



# Weavers Gate

*By Croudace Homes, Codicote*



croudacehomes





# Weavers Gate

*By Croudace Homes, Codicote*

Weavers Gate by Croudace Homes is a selection of high specification, energy efficient 2, 3, 4 & 5-bedroom homes set in the beautiful village of Codicote.





# A UNIQUE LOCATION

Situated in the beautiful Hertfordshire countryside, this stunning development offers a countryside setting with excellent direct train links into London from nearby Stevenage Train Station. It is also less than three miles from the A1(M) and eight miles from the M1. Codicote is just 10 miles from Hitchin with Stevenage, Welwyn Garden City and Hatfield are also within close reach.







# ECOLOGICAL EFFORTS

A wealth of wildlife calls Weavers Gate home. The landscaping in and around the development has been built to allow an impressive 10% uplift in biodiversity, enhanced with mature planting while preservation measures have been implemented to safeguard existing wildlife populations. These improvements are designed to integrate into existing habitats at Weavers Gate and create a framework that ensures that local flora and fauna can thrive.



## TREES, HEDGEROWS AND SHRUBS

There is a significant vegetated buffer zone around the site to allow for and uplift in biodiversity, with over 120 new trees planted to attract and provide habitat for a range of creatures. There is also a new play area featuring a community orchard with beautiful wildflowers and trees.

## BATS

For bats, trees with roosting features have been preserved and bat boxes introduced. Bat tubes with integrated wooden perches are to be built into the external walls of homes, while lighting reduction measures have been reviewed and approved by a licensed bat ecologist

## HEDGEHOGS

For hedgehogs, specialist fencing has been installed with holes large enough for hedgehogs to pass through, allowing them to roam freely. Hedgehog domes provide a safe home for breeding and hibernation.

## REPTILES

Weavers Gate has bug hotels located around the site, encouraging a variety of insects to visit, helping to pollinate plants and boost biodiversity. These ecological enhancements alongside our homes, create a home for you and nature in an exceptional setting.







# A LOCAL WAY OF LIFE

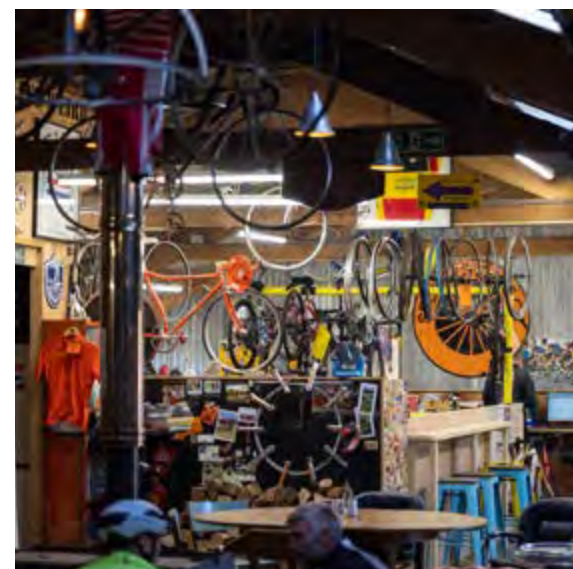
Codicote is a quaint village surrounded by beautiful open spaces and Weavers Gate is located in the heart of its community.





The village of Codicote has history dating back at least 1500 years to the Saxon period, with the name deriving from the 'cote' or cottage of a man called Cudda. Codicote has a thriving local history society which hosts talks, outings and archaeological digs and there is also a small museum.

St Giles is a friendly, welcoming Anglican church which was been at the heart of Codicote for over 900 years. Along with regular services, the church also caters for the wider village community with regular events for all ages across the week from parents and toddlers to coffee mornings.



Local amenities include the cosy Goat Inn Pub and the ever-popular Codicote Spice Indian restaurant. There is also a range of café's including the quirky Spoke Cycle Café, and a scenic high street with a pharmacy and Post Office. There is also a pre-school and primary school within walking distance.







Hitchin Market

# A PLACE TO EXPLORE

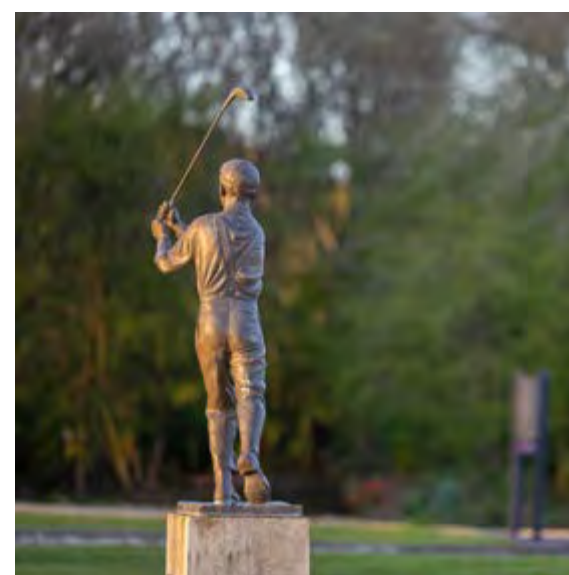
Located under 10 miles away is the historic town of Hitchin which dates back to the 7th century. The town centre boasts beautiful historic buildings and a cobbled market square hosting regular market days and special events





Hitchin has something for everyone including a thriving high street featuring well known names and a wealth of smaller independent shops, as well as a range of bars, restaurants and café's ideal for the day visitor. The town is also home to an outdoor swimming centre, a number of museums and theatres and a music venue with entertainment on most nights of the week.

For those into their sports, you will not be disappointed with The John Clements Sports and Community Centre, a short walk away. Football, tennis, cricket, rugby and indoor bowls are all played here. Also located a few miles from Codicote is Mid Herts Golf Club, one of the oldest clubs in the country designed by five times Open champion James Braid.



The stunning Hitchin Lavender fields which is open every Summer located on the gentle, rolling slopes of Wilbury Hills synonymous with stunning countryside views and relaxing walks, making it a much-loved landmark. It also welcomes dogs and has a restaurant, gift shop and children's play area.







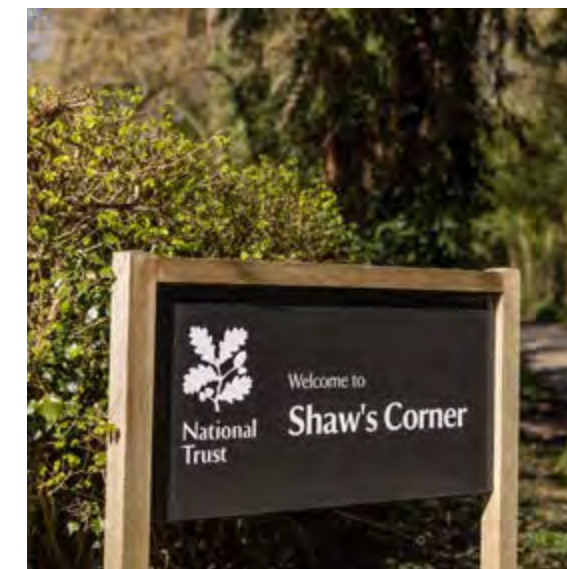
Knebworth House



For those looking for a great day out and some local history then look no further than the historic Knebworth house. The Grade II listed house and gardens is only a few miles from Weaver's Gate, where visitors can explore the house itself, stroll through beautifully maintained gardens and there is also a Dinosaur Trail and Adventure Playground for younger visitors.

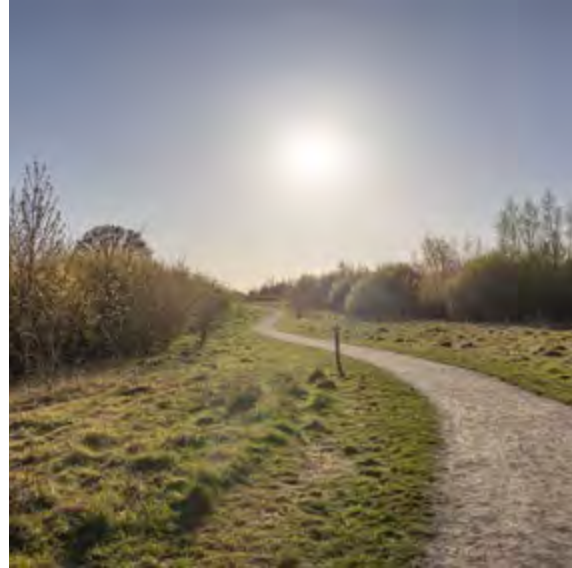


Slightly further afield is Hatfield House, a Grade I listed country house set in a large park in the nearby town of Hatfield. Visitors can enjoy guided tours and visit the historic house and gardens between April – September every year.



Weavers Gate is blessed with having a National Trust site less than three miles away. Shaw's Corner was the home to famous playwright, politician and philosopher George Bernard Shaw who lived here for 40 years from 1906. Today the home remains much as he left it, visitors can enjoy beautiful Arts and Crafts inspired interiors and fascinating links to the past. There is also the tranquil gardens reaching 3.5 acres, which is a relaxing place to visit year-round and features native wildflowers, and an orchard with apple, greengage and pear trees bringing sweet-smelling blossom in Spring.





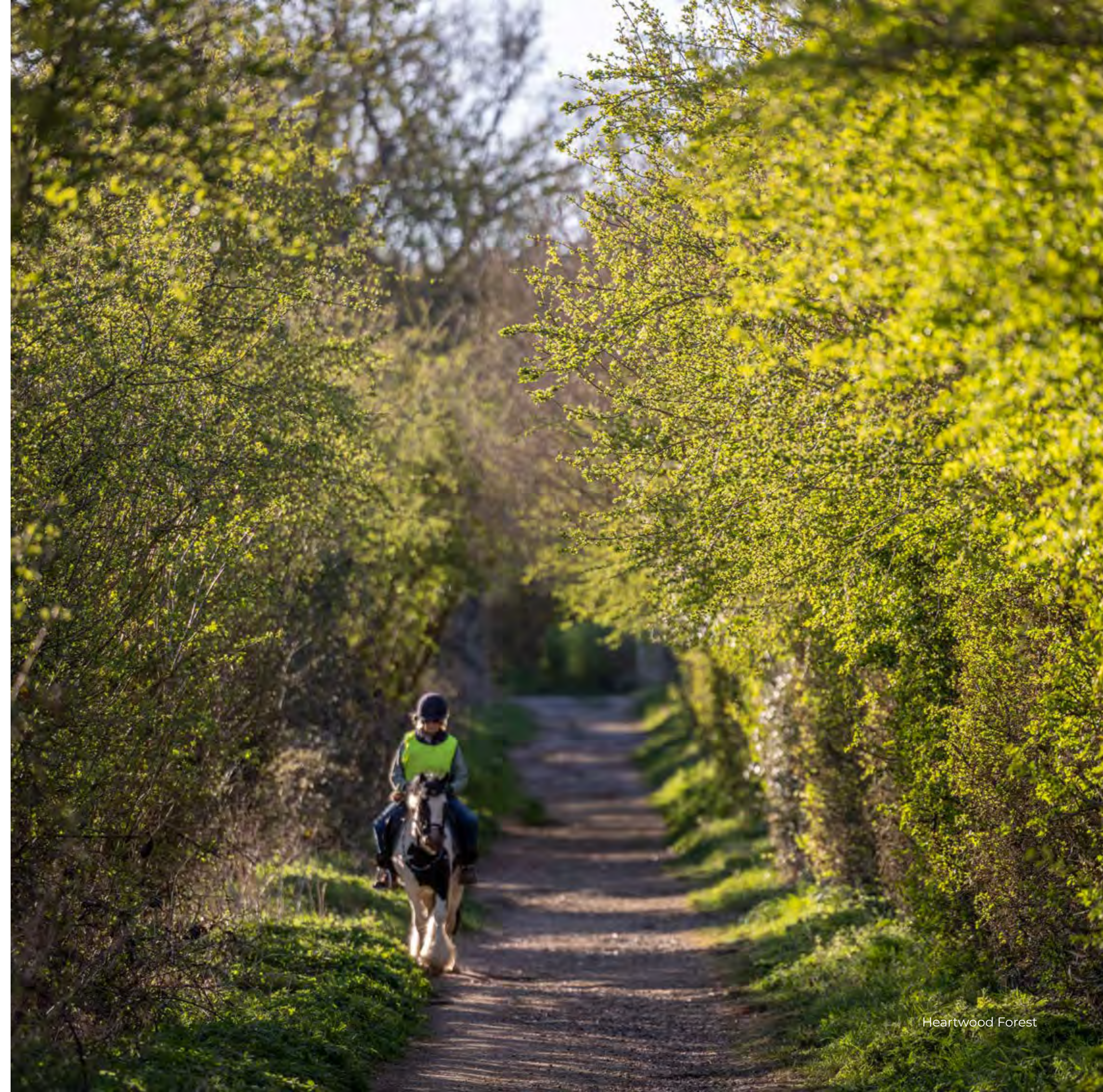
Heartwood Forest is a vast new forest of more than half a million trees, pockets of ancient woodland, wildflower meadows and fantastic wildlife spotting. This is a great place to visit to really get back to nature and enjoy some fantastic walks.

St Pauls' Warden Bury is less than 10 miles away from Weavers Gate, and was home to both Queen Elizabeth and the Queen Mother, during her childhood and youth.

The estate has stunning Grade I listed garden unchanged since the family took residence in the 1720's and is open to the public three days a year to raise money for worthy causes.



Open all year round, Stanborough Park is a beautiful countryside park, with two lakes covering 126 acres on the outskirts of nearby town Welwyn Garden City. The park has something for everyone from country walks to kayaking, canoeing and stand up paddleboarding for the more adventurous visitor.





# EDUCATION FOR ALL AGES

The local area has a wide selection of highly rated schools for all ages. Codicote Pre-School and Codicote C of E Primary School are walking distance from Weavers Gate. Oaklands Primary School and Monks Walk are short drive away, and there is also the opportunity for higher education and various colleges and the University of Hertfordshire.

<b>Nursery and Pre-school</b> Codicote Pre-School	<b>0.7 miles</b>
<b>Primary Schools</b> Codicote C of E Primary School Oaklands Primary School	<b>0.2 miles</b> <b>3 miles</b>
<b>Secondary Schools</b> Monks Walk School Barnwell School	<b>3.8 miles</b> <b>4.9 miles</b>
<b>Colleges</b> North Hertfordshire College, Stevenage Campus North Hertfordshire College, Hitchin Campus Oaklands College	<b>4.7 miles</b> <b>8.6 miles</b> <b>9.4 miles</b>
<b>University</b> University of Hertfordshire	<b>7.9 miles</b>





# STAY CONNECTED

## TRAIN

From Knebworth Station

- **Stevenage**  
4 minutes
- **Welwyn Garden City**  
8 minutes
- **Hitchin**  
9 minutes
- **Hatfield**  
12 minutes
- **Letchworth Garden City**  
15 minutes
- **Baldock**  
19 minutes
- **Finsbury Park**  
31 minutes
- **London Kings Cross**  
38 minutes
- **Cambridge**  
49 minutes

## BUS STOPS

- **On B656, New Town stop**  
0.1 miles, 1-2 minutes walk  
To Welwyn Garden City Bus Station & Hitchin

## TRAIN

From Stevenage Train Station

- **London Kings Cross**  
24 minutes
- **London St Pancras International**  
27 minutes
- **Farringdon**  
32 minutes
- **London Bridge**  
42 minutes
- **East Croydon**  
58 minutes
- **Gatwick**  
1 hour 13 minutes
- **Brighton**  
1 hour 47 minutes
- **York**  
2 hours 2 minutes
- **Harrogate**  
2 hours 29 minutes

## WALK

- **Codicote Pharmacy**  
0.2 miles, 4 minutes
- **Premier Store**  
0.2 miles, 4 minutes
- **Days Bakery Deli & Bakery**  
0.2 miles, 5 minutes
- **The Globe**  
0.2 miles, 5 minutes
- **UNIQUE Bar and Grill**  
0.3 miles, 7 minutes
- **Codicote Spice**  
0.3 miles, 7 minutes
- **Costcutter Store**  
0.3 miles, 8 minutes
- **The Goat Inn**  
0.3 miles, 8 minutes
- **The Farm Butchery**  
0.3 miles, 8 minutes
- **John Clements Sports and Community Centre**  
0.9 miles, 20 minutes
- **Codicote Cricket Club**  
1 mile, 22 minutes

## DRIVE

- **A1(M) - Junction 6**  
1.7 miles
- **Knebworth House**  
2.5 miles
- **Queen Victoria Memorial Hospital**  
2.5 miles
- **Knebworth Station**  
3.4 miles
- **Stevenage Town FC (Lamex Stadium)**  
3.9 miles
- **Tesco Superstore**  
4.2 miles
- **Stevenage Station**  
5.8 miles
- **9Yards Shopping Centre**  
7 miles
- **Hatfield House**  
8.7 miles
- **Lister Hospital, Stevenage**  
9.6 miles
- **Hitchin Lavender Fields**  
10 miles

Weavers Gate is ideally located for commuters, with Knebworth Train Station and Stevenage Train Station a short drive from the development, with direct trains to nearby towns, London and further afield. Codicote is well-connected to major roads, as it is less than three miles from the A1(M) and eight miles from the M1.



# A PLACE TO CALL HOME

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, bathroom 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 the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.






# GENERAL DEVELOPMENT LAYOUT

Each home within Weavers Gate 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.



**Site key:**


-  Marketing Suite
-  Affordable Housing
-  Carport



## 2-bedroom homes


 **The Stockbury**  
Plots 24, 25, 29 & 30

## 3-bedroom homes

 **The Brightwell**  
Plots 14 & 75

 **The Alfold**  
Plots 34 & 39


 **The Shipton**  
Plots 2, 16, 23, 50, 51 & 69

 **The Charlbury**  
Plots 26, 28, 68 & 74

 **The Broadway**  
Plots 1, 4, 19, 67 & 70


## 4-bedroom homes


 **The Cranbrook**  
Plots 21 & 22

 **The Chailey**  
Plots 5, 6, 7, 12, 20, 27 & 77

 **The Grayshott**  
Plot 9

 **The Kensworth**  
Plots 3, 17, 18, 71, 72 & 73

 **The Woodhill**  
Plots 8, 10, 15 & 76

 **The Hawkenbury**  
Plot 80

## 5-bedroom homes

 **The Westfield**  
Plots 11, 13, 78 & 79





# THE STOCKBURY

2-BEDROOM HOME

PLOT NUMBERS

24

25

29

30



MODERN KITCHEN SPACE

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washing machine

QUALITY BATHROOM AND CLOAKROOM

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

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

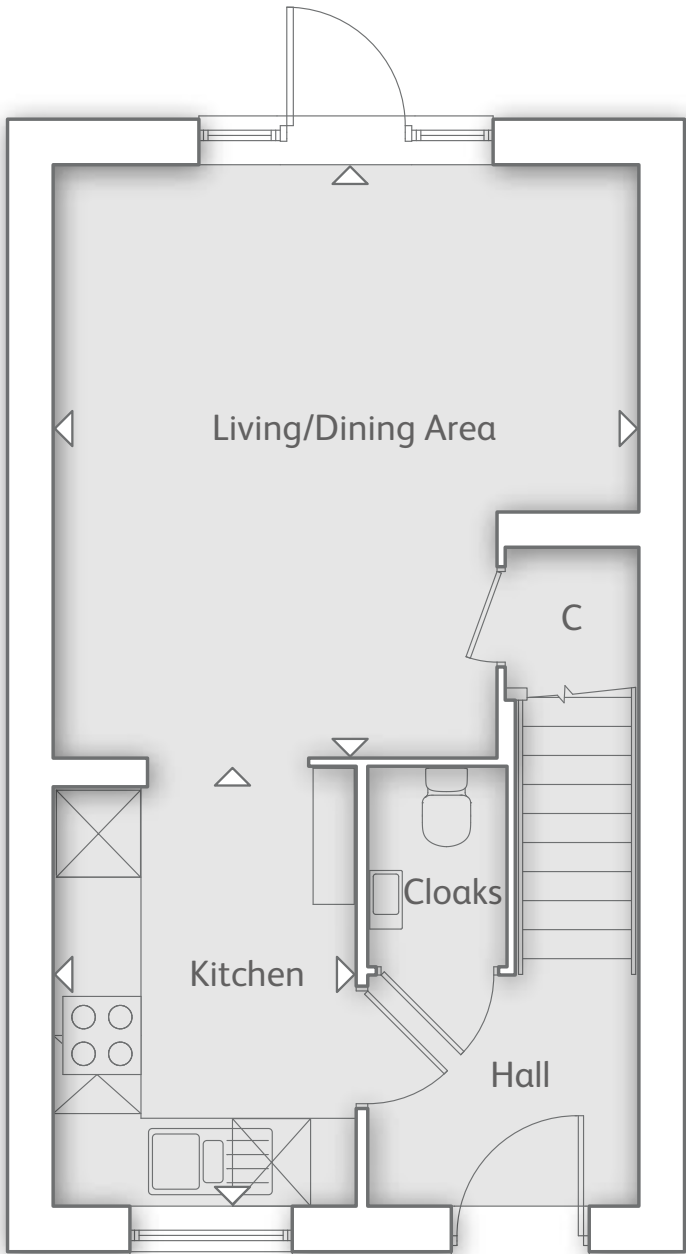
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen, Bathroom and Cloakroom†
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/ Dining Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

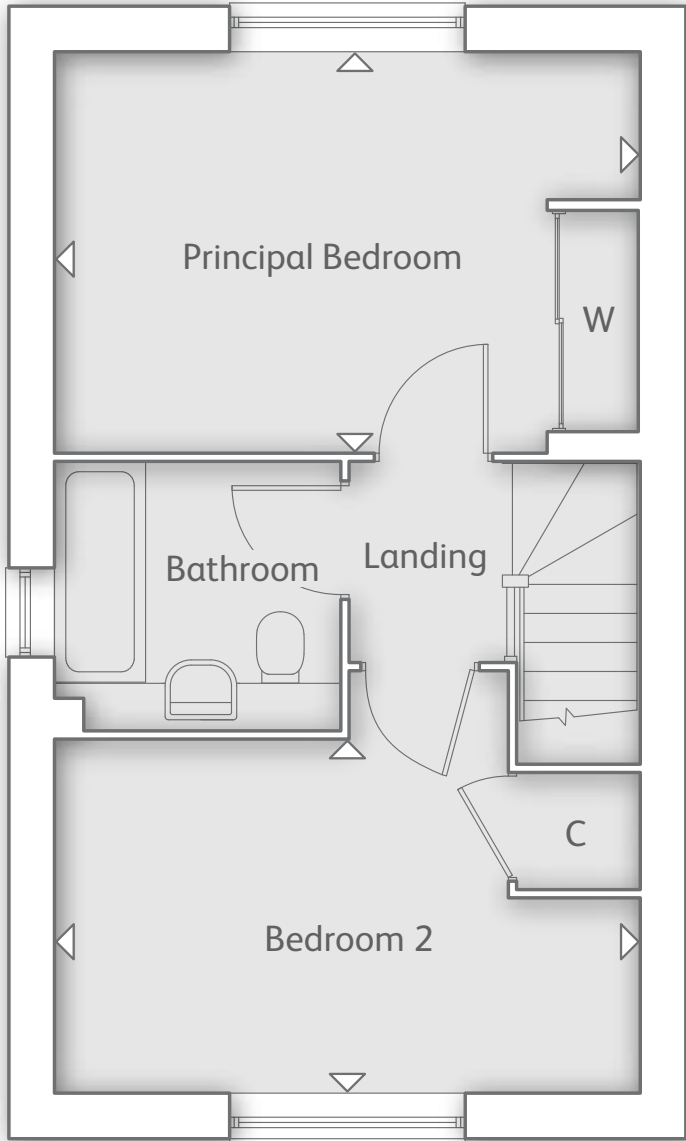
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN		
2.33M	X	3.38M
7' 8"	X	11' 1"
LIVING/DINING AREA		
4.50M	X	4.56M
14' 9"	X	14' 11"



FIRST FLOOR

PRINCIPAL BEDROOM		
4.50M	X	3.08M
14' 9"	X	10' 1"
BEDROOM 2		
4.50M	X	2.72M
14' 9"	X	8' 11"

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 pacemaker. \*\*Heated towel radiators to Bathroom. † Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE BRIGHTWELL

3-BEDROOM HOME

PLOT NUMBERS

14

75



MODERN KITCHEN SPACE

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Freestanding furniture to Cloakroom
- 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 and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

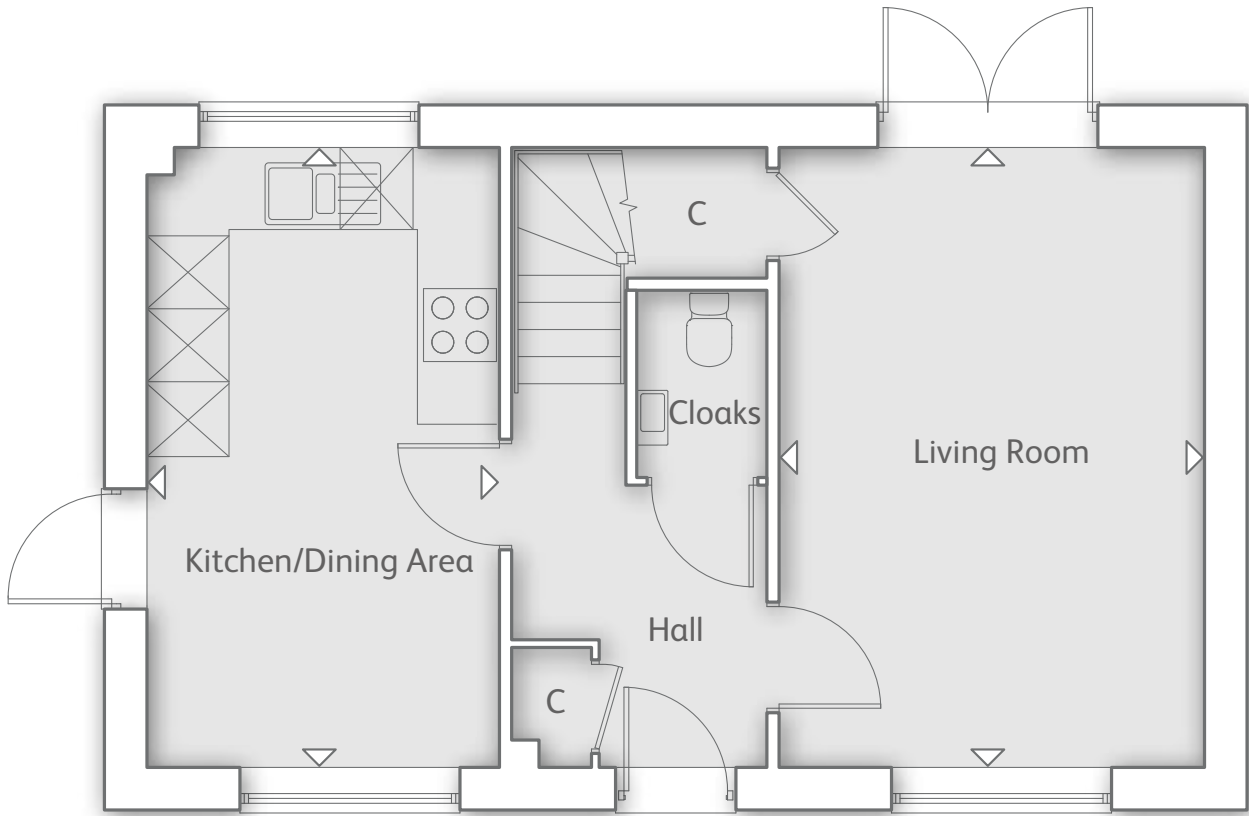
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

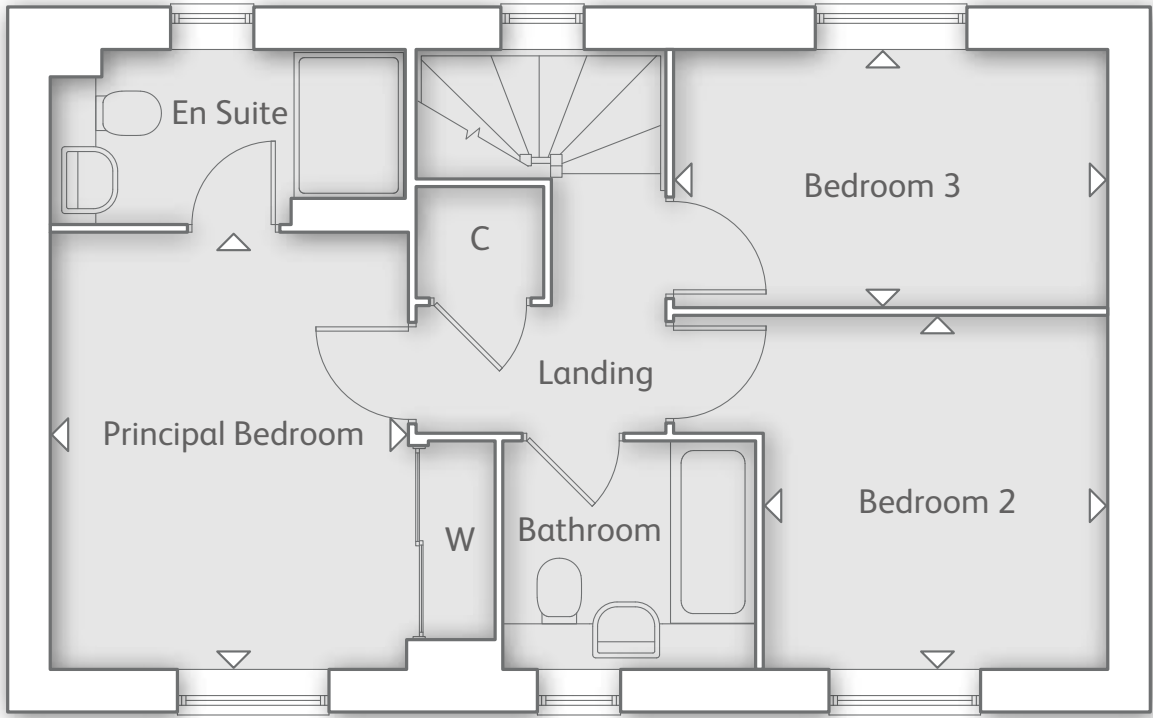
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
2.90M X 5.10M	9' 6" X 16' 9"	
LIVING ROOM		
3.60M X 5.10M	11' 6" X 16' 9"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.95M X 3.60M	9' 8" X 11' 10"	
BEDROOM 2		
2.83M X 2.91M	9' 4" X 9' 7"	
BEDROOM 3		
3.57M X 2.12M	11' 9" X 7' 0"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suite only. † Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE ALFOLD

3-BEDROOM HOME

PLOT NUMBERS

34

39



MODERN KITCHEN SPACE

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated 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
- 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 and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

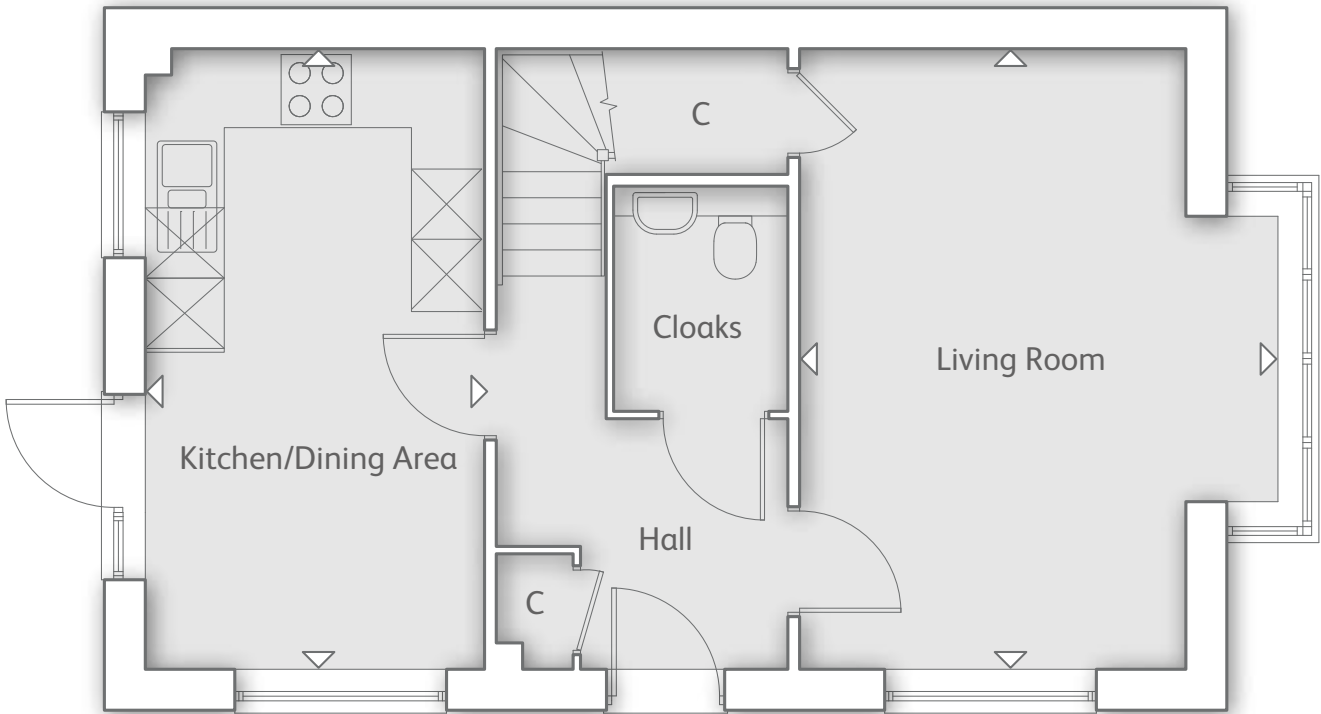
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

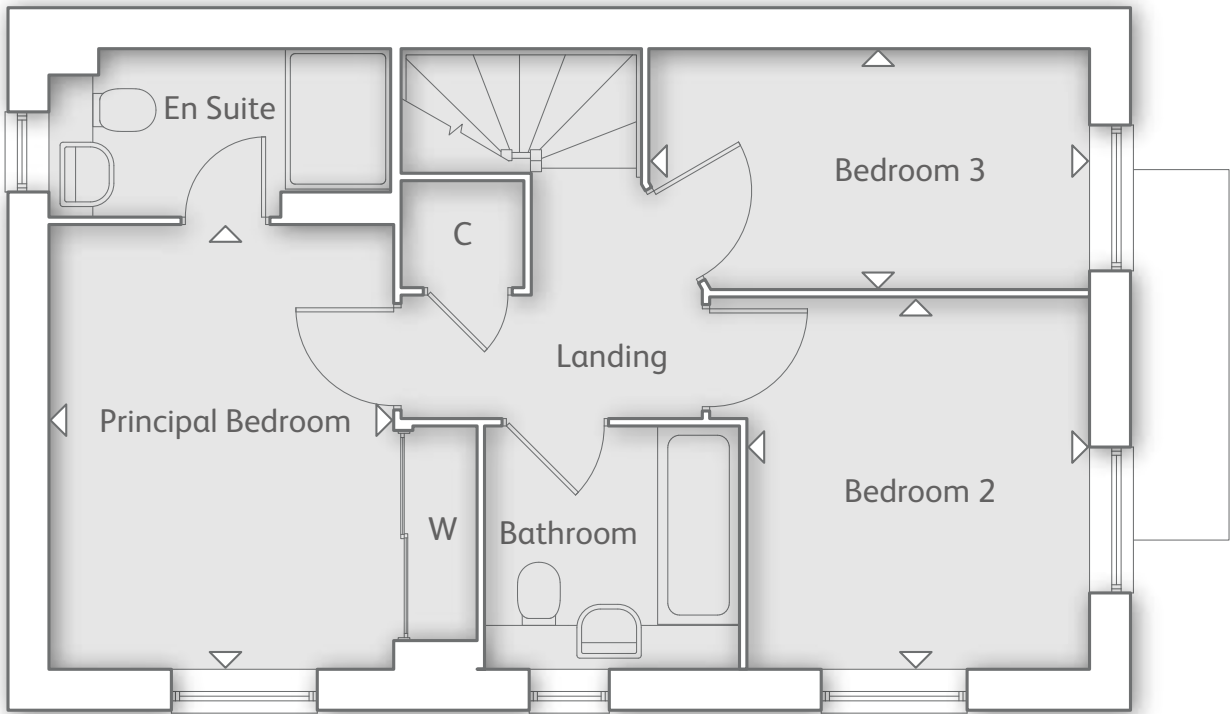
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
2.90M X 5.30M	9' 6" X 17' 5"	
LIVING ROOM		
4.09M X 5.30M	13' 5" X 17' 5"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.95M X 3.80M	9' 8" X 12' 6"	
BEDROOM 2		
2.93M X 3.18M	9' 7" X 10' 5"	
BEDROOM 3		
3.77M X 2.06M	12' 4" X 6' 9"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE SHIPTON

3-BEDROOM HOME

PLOT NUMBERS

2

16

23

50

51

69



MODERN KITCHEN SPACE

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated 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
- 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 and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

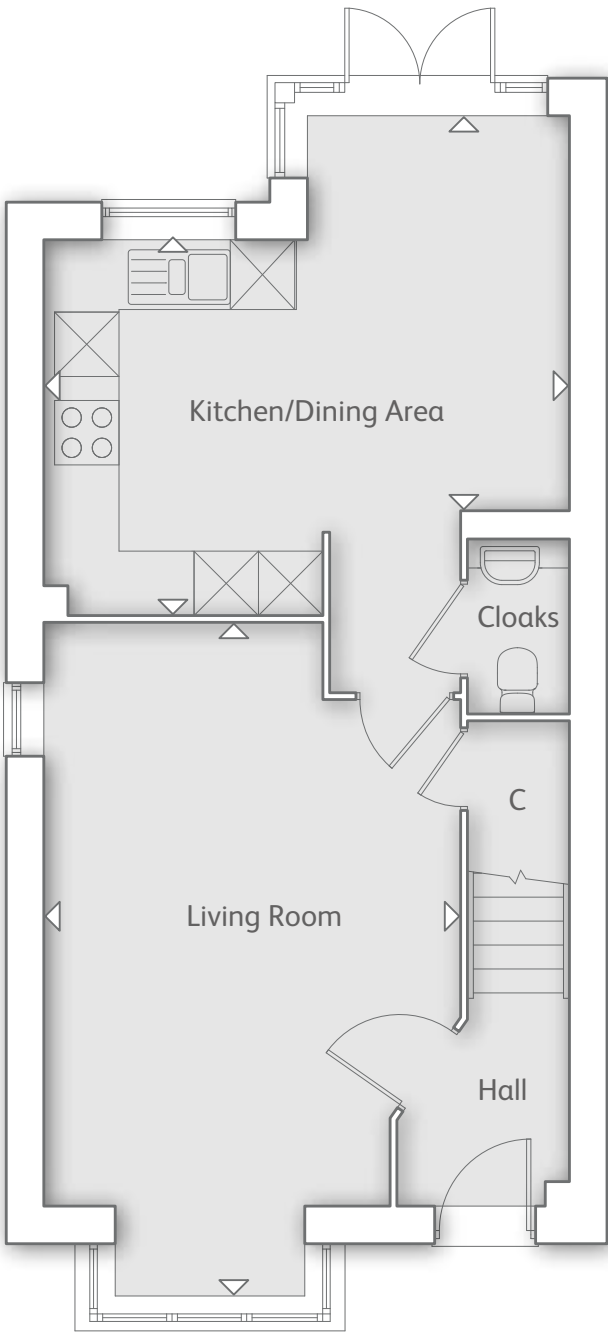
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

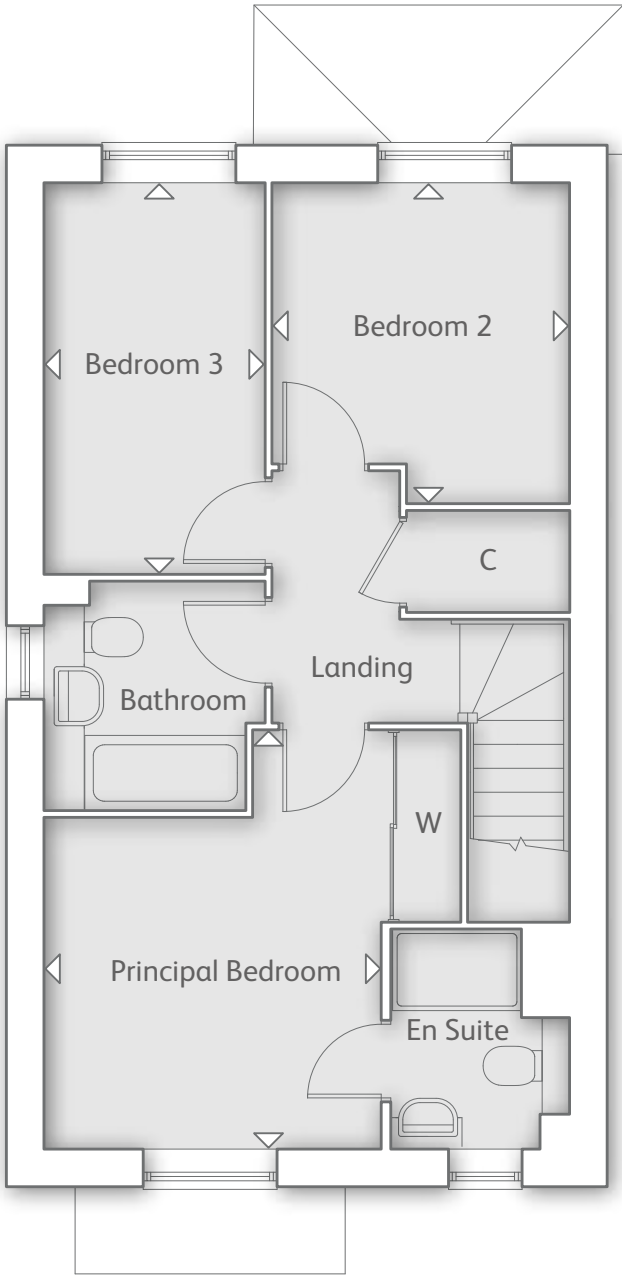
EXTERNAL FEATURES

- Driveway parking
- Timber framed Carport for Plot 2 only
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
4.89M X 5.37M	16' 1" X 17' 8"	
LIVING ROOM		
3.88M X 6.27M	12' 9" X 20' 7"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.14M X 3.90M	10' 4" X 12' 10"	
BEDROOM 2		
2.77M X 2.99M	9' 1" X 9' 10"	
BEDROOM 3		
2.06M X 3.65M	6' 9" X 12' 0"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE CHARLBURY

**3-BEDROOM HOME**

PLOT NUMBERS

26

28

68

74



MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch Free-standing washing machine in Utility Cupboard

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
- Electric chrome towel rails to Bathroom and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

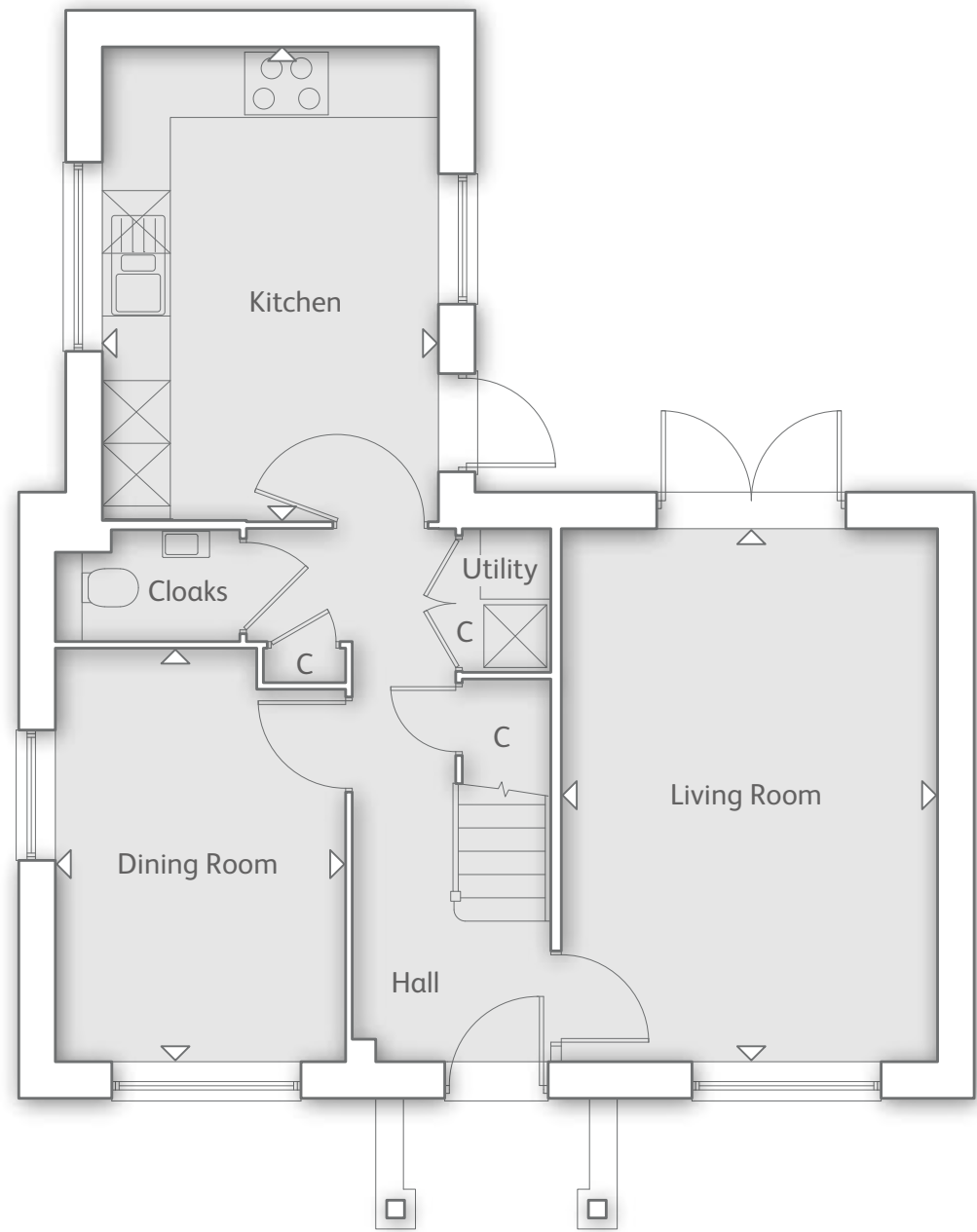
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventiation (dMEV) system
- LED downlights to Hall, Landing, Kitchen, Bathroom, Cloakroom and En Suite†
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

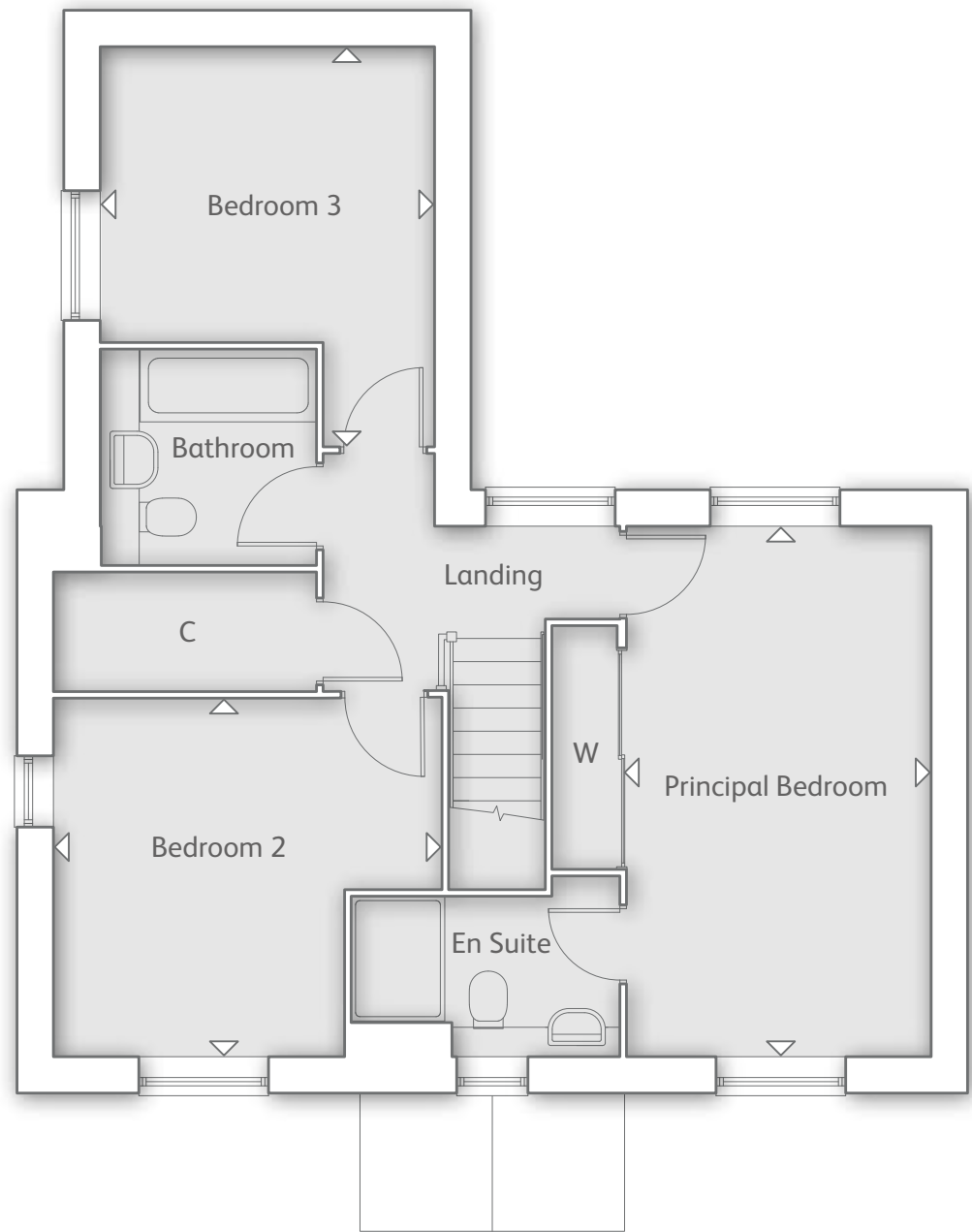
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
3.22M X 4.54M	10' 7" X 14' 11"	
LIVING ROOM		
3.60M X 5.10M	11' 10" X 16' 9"	
DINING ROOM		
2.78M X 3.96M	13' 0" X 9' 1"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.95M X 5.10M	9' 8" X 16' 9"	
BEDROOM 2		
3.74M X 3.45M	12' 3" X 11' 4"	
BEDROOM 3		
3.22M X 3.85M	10' 7" X 12' 7"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE BROADWAY

**3-BEDROOM HOME**

PLOT NUMBERS

1

4

19

67

70



MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch Free-standing washing machine in Utility Cupboard

QUALITY EN SUITES AND CLOAKROOM

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

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

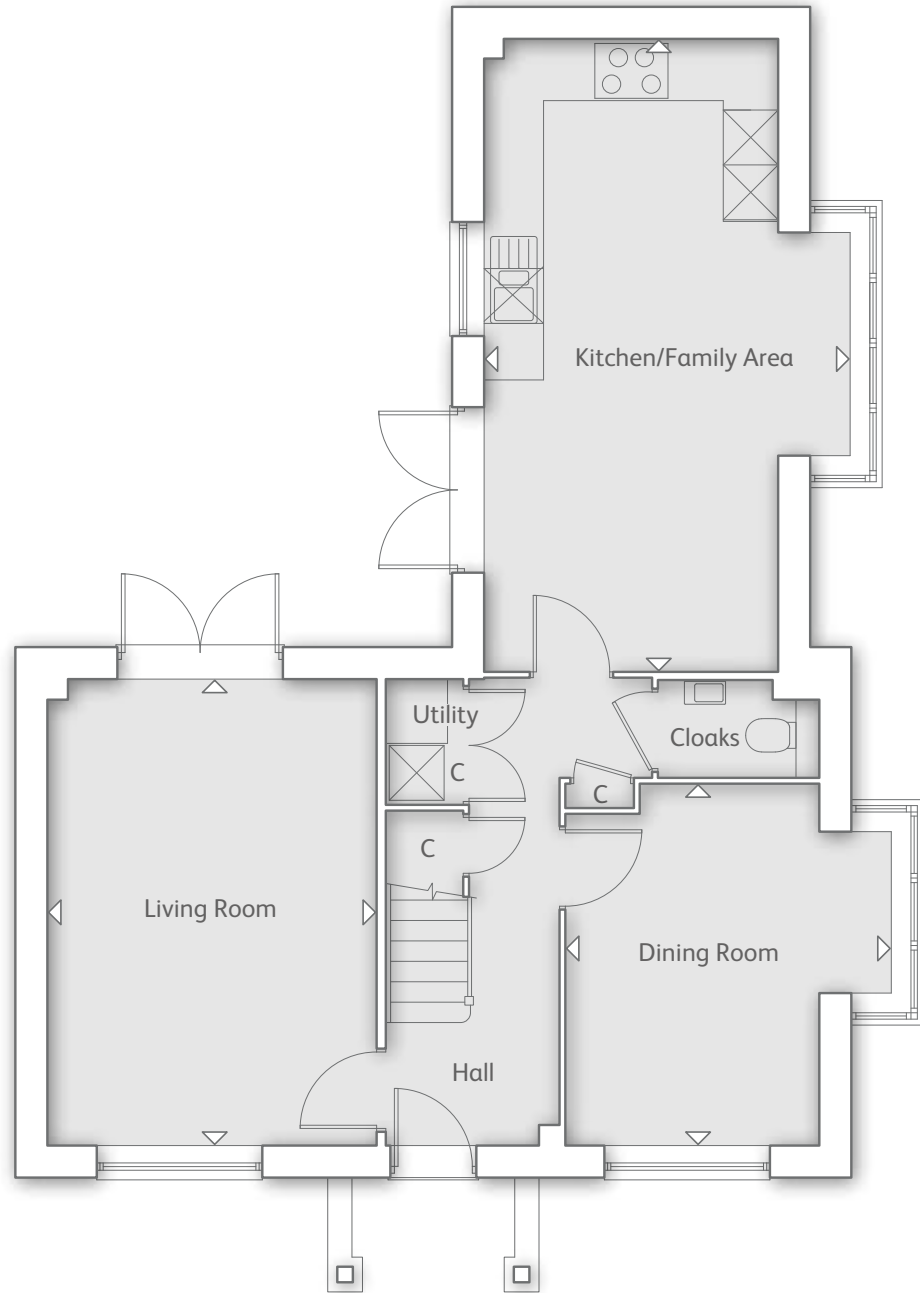
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Gas boiler and hot water cylinder controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Family Area, Cloakroom and En Suites†
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

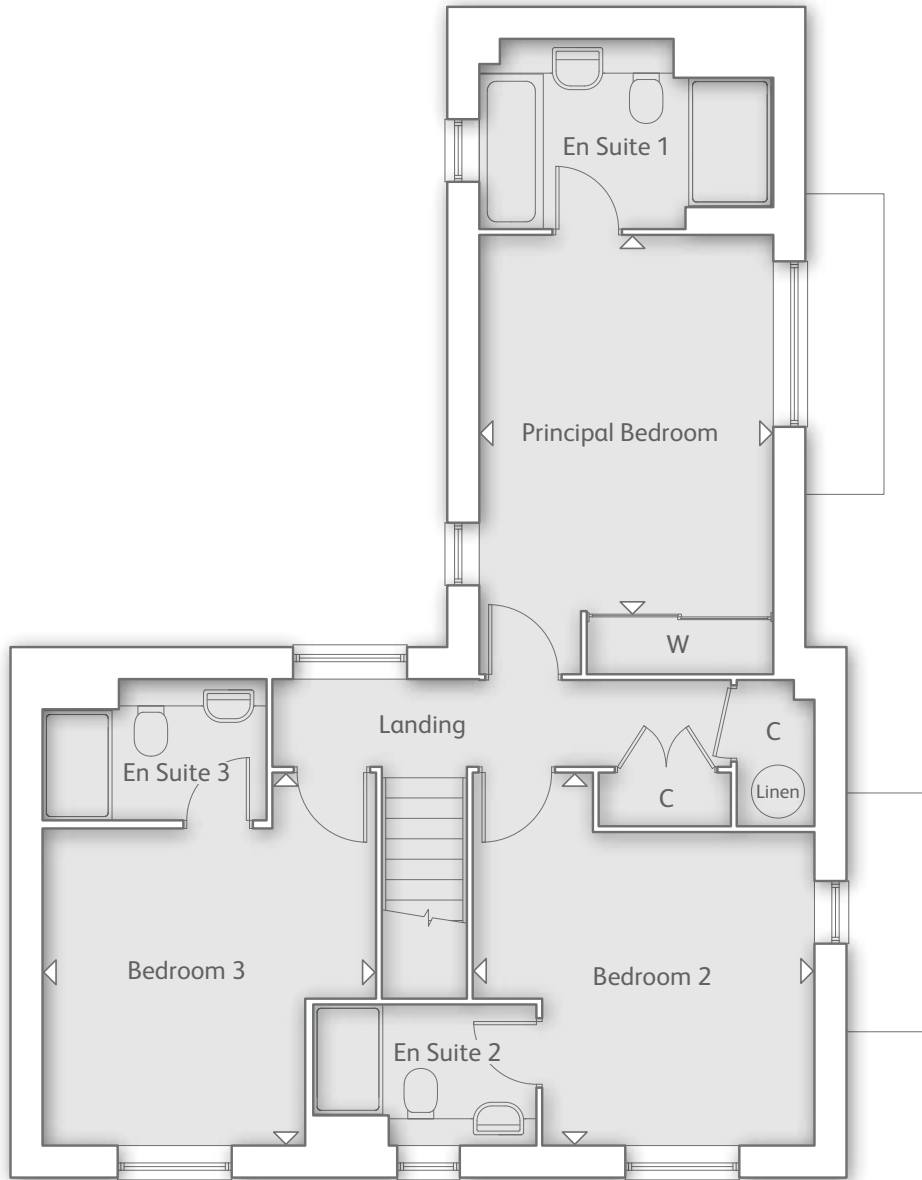
EXTERNAL FEATURES

- Driveway parking
- Single Garage to all plots
- Timber framed Carport for Plot 1 only
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

KITCHEN/FAMILY AREA		
4.00M X 6.92M	13' 1" X 22' 8"	
LIVING ROOM		
3.60M X 5.10M	11' 10" X 16' 9"	
DINING ROOM		
3.56M X 3.96M	11' 8" X 13' 0"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.22M X 4.14M	10' 7" X 13' 6"	
BEDROOM 2		
3.74M X 4.08M	12' 3" X 13' 5"	
BEDROOM 3		
3.65M X 4.08M	12' 0" X 13' 5"	

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 pacemaker. \*\*Heated towel radiators to En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE CRANBROOK

4-BEDROOM HOME

PLOT NUMBERS

21

22



MODERN KITCHEN SPACE

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated 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
- 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 and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

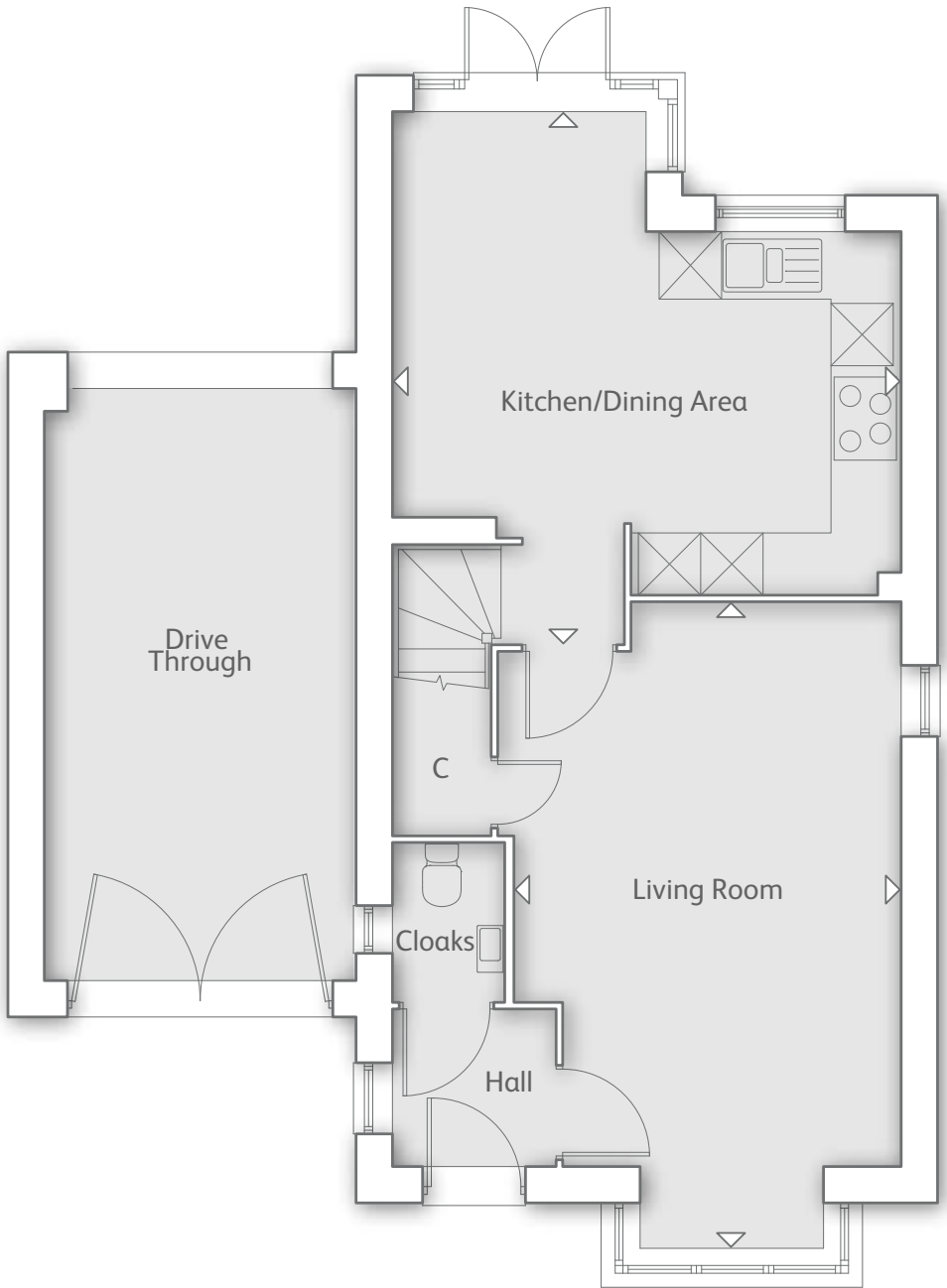
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

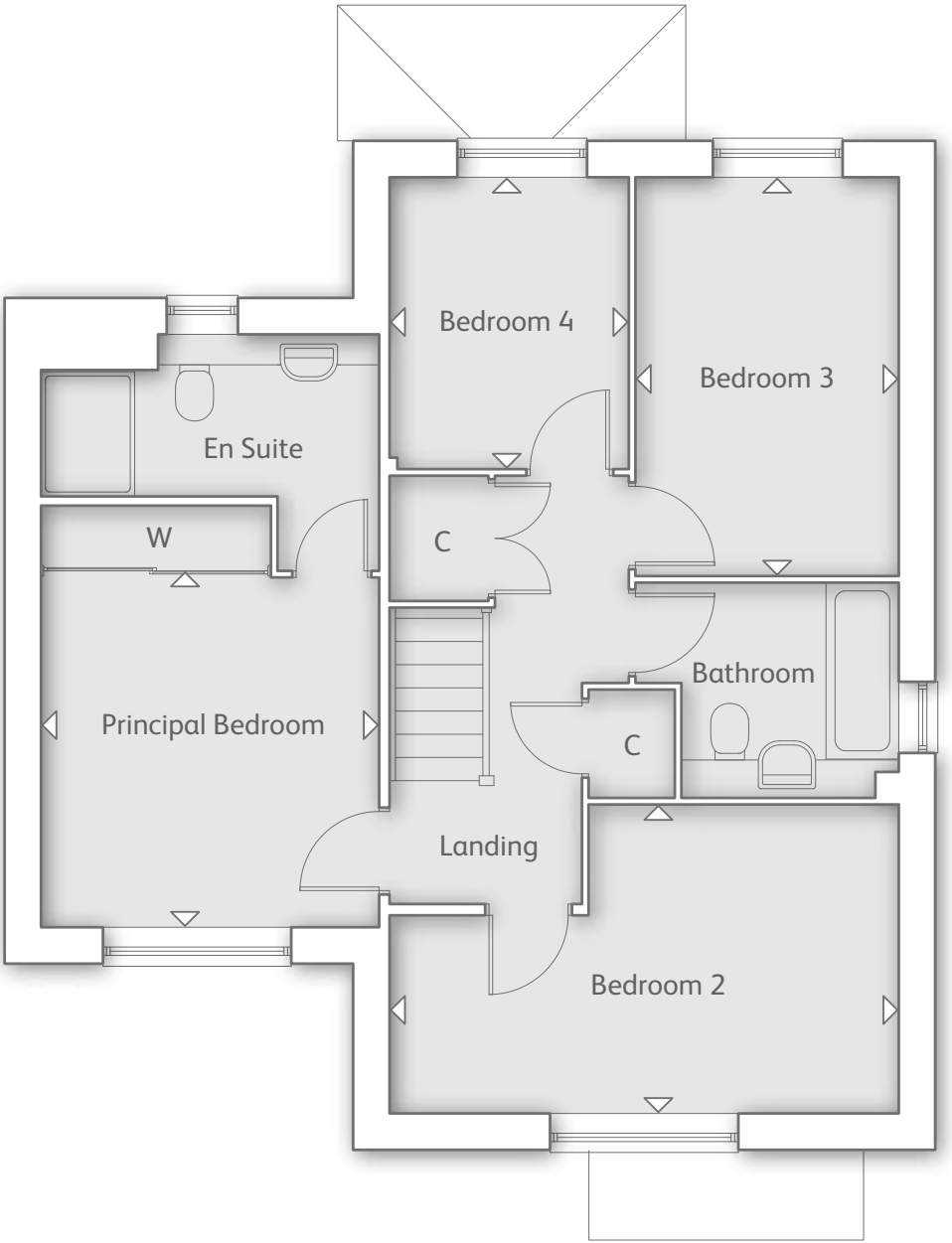
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
4.90M	X	5.13M
16' 1"	X	16' 10"
LIVING ROOM		
3.73M	X	6.22M
12' 3"	X	20' 5"



FIRST FLOOR

PRINCIPAL BEDROOM		
3.25M	X	3.36M
10' 8"	X	11' 0"
BEDROOM 2		
4.90M	X	2.97M
16' 1"	X	9' 9"
BEDROOM 3		
2.53M	X	3.83M
8' 4"	X	12' 7"
BEDROOM 4		
2.30M	X	2.81M
7' 7"	X	9' 2"

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE CHAILEY

**4-BEDROOM HOME**

PLOT NUMBERS

5

6

7

12

20

27

77



MODERN KITCHEN SPACE AND UTILITY

- Omega designed Kitchen with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility
- Siemens Chimney extractor hood
- Bosch stainless double electric oven
- Siemens induction hob\* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch free-standing washing machine in Utility

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
- Electric chrome towel rails to Bathroom and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

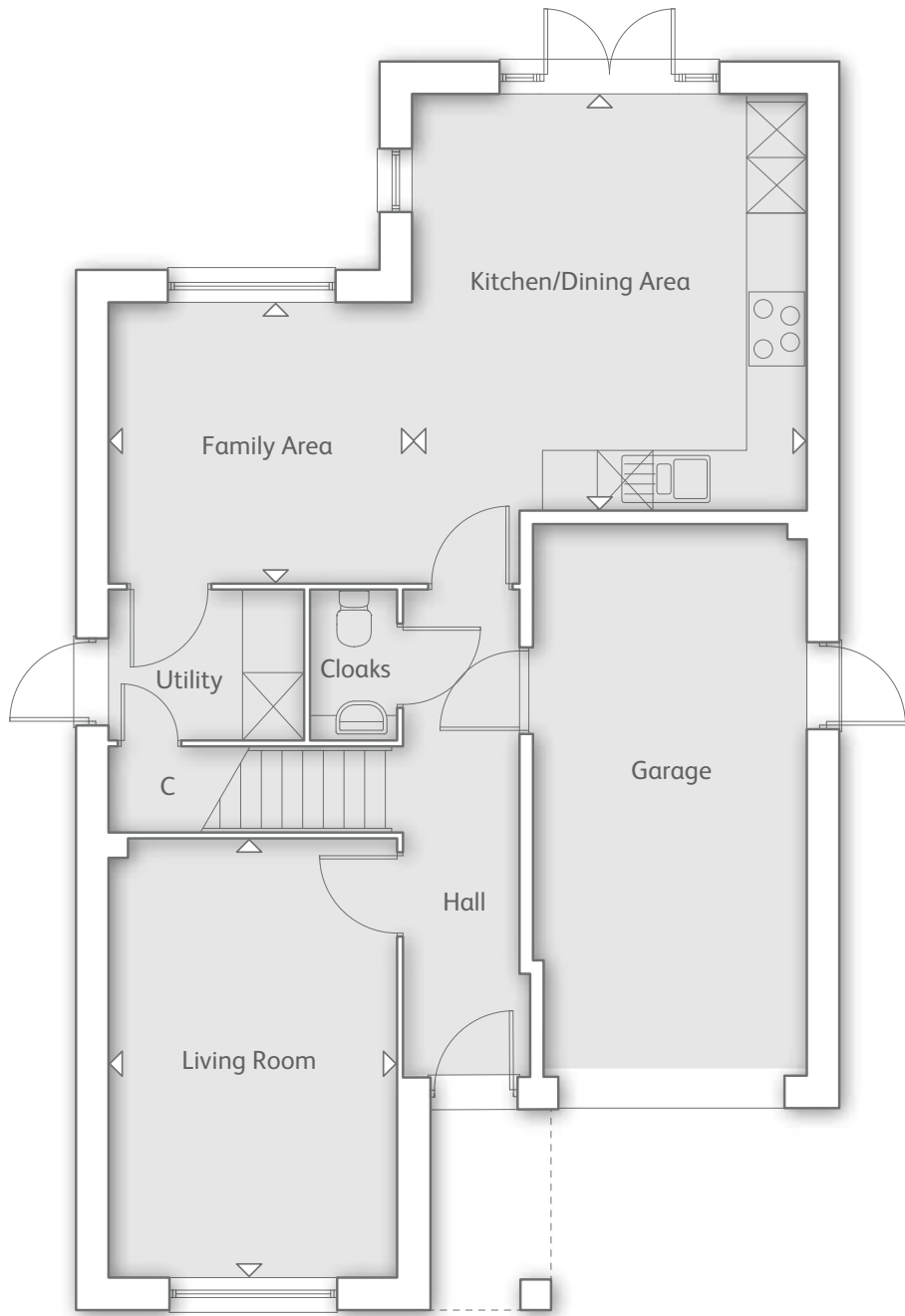
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

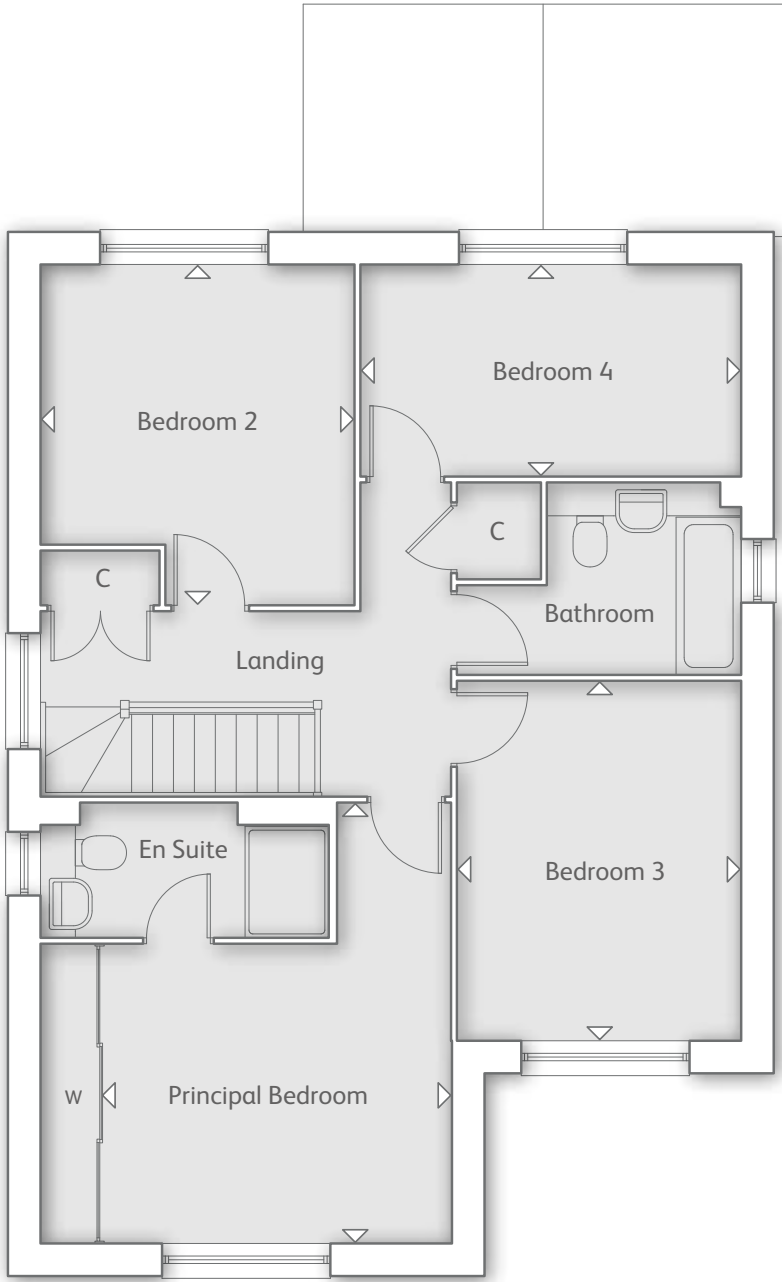
- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechical Extract Ventialtion (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Family Area, Bathroom, Cloakroom and En Suite†
- TV point to Family Area, Living Room and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

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



GROUND FLOOR		
KITCHEN/DINING AREA		
4.26M X 4.50M	14' 10" X 14' 9"	
FAMILY AREA		
3.28M X 3.04M	10' 9" X 10' 0"	
LIVING ROOM		
3.11M X 4.74M	10' 3" X 15' 7"	
UTILITY		
2.11M X 1.63M	6' 11" X 5' 4"	
GARAGE		
2.96M X 5.96M	9' 8" X 19' 6"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
3.75M X 4.74M	12' 4" X 15' 7"	
BEDROOM 2		
3.38M X 3.67M	11' 1" X 12' 0"	
BEDROOM 3		
3.06M X 3.87M	10' 0" X 12' 8"	
BEDROOM 4		
4.10M X 2.28M	13' 5" X 7' 6"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE GRAYSHOTT

4-BEDROOM HOME

PLOT NUMBER

9



MODERN KITCHEN SPACE AND UTILITY

- Omega designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob\* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

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
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

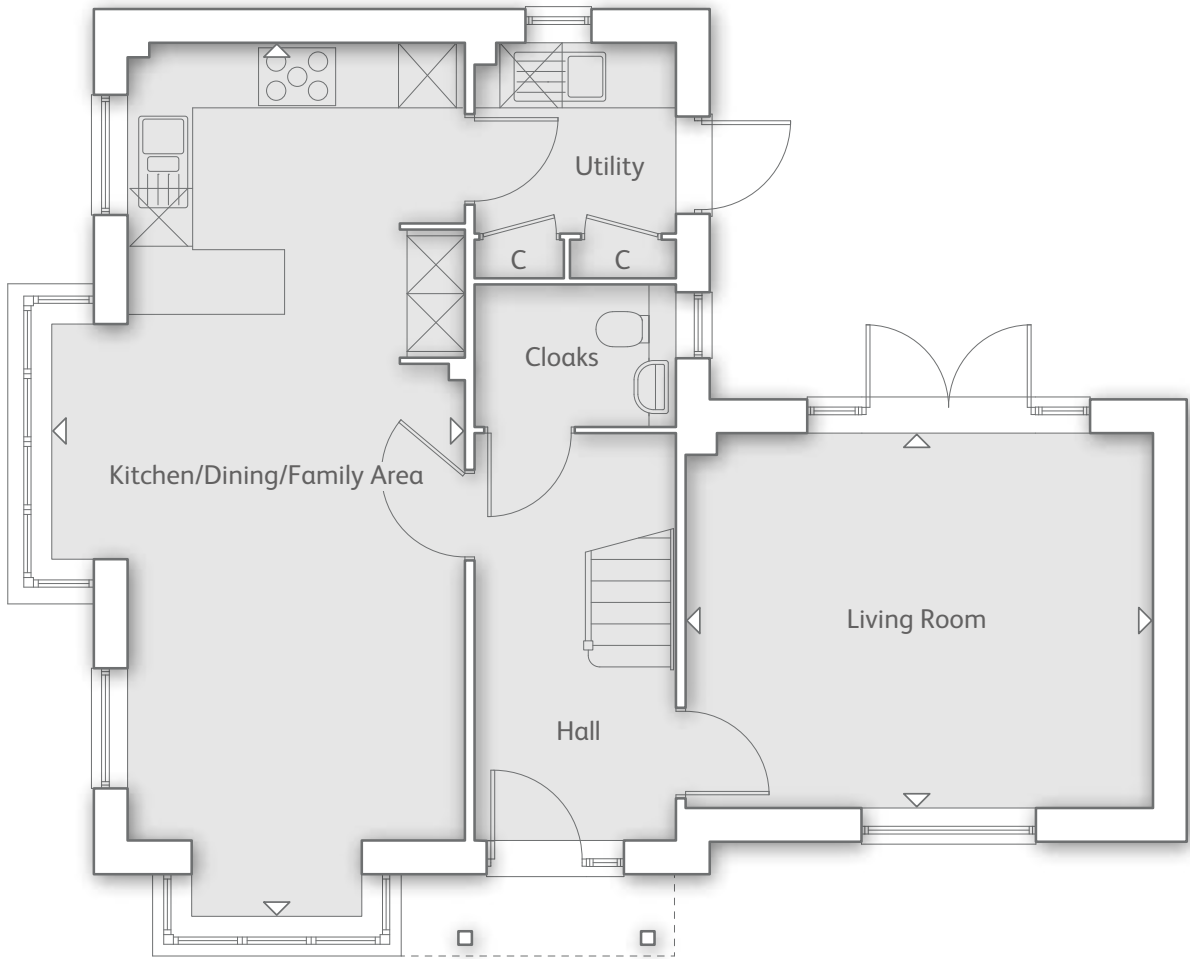
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suite†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

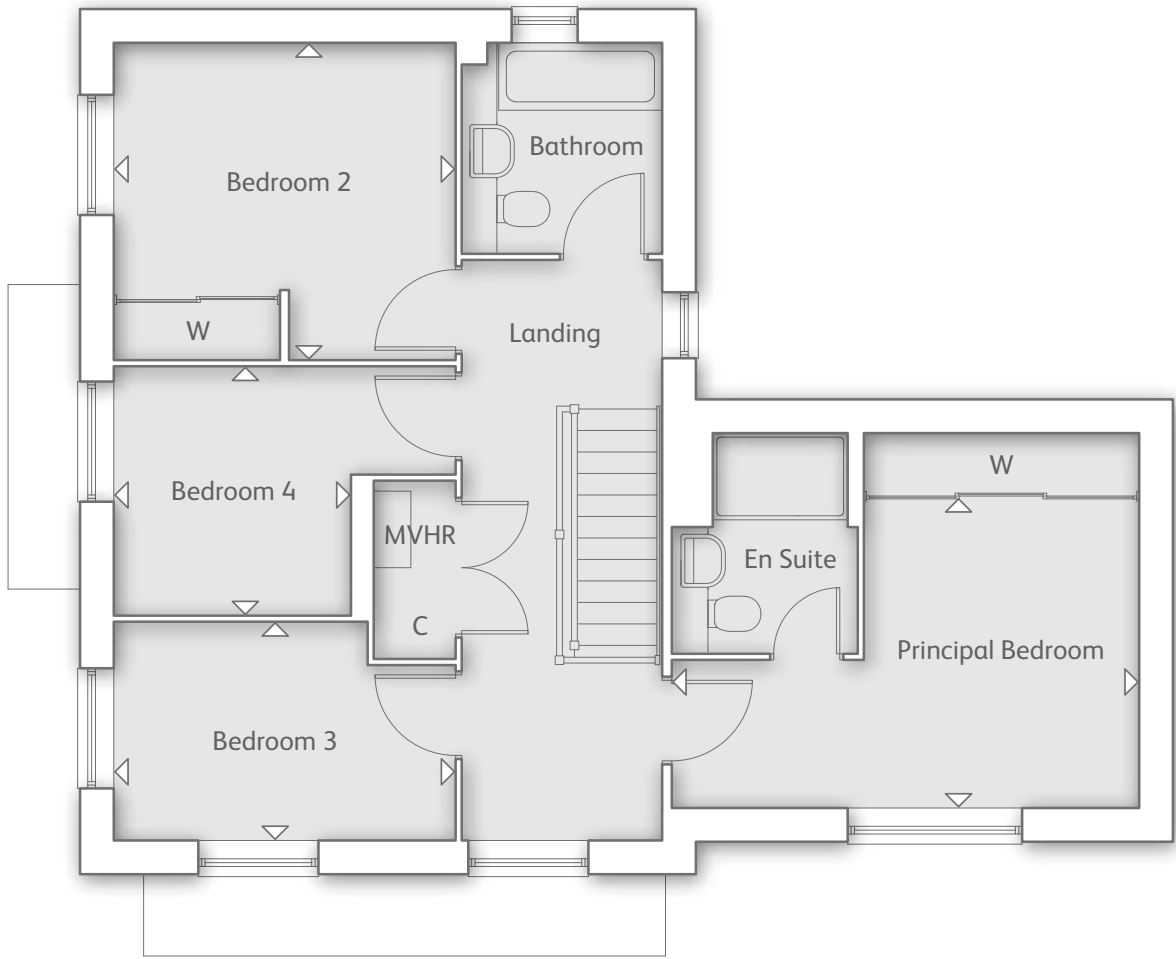
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.29M X 9.01M	14' 1" X 29' 7"	
LIVING ROOM		
4.85M X 3.89	15' 11" X 12' 9"	
UTILITY		
2.09 X 1.98 M	6' 10" X 6' 6"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.85M X 3.20M	15' 11" X 10' 6"	
BEDROOM 2		
3.55M X 3.29M	11' 8" X 10' 10"	
BEDROOM 3		
3.55M X 2.27M	11' 8" X 7' 5"	
BEDROOM 4		
2.46M X 2.59M	8' 1" X 8' 6"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE KENSWORTH

4-BEDROOM HOME

PLOT NUMBERS

3

17

18

71

72

73



MODERN KITCHEN SPACE AND UTILITY

- Omega designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob\* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

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
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

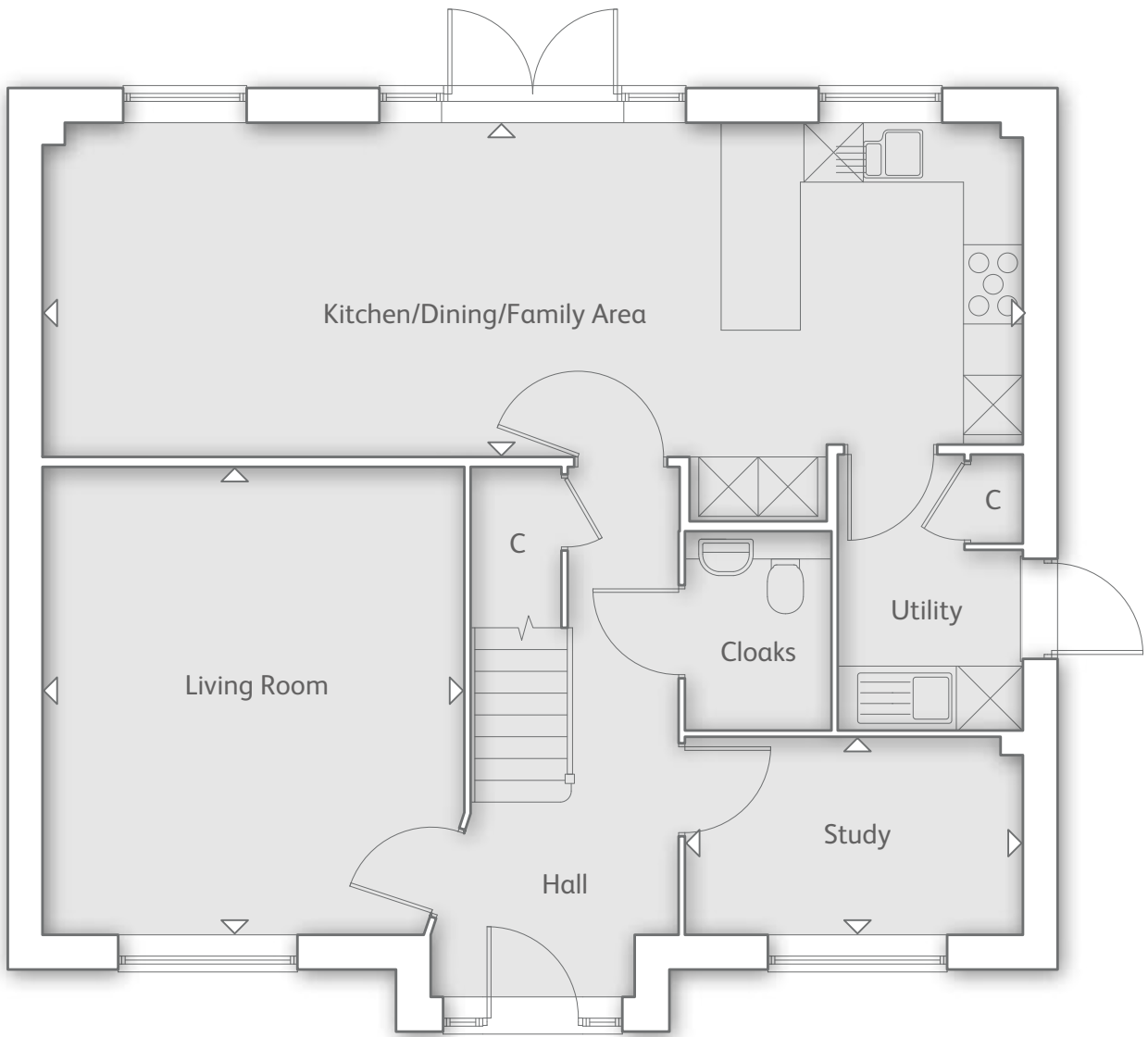
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Driveway parking
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.90M X 4.00M	32' 6" X 13' 1"	
LIVING ROOM		
4.26M X 4.72M	14' 0" X 15' 6"	
UTILITY		
1.84M X 2.79M	6' 1" X 9' 2"	
STUDY		
3.41M X 2.00M	11' 2" X 6' 7"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.57M X 3.79M	11' 9" X 12' 5"	
BEDROOM 2		
3.96M X 2.82M	13' 0" X 9' 3"	
BEDROOM 3		
4.08M X 2.82M	13' 5" X 9' 3"	
BEDROOM 4		
3.15M X 3.18M	10' 4" X 10' 5"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE WOODHILL

4-BEDROOM HOME

PLOT NUMBERS

8

10

15

76



MODERN KITCHEN SPACE AND UTILITY

- Omega designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob\* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

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
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suite
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suite\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

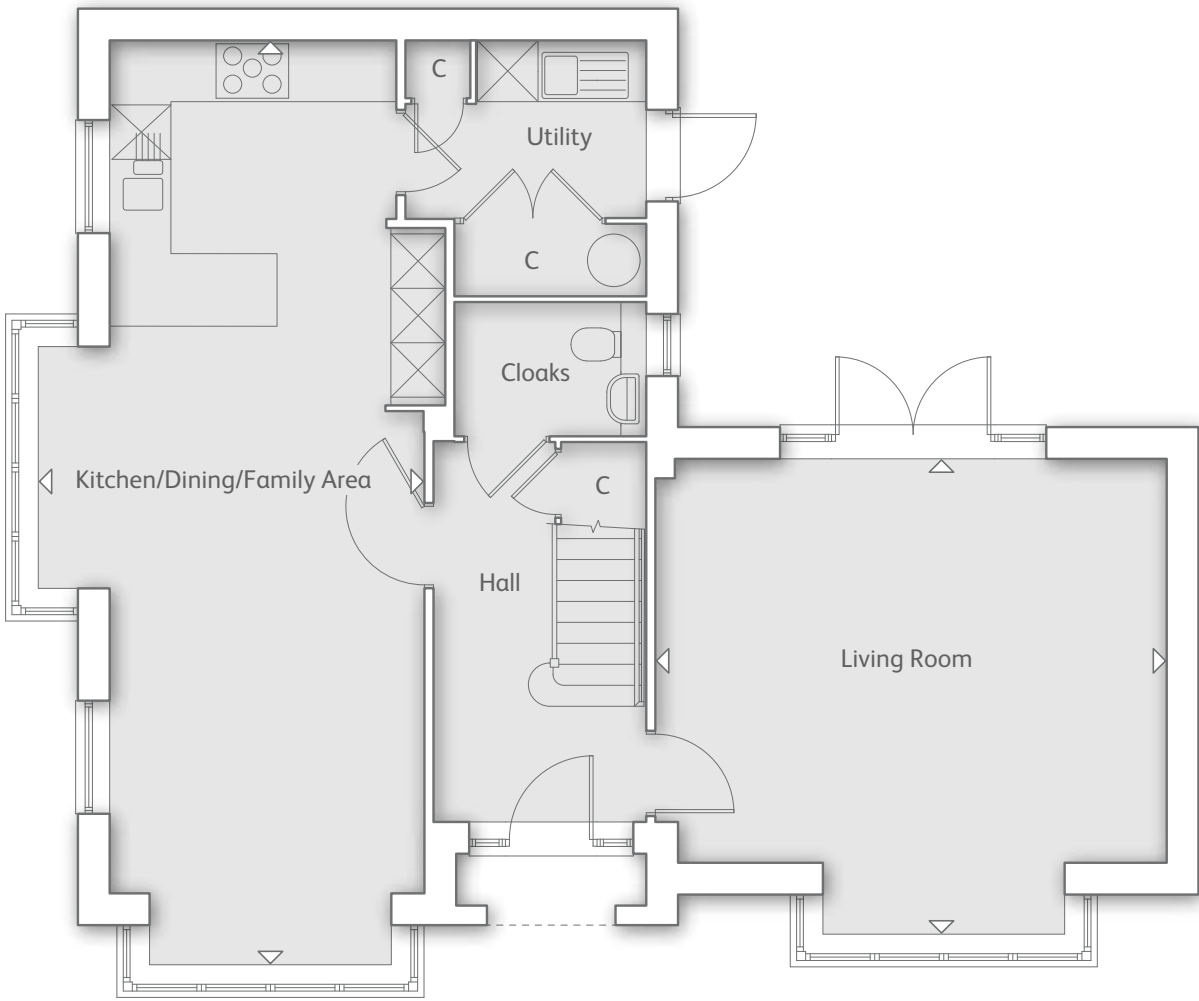
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suite†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Driveway parking
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.26M X 10.19M	14' 0" X 33' 5"	
LIVING ROOM		
5.64M X 5.24	18' 6" X 17' 2"	
UTILITY		
2.66M X 1.96M	8' 9" X 6' 5"	

FIRST FLOOR

PRINCIPAL BEDROOM		
5.64M X 3.78M	18' 6" X 12' 5"	
BEDROOM 2		
3.58M X 3.36M	11' 9" X 11' 0"	
BEDROOM 3		
3.58M X 3.32M	11' 9" X 10' 11"	
BEDROOM 4		
2.86M X 2.59M	9' 5" X 8' 6"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE HAWKENBURY

**4-BEDROOM HOME**

PLOT NUMBER

80



MODERN KITCHEN SPACE AND UTILITY

- Omega designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob\* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

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
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites\*\*

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

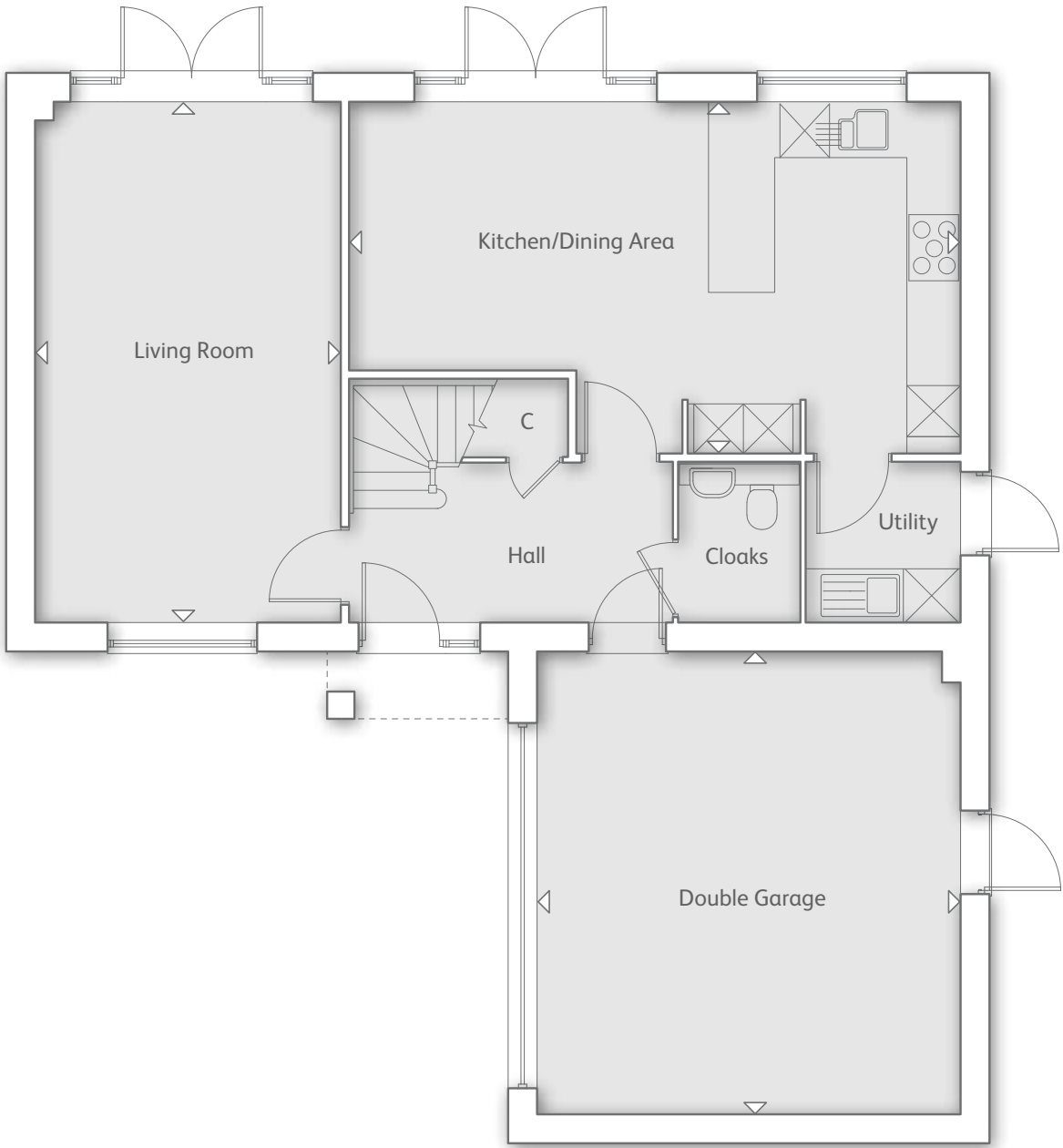
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Driveway parking
- Integrated Double Garage
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING AREA		
7.40M X 4.26M	24' 3" X 14' 0"	
LIVING ROOM		
3.70M X 6.30M	12' 2" X 20' 8"	
UTILITY		
1.88M X 1.94M	6' 2" X 6' 5"	
DOUBLE GARAGE		
5.12M X 5.60M	16' 10" X 18' 4"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.75M X 3.75M	12' 4" X 12' 4"	
BEDROOM 2		
5.12M X 5.60M	16' 10" X 18' 4"	
BEDROOM 3		
3.24M X 4.05M	10' 7" X 13' 3"	
BEDROOM 4		
4.06M X 3.33M	13' 4" X 10' 11"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE WESTFIELD

5-BEDROOM HOME

PLOT NUMBERS

11

13

78

79



MODERN KITCHEN SPACE AND UTILITY

- Omega designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob\* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

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
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites\*\*

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Built-in wardrobe to Bedroom 4

SECURITY AND PEACE OF MIND

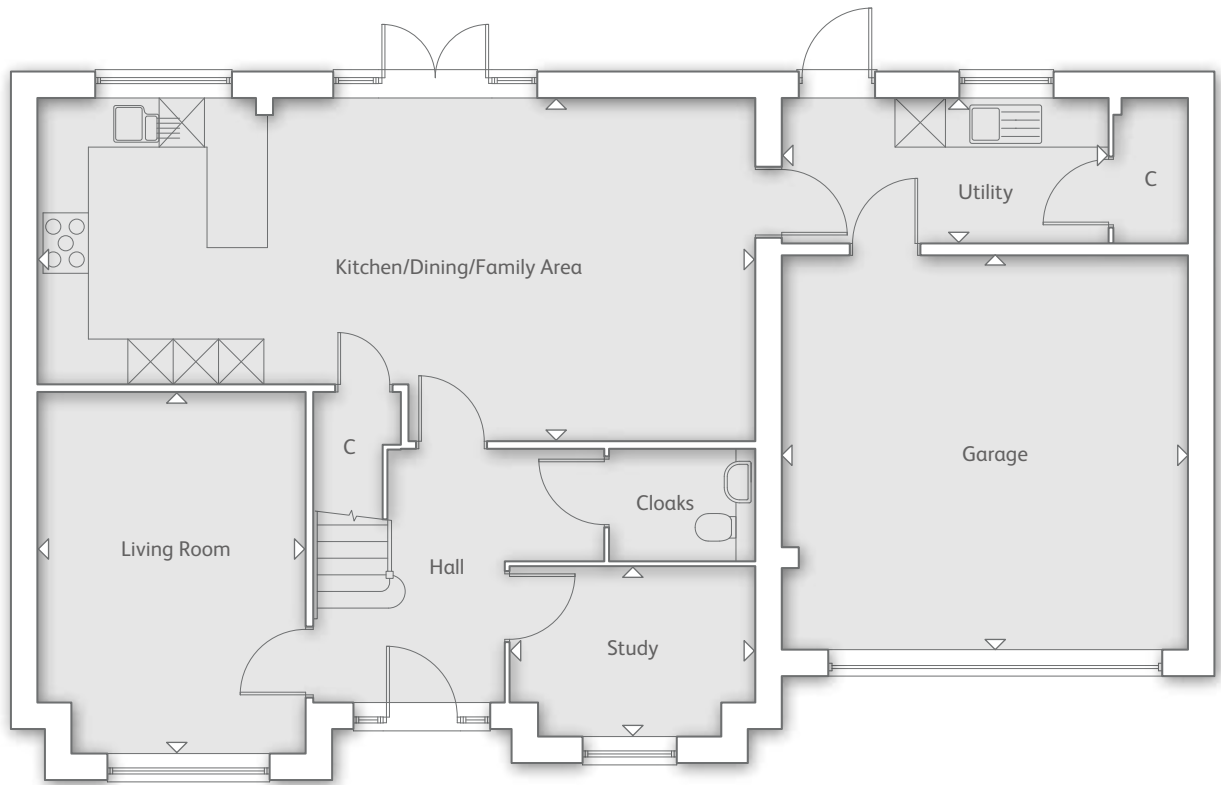
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

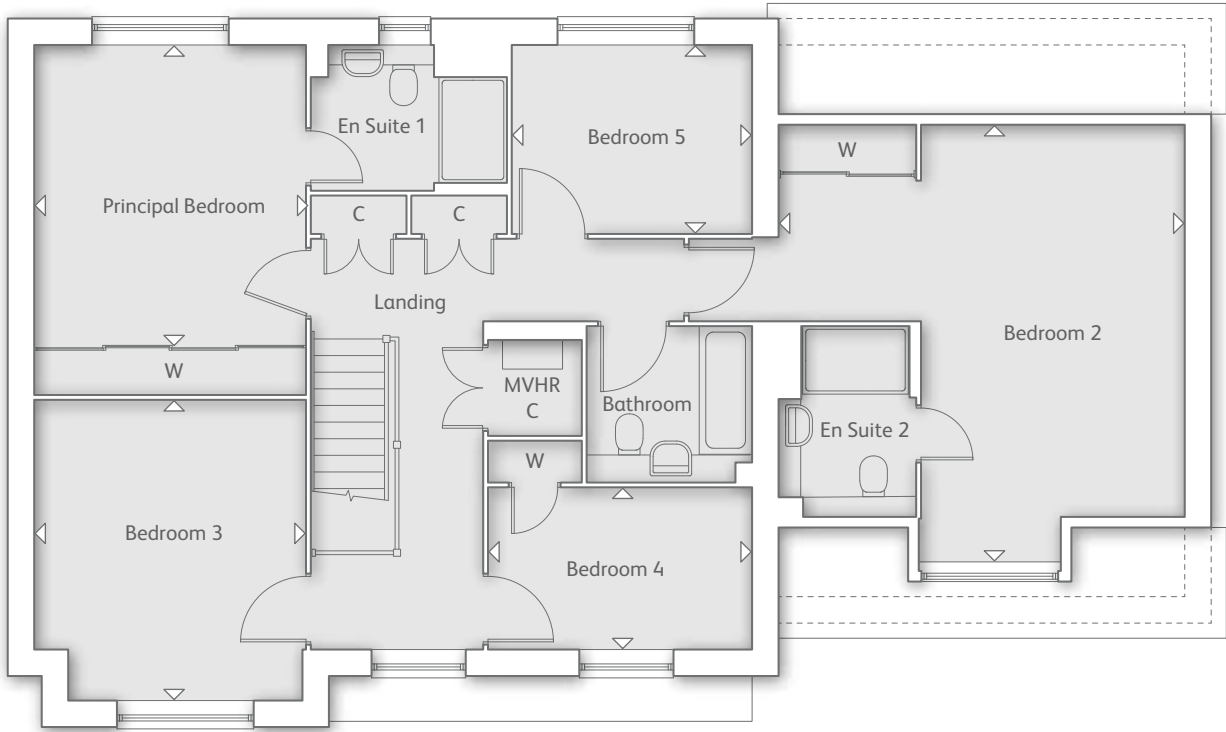
EXTERNAL FEATURES

- Driveway parking
- Integrated Double Garage
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.50M X 4.54M	31' 2" X 14' 11"	
LIVING ROOM		
3.55M X 4.79M	11' 8" X 15' 8"	
STUDY		
3.25M X 2.26M	10' 8" X 7' 5"	
UTILITY		
4.33M X 1.92M	14' 2" X 6' 4"	
DOUBLE GARAGE		
5.38M X 5.22M	17' 8" X 17' 1"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.60M X 3.95M	11' 10" X 13' 0"	
BEDROOM 2		
5.38M X 5.79M	17' 8" X 19' 0"	
BEDROOM 3		
3.60M X 3.98M	11' 10" X 13' 1"	
BEDROOM 4		
3.50M X 2.15M	11' 6" X 7' 1"	
BEDROOM 5		
3.18M X 2.50M	10' 5" X 8' 2"	

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 pacemaker. \*\*Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



# EFFICIENT NEW HOMES

According to research by the House Builders Federation (HBF) the average new build home makes **heating, hot water and lighting costs 50% cheaper**, with the average new build house owner paying just over £800 a year for these utilities.

**New build homes also emit 65% less carbon** than older counterparts, with the average new build home emitting 1.22 tonnes of carbon per year, which is 35% of the average older property, which emits an average of 3.51 tonnes per year.

Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.







Energy efficiency is built into our homes Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home
- Thermal Insulation inside floors, walls and roof
- Zoned heating systems; control the temperature of the ground floor and first floor separately
- Integrated home appliances

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC Warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Weavers Gate \*Data from HBF Watt a Save - Energy efficient new homes January 2025 report <https://www.hbf.co.uk/policy/wattasave/>



# DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.

## THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

## WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

## HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple



A modern bedroom interior with a bed, a bench, a nightstand, and a plant. The room is well-lit and features contemporary decor. A dark blue semi-transparent box is overlaid on the left side of the image, containing text about the benefits and service of the part exchange process.

### THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

### HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

# PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.



# 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.



A stylized, handwritten signature in black ink, consisting of a large 'A' followed by a series of loops and a final horizontal stroke.

Adrian Watts,  
Group Chief Executive

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.







# 5 STAR AWARD WINNING HOME BUILDERS



Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the thirteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



**Cowards Lane, Codicote, Hitchin,  
Hertfordshire SG4 8UP**

**What 3 Words location:**  
///water.nods.craft

Marketing Suite open daily 10am to 5pm

**Phone:** 01438 904428  
**Email:** weaversgate@croudacehomes.co.uk

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 The Paddocks progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation April 2024.







croudacehomes