

BLUEBELL GROVE

BY CROUDACE HOMES,
BASINGSTOKE

A *warm* WELCOME

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

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

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

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

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

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



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

Adrian Watts,
Group Chief Executive



2-bedroom homes

The Ashbank
Plots 80, 81 & 82

3-bedroom homes

The Alfold
Plots 49, 52, 61, 68, 73 & 75

The Brockham
Plots 57, 58, 69, 70, 71, 72,
74, 78 & 79

The Milford
Plots 85 & 86

4-bedroom homes

The Westcott
Plots 50, 51, 53, 54, 55, 56,
59, 60, 76 & 77

Carport
Affordable Housing

BLUEBELL GROVE
DEVELOPMENT
LAYOUT

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





THE ASHBANK

2-BEDROOM HOME

PLOT NUMBERS

80

81

82

MODERN KITCHEN SPACE

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

QUALITY BATHROOM AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

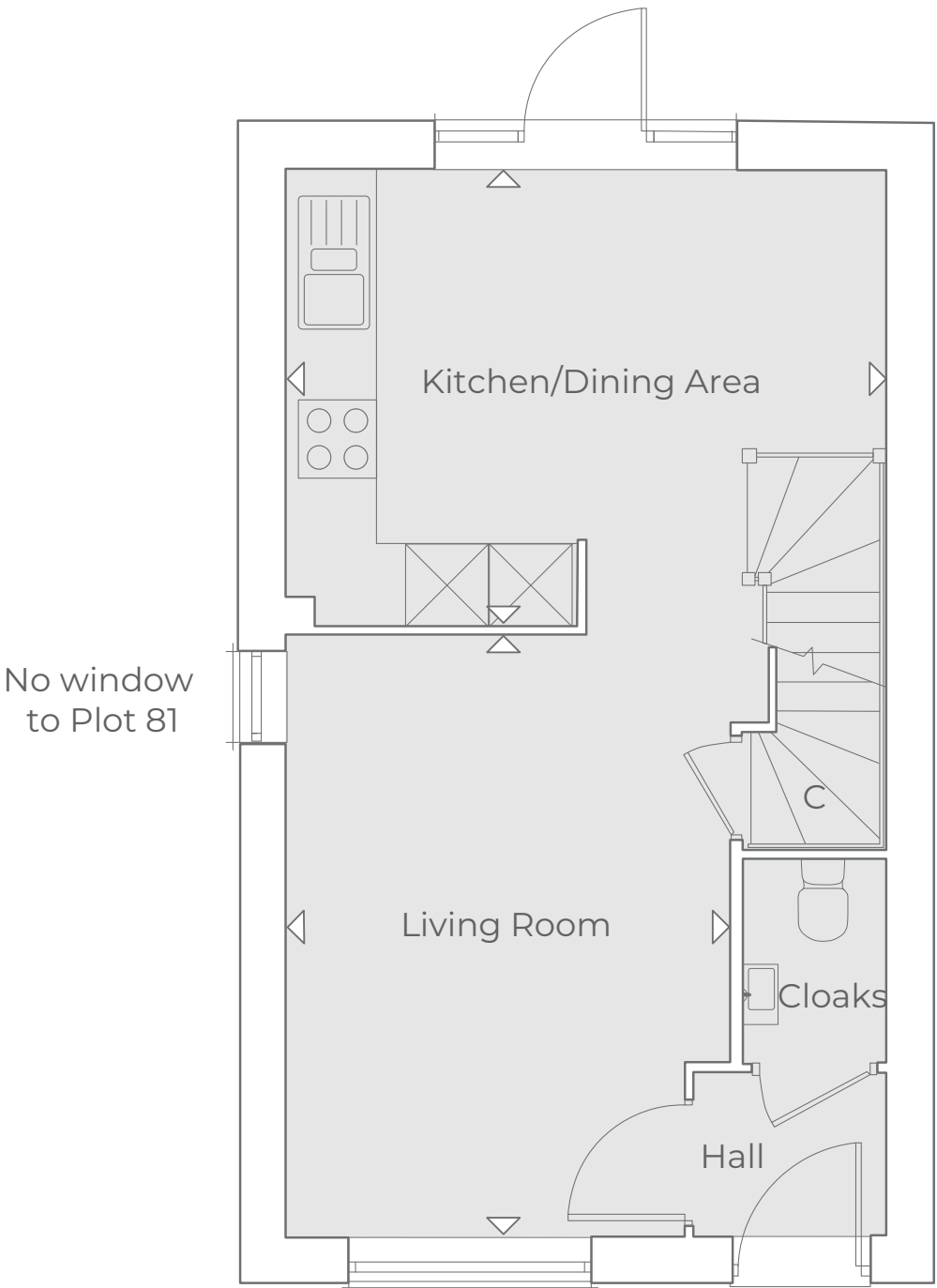
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and Cloakroom
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms
- Mechanical Ventilation Heat Recovery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

SECURITY AND PEACE OF MIND

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

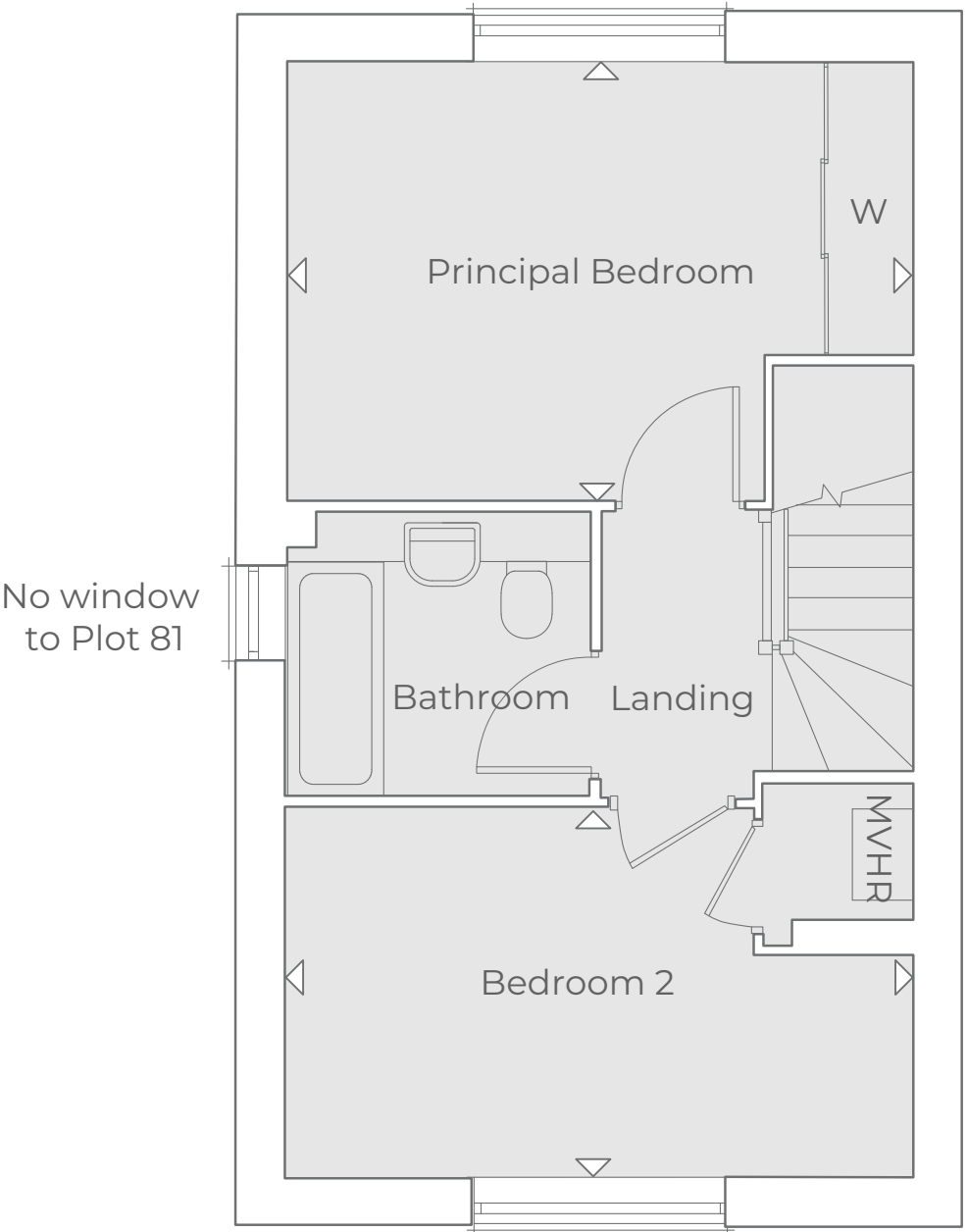
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
4.50M	X 3.43M	14'9" X 11'3"
LIVING ROOM		
3.33M	X 4.50M	10'11" X 14'9"



FIRST FLOOR

PRINCIPAL BEDROOM		
4.50M	X 3.15M	14'9" X 10'4"
BEDROOM 2		
4.50M	X 2.65M	14'9" X 8'8"

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



THE ALFOLD

3-BEDROOM HOME

PLOT NUMBERS

49

52

61

68

73

75

MODERN KITCHEN SPACE

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

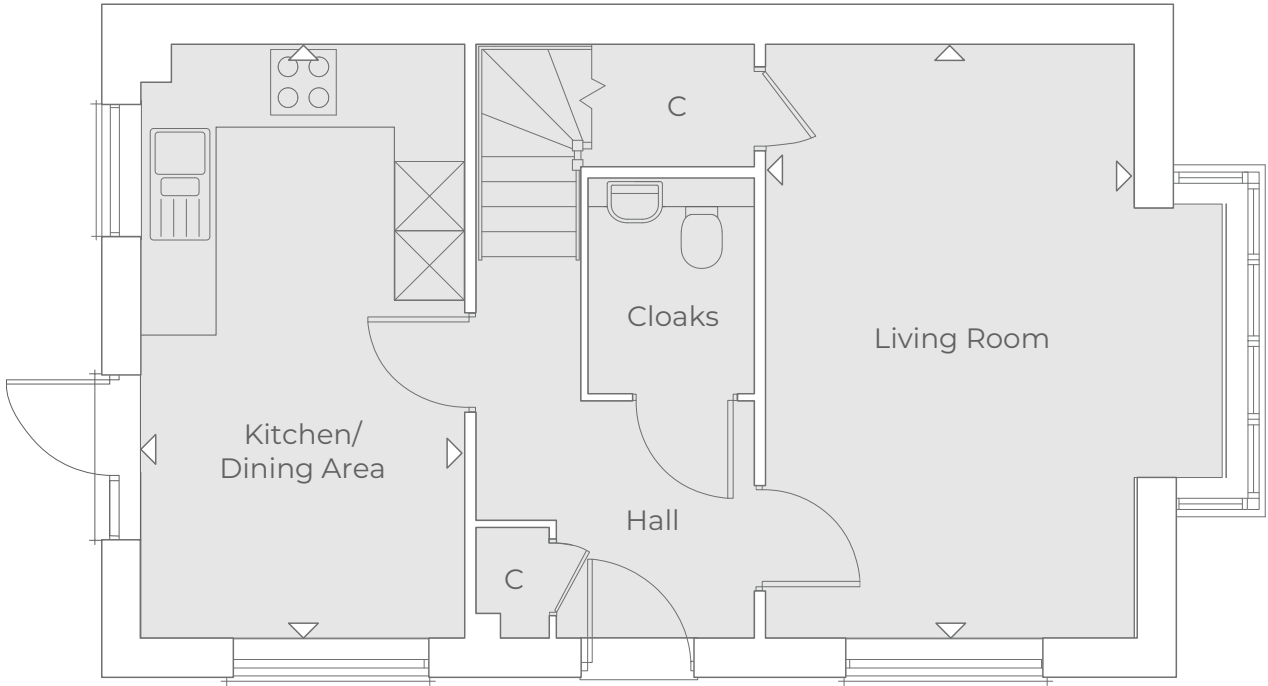
- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom**
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points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

SECURITY AND PEACE OF MIND

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

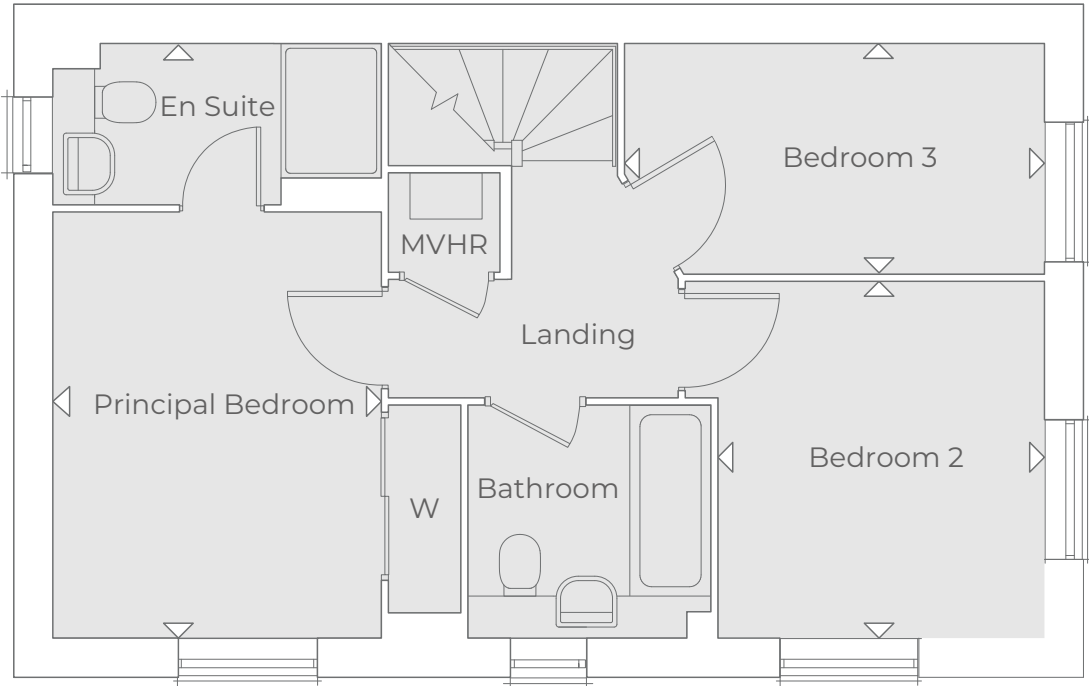
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
2.90M X 5.30M	9'6" X 17'5"	
LIVING ROOM		
3.30M X 5.30M	10'10" X 17'5"	



FIRST FLOOR

PRINCIPAL BEDROOM		
2.94M X 5.30M	9'8" X 17'5"	
BEDROOM 2		
3.24M X 3.18M	10'8" X 10'5"	
BEDROOM 3		
3.76M X 2.05M	12'4" X 6'9"	

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THE BROCKHAM

3-BEDROOM HOME

PLOT NUMBERS

57

58

69

70

71

72

74

78

79

MODERN KITCHEN SPACE
AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility Cupboard
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch Freestanding washing machine 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 & En Suite

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

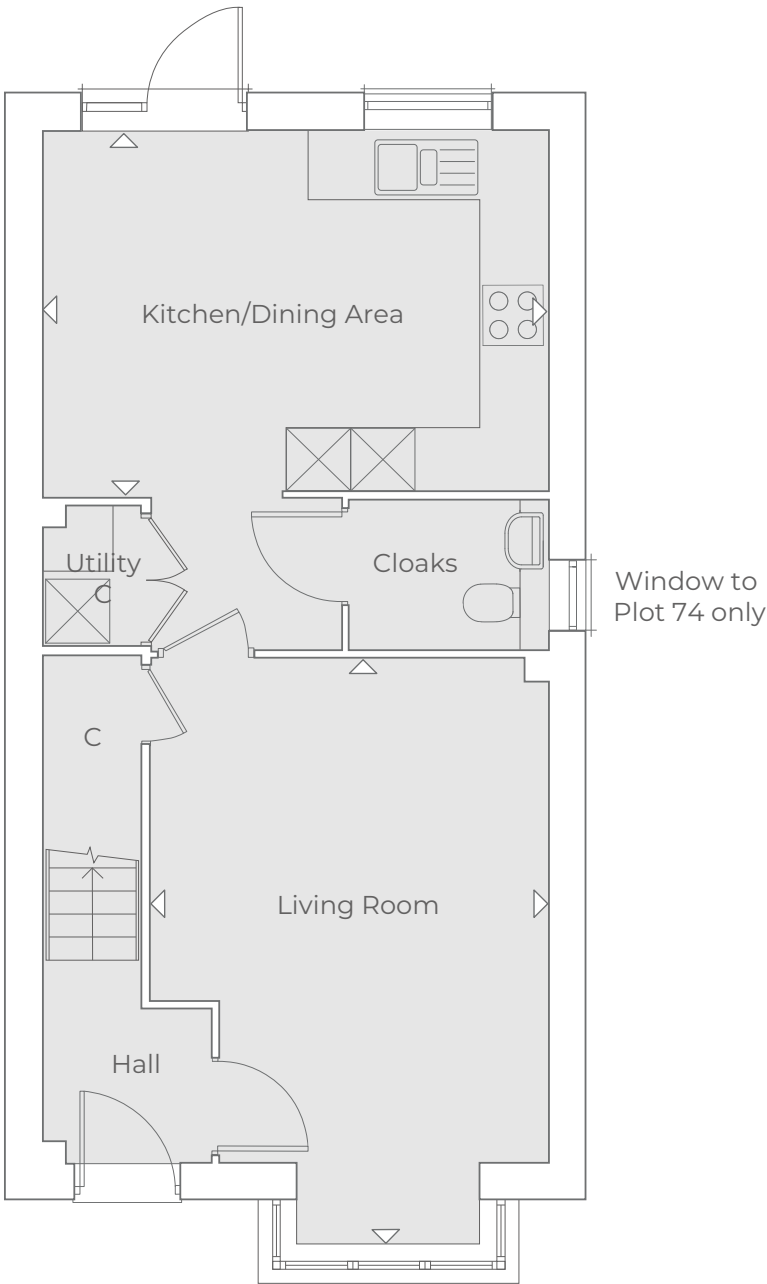
- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite**
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room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

SECURITY AND PEACE OF MIND

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

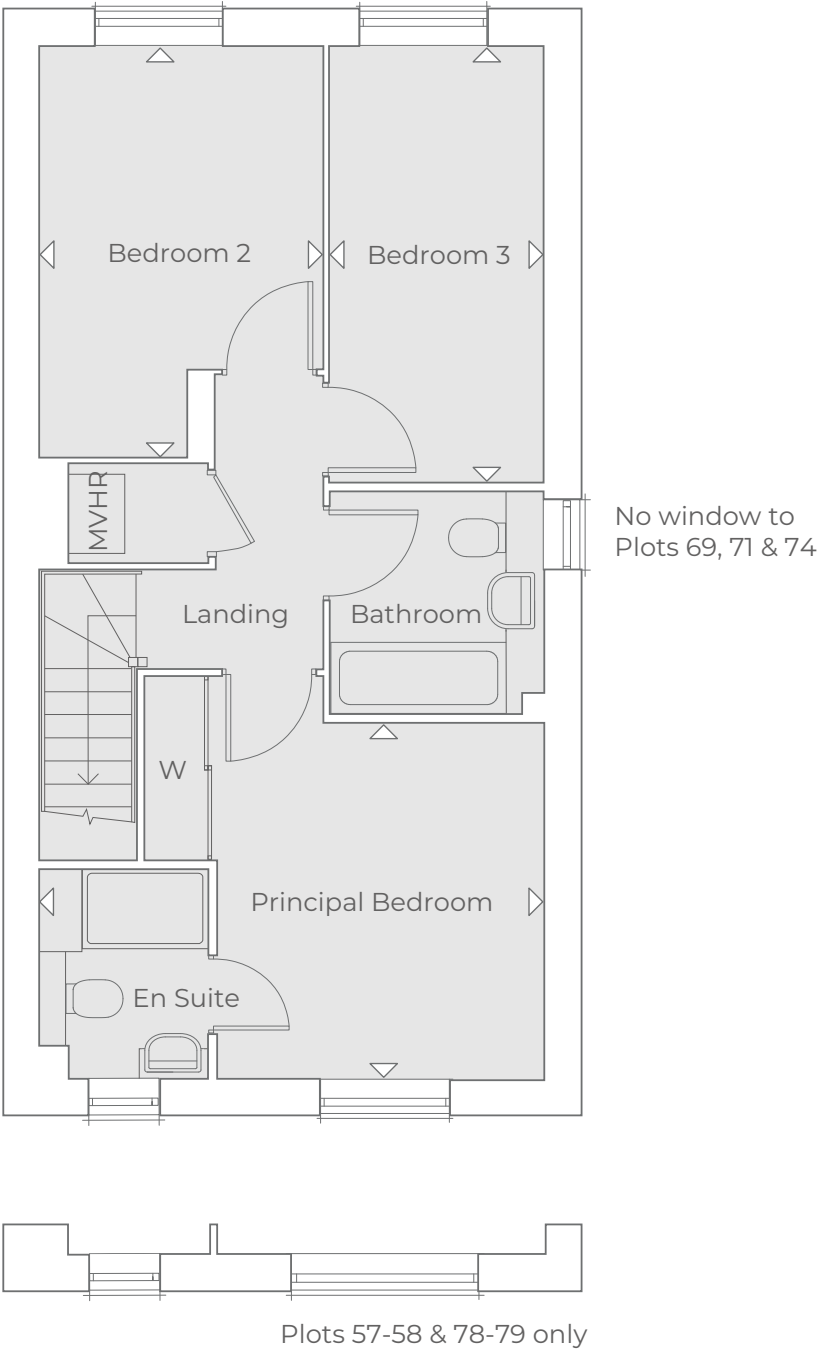
EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA		
4.89M X 3.57M	16'1" X 11'9"	
LIVING ROOM		
3.85M X 5.68M	12'8" X 18'8"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.89M X 3.45M	16'1" X 11'4"	
BEDROOM 2		
2.75M X 4.05M	9'0" X 13'3"	
BEDROOM 3		
2.80M X 4.23M	9'2" X 13'11"	

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THE MILFORD

3-BEDROOM HOME

PLOT NUMBERS

85

86

MODERN KITCHEN SPACE AND UTILITY CUPBOARD

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

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

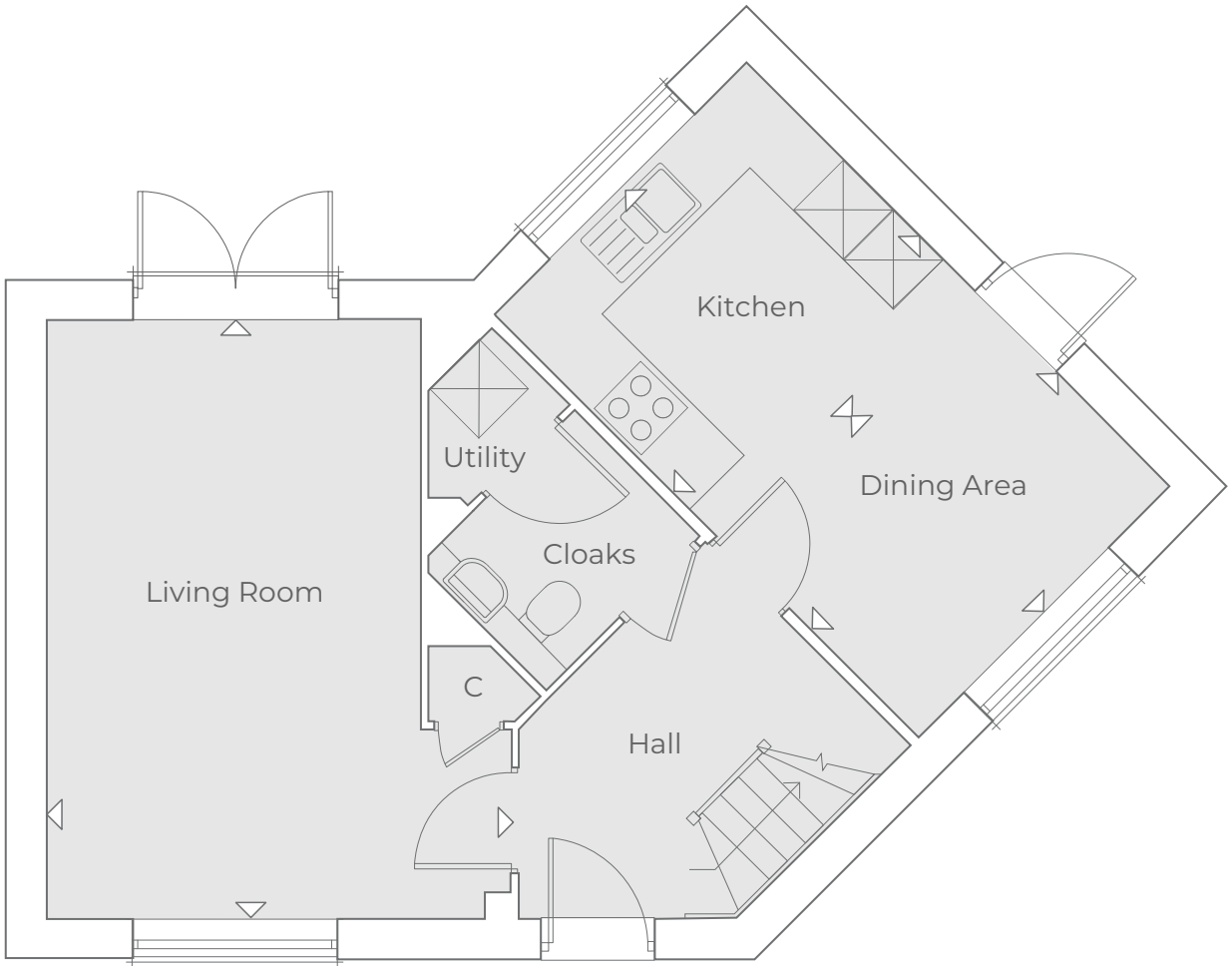
- Combi Boiler heating system controlled with Heatmiser neoStat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, and En Suite
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Mechanical Ventilation Heat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

SECURITY AND PEACE OF MIND

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

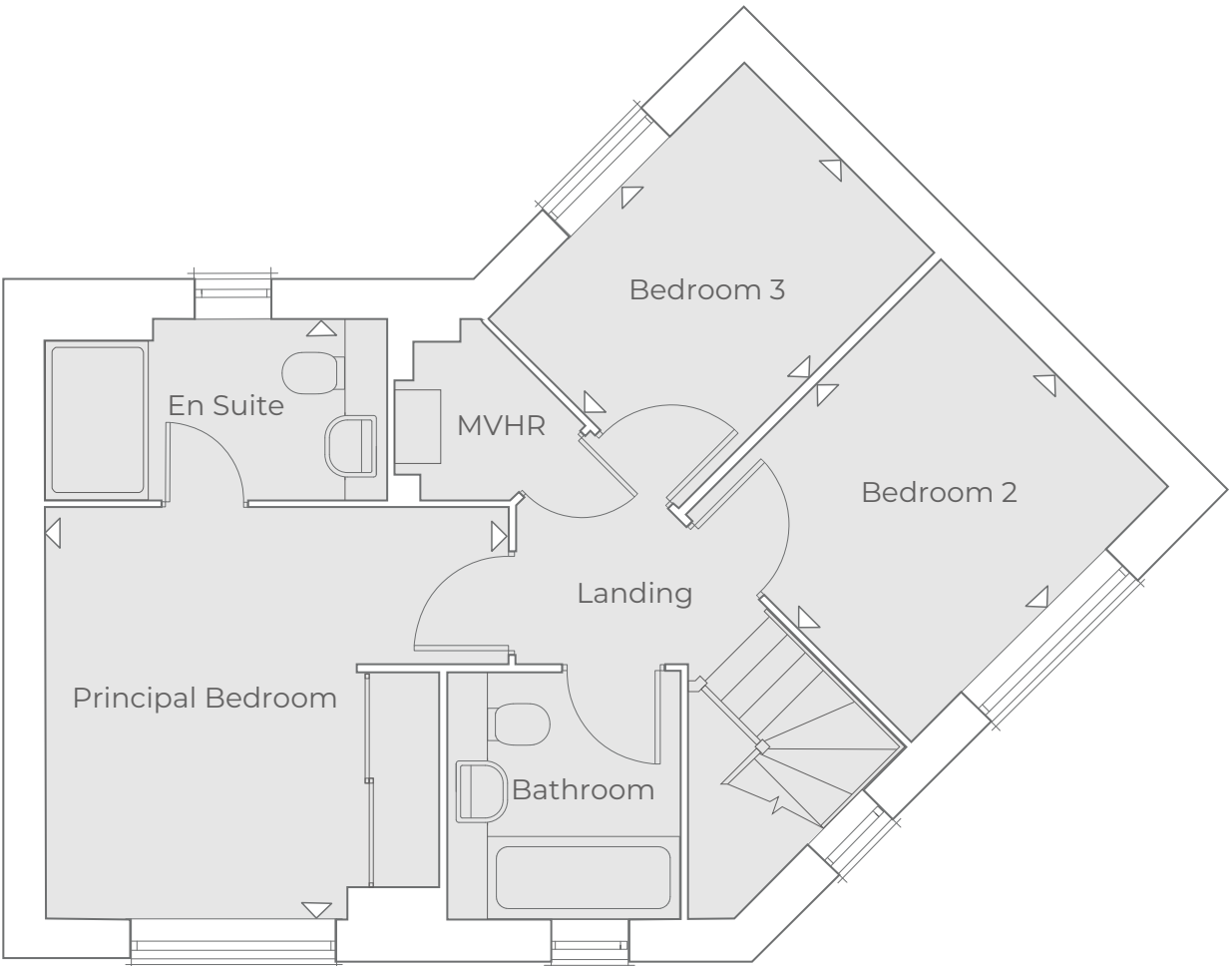
EXTERNAL FEATURES

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



GROUND FLOOR

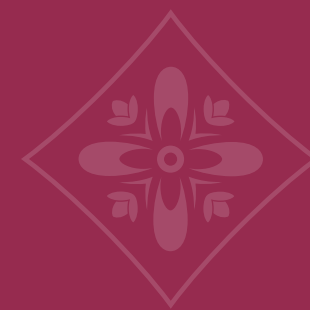
KITCHEN		
2.85M X 3.15M	9'4" X 10'4"	
LIVING ROOM		
4.11M X 5.30M	13'6" X 17'5"	
DINING AREA		
2.45M X 3.15M	7'9" X 10'4"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.11M X 5.30M	13'6" X 17'5"	
BEDROOM 2		
2.85M X 3.19M	9'4" X 10'6"	
BEDROOM 3		
2.38M X 3.19M	7'10" X 10'6"	

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THE WESTCOTT

4-BEDROOM HOME

PLOT NUMBERS

50

51

53

54

55

56

59

60

76

77

MODERN KITCHEN SPACE
AND UTILITY CUPBOARD

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

DECORATION AND JOINERY

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

ELECTRICAL AND COMFORT

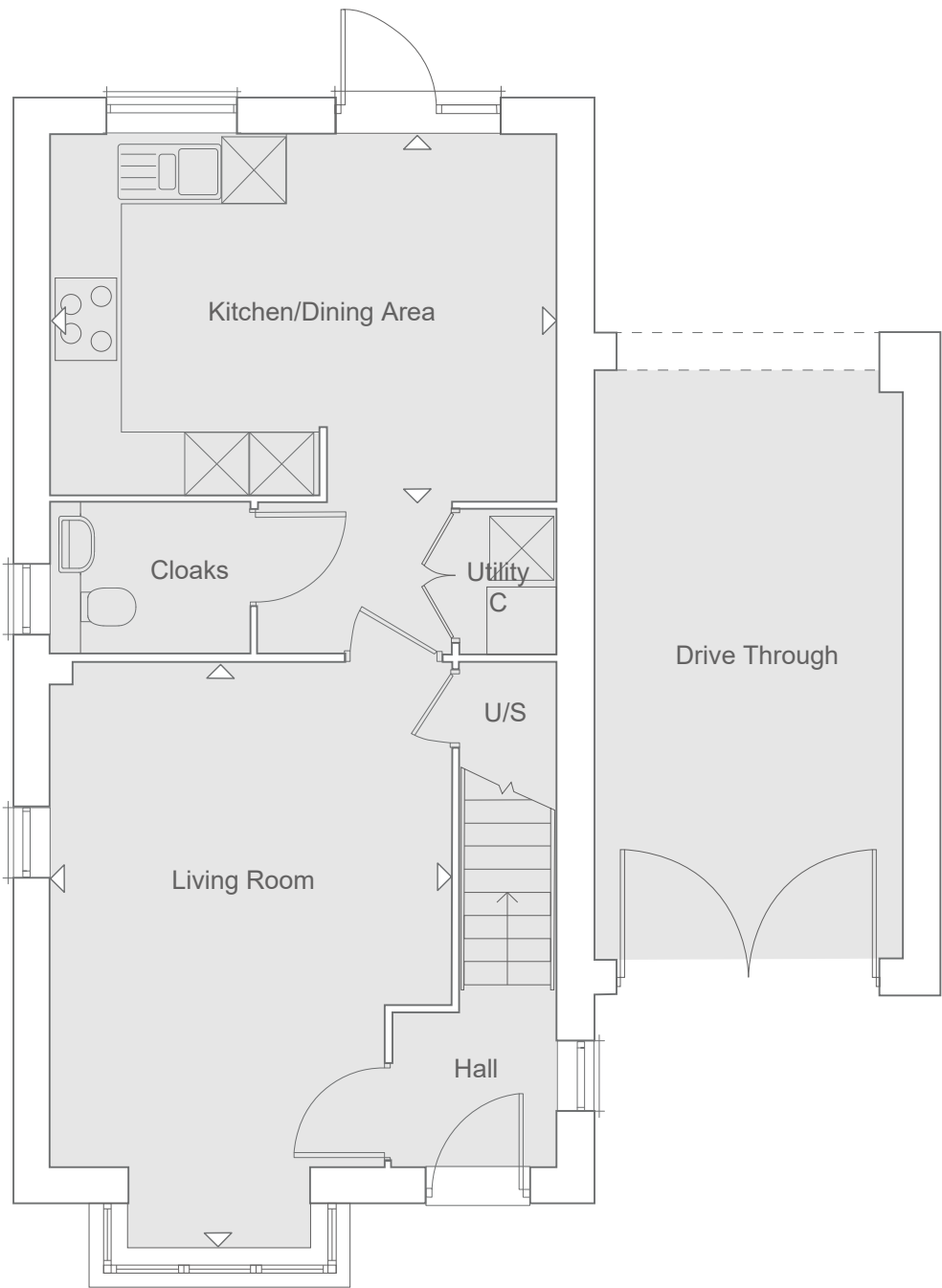
- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite**
- TV point to Living Room, Kitchen/ Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room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

SECURITY AND PEACE OF MIND

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

EXTERNAL FEATURES

- EV car charging point
- Car port
- Drive-through
- Driveway Parking
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Juliet balcony doors to Principal Bedroom
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING AREA

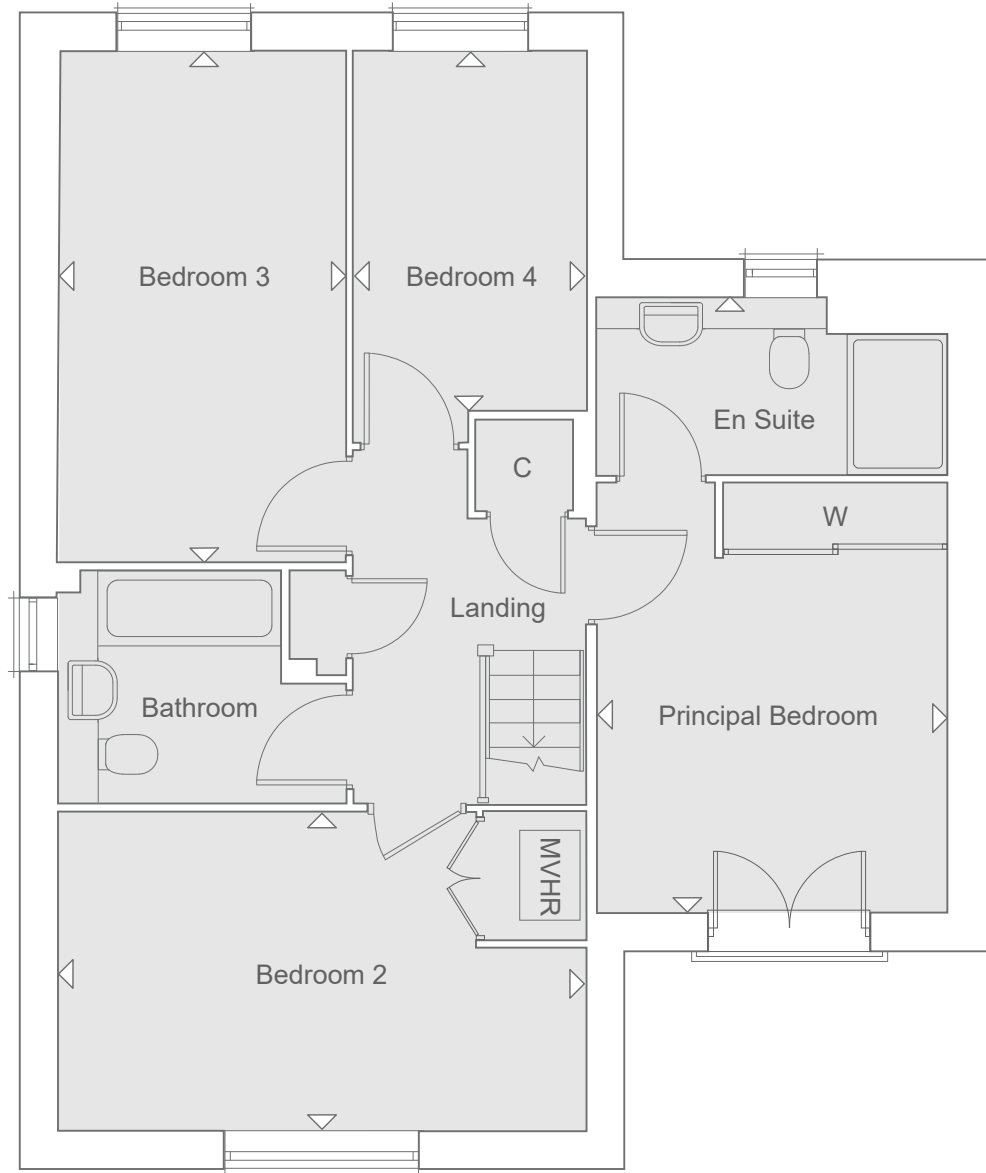
4.89M X 3.56M

16'1" X 11'8"

LIVING ROOM

3.88M X 5.68M

12'9" X 18'8"



FIRST FLOOR

PRINCIPAL BEDROOM

3.25M X 5.70M

10'8" X 18'8"

BEDROOM 2

4.89M X 2.95M

16'1" X 9'8"

BEDROOM 3

2.67M X 4.73M

8'9" X 15'6"

BEDROOM 4

2.15M X 3.57M

7'1" X 11'9"

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vynepark@croudacehomes.co.uk

What 3 Words location:
///diner.circus.waiters



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

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Vyne Park progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation April 2026.



