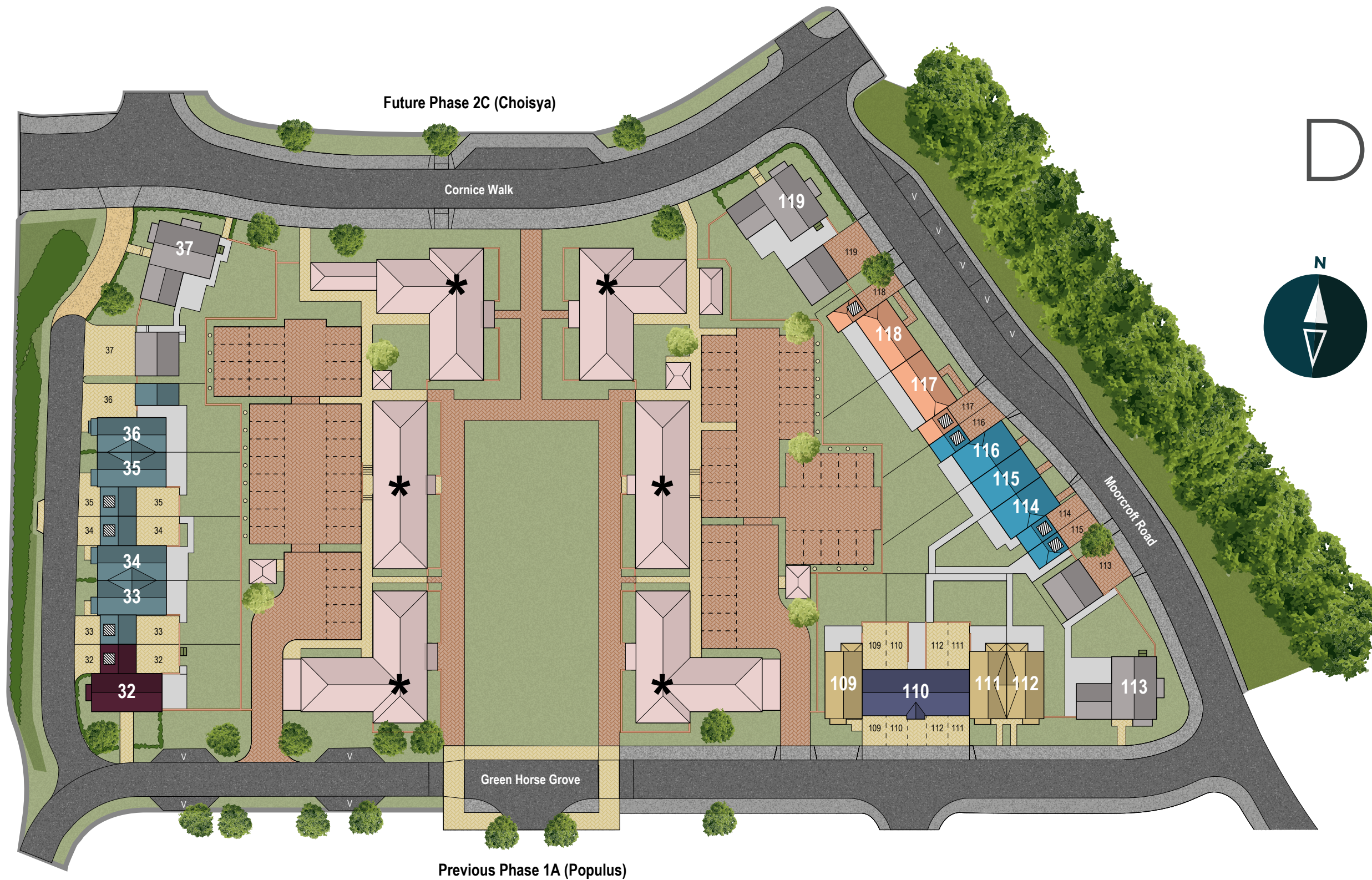
- THE HARWELL**
PLOTS 33, 34, 35 & 36

4-BEDROOM HOMES

- THE RADFORD**
PLOTS 109, 111 & 112
- THE BRIMPTON**
PLOT 32

5-BEDROOM HOMES

- THE PADWORTH**
PLOTS 37, 113 & 119



Carport Affordable Housing

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 ASHBANK

2-BEDROOM HOME

PLOT NUMBERS

114

115

116

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
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

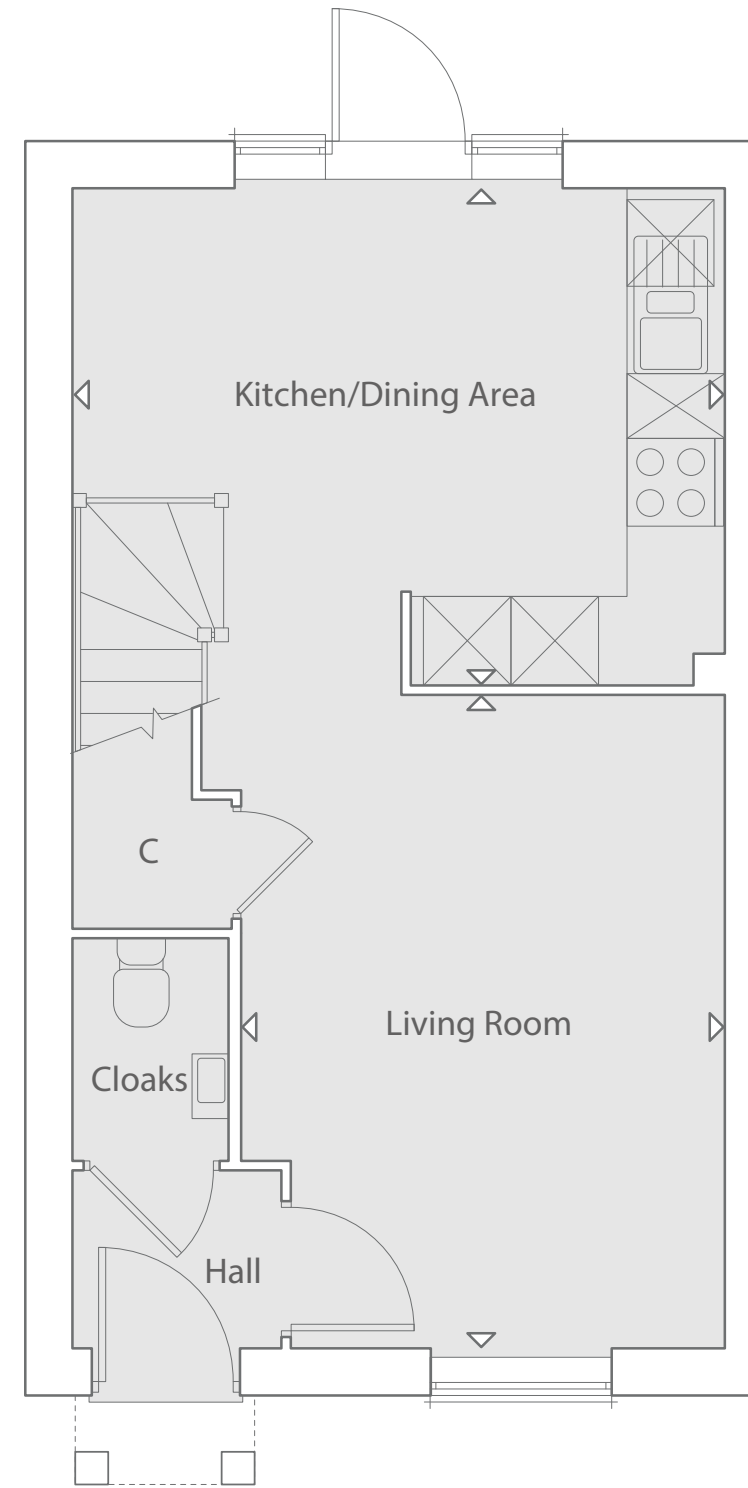
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (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 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
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



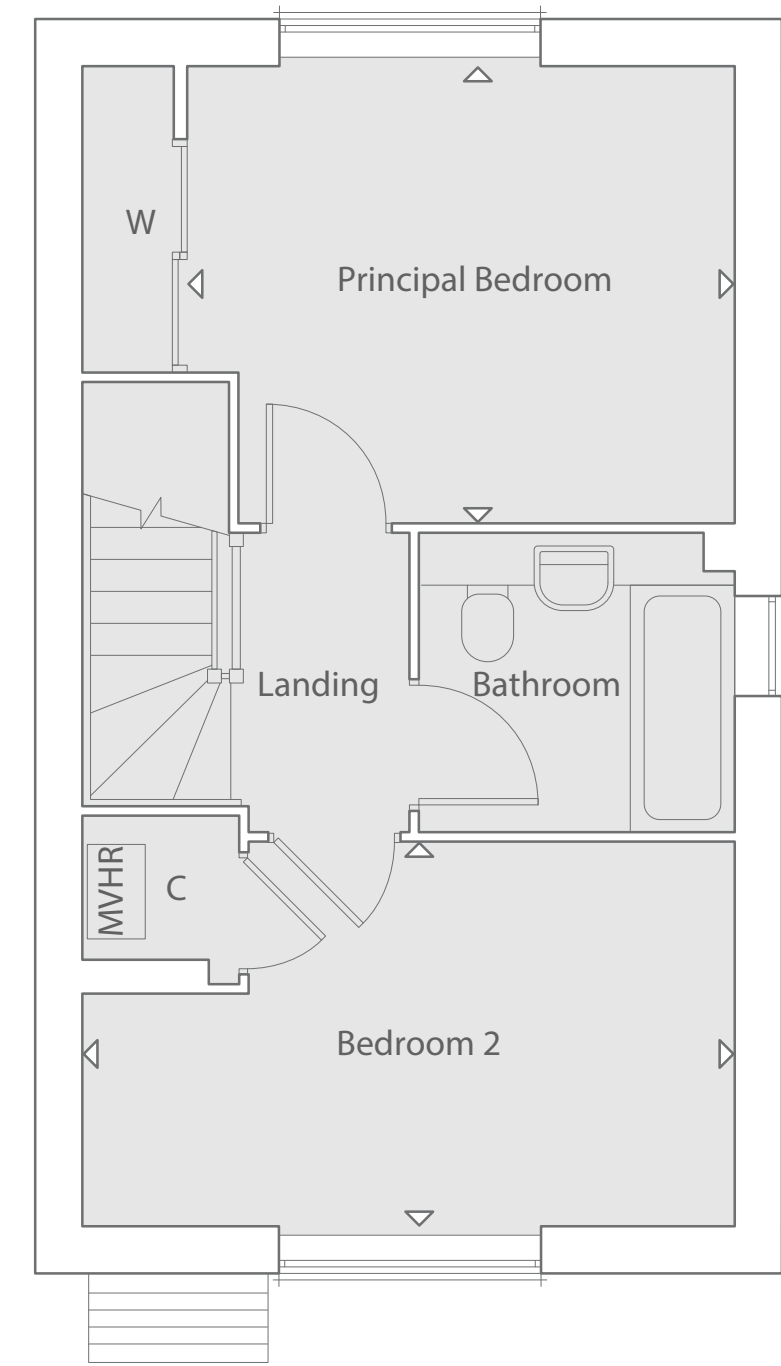
GROUND FLOOR

KITCHEN/DINING AREA

4.50M X 3.43M 14' 8" X 11' 3"

LIVING ROOM

4.51M X 3.33M 14' 10" X 10' 11"



FIRST FLOOR

PRINCIPAL BEDROOM

3.79M X 3.15M 12' 5" X 10' 4"

BEDROOM 2

4.50M X 2.65M 14' 8" X 8' 8"



THE OAKFORD

2-BEDROOM HOME

PLOT NUMBERS

117

118

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
- Induction hob with glass splashback and Chimney extractor hood
- Stainless steel double electric oven
- Full Integrated Bosch appliances: Fridge/freezer, Washing machine and Dishwasher

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suites†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in En Suite 2
- Shower enclosure with thermostatic shower in En Suite 1†
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom†
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- 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 and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

EXTERNAL FEATURES

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



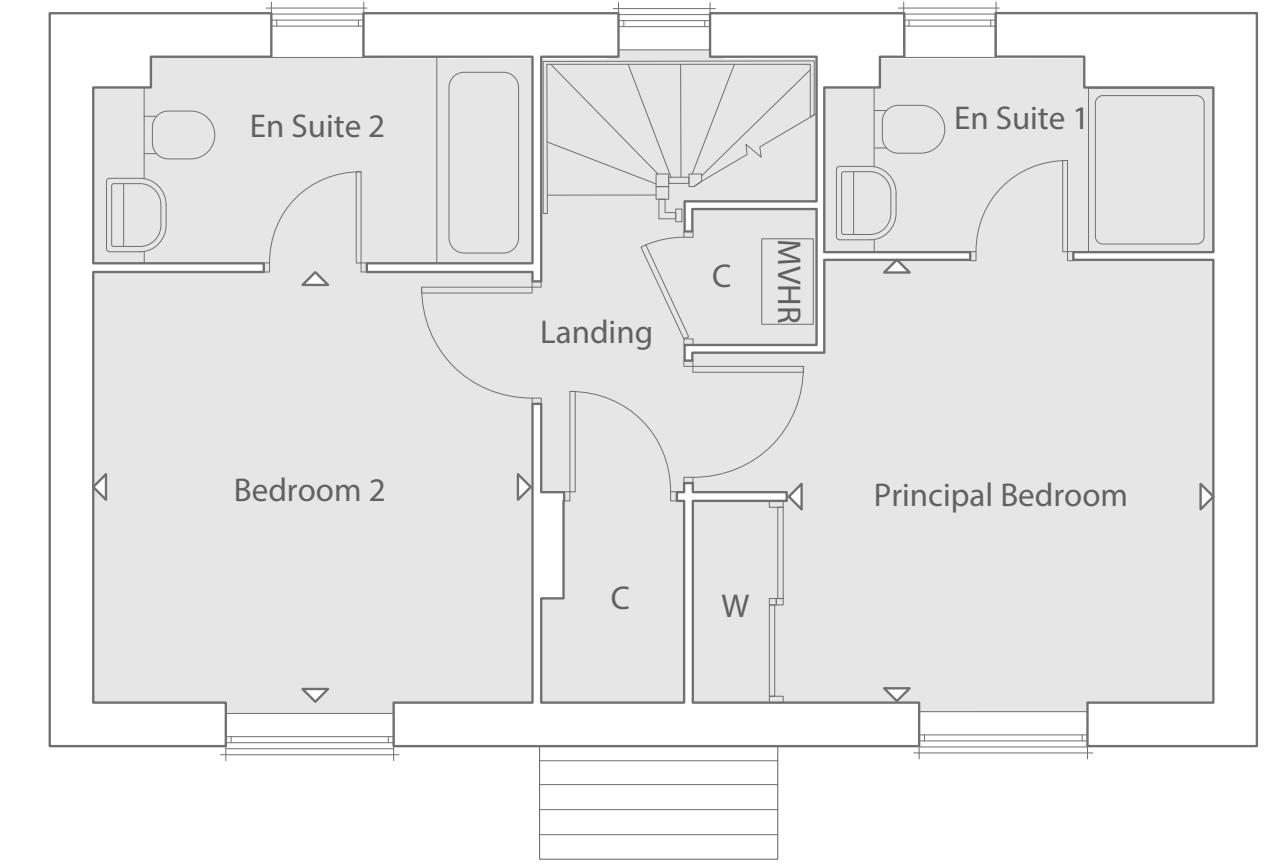
GROUND FLOOR

KITCHEN/DINING AREA

4.81M X 2.90M 15' 9" X 9' 5"

LIVING ROOM

4.81M X 3.24M 15' 9" X 10' 8"



FIRST FLOOR

PRINCIPAL BEDROOM

3.29M X 3.18M 10' 10" X 10' 5"

BEDROOM 2

3.28M X 3.20M 10' 9" X 10' 5"



THE LYNSTEAD

2-BEDROOM HOME

PLOT NUMBER

110

MODERN KITCHEN SPACE AND UTILITY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom 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
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

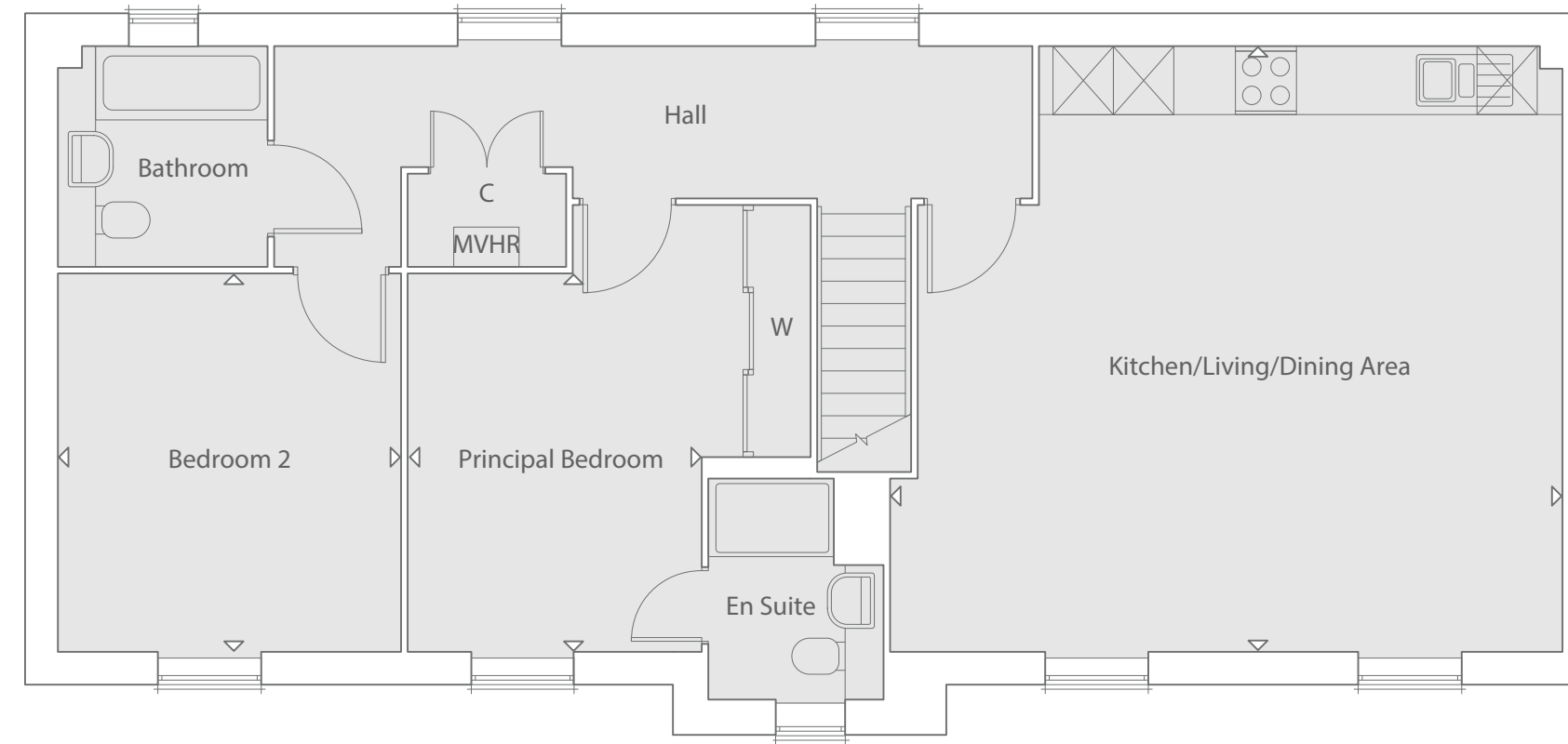
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen, Bathroom and En Suite
- TV point to Kitchen/Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Kitchen/Living/Dining Area and all Bedrooms
- Mechanical Ventilation Heat Recovery (MVHR) System
- Radiators throughout

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and door**

EXTERNAL FEATURES

- EV car charging point
- Drive-through
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number
- PV panels



FIRST FLOOR

KITCHEN/LIVING/DINING AREA

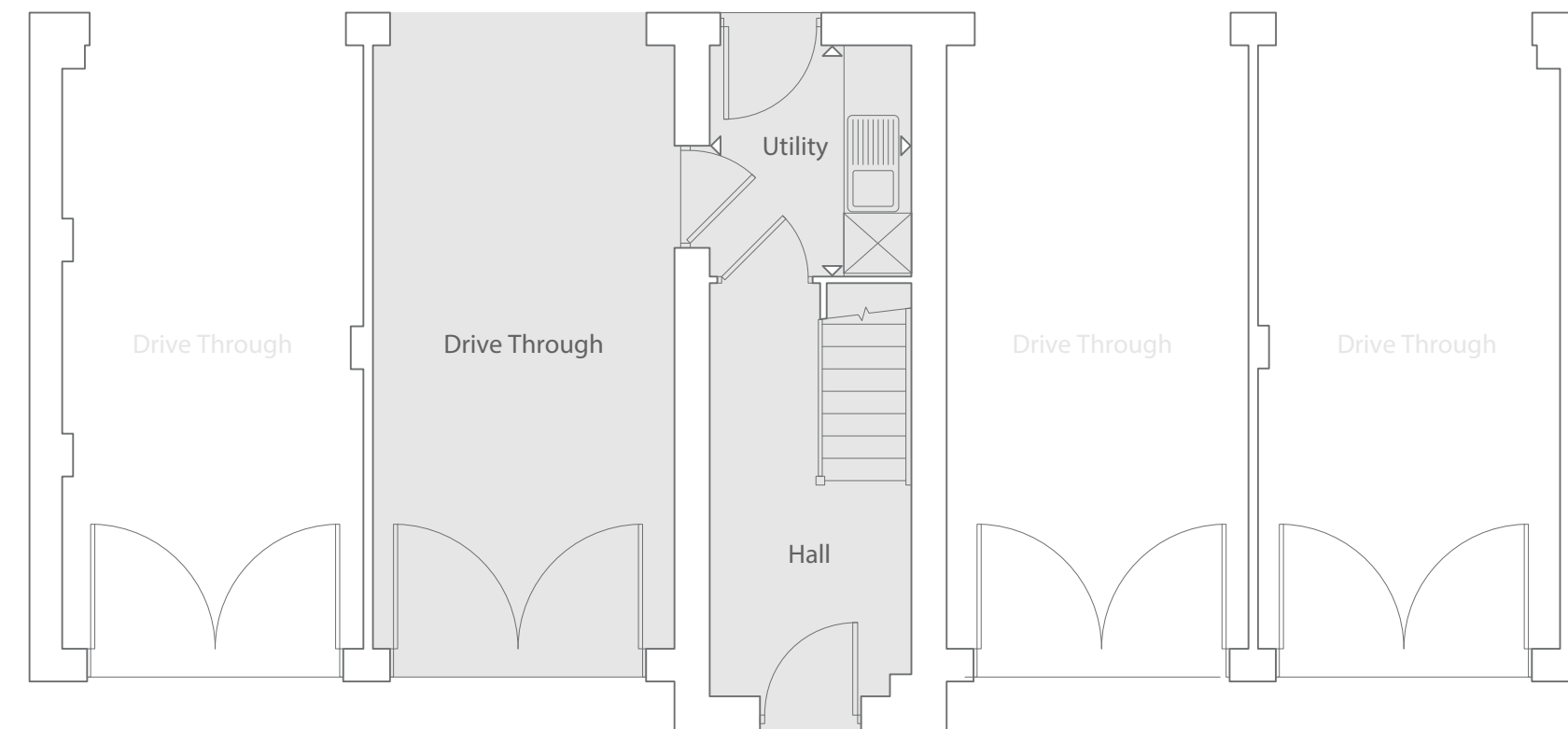
6.39M X 6.00M 20' 12" X 19' 8"

PRINCIPAL BEDROOM

3.75M X 2.94M 12' 4" X 9' 8"

BEDROOM 2

3.75M X 3.39M 12' 4" X 11' 1"



GROUND FLOOR

UTILITY

2.30M X 2.01M 7' 7" X 6' 7"



THE HARWELL

3-BEDROOM HOME

PLOT NUMBERS

33

34

35

36

MODERN KITCHEN SPACE AND UTILITY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom 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
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

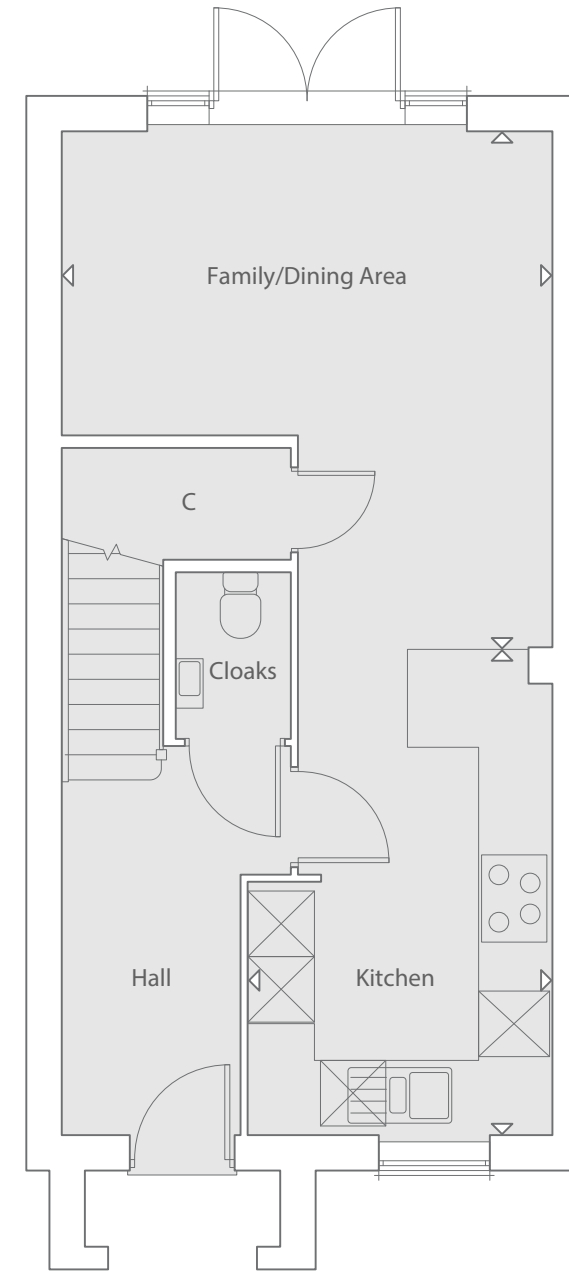
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Kitchen, Family/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Family/Dining Area and all bedrooms
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points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

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†

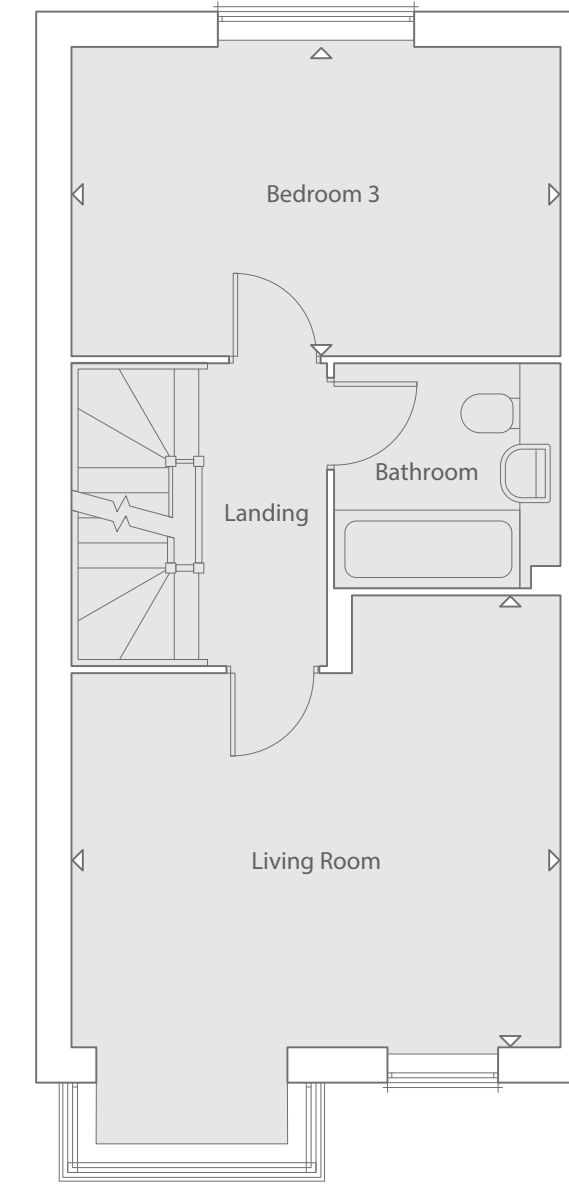
EXTERNAL FEATURES

- EV car charging point
- Timber framed carport to Plots 33, 34, & 35
- Single garage to Plot 36
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- PV panels
- External tap and socket to garden
- Slate tile door number



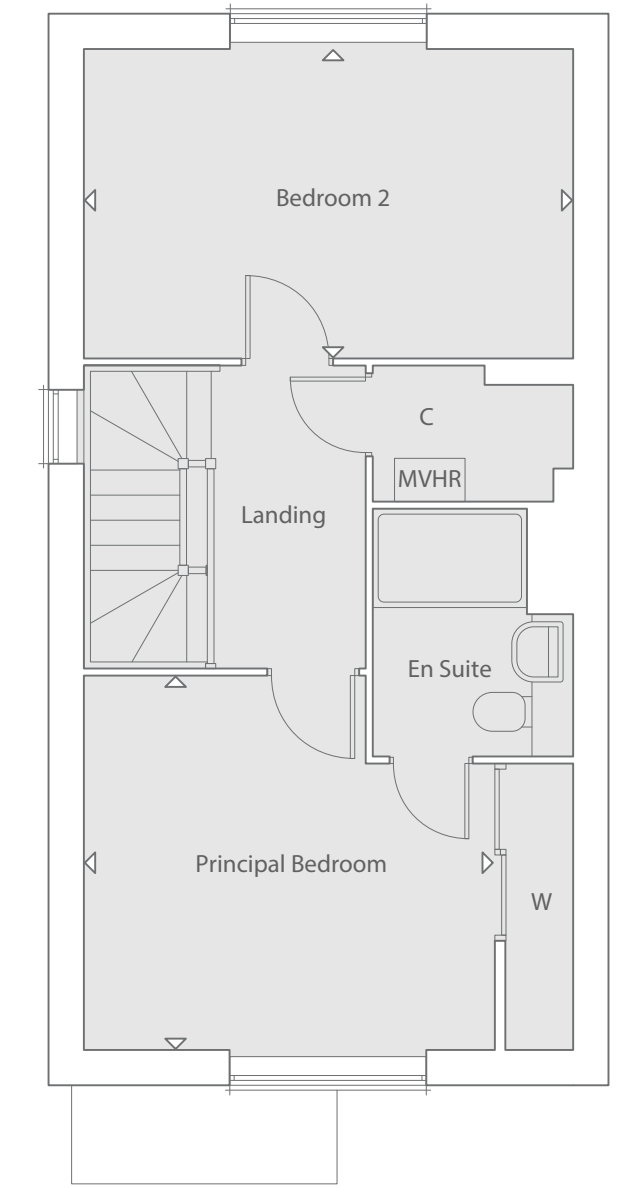
GROUND FLOOR

| | | |
|--------------------|---------------|-----------------|
| KITCHEN | 2.80M X 4.44M | 14' 2" X 14' 6" |
| FAMILY/DINING AREA | 4.50M X 4.73M | 14' 8" X 15' 5" |



FIRST FLOOR

| | | |
|-------------|---------------|-----------------|
| LIVING ROOM | 4.50M X 4.15M | 14' 8" X 13' 7" |
| BEDROOM 3 | 4.50M X 2.85M | 14' 8" X 9' 4" |



SECOND FLOOR

| | | |
|-------------------|---------------|-----------------|
| PRINCIPAL BEDROOM | 4.79M X 3.43M | 15' 7" X 11' 3" |
| BEDROOM 2 | 4.50M X 2.85M | 14' 8" X 9' 4" |



THE RADFORD

4-BEDROOM HOME

PLOT NUMBERS

109

111

112

MODERN KITCHEN SPACE AND UTILITY

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

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

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 4
- Built-in storage to Bedroom 3

ELECTRICAL AND COMFORT

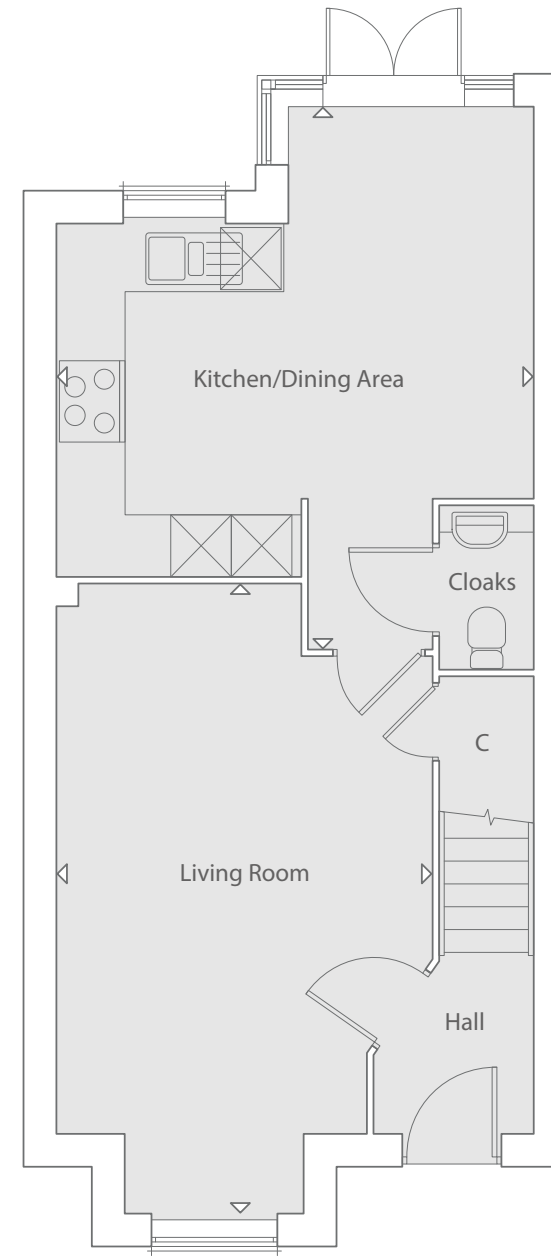
- Combi Boiler heating system controlled with Heatmiser neoStat
- (WWRS) Waste Water Recovery System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living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

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†

EXTERNAL FEATURES

- External power point and EV car charging point
- Drive-through
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slim space saver water butt
- Turfed rear garden
- External tap and socket to garden
- Slate tile door number



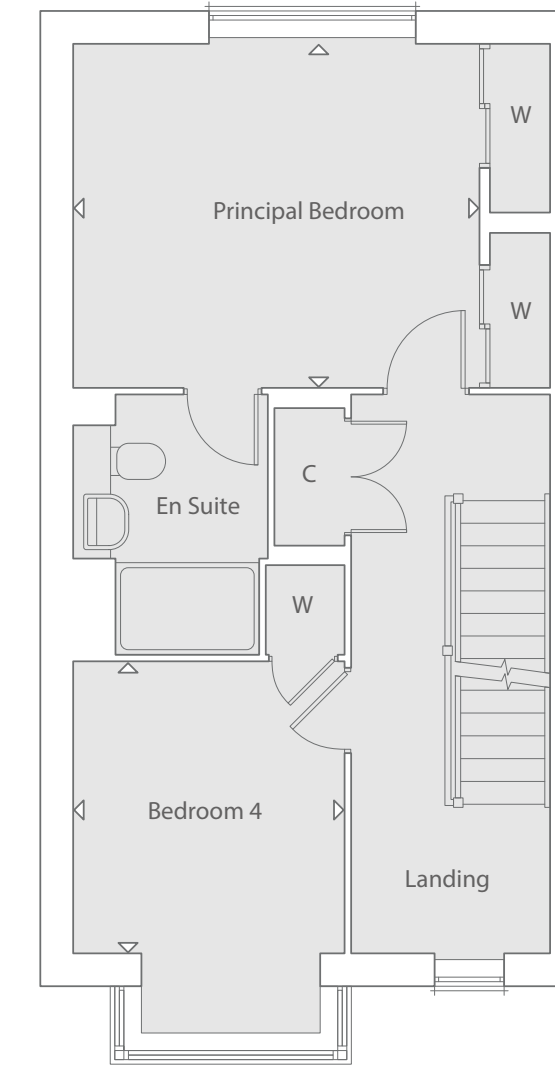
GROUND FLOOR

KITCHEN/DINING AREA

5.37M X 4.73M 17' 6" X 15' 5"

LIVING ROOM

5.44M X 3.71M 17' 10" X 12' 2"



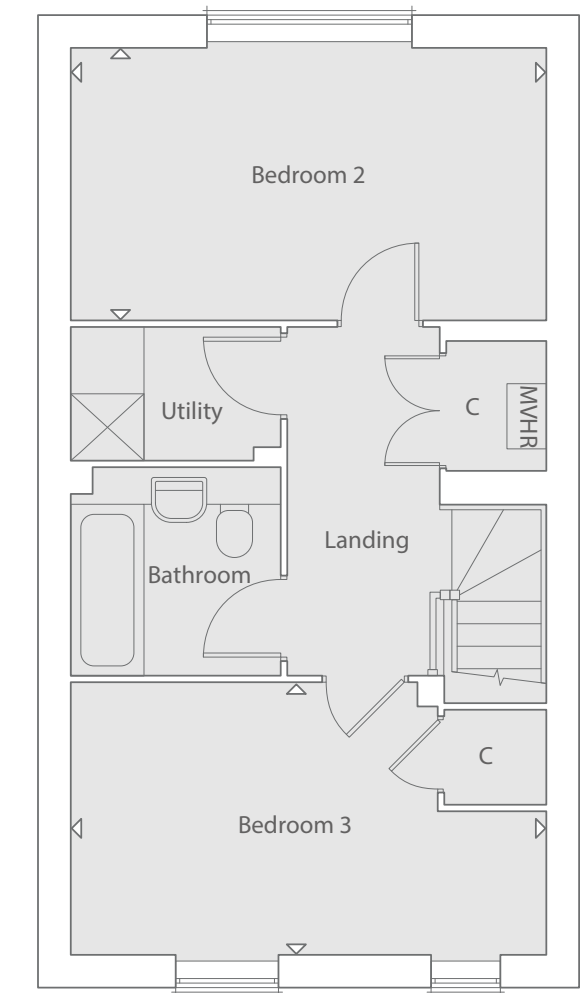
FIRST FLOOR

PRINCIPAL BEDROOM

4.02M X 3.41M 13' 2" X 11' 2"

BEDROOM 4

2.68M X 2.89M 8' 10" X 9' 6"



SECOND FLOOR

BEDROOM 2

4.73M X 2.71M 15' 5" X 8' 11"

BEDROOM 3

4.73M X 2.71M 15' 5" X 8' 11"



THE BRIMPTON

4-BEDROOM HOME

PLOT NUMBER

32

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
- Chimney extractor hood
- Induction hob with glass splashback*
- Stainless steel double electric oven
- Integrated Bosch washing machine
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

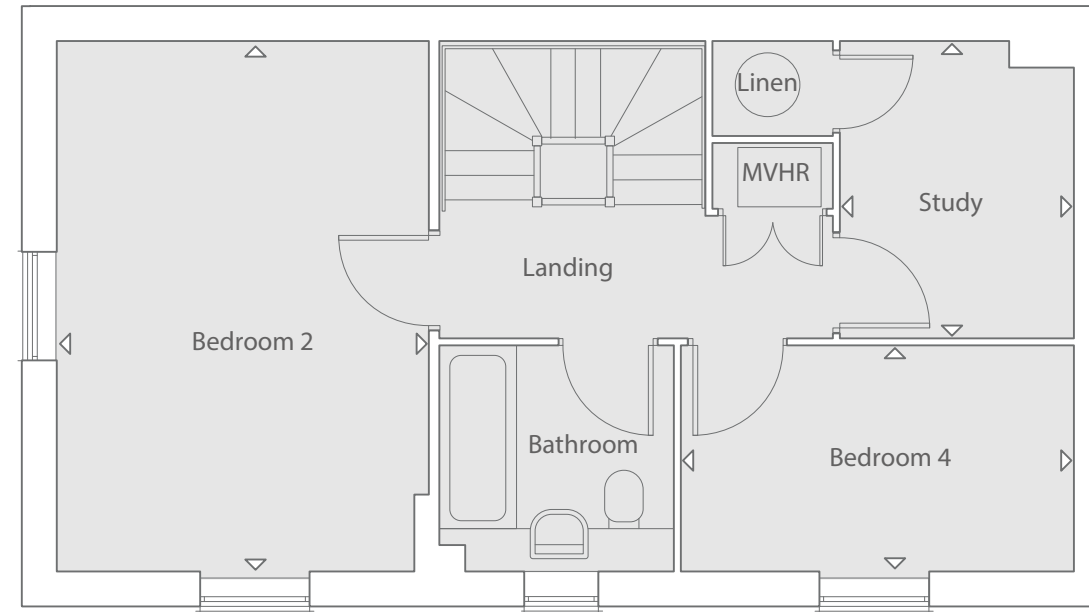
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery (MHVR) System
- Underfloor heating to ground floor and low temperature radiators to upper floors

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†

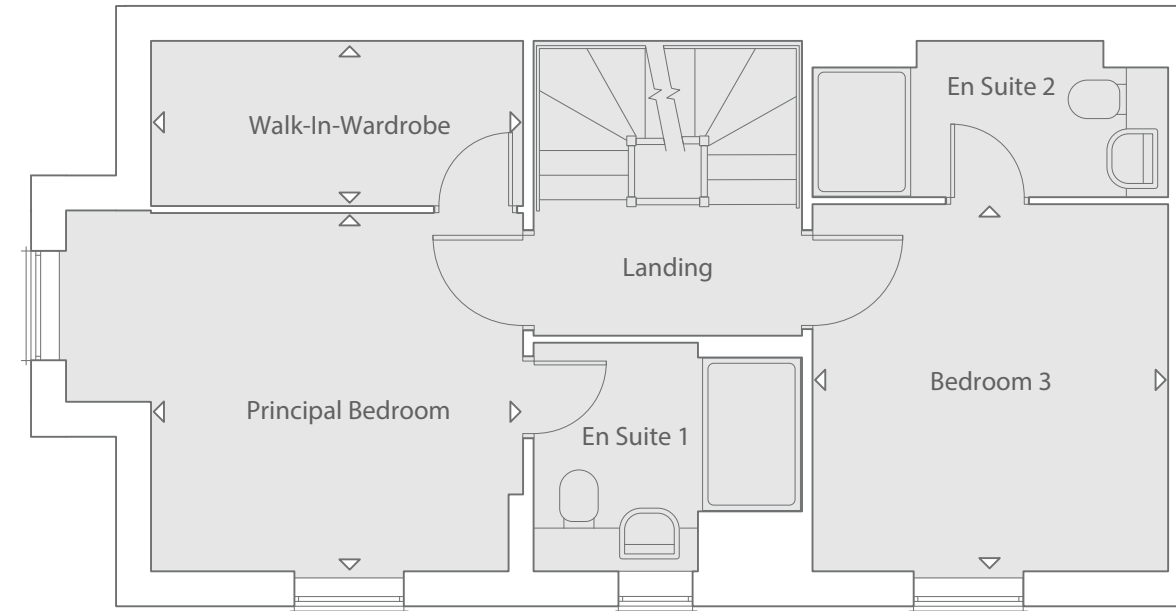
EXTERNAL FEATURES

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



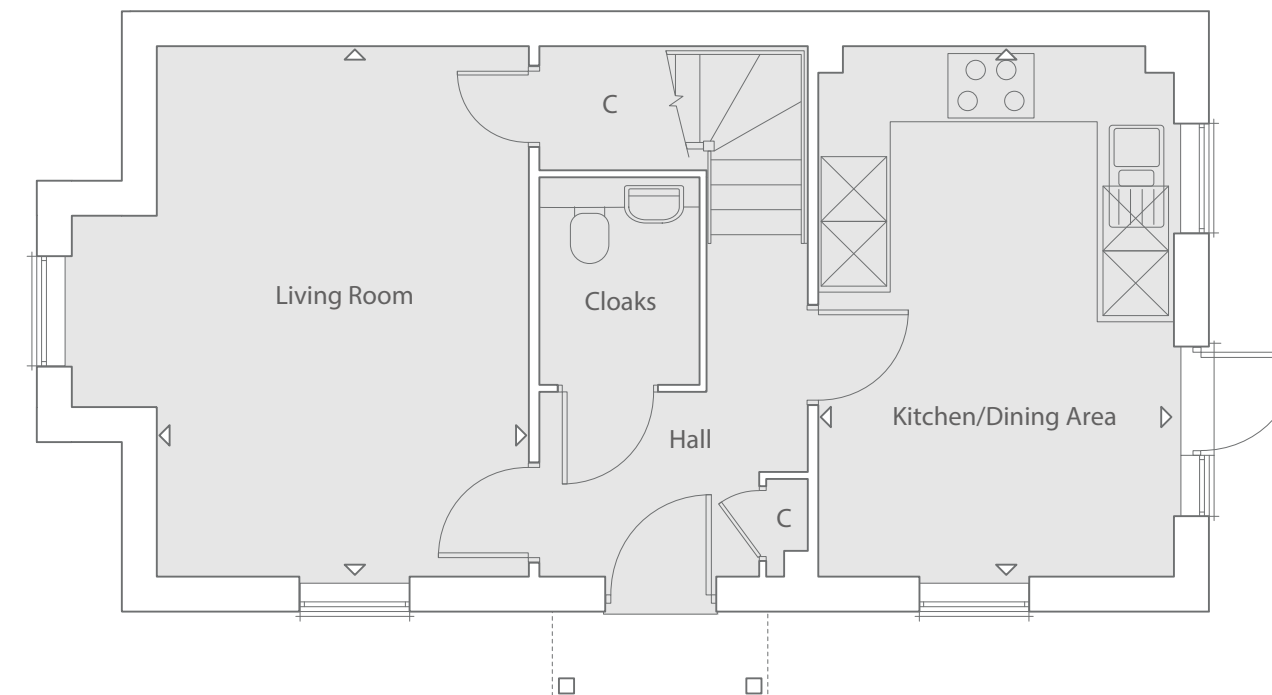
SECOND FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 2 | 4.90M X 3.47M | 16' 1" X 11' 4" |
| BEDROOM 4 | 3.65M X 2.08M | 11' 10" X 6' 8" |
| STUDY | 2.76M X 2.16M | 9' 1" X 7' 1" |



FIRST FLOOR

| | | |
|-------------------|---------------|-----------------|
| PRINCIPAL BEDROOM | 3.45M X 4.90M | 11' 3" X 16' 1" |
| BEDROOM 3 | 3.30M X 3.40M | 10' 8" X 11' 2" |



GROUND FLOOR

| | | |
|---------------------|---------------|------------------|
| KITCHEN/DINING AREA | 4.90M X 3.30M | 16' 1" X 10' 10" |
| LIVING ROOM | 4.90M X 3.45M | 16' 1" X 11' 4" |



THE PADWORTH

5-BEDROOM HOME

PLOT NUMBERS

37

113

119

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
- Chimney extractor hood
- Induction hob with splashback*
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot water tap
- Two integrated fridge/freezers
- Integrated dishwasher
- Bosch freestanding washing machine to Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- Fitted mirror to Bathroom and En Suites**
- White sanitaryware and chrome fittings
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Bath with screen and thermostatic bath/shower mixer to Bathroom and En Suite 1
- Electric chrome towel rails to Bathroom & En Suites
- Ceramic wall tiles

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

ELECTRICAL AND COMFORT

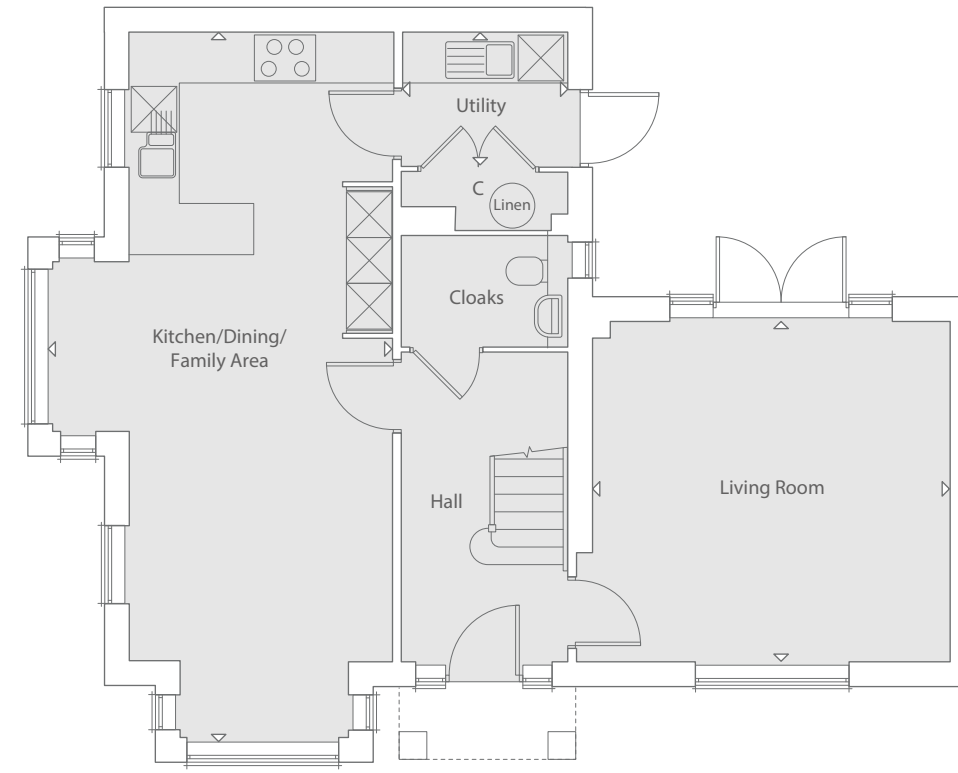
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landings, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Underfloor heating to ground floor and low temperature radiators to upper floors
- Mechanical Ventilation Heat Recovery (MHVR) System

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†

EXTERNAL FEATURES

- EV car charging point
- Double garage
- Driveway parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Water butt
- Turf to rear garden
- External tap and socket to garden
- Slate tile door number
- Traditional patio paving - Brett Chaucer slabs



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

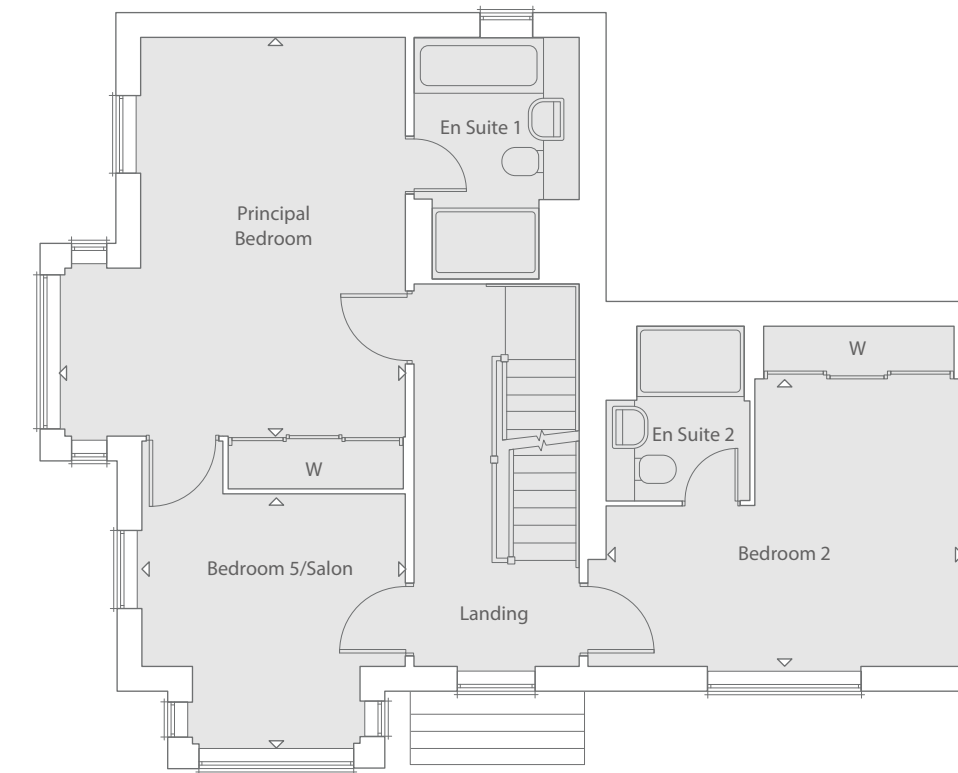
9.30M X 4.52M 30' 5" X 14' 8"

LIVING ROOM

4.96M X 4.47M 16' 3" X 14' 8"

UTILITY

2.21M X 1.77M 7' 3" X 5' 10"



FIRST FLOOR

PRINCIPAL BEDROOM

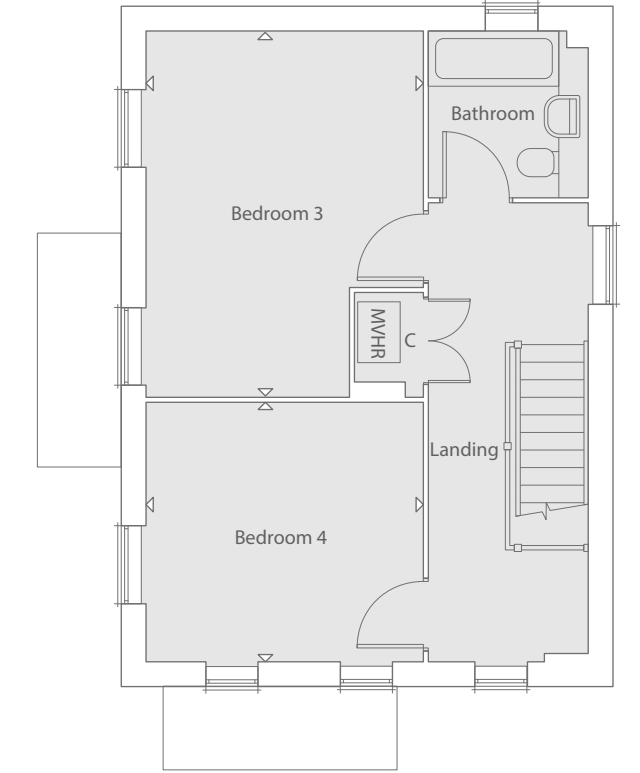
5.28M X 4.51M 17' 3" X 14' 10"

BEDROOM 2

3.78M X 4.96M 12' 4" X 16' 3"

BEDROOM 5/SALON

3.50M X 3.29M 11' 5" X 10' 10"



SECOND FLOOR

BEDROOM 3

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

BEDROOM 4

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

**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 December 2024.



