



WAINSCOT GARDENS

— DIDCOT —

croudacehomes



5 STAR AWARD WINNING HOME BUILDER

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





WAINSCOT GARDENS

— DIDCOT —

A SUPERB DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES INCLUDING APARTMENTS IN
DIDCOT, OXFORDSHIRE WITH A BEAUTIFULLY DESIGNED NEIGHBOURHOOD PARK.



WAINSCOT GARDENS

— DIDCOT —

GENERAL DEVELOPMENT LAYOUT

Each home within Wainscot Gardens 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.



* Affordable Housing Carport



THE BROUGHTON
4 BEDROOM HOME
PLOTS 336 & 337



THE SOMBOURNE
4 BEDROOM HOME
PLOTS 277, 285 & 291



THE SHERBOURNE
4 BEDROOM HOME
PLOTS 338, 339 & 340



THE BRAMLEY
4 BEDROOM HOME
PLOTS 271, 272, 274, 275,
287, 288 & 319



THE RADWELL
4 BEDROOM HOME
PLOTS 320 & 329



THE BRINDLEY
3 BEDROOM HOME
PLOT 290



THE RICHMOND
3 BEDROOM HOME
PLOT 341



THE MELBURY
3 BEDROOM HOME
PLOTS 325 & 326



THE HAMILTON
3 BEDROOM HOME
PLOTS 278, 280, 283 & 299



THE EBURY
3 BEDROOM HOME
PLOTS 284, 306, 321, 324,
327, 330, 331, 332 & 335



THE DRAYTON
2 BEDROOM HOME
PLOT 276



THE COMPTON
2 BEDROOM HOME
PLOT 286



THE ARDINGTON
2 BEDROOM HOME
PLOTS 273 & 289



THE CARLTON
2 BEDROOM HOME
PLOTS 279, 300, 301, 302, 303, 304,
305, 322, 323, 328, 333 & 334



DORCHESTER COURT
2 BEDROOM APARTMENT
PLOTS 307, 308, 309, 310, 311, 312,
313, 314, 315, 316, 317 & 318

THE BROUGHTON

4 BEDROOM HOME



MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone or granite worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Stainless steel double electric oven with induction hob
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

DECORATION AND JOINERY

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

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
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

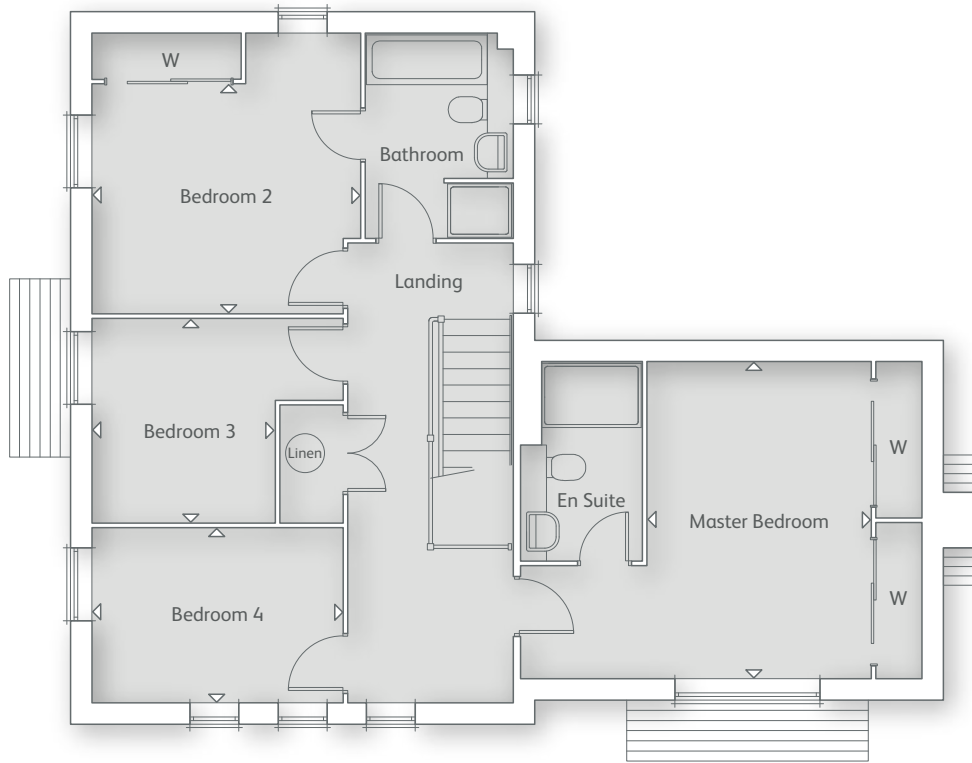
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen, Utility, Bathroom and En Suite¹
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and smallest bedroom

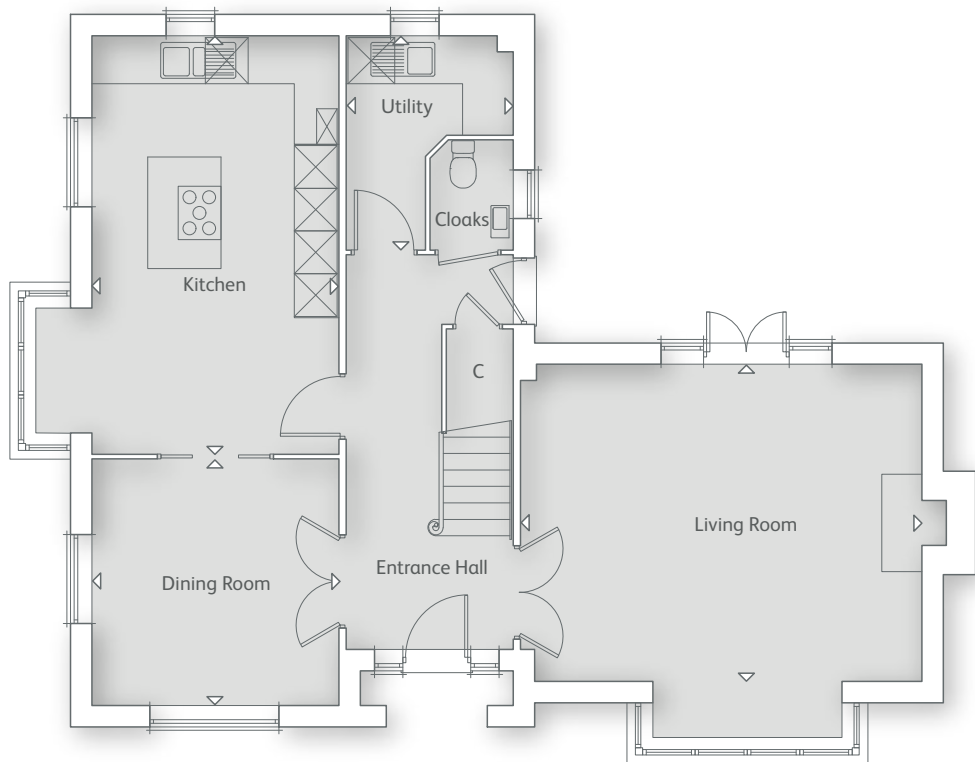
EXTERNAL FEATURES

- External power point, EV ready (subject to layout)
- Double Studio Garage
- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt



FIRST FLOOR

Master Bedroom	4.39m x 3.09m	14' 4" x 10' 1"
Bedroom 2	3.71m x 3.23m	12' 2" x 10' 7"
Bedroom 3	2.82m x 2.52m	9' 3" x 8' 3"
Bedroom 4	3.47m x 2.40m	11' 4" x 7' 10"



GROUND FLOOR

Kitchen	5.82m x 3.41m	19' 1" x 11' 2"
Dining Room	3.41m x 3.40m	11' 2" x 11' 1"
Living Room	5.58m x 4.39m	18' 3" x 14' 4"
Utility	2.95m x 2.29m	9' 8" x 7' 6"

DOUBLE STUDIO GARAGE

AVAILABLE WITH THE BROUGHTON



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchenette
- Laminate worktops with up-stand to Kitchenette
- Space for low level fridge

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Wall mounted heater

SECURITY AND PEACE OF MIND

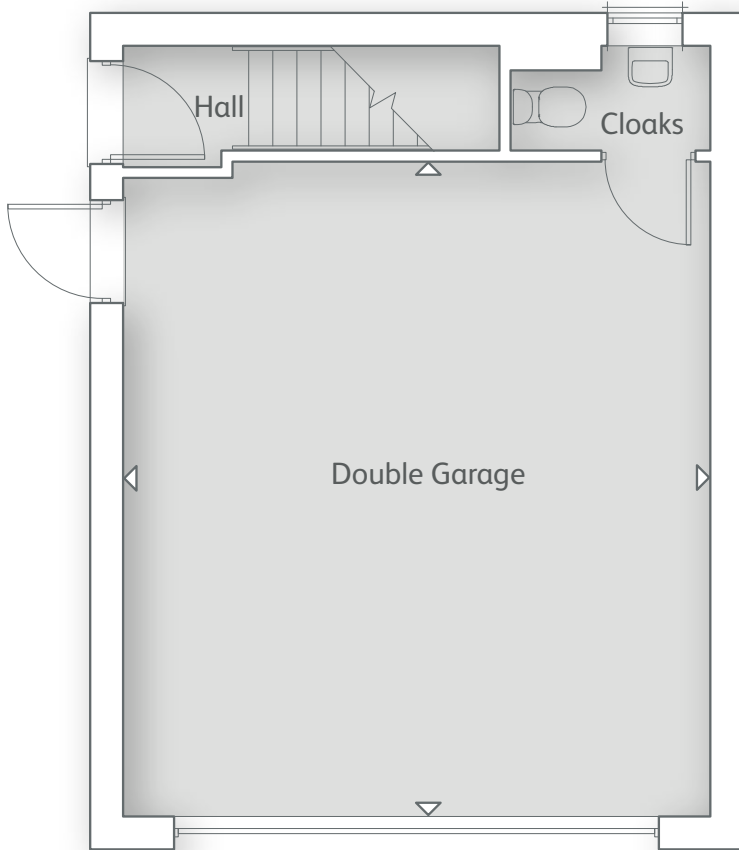
- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite access door and multipoint locking system
- Double glazed PVCu windows

ELECTRICAL AND COMFORT

- Batten and pendant lighting to Hall, stairwell and Studio
- TV point and Cat 6 network point to Studio

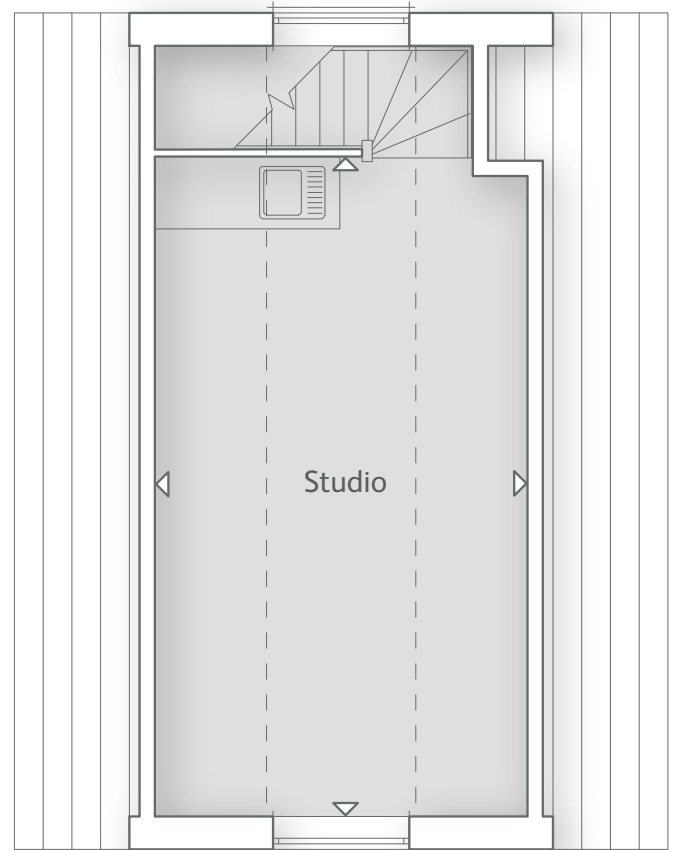
EXTERNAL FEATURES

- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Motion activated front entrance light



GROUND FLOOR

Double Garage
 5.77m x 5.31m 18' 11" x 17' 5"



FIRST FLOOR

Studio
 5.97m x 3.34m 19' 7" x 10' 11"

THE SOMBOURNE

4 BEDROOM HOME



Please note that this CGI is from a previous phase at Willowbrook Park, Didcot

MODERN KITCHEN SPACE

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

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suites
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

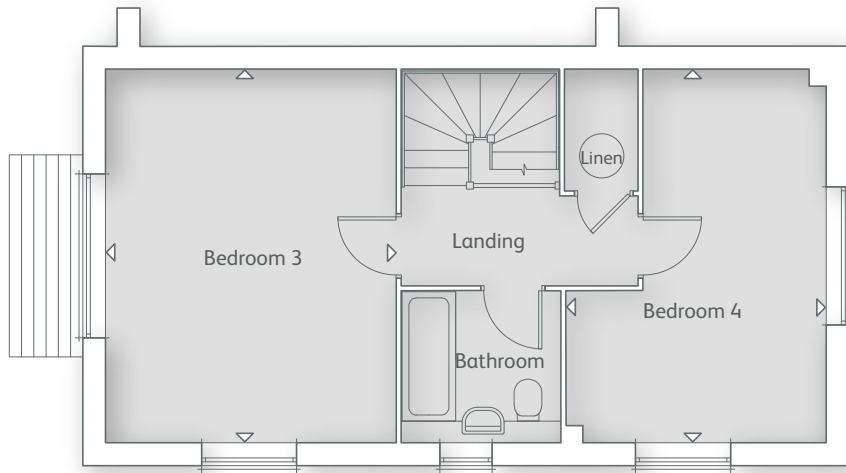
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom and En Suites¹
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

EXTERNAL FEATURES

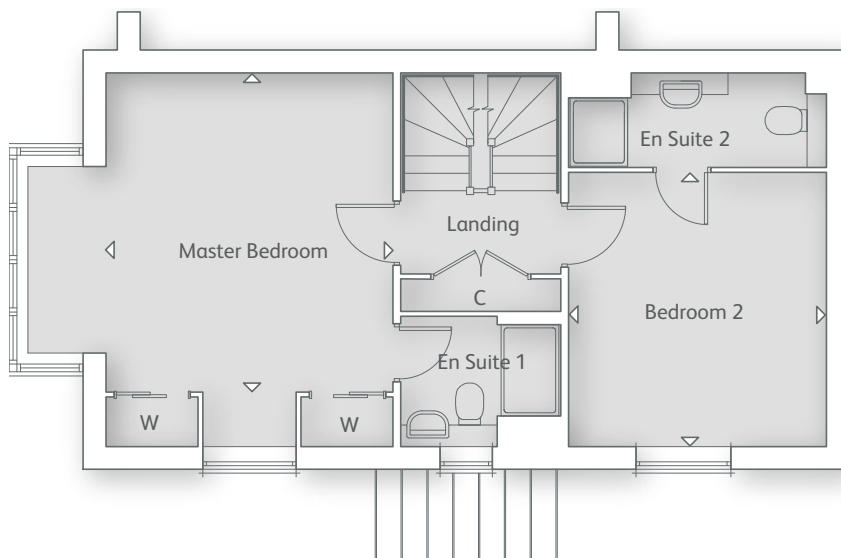
- Single garage (Plot 291)
- Double garage (Plots 277 & 285)
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



SECOND FLOOR

Bedroom 3
4.84m x 3.75m 15' 10" x 12' 3"

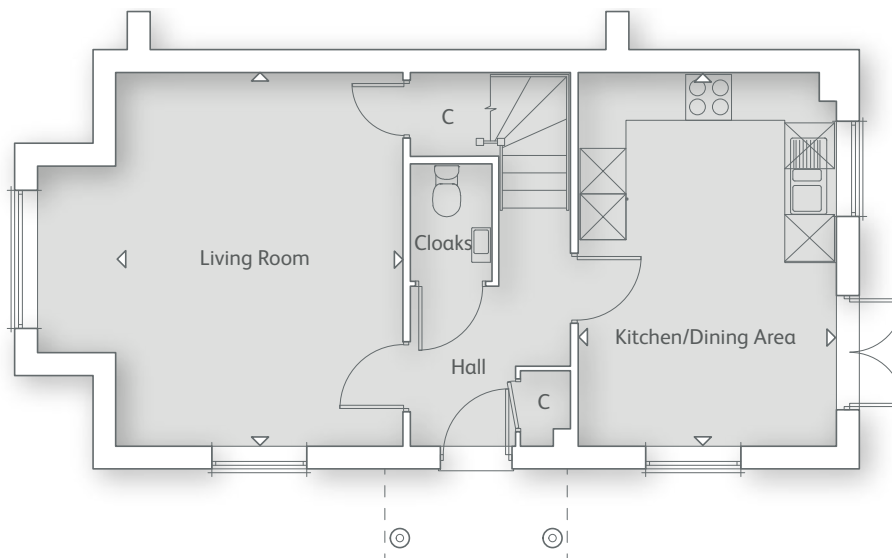
Bedroom 4
4.84m x 3.36m 15' 10" x 11' 0"



FIRST FLOOR

Master Bedroom
4.84m x 3.71m 15' 10" x 12' 2"

Bedroom 2
3.54m x 3.33m 11' 7" x 10' 11"



GROUND FLOOR

Kitchen/Dining Area
4.84m x 3.33m 15' 10" x 10' 11"

Living Room
4.84m x 3.71m 15' 10" x 12' 2"

THE SHERBOURNE

4 BEDROOM HOME



MODERN KITCHEN SPACE

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

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom
- Built-in storage to Bedroom 3

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

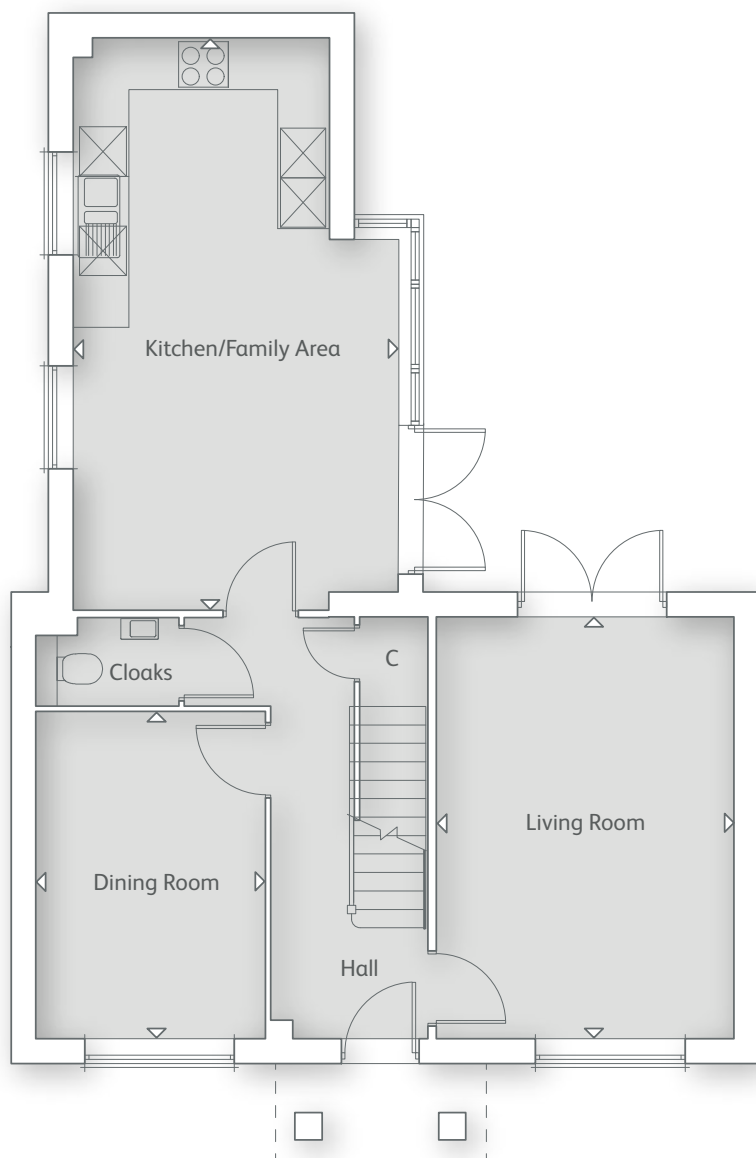
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Family Area, Bathroom and En Suites¹
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

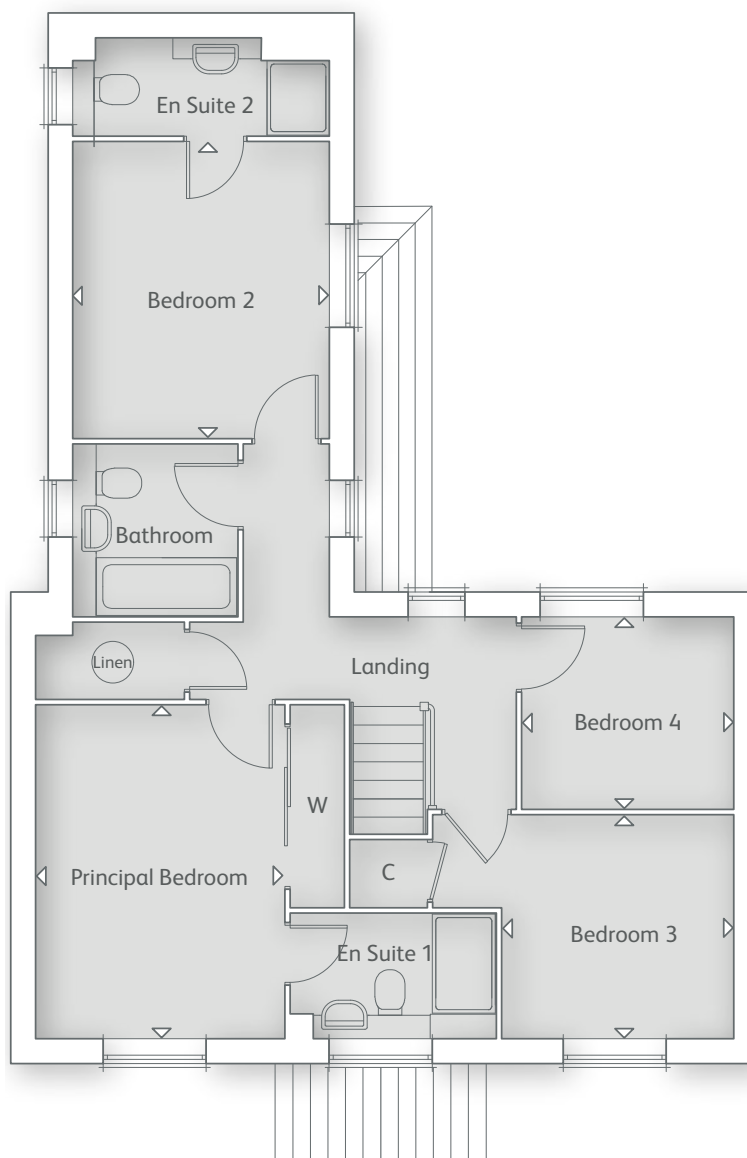
EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen/Family Area	6.86m x 3.88m	22' 6" x 12' 8"
Dining Room	3.90m x 2.72m	12' 9" x 8' 11"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"



FIRST FLOOR

Master Bedroom	3.98m x 2.95m	13' 0" x 9' 8"
Bedroom 2	3.54m x 3.04m	11' 7" x 9' 11"
Bedroom 3	2.75m x 2.65m	9' 0" x 8' 8"
Bedroom 4	2.51m x 2.27m	8' 2" x 7' 5"

THE BRAMLEY

4 BEDROOM HOME



Please note that this CGI is from a previous phase at Willowbrook Park, Didcot

MODERN KITCHEN SPACE

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

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in storage to Bedroom 3

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

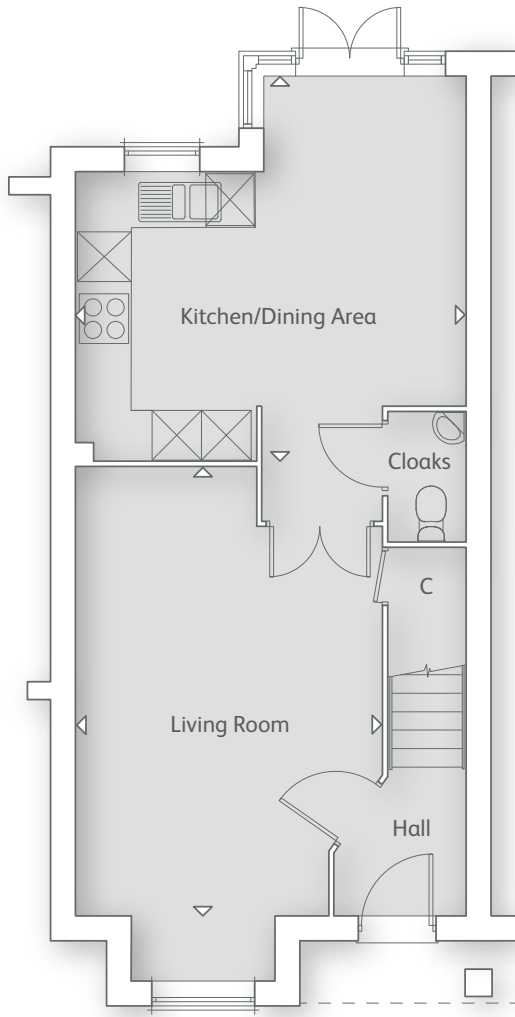
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom and En Suite*
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

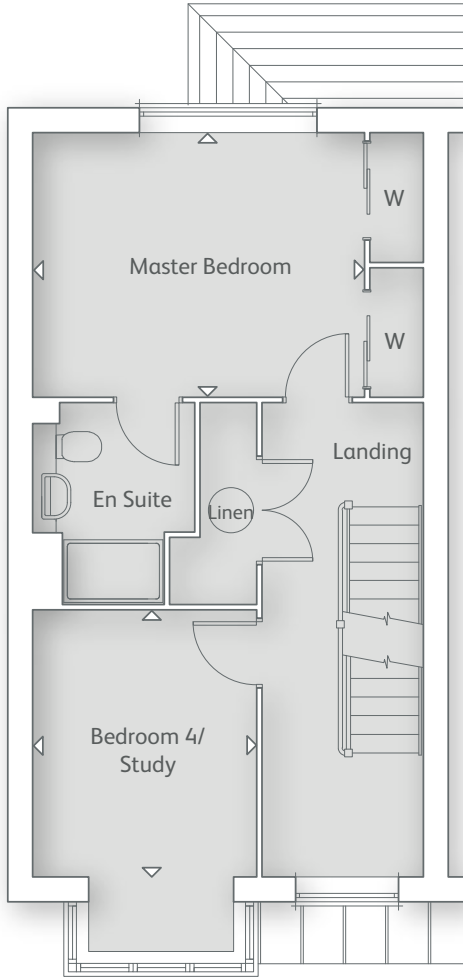
EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



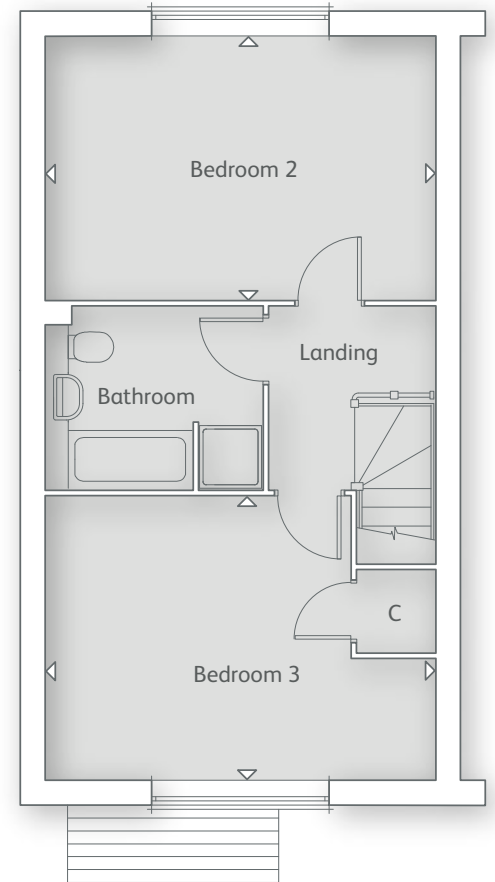
GROUND FLOOR

Kitchen/Dining Area	4.67m x 4.60m	15' 3" x 15' 1"
Living Room	5.38m x 3.65m	17' 7" x 11' 11"



FIRST FLOOR

Master Bedroom	3.95m x 3.14m	12' 11" x 10' 3"
Bedroom 4/Study	3.17m x 2.65m	10' 4" x 8' 8"



SECOND FLOOR

Bedroom 2	4.67m x 3.14m	15' 3" x 10' 3"
Bedroom 3	4.67m x 3.38m	15' 3" x 11' 1"

THE RADWELL

4 BEDROOM HOME



MODERN KITCHEN SPACE

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

DECORATION AND JOINERY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

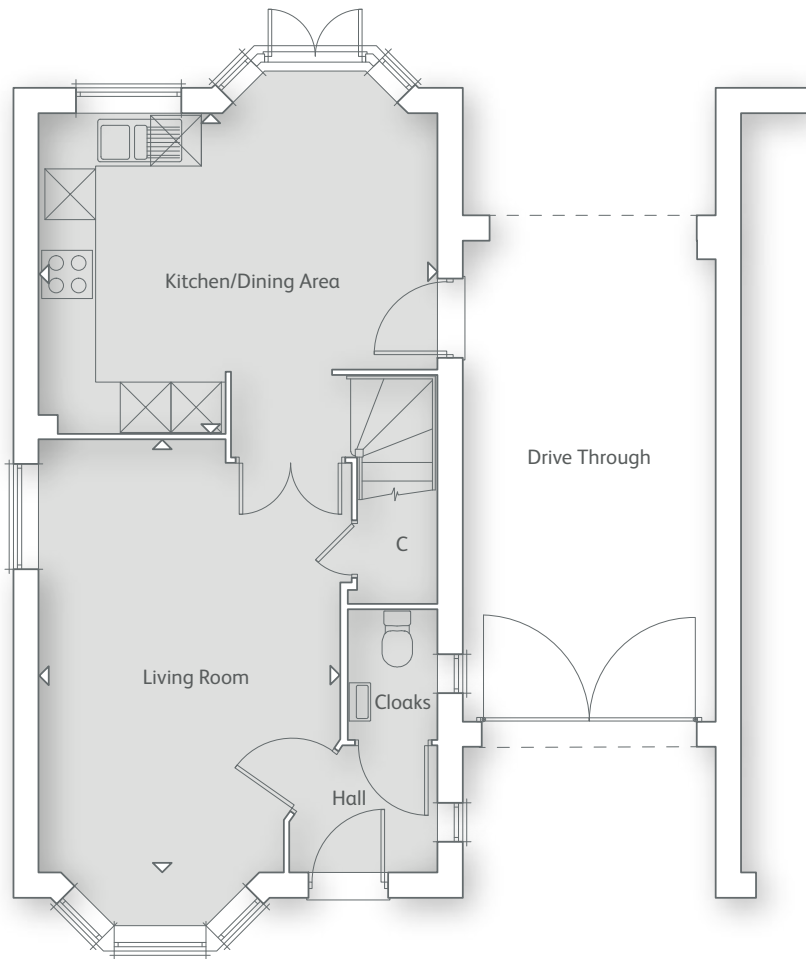
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite*
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

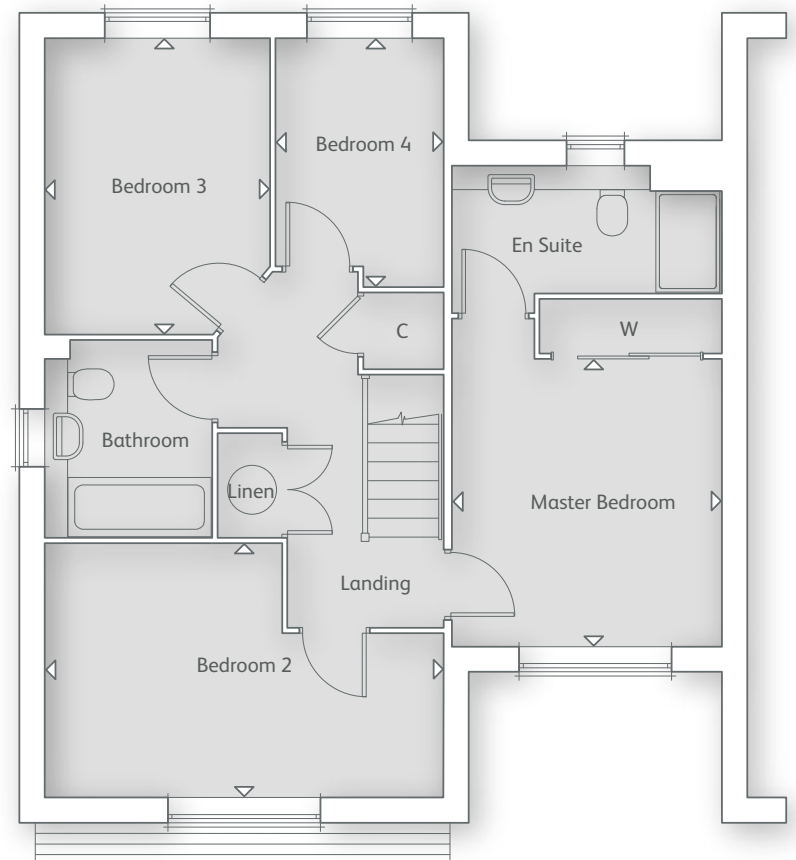
EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen/Dining Area	4.67m x 3.74m	15' 3" x 12' 3"
Living Room	5.08m x 3.50m	16' 8" x 11' 5"



FIRST FLOOR

Master Bedroom	3.35m x 3.14m	10' 11" x 10' 3"
Bedroom 2	4.67m x 2.96m	15' 3" x 9' 8"
Bedroom 3	3.45m x 2.61m	11' 3" x 8' 6"
Bedroom 4	2.89m x 1.93m	9' 5" x 6' 4"

THE BRINDLEY

3 BEDROOM HOME



MODERN KITCHEN SPACE

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

DECORATION AND JOINERY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

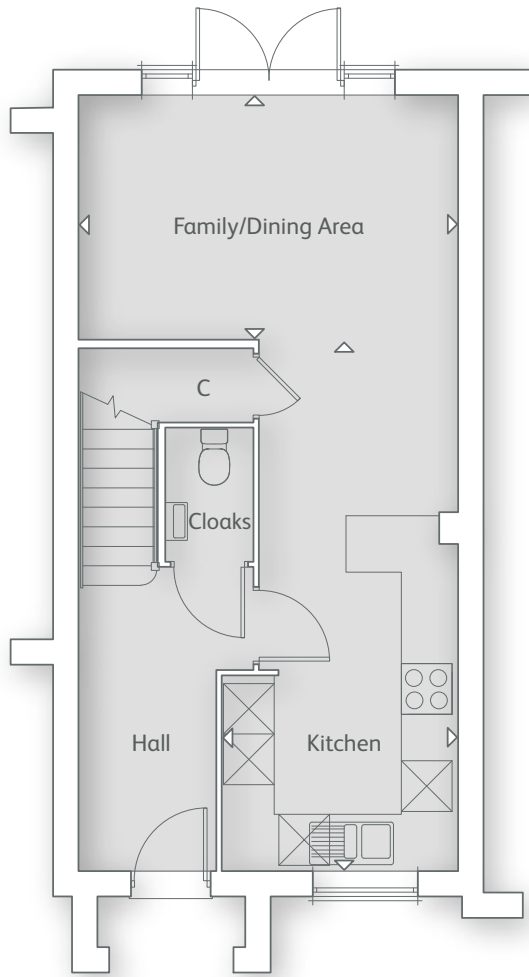
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

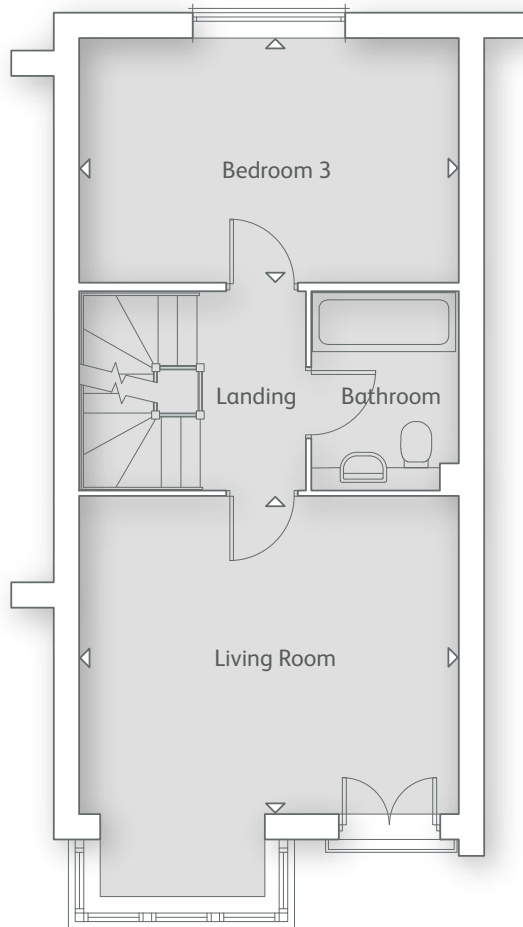
EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



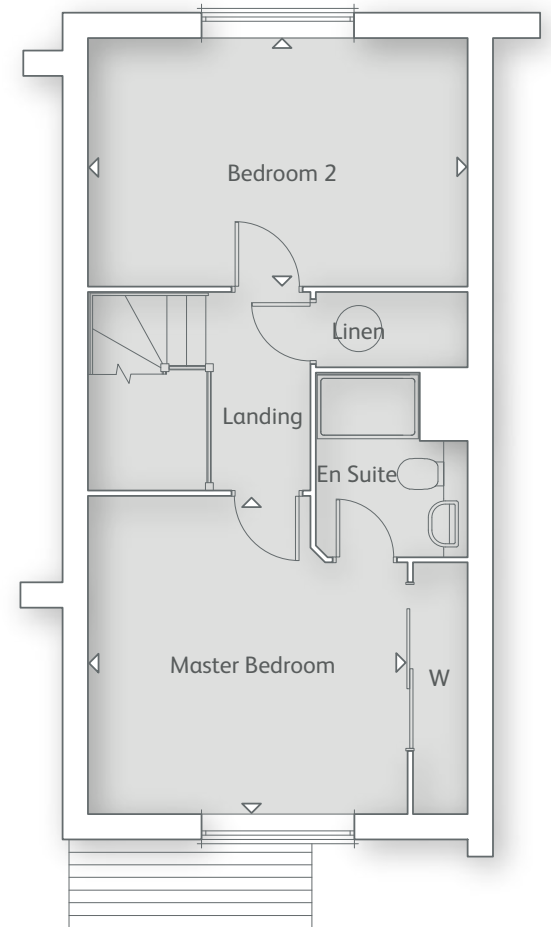
GROUND FLOOR

Kitchen	6.24m x 2.74m	20' 5" x 8' 11"
Family/Dining Area	4.44m x 2.84m	14' 6" x 9' 3"



FIRST FLOOR

Living Room	4.44m x 3.71m	14' 6" x 12' 2"
Bedroom 3	4.44m x 2.84m	14' 6" x 9' 3"



SECOND FLOOR

Master Bedroom	3.73m x 3.71m	12' 2" x 12' 2"
Bedroom 2	4.44m x 2.89m	14' 6" x 9' 5"

THE RICHMOND

3 BEDROOM HOME



MODERN KITCHEN SPACE

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

DECORATION AND JOINERY

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

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
- Heated towel radiators

SECURITY AND PEACE OF MIND

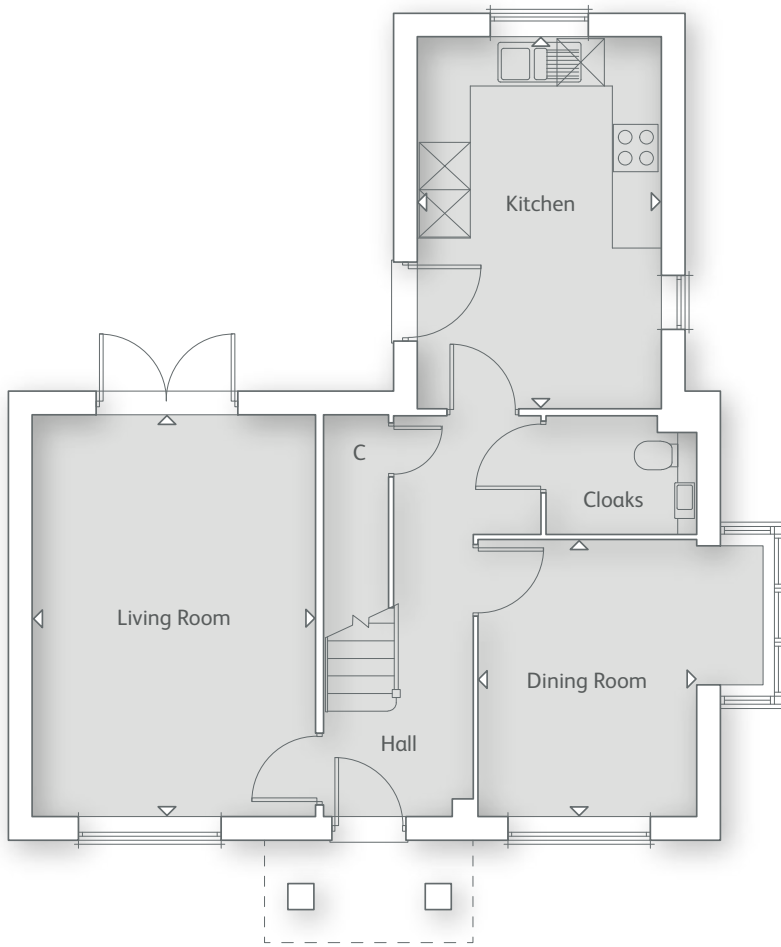
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom and En Suite*
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

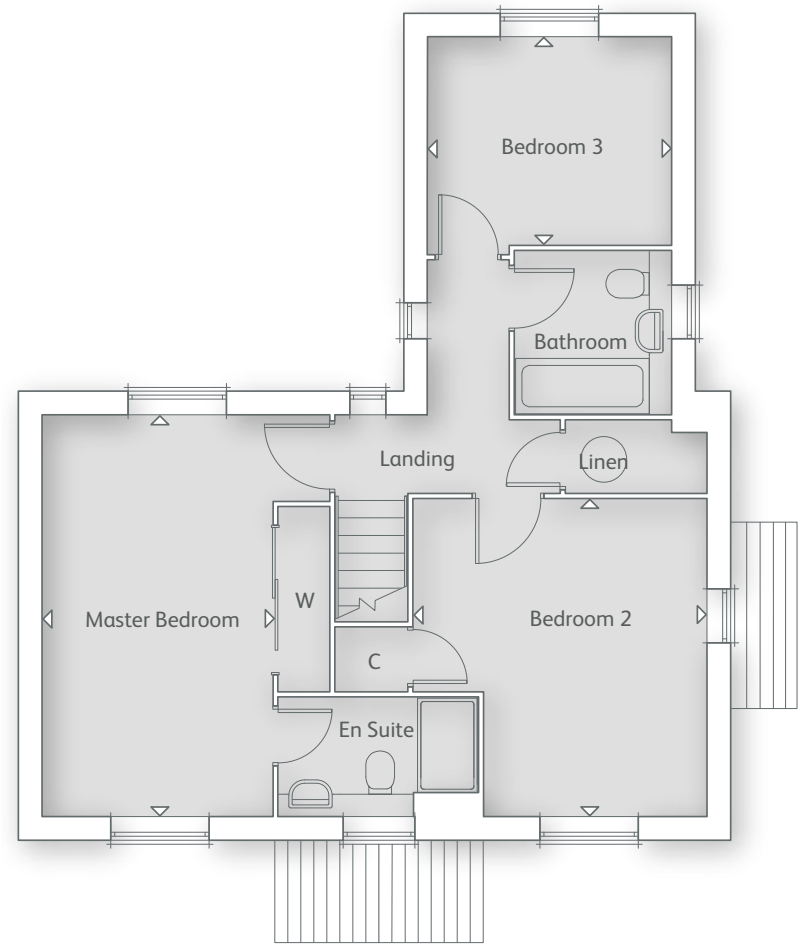
EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen	4.66m x 3.04m	15' 3" x 9' 11"
Dining Room	3.46m x 2.72m	11' 4" x 8' 11"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"



FIRST FLOOR

Master Bedroom	5.04m x 2.87m	16' 6" x 9' 5"
Bedroom 2	3.98m x 3.67m	13' 0" x 12' 0"
Bedroom 3	3.04m x 2.59m	9' 11" x 8' 5"

THE EBURY

3 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

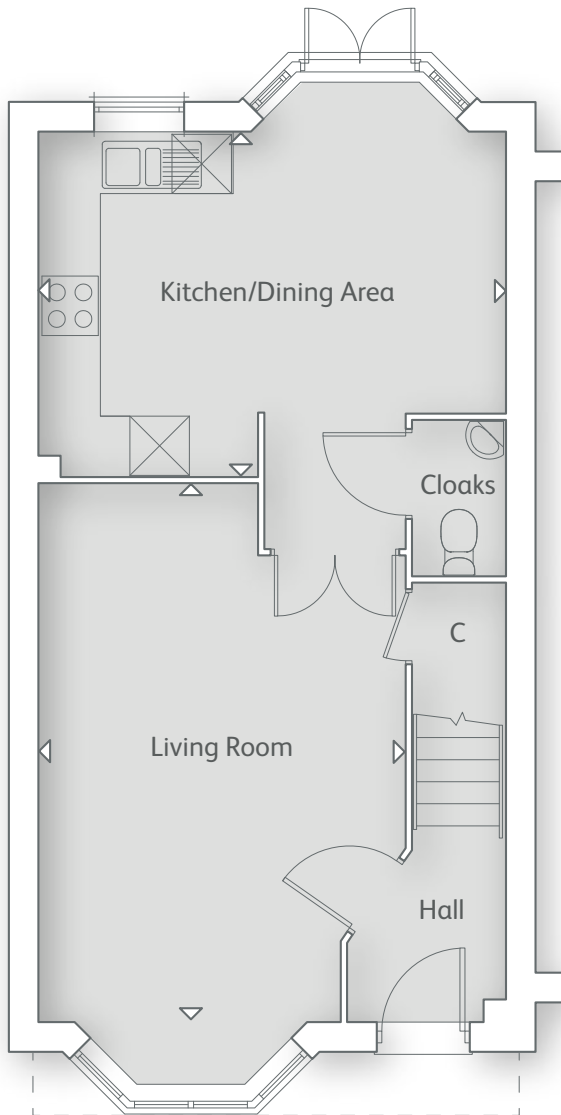
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite*
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

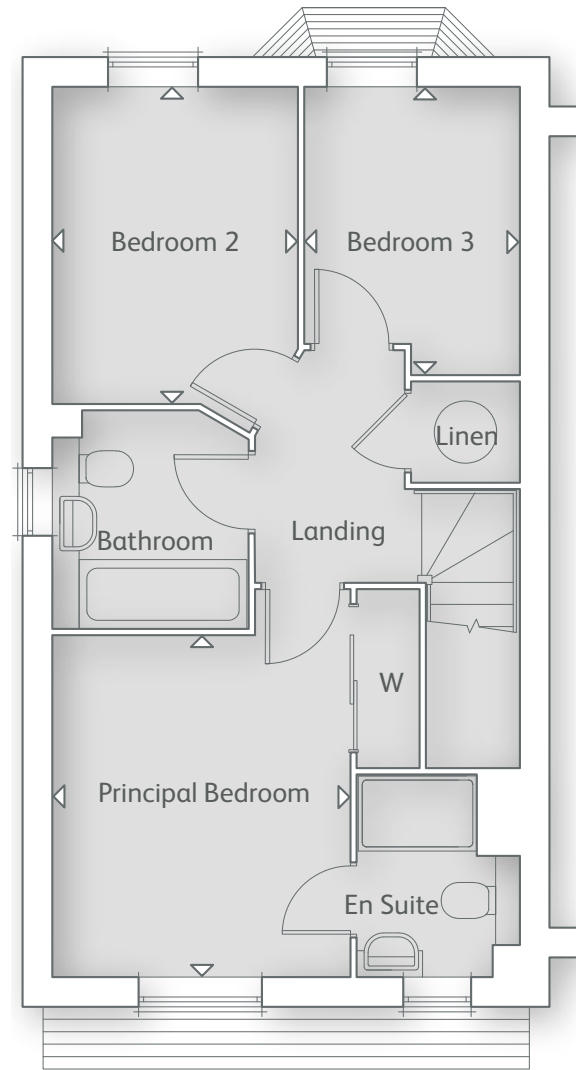
EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen/Dining Area	4.67m x 3.43m	15' 3" x 11' 3"
Living Room	5.39m x 3.65m	17' 8" x 11' 11"



FIRST FLOOR

Master Bedroom	3.40m x 2.95m	11' 1" x 9' 8"
Bedroom 2	3.15m x 2.42m	10' 4" x 7' 11"
Bedroom 3	2.86m x 2.12m	9' 4" x 6' 11"

THE COMPTON

2 BEDROOM HOME



MODERN KITCHEN SPACE

- 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
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer

DECORATION AND JOINERY

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

QUALITY BATHROOM AND EN SUITE

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

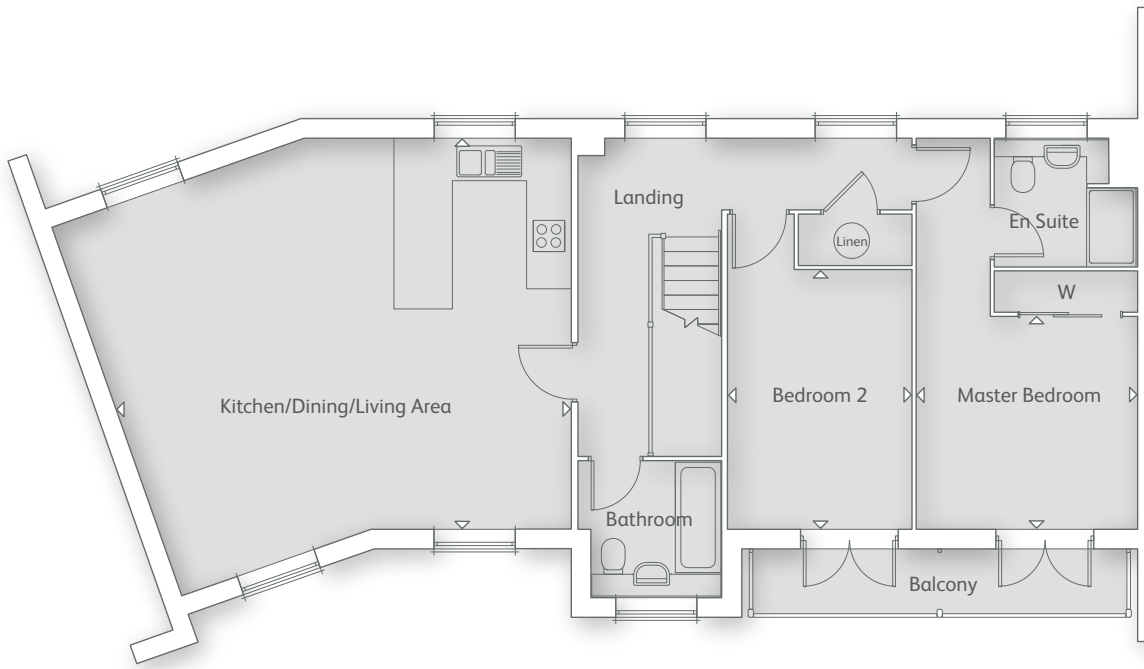
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Living Area, Utility, Bathroom and En Suite¹
- Satellite dish provided & wired for Sky Q to Kitchen/Dining/Living Area (subscription required)
- TV point to Kitchen/Dining/Living Area and all bedrooms
- Cat 6 Home Network points to Kitchen/Dining/Living Area and Master Bedroom

EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slate number tile door number

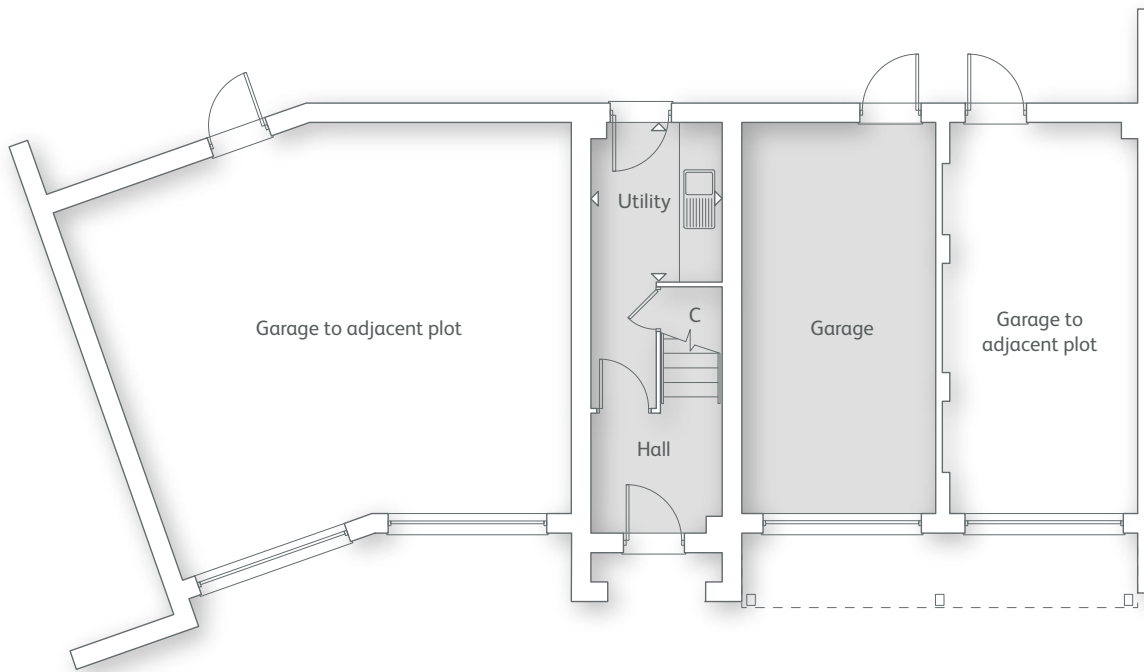


FIRST FLOOR

Kitchen/Dining/Living Area
 6.94m x 5.94m 22' 9" x 19' 5"

Master Bedroom
 3.34m x 3.21m 10' 11" x 10' 6"

Bedroom 2
 3.92m x 2.76m 12' 10" x 9' 0"



GROUND FLOOR

Utility
 2.46m x 1.96m 8' 0" x 6' 5"

THE CARLTON

2 BEDROOM HOME



Please note that this CGI is from a previous phase at Willowbrook Park, Didcot

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom and En Suite¹
- Satellite dish provided & wired for Sky Q to Living/Dining Room (subscription required)
- TV point to Living/Dining Room, Kitchen and all bedrooms
- Cat 6 Home Network points to Living/Dining Room and Master Bedroom

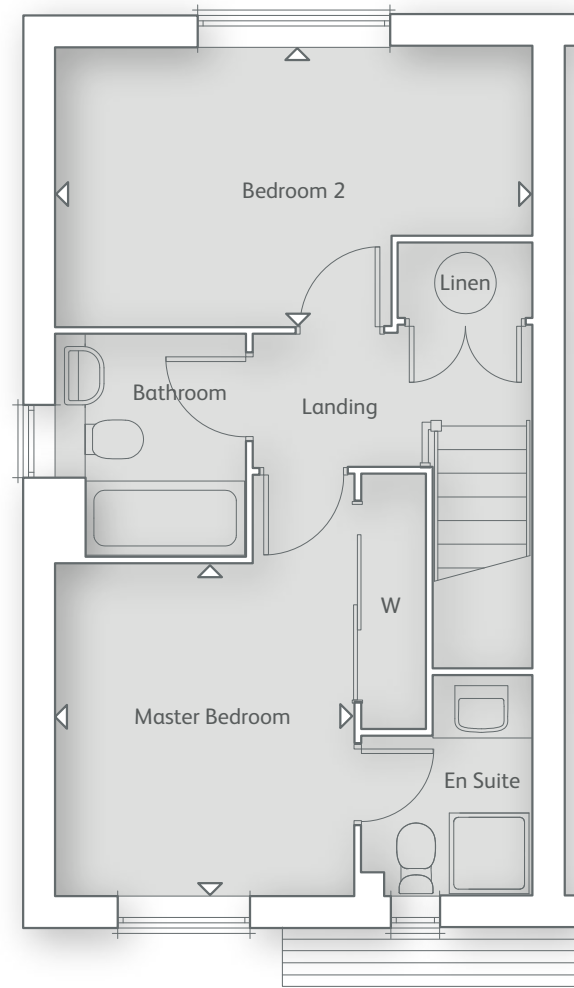
EXTERNAL FEATURES

- 2 parking spaces (Plot 279)
- Timber framed carport and driveway parking (Plots 300, 301, 302, 303, 304, 305, 322, 323, 328, 333 and 334)
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen	3.54m x 2.24m	11' 7" x 7' 4"
Living/Dining Room	4.44m x 4.28m	14' 6" x 14' 0"



FIRST FLOOR

Master Bedroom	3.08m x 2.76m	10' 1" x 9' 0"
Bedroom 2	4.44m x 2.58m	14' 6" x 8' 5"

DORCHESTER COURT

2 BEDROOM APARTMENT



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

DECORATION AND JOINERY

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms 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
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

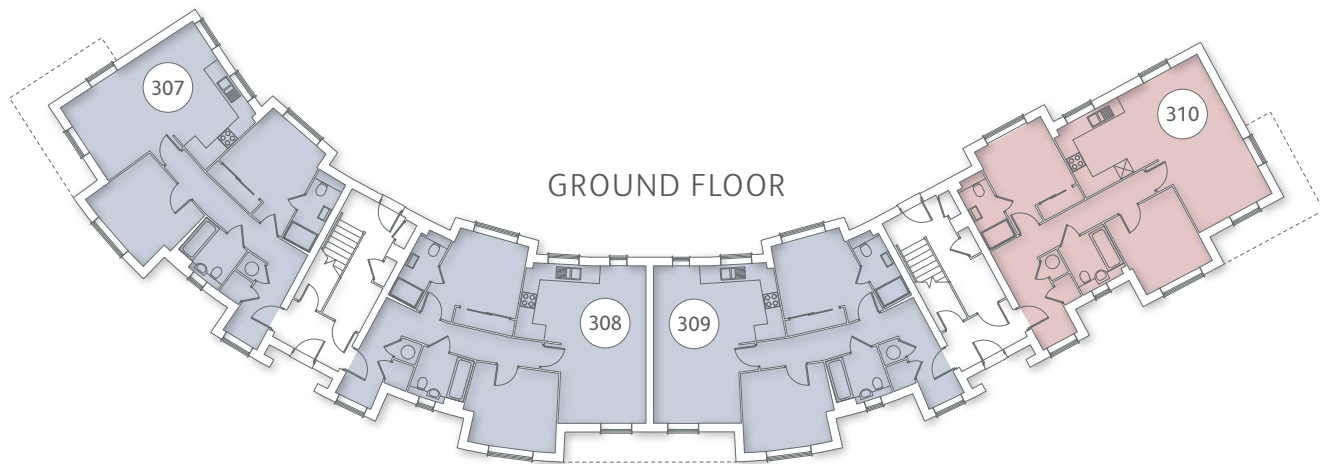
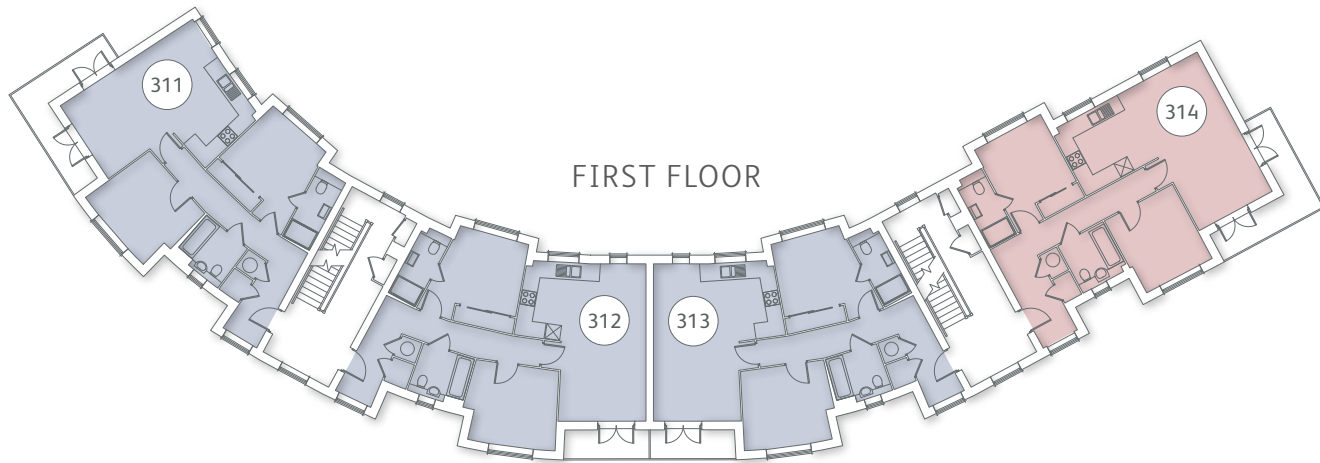
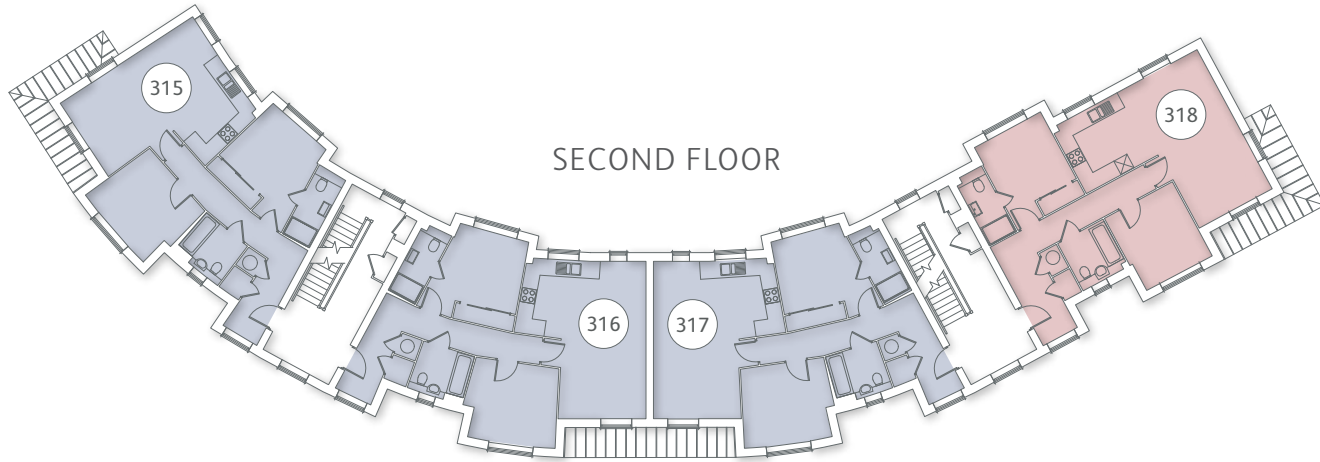
ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen/Dining/Living Area, Bathroom and En Suite*
- Satellite dish provided & wired for Sky Q to Kitchen/Dining/Living Area (subscription required)
- Communal integrated TV/SAT reception system with wiring for Sky Q to Kitchen/Dining/Living Area (subscription required)
- TV point to Kitchen/Dining/Living Area and bedrooms

EXTERNAL FEATURES

- Parking space
- Video entry system

■ STYLE A ■ STYLE B

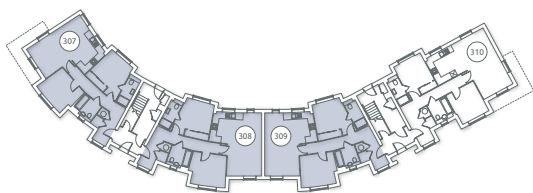


Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

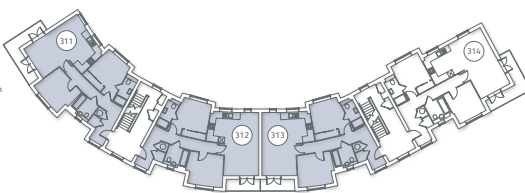


STYLE A - GROUND FLOOR

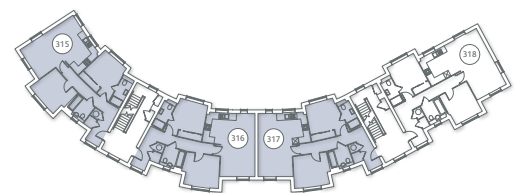
Kitchen/Living/Dining Area	Bedroom 2
6.32m x 5.11m 20' 8" x 16' 9"	3.63m x 3.20m 11' 10" x 10' 6"
Master Bedroom	
3.32m x 3.01m 10' 10" x 9' 10"	



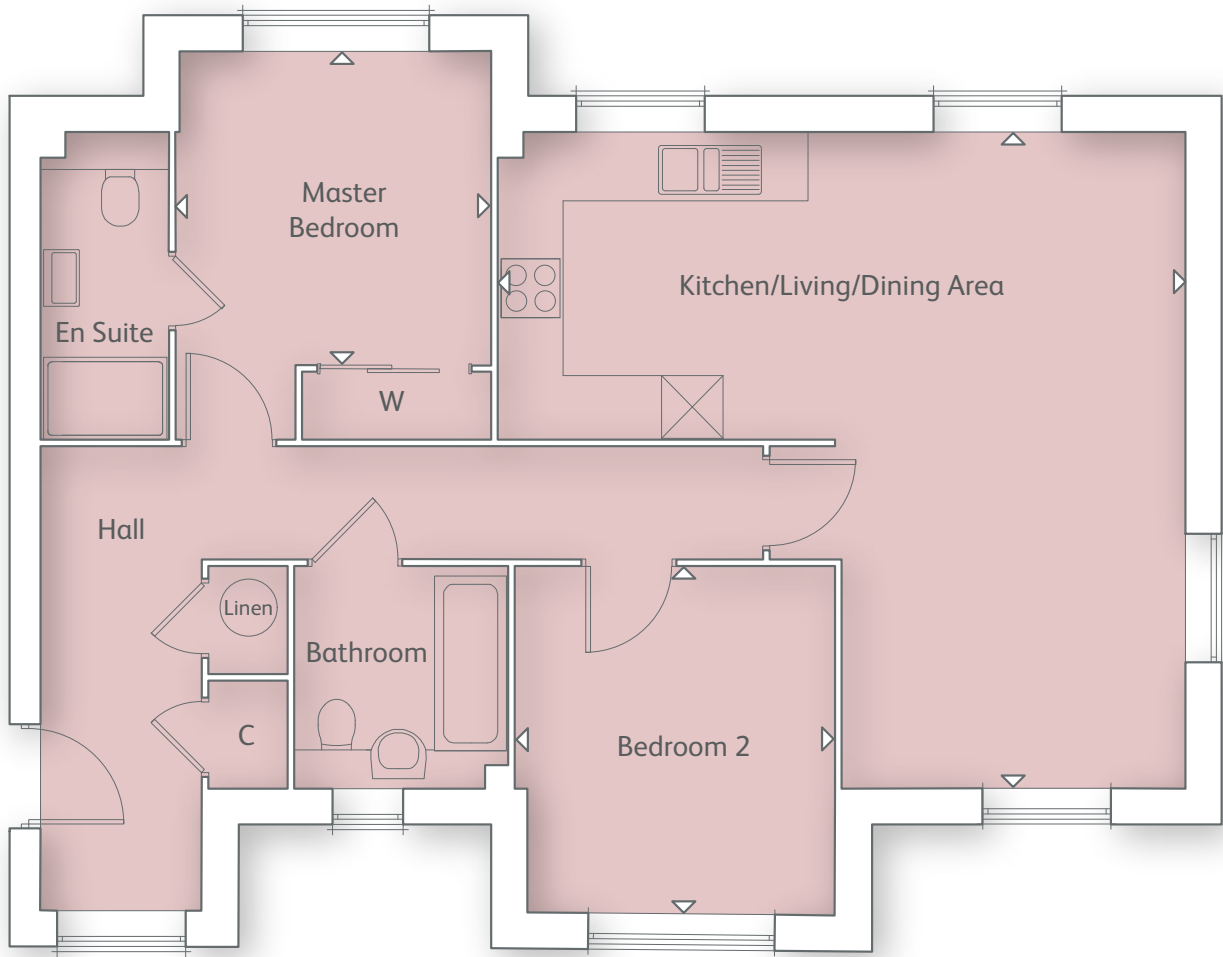
GROUND FLOOR



FIRST FLOOR

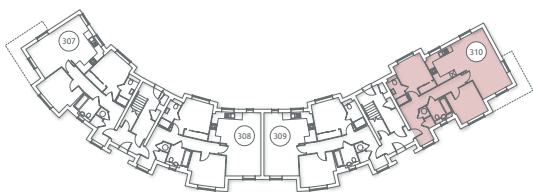


SECOND FLOOR

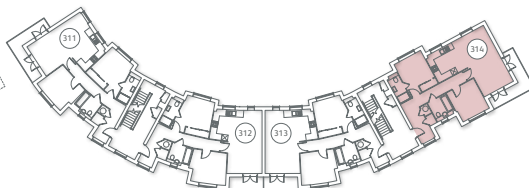


STYLE B - GROUND FLOOR

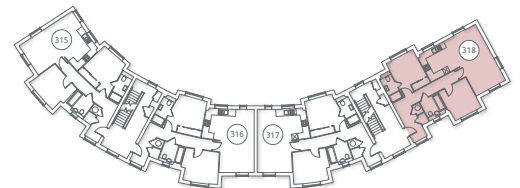
Kitchen/Dining/Living Area	6.62m x 6.32m	21' 8" x 20' 8"	Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Master Bedroom	3.01m x 2.99m	9' 10" x 9' 9"			



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †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.

INSIDE YOUR NEW CROUDACE HOME

We understand how important it is to put your stamp on a new home. A Croudace home is a blank canvas just waiting for you to make your own.

QUALITY, STYLE & CHOICE

Your new Croudace home can be personalised, with a range of considered options available to choose from, including wall colours, fitted furniture, tile style and colour, and wardrobe glazing finish. Our expert Sales Consultants are happy to offer advice and guidance regarding your choices.

Of course, the availability of these options is dependent on, and subject to, the stage of construction at the time the plot is reserved. Once the development has launched you can view our entire range of choices at our Marketing Suite.

We also offer a variety of customer extras. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



The Compton Show Home at Willowbrook Park, Didcot



Photovoltaic Solar Panels

Some of the homes at Wainscot Gardens are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.



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.

HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should be less than 15 years old
- 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

THE BENEFITS

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





Part Exchange

A COMMITMENT TO QUALITY

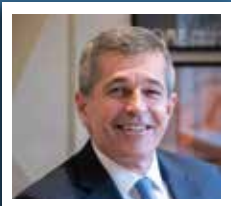
Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

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.



A white handwritten signature of Russell Denness on a dark blue background.

Russell Denness,
Group Chief Executive





AQUALISA

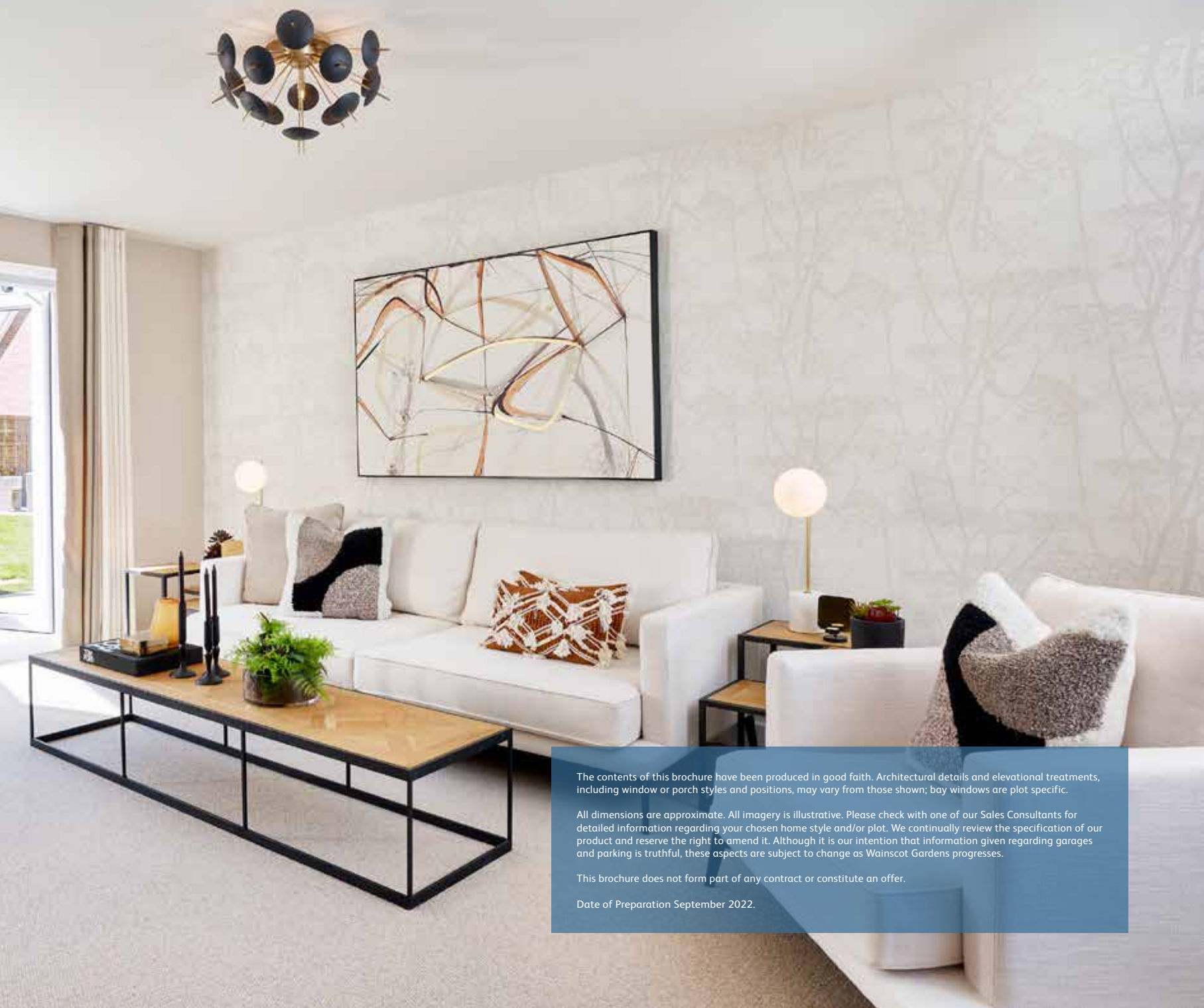


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The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery is 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 and parking is truthful, these aspects are subject to change as Wainscot Gardens progresses.

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

Date of Preparation September 2022.

Willowbrook Park
McLaren Way
Didcot
Oxfordshire
OX11 9FT

Open daily by appointment 10am to 5pm

0333 321 8649
willowbrookpark@croudacehomes.co.uk

croudacehomes