



# PRIMROSE WALK

— 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 eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.





# PRIMROSE WALK

— DIDCOT —

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

# GENERAL DEVELOPMENT LAYOUT

Each home within Primrose Walk 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.



Previous Phase - Clover Meadows



**THE NORTHALL**  
4 BEDROOM HOME  
PLOTS 176 & 179



**THE DUNSMORE**  
4 BEDROOM HOME  
PLOTS 177 & 178



**THE MELBURY**  
3 BEDROOM HOME  
PLOTS 174, 175, 180 & 181



**THE EBURY**  
3 BEDROOM HOME  
PLOTS 183 & 206



**THE HAMILTON**  
3 BEDROOM HOME  
PLOTS 182, 194, 195 & 207



**THE CARLTON**  
2 BEDROOM HOME  
PLOTS 184, 185, 192, 193, 196, 197,  
204 & 205



# THE NORTHALL

## 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 worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal 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
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

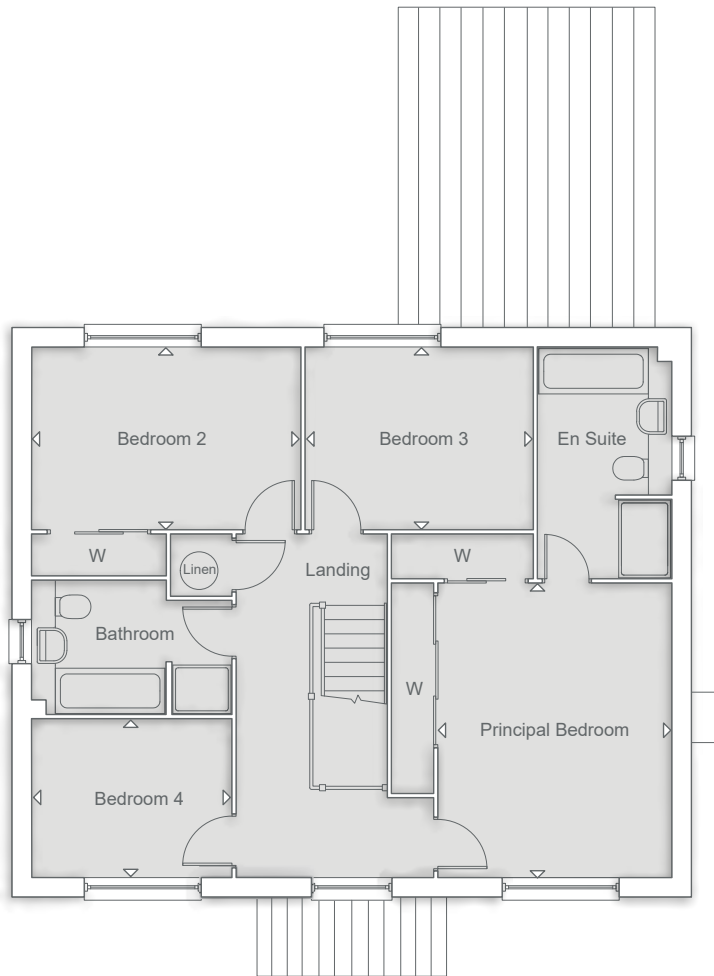
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

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

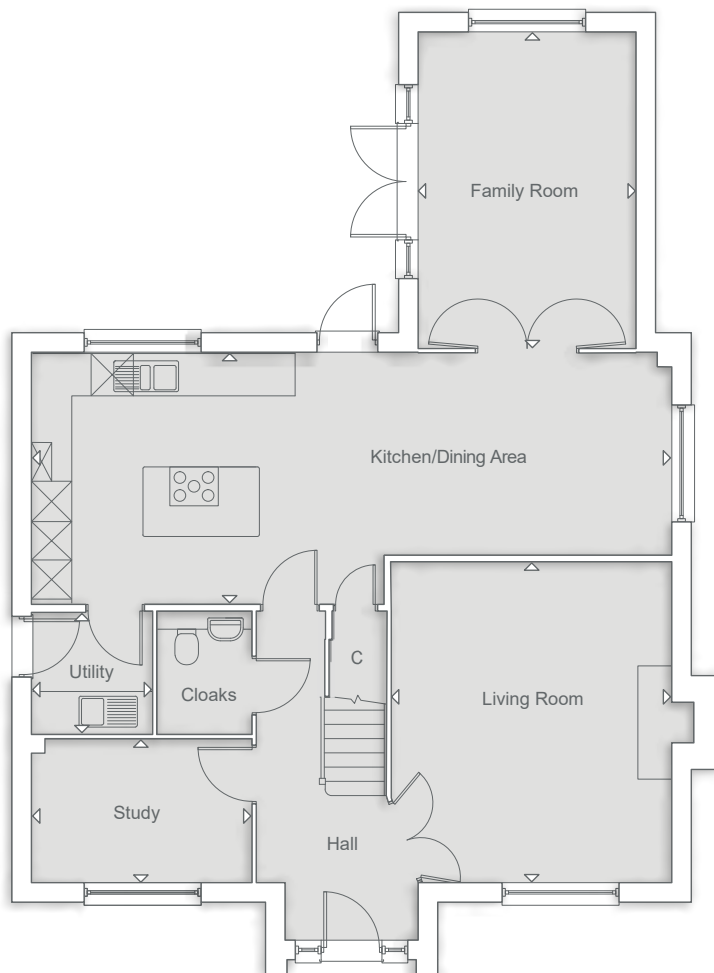
### EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage
- Driveway parking
- Automatic garage door opener with remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



## FIRST FLOOR

Principal Bedroom	4.49m x 3.56m	14' 8" x 11' 8"
Bedroom 2	4.11m x 2.77m	13' 5" x 9' 1"
Bedroom 3	3.47m x 2.77m	11' 4" x 9' 1"
Bedroom 4	3.04m x 2.40m	9' 11" x 7' 10"



## GROUND FLOOR

Kitchen/Dining Area	9.84m x 3.84m	32' 3" x 12' 7"
Living Room	4.89m x 4.28m	16' 0" x 14' 0"
Family Room	4.83m x 3.31m	15' 10" x 10' 10"
Study	3.35m x 2.17m	10' 11" x 7' 1"
Utility	1.85m x 1.82m	6' 0" x 5' 11"

# THE DUNSMORE

## 4 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

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

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in cupboard 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†

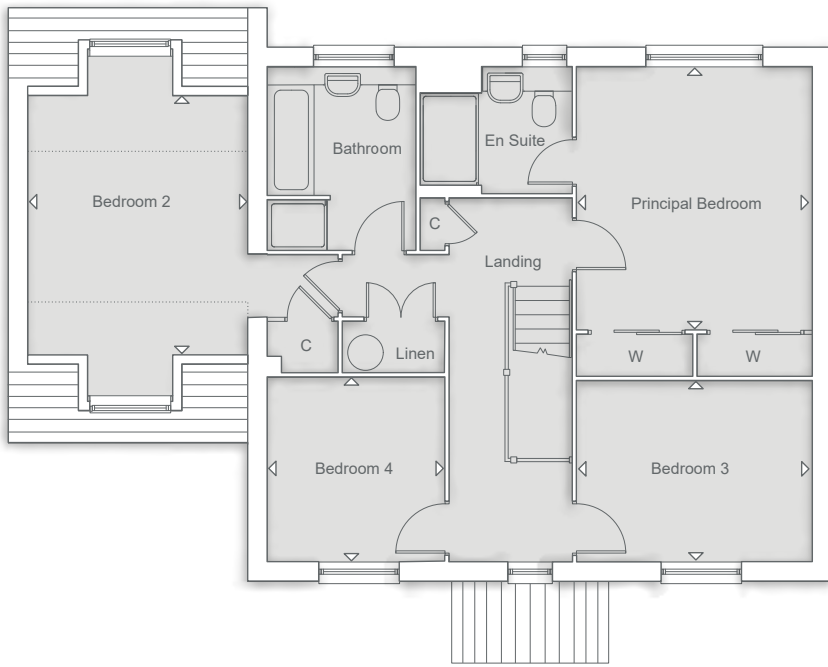
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Family Area, Utility, Bathroom and En Suite†
- 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 Principal Bedroom

### EXTERNAL FEATURES

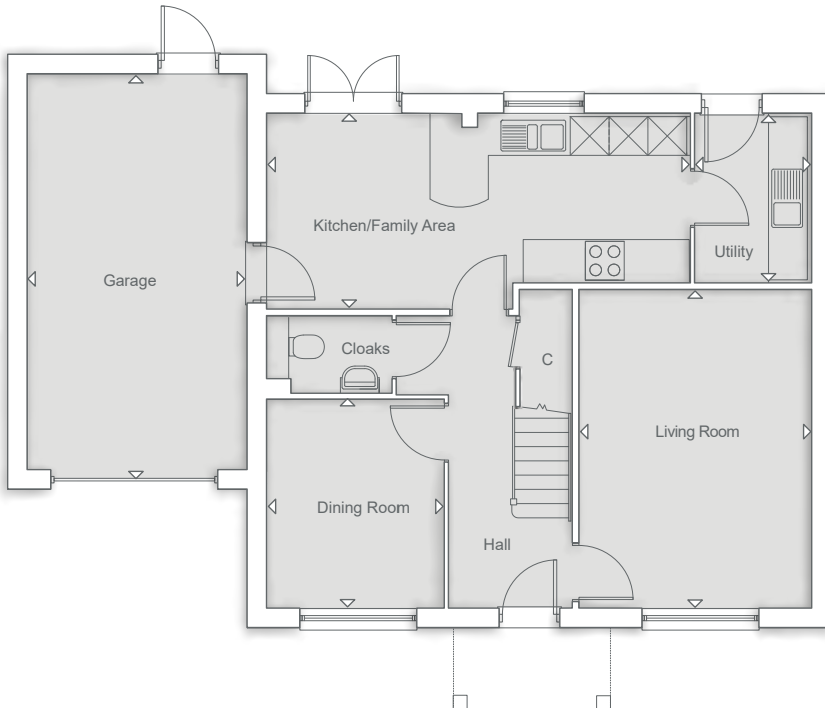
- External power point (subject to layout) and EV car charging point
- Integral single garage
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim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





## FIRST FLOOR

Principal Bedroom	4.01m x 3.59m	13' 1" x 11' 9"
Bedroom 2	3.95m x 3.34m	12' 11" x 10' 11"
Bedroom 3	3.59m x 2.74m	11' 9" x 8' 11"
Bedroom 4	2.69m x 1.86m	8' 9" x 6' 1"



## GROUND FLOOR

Kitchen/Family Area	6.49m x 2.97m	21' 3" x 9' 8"
Living Room	4.87m x 3.54m	15' 11" x 11' 7"
Dining Room	3.17m x 2.69m	10' 4" x 8' 9"
Utility	2.57m x 1.75m	8' 5" x 5' 9"
Garage	6.06m x 3.34m	19' 10" x 10' 11"

# THE MELBURY

## 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 Principal Bedroom

### 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

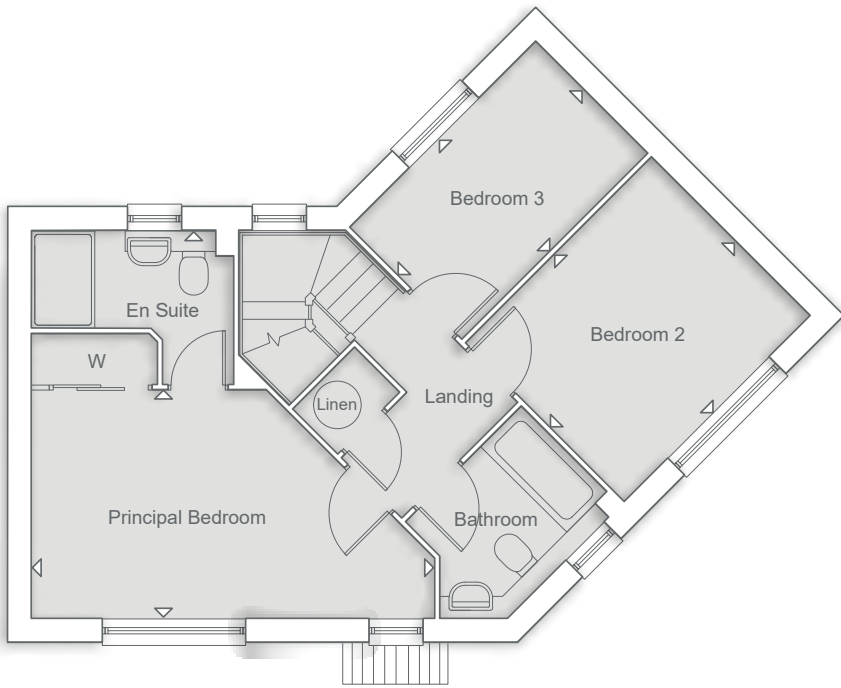
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/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 Principal Bedroom

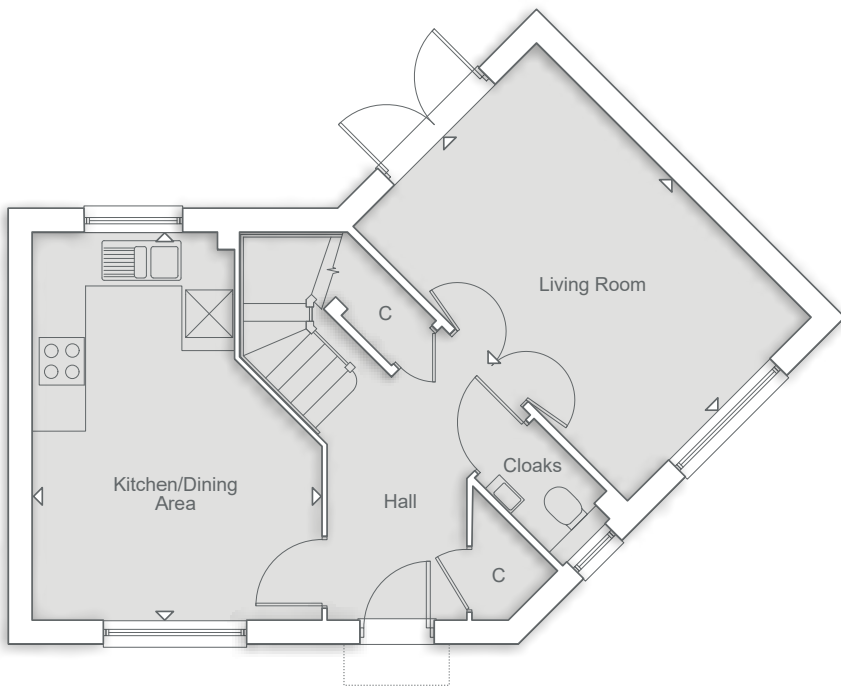
### EXTERNAL FEATURES

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



## FIRST FLOOR

Principal Bedroom	5.04m x 2.82m	16' 6" x 9' 3"
Bedroom 2	3.26m x 2.78m	10' 8" x 9' 1"
Bedroom 3	3.26m x 1.94m	10' 8" x 6' 4"



## GROUND FLOOR

Kitchen/Dining Area	4.84m x 3.60m	15' 10" x 11' 9"
Living Room	4.84m x 3.22m	15' 10" x 10' 6"

# 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 Principal 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

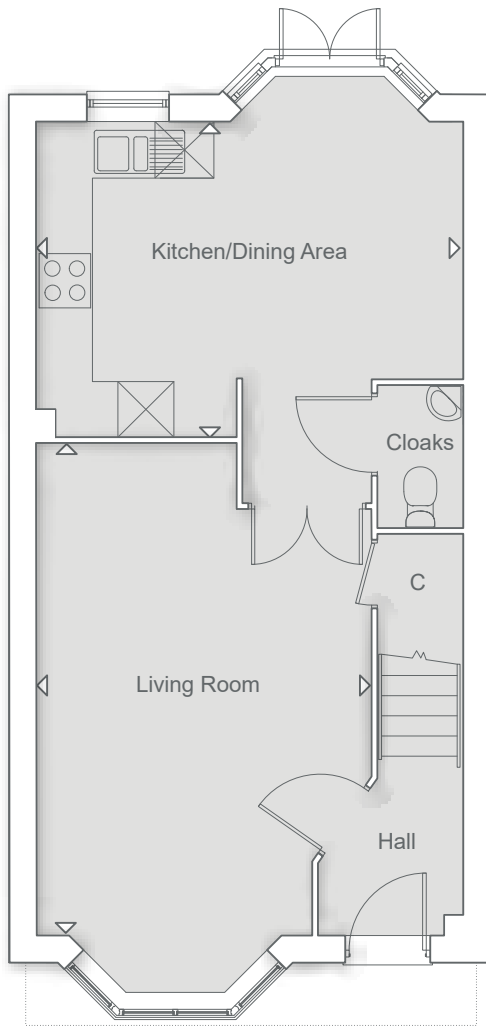
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### 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 Principal Bedroom

### EXTERNAL FEATURES

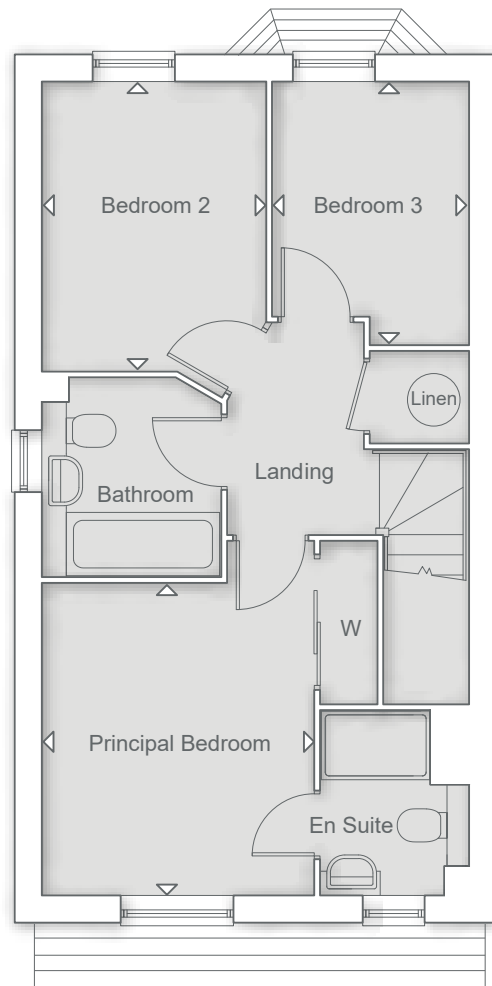
- External power point (subject to layout) and EV car charging point
- Timber-framed carport
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim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



## GROUND FLOOR

Kitchen/Dining Area  
4.67m x 3.44m      15' 3" x 11' 3"

Living Room  
5.34m x 3.65m      17' 6" x 11' 11"



## FIRST FLOOR

Principal Bedroom  
3.40m x 2.93m      11' 1" x 9' 7"

Bedroom 2  
3.15m x 2.42m      10' 4" x 7' 11"

Bedroom 3  
2.86m x 2.13m      9' 4" x 6' 11"

# THE HAMILTON

## 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 Principal 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

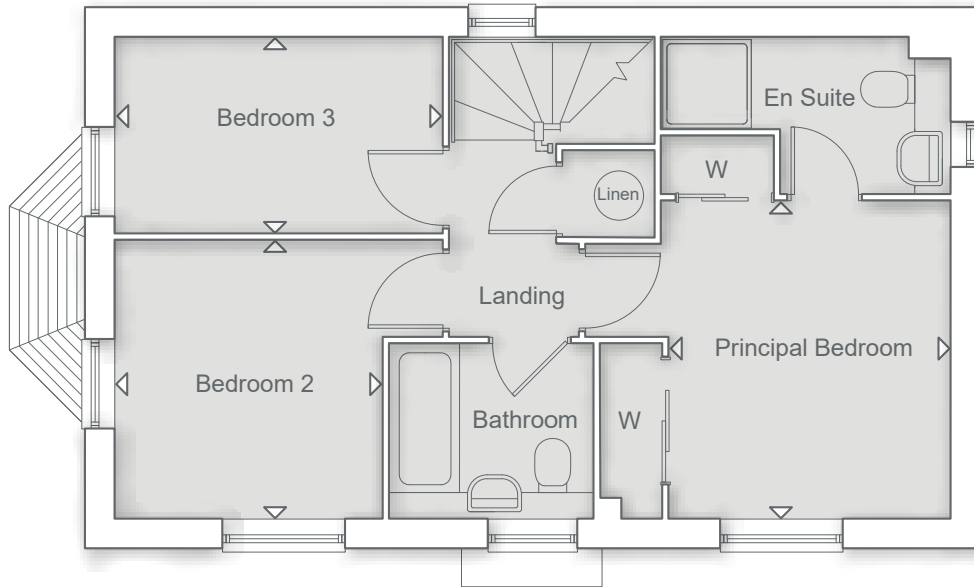
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### 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 Principal Bedroom

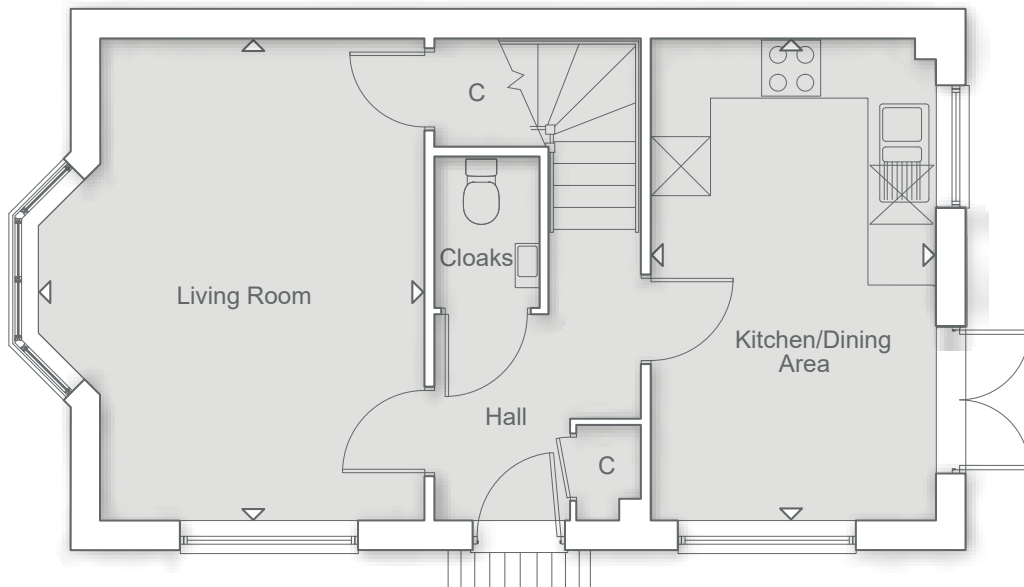
### EXTERNAL FEATURES

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



## FIRST FLOOR

Principal Bedroom	3.18m x 2.81m	10' 5" x 9' 2"
Bedroom 2	2.78m x 2.67m	9' 1" x 8' 9"
Bedroom 3	3.28m x 1.94m	10' 9" x 6' 4"



## GROUND FLOOR

Kitchen/Dining Area	4.84m x 2.84m	15' 10" x 9' 3"
Living Room	4.84m x 3.24m	15' 10" x 10' 7"

# THE CARLTON

## 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
- 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 Principal 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 Suite†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Principal Bedroom

### EXTERNAL FEATURES

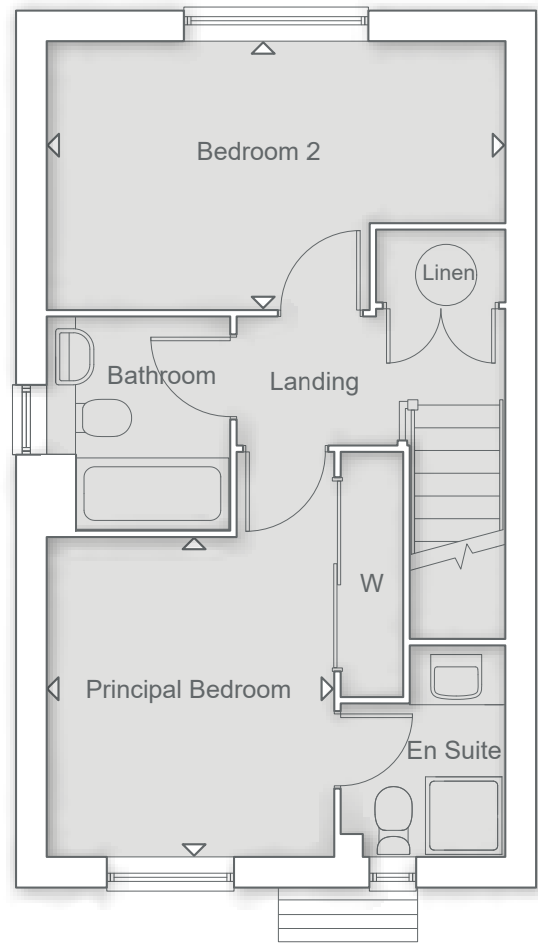
- External power point (subject to layout) and EV car charging point
- Timber-framed carport (plots 192, 193, 196 & 197 only)
- Driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt





## GROUND FLOOR

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



## FIRST FLOOR

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





# 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.



Adrian Watts,  
Group Chief Executive





paula rosa | manhattan



In line with ongoing sustainability efforts Croudace Homes will no longer provide printed brochures at our developments. Think green – please only print this brochure if essential.

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Standard*

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For homes reserved from  
Tuesday 4th April 2023

For homes reserved by  
Monday 3rd April 2023



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, carports and parking is truthful, these aspects are subject to change as Primrose Walk progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation June 2023.

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**croudacehomes**