



TADORNE

T A D W O R T H

70TH
ANNIVERSARY
— Est. 1946 —





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 recognises 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 handwritten signature in black ink, appearing to read 'Russell Denness'.

Russell Denness,
Group Chief Executive



AN OASIS IN THE SURREY COUNTRYSIDE

Tadorne is situated in an area of Outstanding Natural Beauty and rolling countryside of the North Downs. This select development of 2 and 3 bedroom homes is located in Tadworth, on the outskirts of Epsom.





A large suburban village, Tadworth epitomises a traditional British village landscape. Local amenities are close at hand; including a butcher, fishmonger, baker and greengrocer, post office, dentist and optician. A selection of lively pub eateries surround the local cricket ground.

Traces of history are visible throughout Tadworth. An Iron Age enclosure can be found to the north of the village, which is believed to have been constructed between 400 - 100 BC. The North Downs is home to Pilgrims' Way, an ancient track totalling 153 miles in length that allows intrepid adventurers to follow in the footsteps of Pilgrims on their way to Canterbury.

Just a short walk away, the brand new Tadworth Leisure and Community Centre provides local residents with a 25m swimming pool, gym, sports hall, five-a-side football pitches and a crèche. As part of the redevelopment, nearby Preston Park features a childrens playground, a multi-purpose games area and open spaces. The village of Tadworth also features dedicated walking and cycle routes. ASDA and Waitrose supermarkets can be found close by. Department stores and shopping centres are located in Reigate, Epsom, Kingston-upon-Thames and Guildford, all within easy reach.



Jubilee Gardens, which offers a natural play area, and Banstead Common, which offers miles of walking, horse-riding and cycling paths are also a short drive away. For fans of horse racing, Epsom Racecourse borders the village.

Reigate, 14 minutes away from Tadworth by car, hosts an excellent range of shops, from designer shops to jewellers, to suit all tastes. The historic Reigate Castle, where legend says that the Magna Carta was fabricated in the caves beneath, is located in the centre of the town.

Away from the famous Epsom Racecourse, Epsom town centre is bustling with independent shops and high street retailers, including Marks and Spencer, Waitrose, House of Fraser and a number of fashionable restaurants. Epsom Salts were discovered in the town in the 1600s.

For family days out, Chessington World of Adventures is just a short distance away, featuring a theme park, zoo and SeaLife centre. Cycling enthusiasts are 8 miles away from Box Hill, one of Britain's most iconic climbs and the centre piece of the road race in the Olympic Games in 2012.

This new community boasts a selection of primary and secondary schools within easy reach. Tadworth Primary School, Epsom Downs Primary School and Walton-on-the-Hill Primary School are all under 2 miles away and have recently been judged as 'Good' and 'Outstanding' respectively by Ofsted. Secondary schools include the renowned Epsom College, and the 'outstanding' Glyn School, both of which are within a 5 mile radius.

Residents are spoilt for choice when it comes to rail transport, as Epsom Train Station is only 4 miles away, offering journey times to London Victoria and Guildford in less than 30 minutes. There are two train stations within the town; Tadworth and Tattenham Corner, where the British monarch alights from the British Royal Train when attending the Derby. Both stations are in Oyster Card Zone 6 and are on the direct line to London Bridge.

Tadworth is well connected to the South East, with the A24 being just 3.9 miles away and the M25 (Junction 8) just 5.4 miles away. The historic towns of Leatherhead and Epsom are less than 20 minutes away by car, whilst bus services provide transport to local towns and villages such as Redhill and Crawley. Gatwick Airport is just 23 minutes away, with Heathrow a little further afield, taking 37 minutes by car.



DEVELOPMENT LAYOUT

Each home within Tadorne 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.



PHASE 3
A SUPERB DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES



PHASE 2
A SELECT DEVELOPMENT OF
2 & 3 BEDROOM HOMES



NESTLED IN THE HEART OF OUR NEW COMMUNITY, BEAUTIFUL OPEN SPACES AND PLAY AREAS ARE JUST A SHORT WALK FROM YOUR FRONT DOORSTEP. COMBINING EXPERTLY DESIGNED VERDANT LANDSCAPES WITH BUSTLING LOCAL AMENITIES, TADORNE IS A FANTASTIC PLACE TO CALL HOME.



PHASE 1
A COLLECTION OF 2 & 3
BEDROOM HOMES



AQUALISA



manhattan



paula rosa

*Ideal
Standard*

INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time of reservation. All of our available ranges are viewable at our sales centre after launch. We also offer a range of incentives to help you get started with your new home.



TRANSPORT & CONNECTIONS

EDUCATION

- EPSOM DOWNS PRIMARY SCHOOL
0.4 miles
- SHAWLEY COMMUNITY PRIMARY SCHOOL
0.9 miles
- CHINTHURST SCHOOL
1.4 miles
- ABERDOUR SCHOOL
1.6 miles
- TADWORTH PRIMARY SCHOOL
1.6 miles
- THE CHILDREN'S TRUST SCHOOL
1.6 miles
- THE BEACON SCHOOL
1.6 miles
- WALTON-ON-THE-HILL PRIMARY SCHOOL
1.9 miles
- EPSOM COLLEGE
2.5 miles
- UNIVERSITY FOR THE CREATIVE ARTS, EPSOM
3.1 miles

BY TRAIN

- FROM TATTENHAM CORNER RAIL STATION
- CHIPSTEAD
12 minutes
- WOODMANSTERNE
15 minutes
- COULSDON TOWN
18 minutes
- PURLEY
23 minutes
- EAST CROYDON
31 minutes
- GATWICK AIRPORT
52 minutes
- LONDON BRIDGE
52 minutes
- CLAPHAM JUNCTION
53 minutes
- LONDON VICTORIA
1 hour 2 minutes
- FROM EPSOM RAIL STATION
- GUILDFORD
33 minutes
- LONDON VICTORIA
45 minutes

BY CAR

- ASDA
1.3 miles
- WALTON HEATH GOLF CLUB
2.4 miles
- WAITROSE
2.6 miles
- A24
3 miles
- EPSOM
3.7 miles
- M25 (JCT 8)
4.1 miles
- A23
5.6 miles
- CHESSINGTON WORLD OF ADVENTURES
6.4 miles
- REIGATE
6.6 miles
- M23
8 miles
- KINGSTON-UPON-THAMES
10 miles
- GATWICK AIRPORT
17 miles

ON FOOT

- TADWORTH LEISURE AND COMMUNITY CENTRE
1 minute
- BANSTEAD ATHLETIC FC GROUND
2 minutes
- EPSOM DOWNS PRIMARY SCHOOL
8 minutes
- ST MARK'S CHURCH
11 minutes
- TATTENHAM CORNER TRAIN STATION
19 minutes
- TADWORTH TRAIN STATION
21 minutes
- EPSOM DOWNS RACECOURSE
31 minutes



FROM THE M25

Leave the M25 at junction 8 and join the A217 towards Sutton.

Remain on the A217 over three roundabouts, at the Burgh Heath junction turn left onto the A240 towards Kingston.

At the next traffic lights turn left onto the B221, Great Tattenhams.

Take the third left onto Merland Road.

Turn left just after the leisure centre where you will find us situated.

BY TRAIN

Tattenham Corner is the nearest railway station. We are a 19 minute walk from the station.

For further information on train times and fares, please call the National Rail Enquiry Line on 08457 48 49 50, or check the railtrack website on www.nationalrail.co.uk.

SAT NAV: KT20 5LT





★★★★★
5 STAR HOME BUILDER
CUSTOMER SATISFACTION

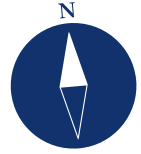
HBF
2016
HOME BUILDERS FEDERATION

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

Date of Preparation March 2016.

DEVELOPMENT LAYOUT - PHASE 1



THE CARLTON
2 BEDROOM HOME



THE CLEVEDON
3 BEDROOM HOME



THE COTTAGE
3 BEDROOM HOME



THE ROSEBERY
3 BEDROOM HOME



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Croudace
HOMES.CO.UK



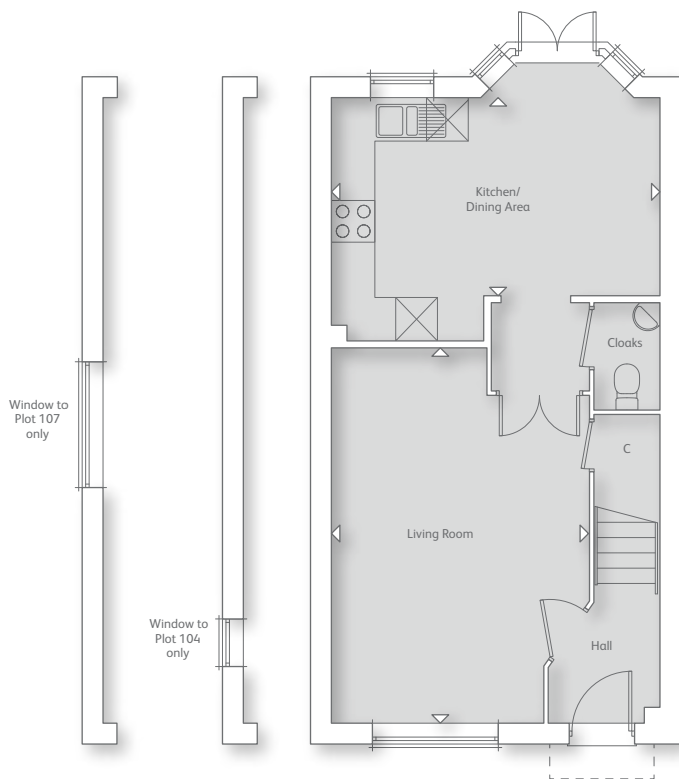
THE ROSEBERY

3 BEDROOM HOME



TADORNE

T A D W O R T H

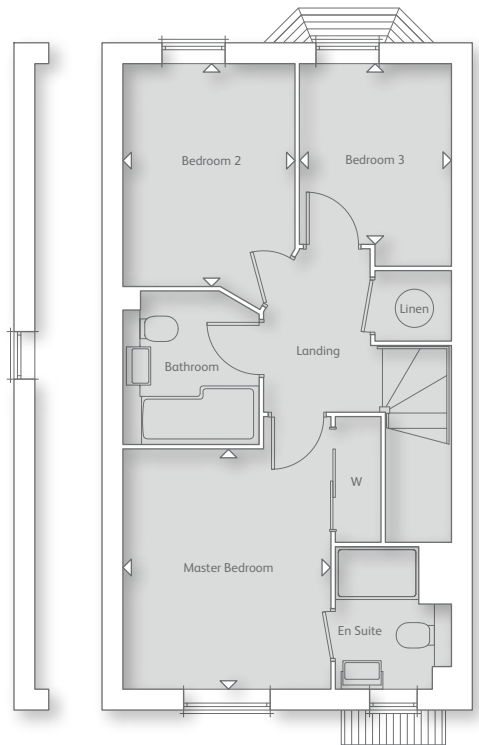


GROUND FLOOR

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

Living Room
5.29m x 3.65m (17' 4" x 11' 11")

Window to Plots 95, 96, 97, 98, 104 & 107 only



FIRST FLOOR

Master Bedroom
3.40m x 2.93m (11' 1" x 9' 7")

Bedroom 2
3.15m x 2.42m (10' 3" x 7' 11")

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

KITCHEN AND APPLIANCES

High quality furniture with storage/ workspace
Laminate worktops with up-stand to Kitchen†
Chimney extractor hood
Stainless steel single electric oven with 4 gas burner hob
Integrated Washing Machine

GARAGE & GARDEN

Rainwater butt†
External water tap†

DECORATION & JOINERY

Smooth ceilings
Pencil rounded white painted skirtings and architraves
White panelled or veneer internal doors
Built-in wardrobe to Master Bedroom

BATHROOM, EN SUITE & CLOAKROOM

White sanitaryware and chrome fittings
Ceramic wall tiles
Fitted furniture to Bathroom and En Suite(s)†
Shower enclosure with thermostatic shower in En Suite(s)†

SECURITY & COMFORT

Brick and block construction
NHBC Buildmark 10 year cover
Gas central heating
Smoke detectors
Composite front door and multipoint locking system
Double glazed PVCu windows and French casement doors†
Recessed downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s)†

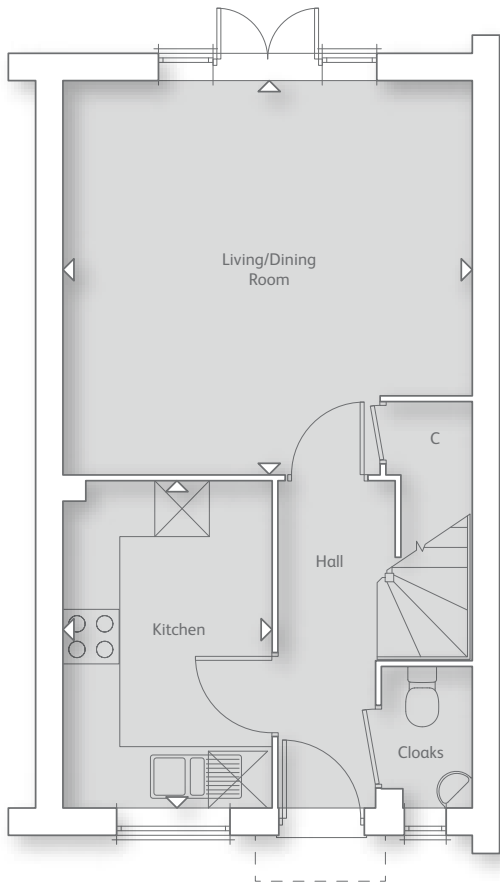
THE CARLTON

2 BEDROOM HOME



TADORNE

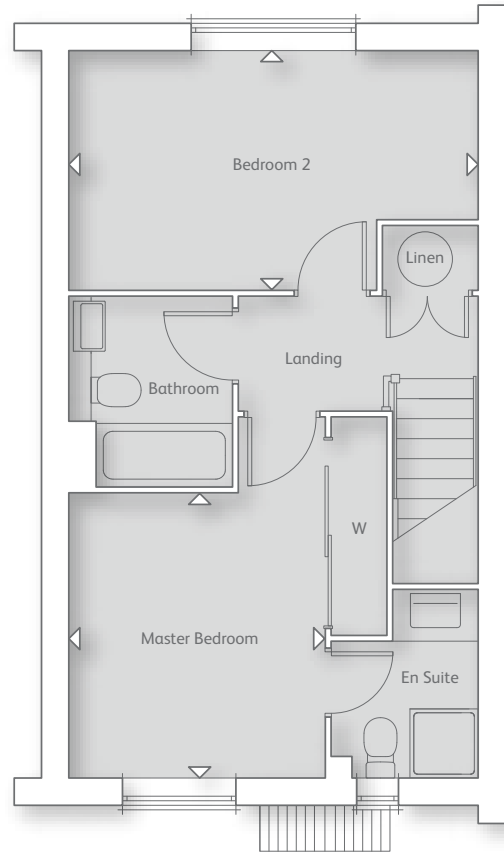
T A D W O R T H



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")

KITCHEN AND APPLIANCES

High quality furniture with storage/ workspace
 Laminate worktops with up-stand to Kitchen†
 Chimney extractor hood
 Stainless steel single electric oven with 4 gas burner hob
 Integrated Washing Machine

GARAGE & GARDEN

Rainwater butt†
 External water tap†

DECORATION & JOINERY

Smooth ceilings
 Pencil rounded white painted skirtings and architraves
 White panelled or veneer internal doors
 Built-in wardrobe to Master Bedroom

BATHROOM, EN SUITE & CLOAKROOM

White sanitaryware and chrome fittings
 Ceramic wall tiles
 Fitted furniture to Bathroom and En Suite(s)†
 Shower enclosure with thermostatic shower in En Suite(s)†

SECURITY & COMFORT

Brick and block construction
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 Gas central heating
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† Where applicable/practicable. For more information regarding your chosen plot, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

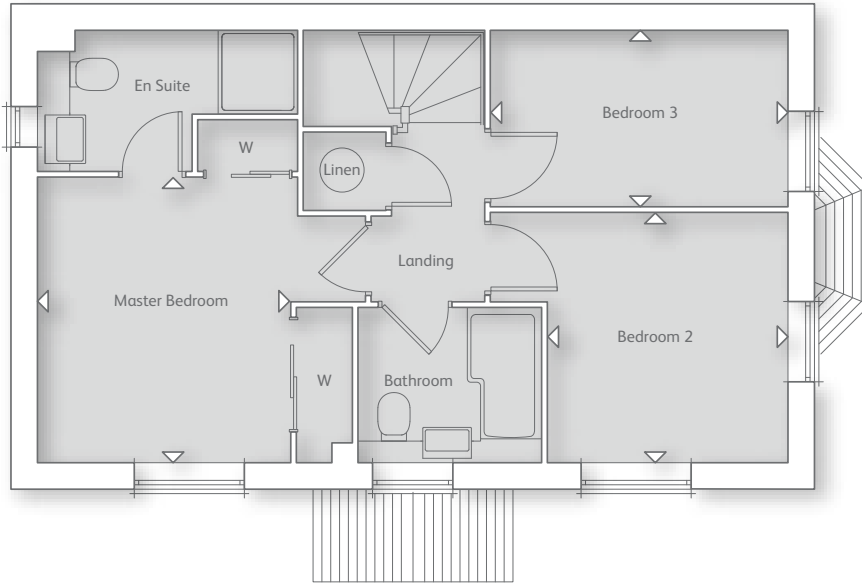
THE COTTAGE

3 BEDROOM HOME



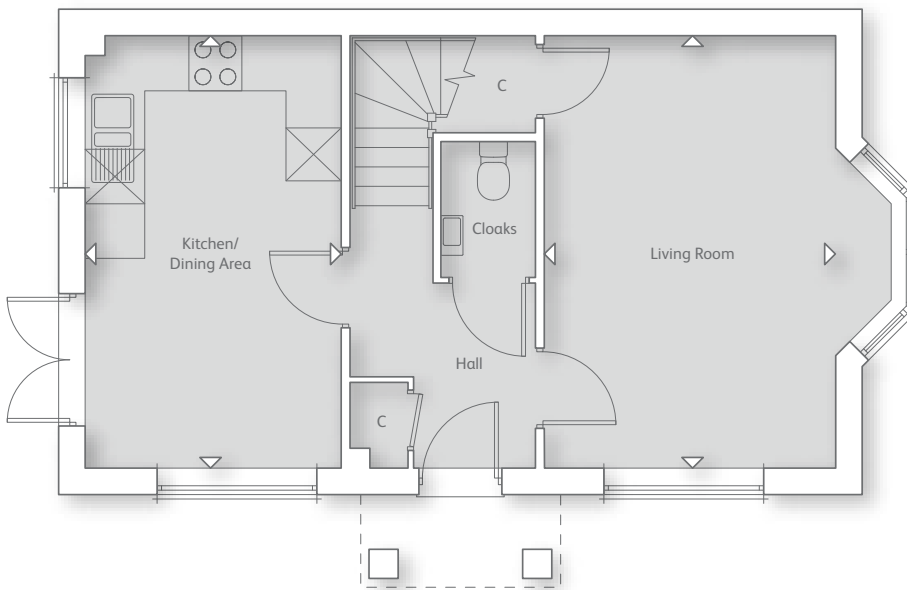
TADORNE

T A D W O R T H



FIRST FLOOR

Master Bedroom	3.18m x 2.81m (10' 5" x 9' 2")
Bedroom 2	2.78m x 2.65m (9' 1" x 8' 8")
Bedroom 3	3.31m x 1.94m (10' 10" 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")

KITCHEN AND APPLIANCES

High quality furniture with storage/ workspace
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Stainless steel single electric oven with 4 gas burner hob
Integrated Washing Machine

GARAGE & GARDEN

Rainwater butt†
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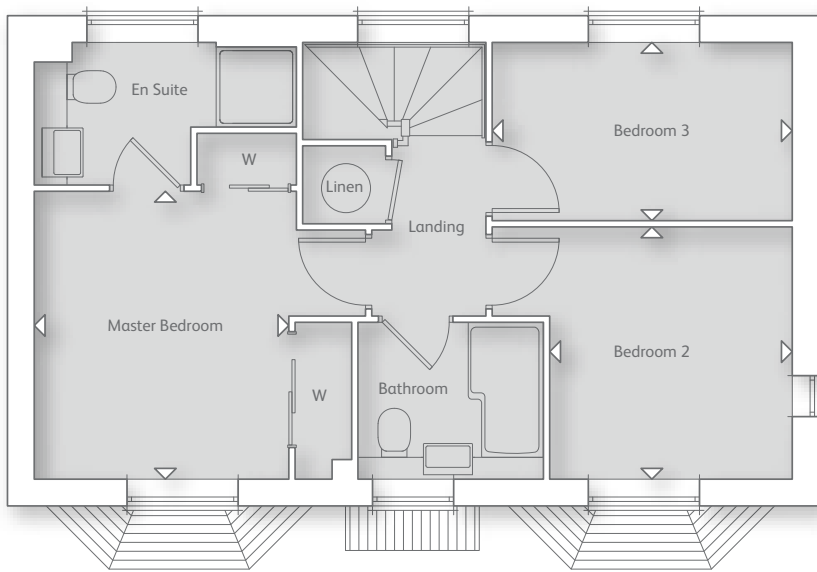
THE CLEVEDON

3 BEDROOM HOME



TADORNE

T A D W O R T H



FIRST FLOOR

Master Bedroom
3.17m x 2.80m (10' 4" x 9' 2")

Bedroom 2
2.77m x 2.66m (9' 1" x 8' 8")

Bedroom 3
3.31m x 1.94m (10' 10" x 6' 4")



GROUND FLOOR

Kitchen/Dining Area
4.84m x 2.84m (15' 10" x 9' 3")

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Open daily from 10am to 5pm

Croudace 
HOMES.CO.UK