



MILLVIEW MEADOWS

Ringmer, East Sussex





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MEADOWS

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Millview Meadows by Croudace Homes is a collection of energy-efficient and beautifully finished 2, 3, 4 and 5-bedroom homes situated in Ringmer, a short walk from its village green and amenities, on the outskirts of Lewes.

A tall, rectangular wooden signpost with a wavy, layered top edge. The sign is set in a grassy field with trees in the background. The text on the sign is white and reads: SOUTH DOWNS NATIONAL PARK, THANK YOU FOR VISITING.

SOUTH DOWNS
NATIONAL PARK

THANK YOU FOR VISITING

NATURE AT ITS *heart*

Millview Meadows has been designed as a place where nature can thrive, creating an uplifting environment for residents to walk through, relax in and look out over. The landscaping includes several features to enhance ecology, while new wildlife habitats will be created across open spaces, hedgerows and grassland. This will enable local flora and fauna to flourish alongside our new homes.





Hedgerows and trees

Mature trees and existing hedgerows will be retained wherever possible, providing valuable habitats for birds, bats and other wildlife. Additional trees will also be planted, and hedgerows enhanced where required to create a frame of verdant greenery around the development.

Wildlife pond

A new wildlife pond in the northwest corner of the development will be home to native aquatic species, with surrounding planting to create an attractive setting

Grassland and wildflower meadows

A new area of meadow will be created, with a rich variety of beautiful native flowers, perfect for attracting bees and butterflies. Other areas of grassland add pockets of green, enhancing the overall tranquillity and natural setting of the development.

Habitats

A range of bird and bat boxes will be installed on trees and the new homes. Some are designed to shelter specific species, such as swift bricks and sparrow terraces, while others provide homes for a range of birdlife. There will also be log piles and hibernacula for insects, reptiles and amphibians, while specialist fencing will allow hedgehogs to roam freely across the site.

A THRIVING
VILLAGE
lifestyle

Ringmer is a welcoming Sussex village, with shops, cafés and pubs, surrounded by beautiful countryside and on the edge of the South Downs National Park.

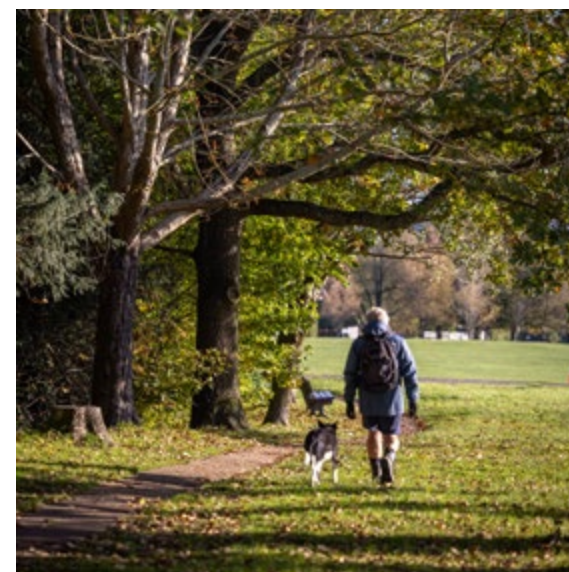


A settlement since Roman times, Ringmer is one of the largest villages in the area. Its parish church St Mary is thought to have been built in the 13th century, while local pub The Anchor Inn dates back to 1742. Situated next to the village green, The Anchor is a popular place for a drink or a traditional pub meal.



Stroll into the centre of Ringmer from Millview Meadows in less than 15 minutes, where you'll find a range of shops and services, including a bakery and Morrisons Daily food store for all the essentials. Even closer is Grounded at The Forge – perfect for a morning coffee or freshly prepared lunch – and The Green Man, another friendly pub serving classic dishes.

With miles of country walks on your doorstep, you can head off in any direction from your front door for fresh air and stunning scenery. Adjacent to Millview Meadows is Ringmer swimming pool, offering lessons, family sessions and fitness swims. There will also be new community sports facilities, including a football pitch and tennis courts, for fun ways to keep active as a family or with friends.





SO MUCH TO DISCOVER AND *explore*

The historic town of Lewes is three miles away, on the banks of the River Ouse. Holding markets since the 11th century, it is today known for its medieval streets, Norman castle, Georgian architecture, independent shops and vibrant arts scene.

There is plenty to see and do in Lewes, from Anne of Cleves House, a fascinating insight into Tudor life, to browsing the flea market for hidden gems. Enjoy a walk around the atmospheric ruins of Lewes Priory, kayaking on the River Ouse or a dip in Pells Pool, a freshwater outdoor swimming pool with sauna. The beautiful, spacious grounds of Southdown Sports Club feature tennis, hockey and squash facilities plus a gym and café, while Hamsey Riding School, on the western edge of the town, offers lessons and scenic hacks .

The High Street is lined with independent shops, cafés, restaurants and pubs, offering a tempting mix of places to eat, friendly service and unique finds. Located next to the Ouse, Riverside is a boutique collection of stores including a fishmonger, chocolatier and Asian eatery Bubble & Bao. There are also branches of Waitrose & Partners, Aldi and Tesco in the town for larger household shops.

COASTAL CHARM AND SEASIDE *escapes*

The South Coast, with its lively towns, seaside resorts and breathtaking views, is easily reached from Millview Meadows in just over 20 minutes. From family days out on the beach to bracing hikes along the coastal paths, there is so much to inspire you in this stunning landscape.



Brighton is the most famous destination on this coastline, where the iconic Victorian pier bursts with amusement arcades and fairground rides. The city's bohemian spirit thrives in the narrow streets of The Lanes, packed with independent boutiques, antique shops and cozy cafés. The magnificent Royal Pavilion, with its exotic Indo-Saracenic architecture and sumptuous interiors, gives you a taste of Regency splendour.

Eastbourne presents a more refined coastal experience. Its beautifully maintained Victorian promenade stretches alongside pristine beaches, perfect for leisurely strolls. The dramatic white cliffs of Beachy Head tower nearby, offering spectacular coastal walks and views across the English Channel. Seven Sisters Country Park and Birling Gap offer more walking and beaches, giving you endless variety just a short distance from home.



LIFE IN THE GREAT *outdoors*

Nestled in the rolling hills of Sussex's picturesque countryside, Millview Meadows is perfectly positioned for trips to quaint villages, country pubs and historic houses. Chart your own favourite walks, discover idyllic gardens and relax in tranquil beauty spots.



The neighbouring village of Laughton, three miles away, hosts The Cuckoo Spring Fayre and Autumn Show in its showground every year. A circular walk from the village takes in scenic Brickhurst Pond and ancient woodland Laughton Greenwood. The Roebuck Inn, situated in the heart of the village, is the perfect place to stop off for refreshments after your walk. Plashett Park Wood is another ancient woodland nearby and a Site of Special Scientific Interest thanks to its variety of birds, butterflies and rare plants.



For cultural experiences amid this stunning setting, you are spoilt for choice. A performance of one of Glyndebourne's world-class operas or concerts, accompanied by picnicking in its magical grounds, is a treat not to be missed. Monk's House, the home of novelist Virginia Woolf, and Charleston, retreat of the Bloomsbury Group and now a creative hub of exhibitions and events, are also nearby.

The South Downs, right on the doorstep of Ringmer, is a vast area of rolling chalk hills, woodland, grasslands and trails, offering miles of walking, cycling and horse riding. It is also the setting of the South Downs Way, a 100-mile trail that follows the old routes along the chalk escarpment and ridges of this spectacular landscape.



Education

FOR ALL AGES

From first steps to further study, Ringmer and the surrounding area offers a wide choice of well-regarded schools. Ringmer Nursery & Primary School and King's Academy are within half a mile of Millview Meadows, taking children all the way through their education, or find more choice in Lewes and Laughton. The Lewes campus of East Sussex College offers a diverse range of A-level and vocational courses, while the University of Brighton and University of Sussex are both an easily reached for the next stage of education.



Nurseries & Preschools

Ringmer Nursery School
Kiddie Capers Childcare Lewes

0.5 miles
3.4 miles

Primary Schools

Ringmer Primary School
South Malling C of E Primary School
Laughton Community Primary School
Brighton College Prep School

0.5 miles
2.7 miles
3.2 miles
13.2 miles

Secondary Schools

King's Academy
Priory School Lewes
Brighton College

0.2 miles
4 miles
13.2 miles

Colleges

East Sussex College Lewes

3.9 miles

Universities

University of Sussex
University of Brighton

7.7 miles
11.7 miles

TRAIN

From Lewes Station 3.4 miles away

- Brighton
17 minutes
- Eastbourne
21 minutes
- Haywards Heath
22 minutes
- Gatwick Airport
37 minutes
- East Croydon
54 minutes
- Clapham Junction
1 hour 4 minutes
- London Victoria
1 hour 11 minutes

WALK

- The Green Man pub
0.1 miles, 2 minutes
- Ringmer Swimming Pool
0.2 miles, 5 minutes
- Grounded at The Forge
0.3 miles, 6 minutes
- Ringmer Pharmacy
0.6 miles, 14 minutes
- Ringmer village Centre
0.6 miles, 14 minutes
- Foundry Healthcare Lewes - Anchor Field
0.7 miles, 15 minutes
- The Anchor Inn
0.7 miles, 15 minutes

DRIVE

- A26
1.6 miles
- Plashett Park Wood
2.6 miles
- M&S Simply Food
2.6 miles
- Loughton
3 miles
- Waitrose & Partners Lewes
3.5 miles
- Lewes Station
3.8 miles
- A27
4.3 miles
- Royal Sussex County Hospital
13.5 miles
- Seven Sisters Country Park
15.2 miles

CONNECT WITH *ease*

Enjoy the best of country and city from Millview Meadows, which has excellent connections despite its bucolic setting. There are direct trains to London Victoria and Brighton from Lewes Station, just 11 minutes' drive away. For car travel, the A26 and A27 are both easily accessible, connecting you with the South Coast and up to the motorway network. There's also a conveniently located bus stop on the main road next to the development, on the route to Lewes, Brighton and Eastbourne plus other local towns and villages.

Homes DESIGNED AROUND YOU

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, 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

1-bedroom homes

First Homes
Plots 6, 7, 15, 16, 45, 46, 85, 86, 93 & 94

2-bedroom homes

The Ashbank
Plots 36, 37, 38, 39, 57, 58, 59, 60, 79, 87, 88 & 89

3-bedroom homes

- The Harlington**
Plots 11, 98 & 99
- The Alfold**
Plots 35, 64, 78 & 90
- The Brockham**
Plots 4, 5, 21, 22, 26, 27, 33, 34, 62 & 63
- The Milford**
Plots 1, 10, 61 & 97

4-bedroom homes

- The Westcott**
Plots 47, 48, 80 & 81
- The Grayshott**
Plots 3, 14, 19, 23, 25, 40, 53 & 82
- The Clanfield**
Plots 2, 8, 76 & 77
- The Woodhill**
Plots 9, 56 & 100
- The Hawkenbury**
Plots 20, 55 & 75

5-bedroom homes

The Westfield
Plots 12, 13, 24, 49 & 54



 Carport  Affordable Housing

Homes at Millview Meadows have been carefully positioned to make the most of their surroundings, with leafy streets and green outlooks. Enjoy peace of mind from the moment you move in with the distinctive high quality specification of a Croudace built home, and excellent service from our customer care team.



*First Homes, Plots 6 & 7. Same external finish to Plots 15, 16, 45, 46, 85, 86, 93 & 94.
Computer generated image is indicative only.



FIRST HOMES

1-BEDROOM HOME

PLOT NUMBERS

6	7	15	16	45
46	85	86	93	94

MODERN KITCHEN

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Electrolux stainless steel single electric oven
- Electrolux induction hob with glass splashback
- Electrolux chimney extractor hood
- Full Integrated Electrolux washing machine

QUALITY BATHROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom
- White sanitary ware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors

SECURITY AND PEACE OF MIND

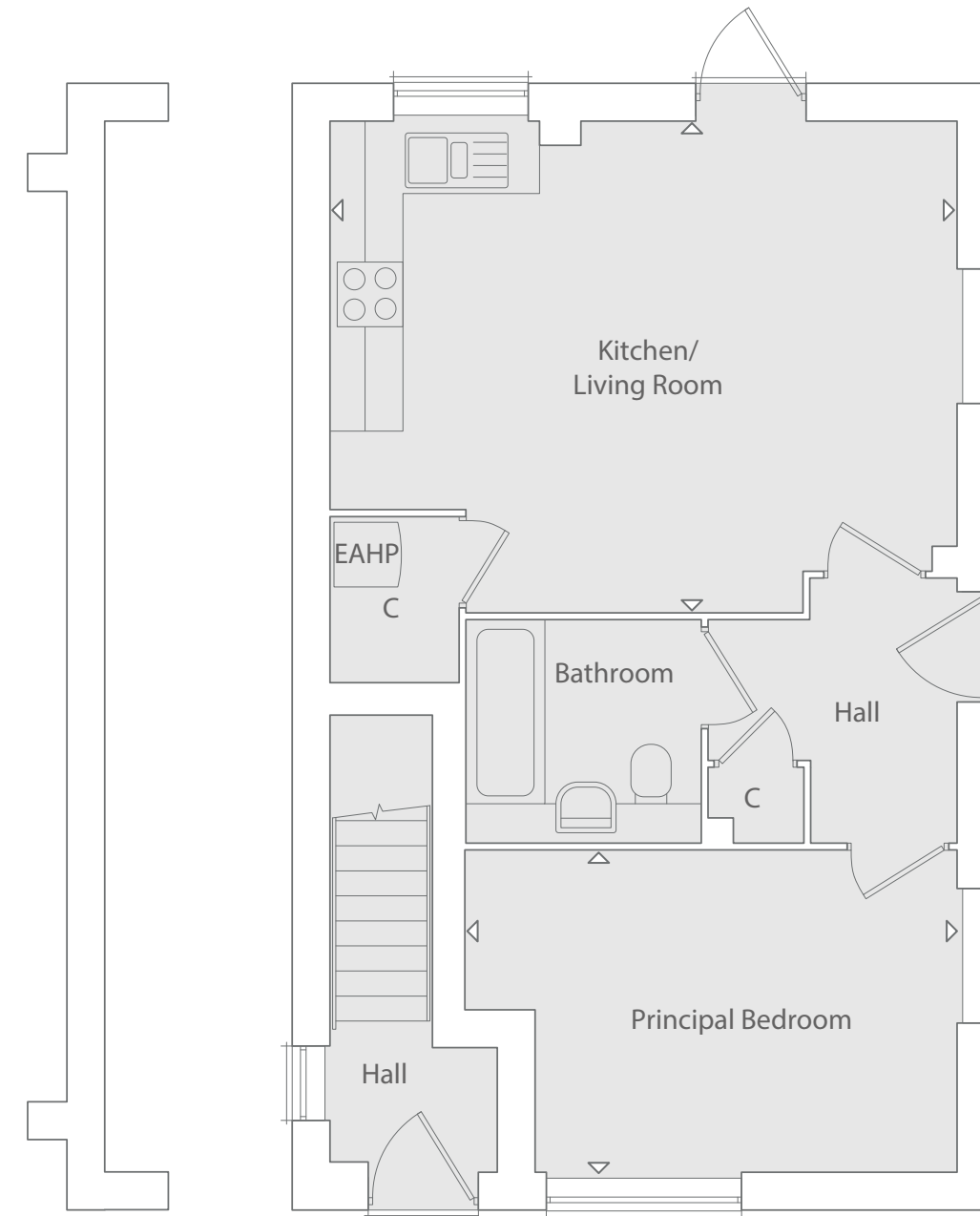
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows

ELECTRICAL AND COMFORT

- Exhaust Air Heat Pump (EAHP) with radiators
- LED downlights to Hall, Landing, Kitchen, Utility, Bathroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Low temperature radiators

EXTERNAL FEATURES

- Driveway Parking
- EV car charging point
- Motion activated front entrance light
- Lighted patio to ground floor only
- Tap and external socket to ground floor only
- Easy clean hinges to all windows above ground floor level
- Slate number tile
- Turf to rear garden as standard



Plots 69 & 70

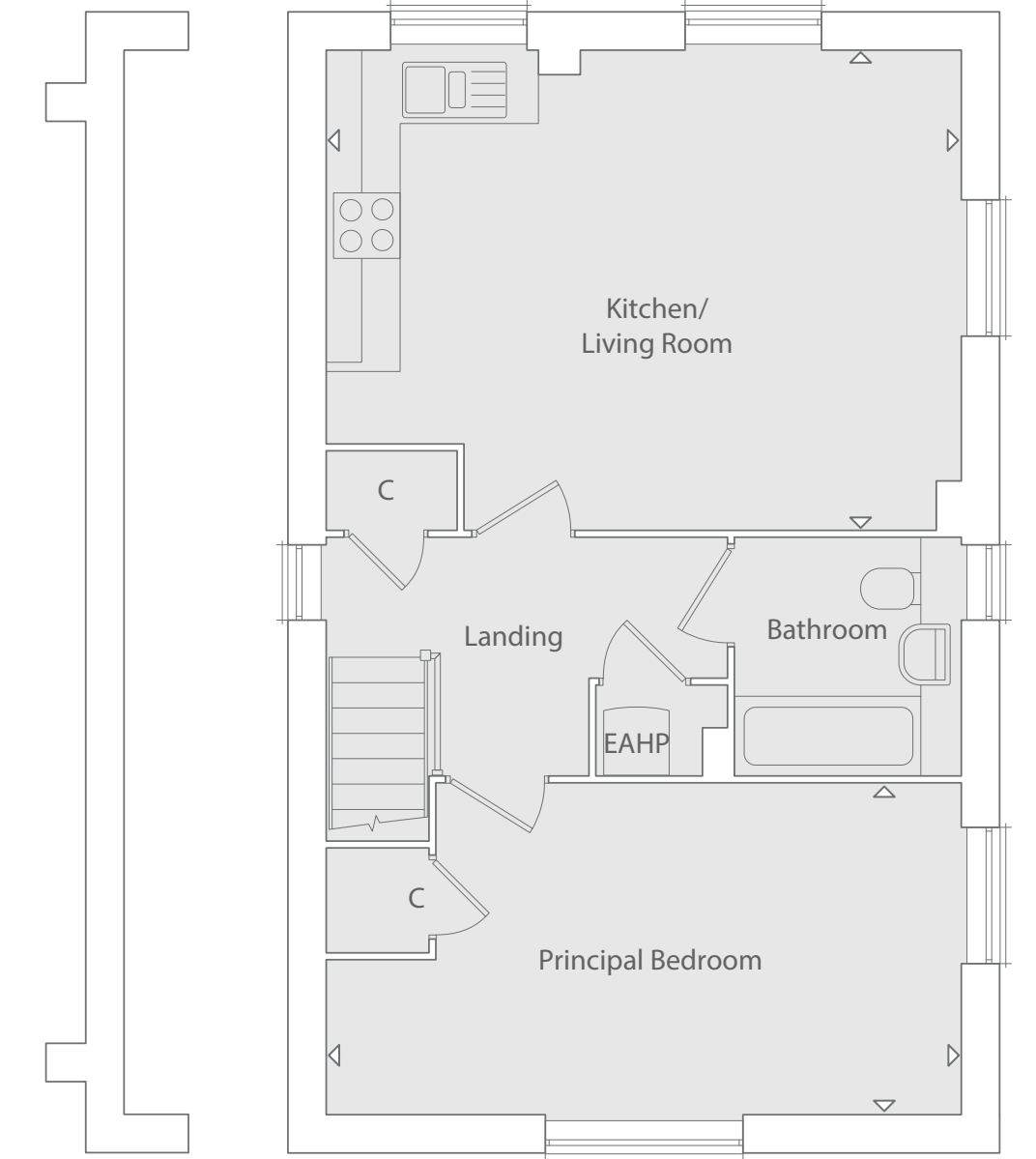
GROUND FLOOR

KITCHEN/LIVING ROOM

5.81M X 4.56M 19'1" X 15'0"

PRINCIPAL BEDROOM

4.56M X 2.98M 15'0" X 9'8"



Plots 69 & 70

FIRST FLOOR

KITCHEN/LIVING ROOM

5.81M X 4.39M 19'1" X 14'4"

PRINCIPAL BEDROOM

5.81M X 3.03M 19'1" X 9'9"



*The Harlington, Plot 98. Same external finish to Plot 11 and 99.
Computer generated image is indicative only.



THE HARLINGTON

3-BEDROOM HOME

PLOT NUMBERS

11

98

99

MODERN KITCHEN

- Paula Rosa Manhattan designed Kitchen
- High quality furniture 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 & CLOAKROOM

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

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

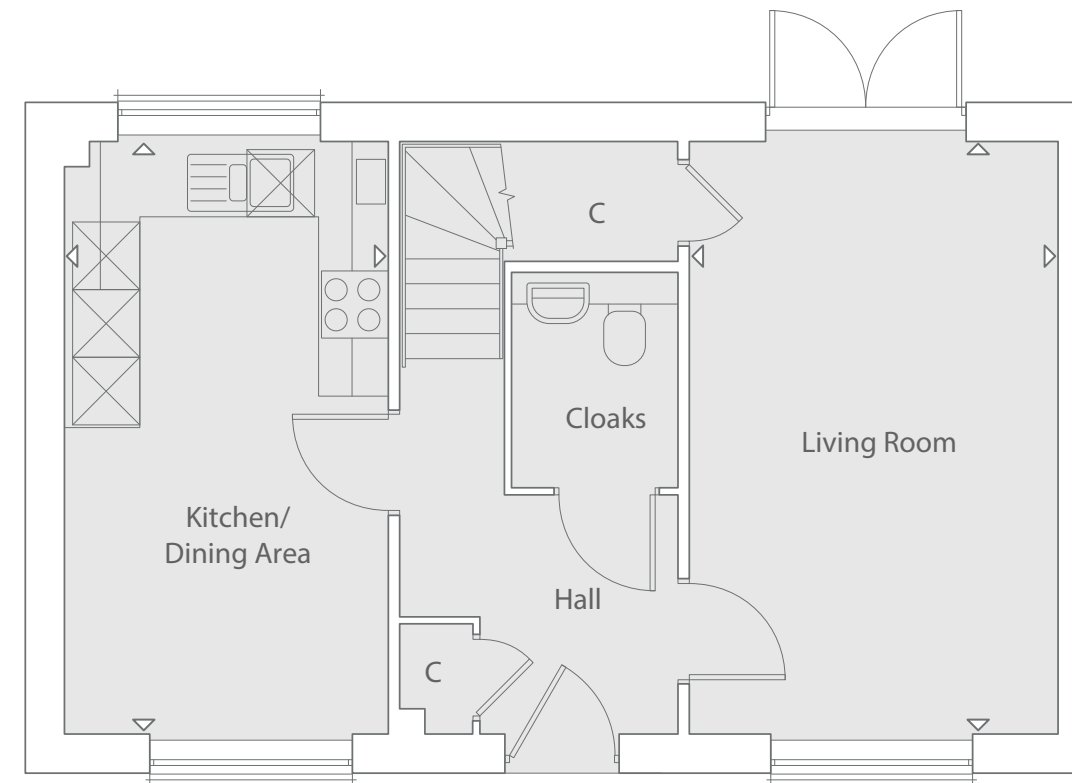
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows

ELECTRICAL AND COMFORT

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

EXTERNAL FEATURES

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



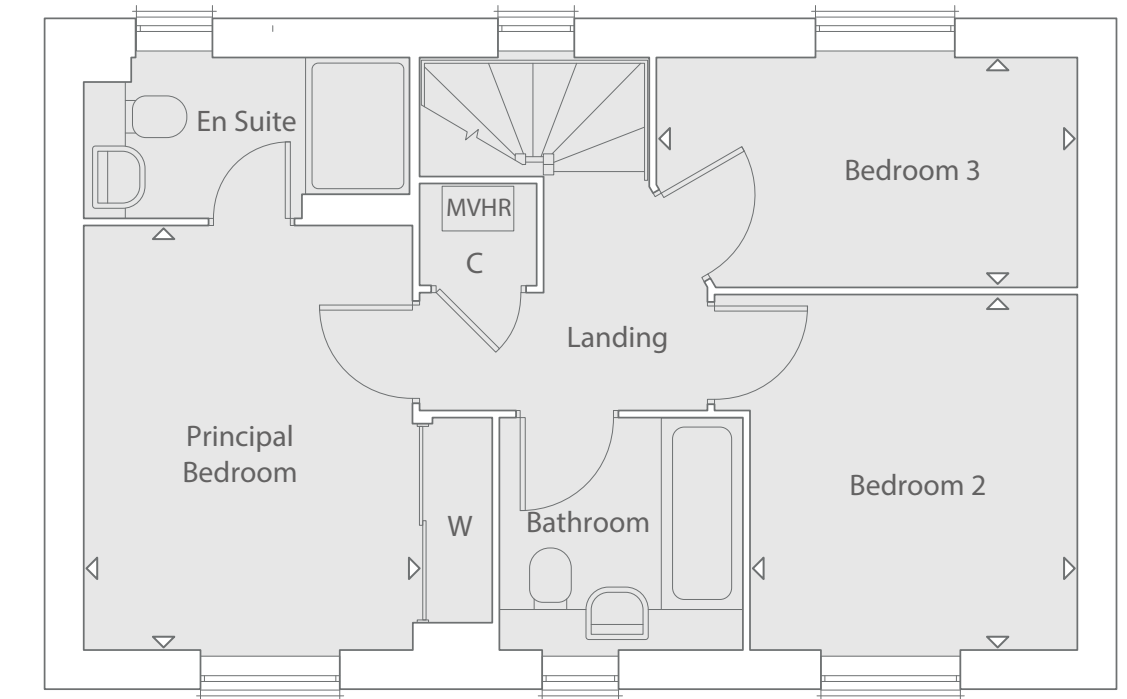
GROUND FLOOR

KITCHEN/DINING AREA

5.30M X 2.90M 17'5" X 9'6"

LIVING ROOM

5.30M X 3.30M 17'5" X 10'10"



FIRST FLOOR

PRINCIPAL BEDROOM

3.80M X 2.94M 12'6" X 9'8"

BEDROOM 2

3.18M X 2.94M 10'5" X 9'7"

BEDROOM 3

3.76M X 2.05M 12'4" X 6'9"



*The Brockham, Plots 4 & 5.
Computer generated image is indicative only.



THE BROCKHAM

3-BEDROOM HOME

PLOT NUMBERS

4	5	21	22	26
27	33	34	62	63

MODERN KITCHEN AND UTILITY CUPBOARD

- Paula Rosa Manhattan designed Kitchen
- High quality furniture 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 & CLOAKROOM

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

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

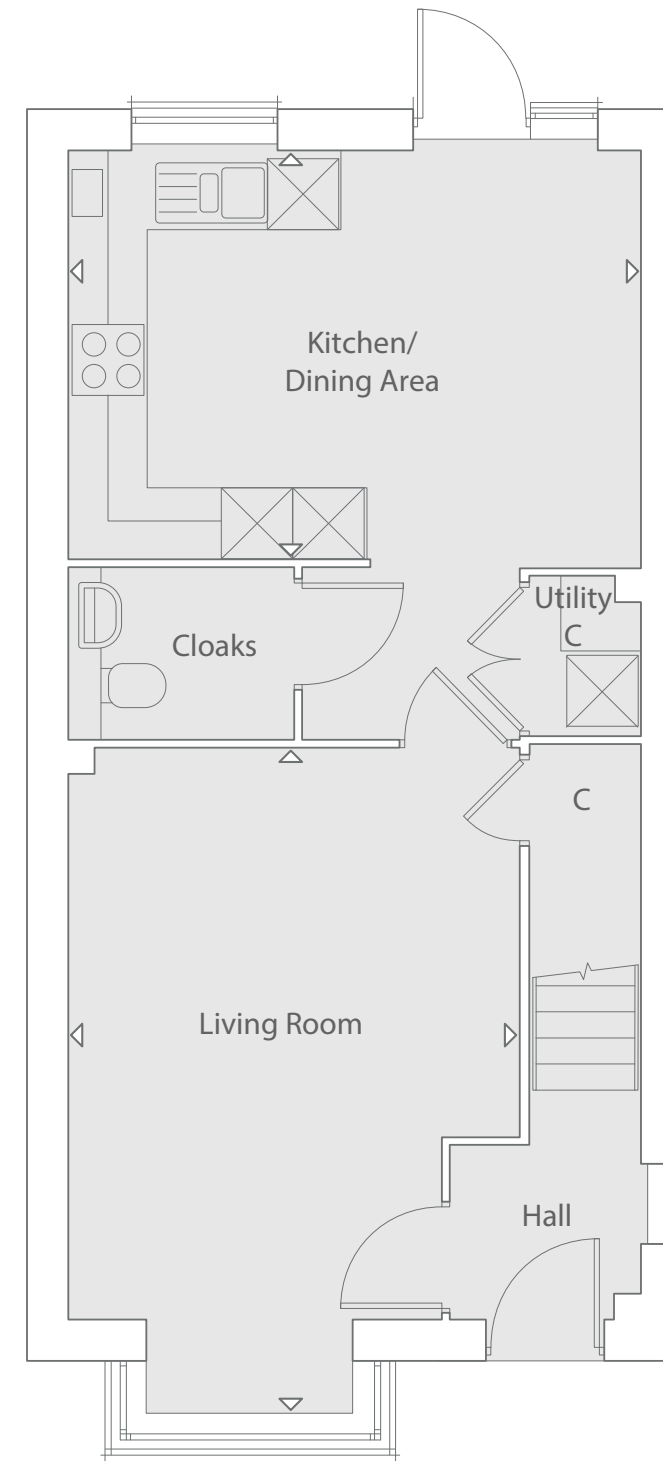
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows

ELECTRICAL AND COMFORT

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

EXTERNAL FEATURES

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



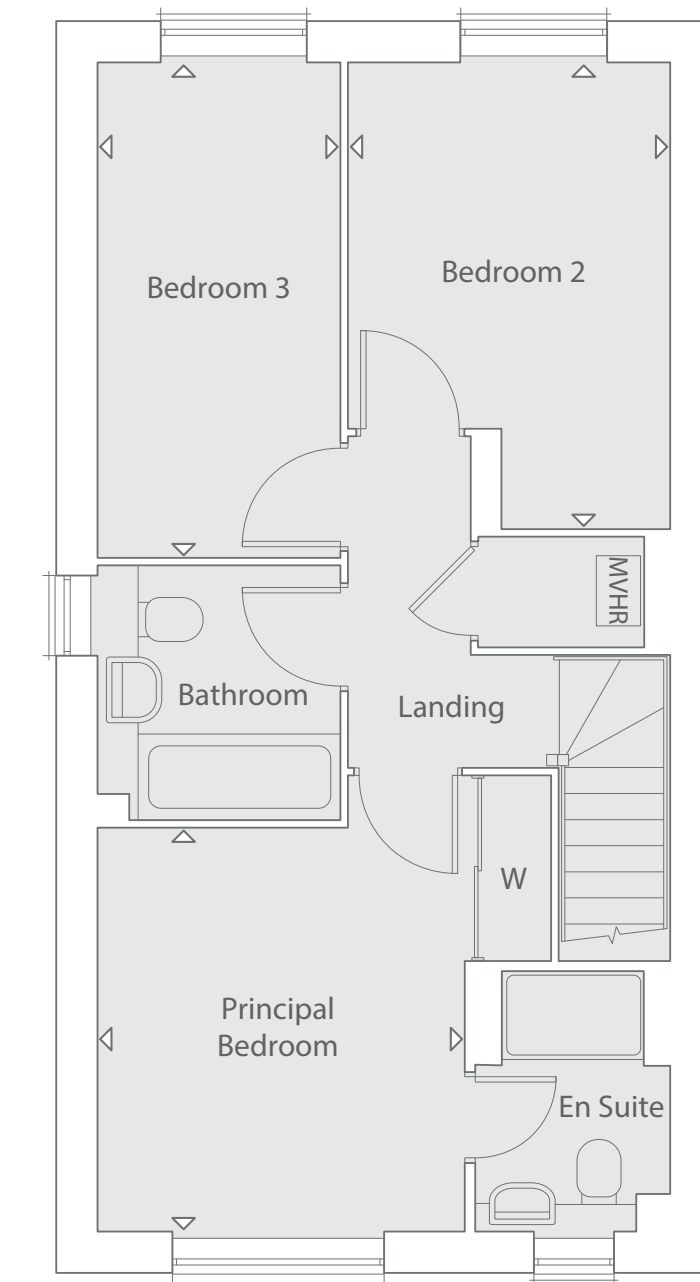
GROUND FLOOR

KITCHEN/DINING AREA

4.89M X 3.50M 16' 1" X 11' 5"

LIVING ROOM

5.67M X 3.85M 18' 6" X 12' 6"



FIRST FLOOR

PRINCIPAL BEDROOM

3.45M X 3.14M 11' 4" X 10' 4"

BEDROOM 2

3.98M X 2.75M 13'1" X 9' 0"

BEDROOM 3

4.23M X 2.08M 13' 11" X 6' 10"



*The Milford, Plot 1. Same external finish to Plots 10 & 97.
Computer generated image is indicative only.



THE MILFORD

3-BEDROOM HOME

PLOT NUMBERS

1

10

61

97

MODERN KITCHEN AND UTILITY CUPBOARD

- Paula Rosa Manhattan designed Kitchen
- High quality furniture 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 & CLOAKROOM

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

DECORATION AND JOINERY

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

SECURITY AND PEACE OF MIND

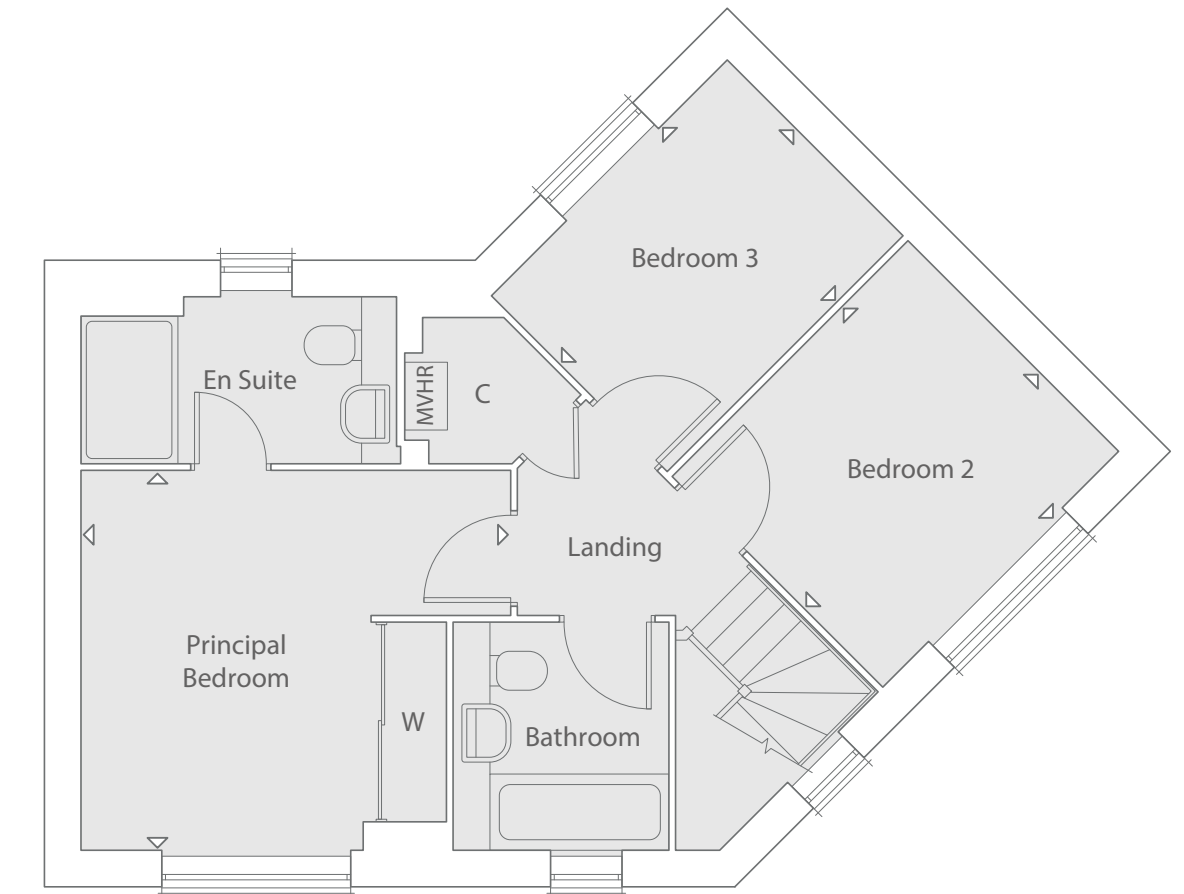
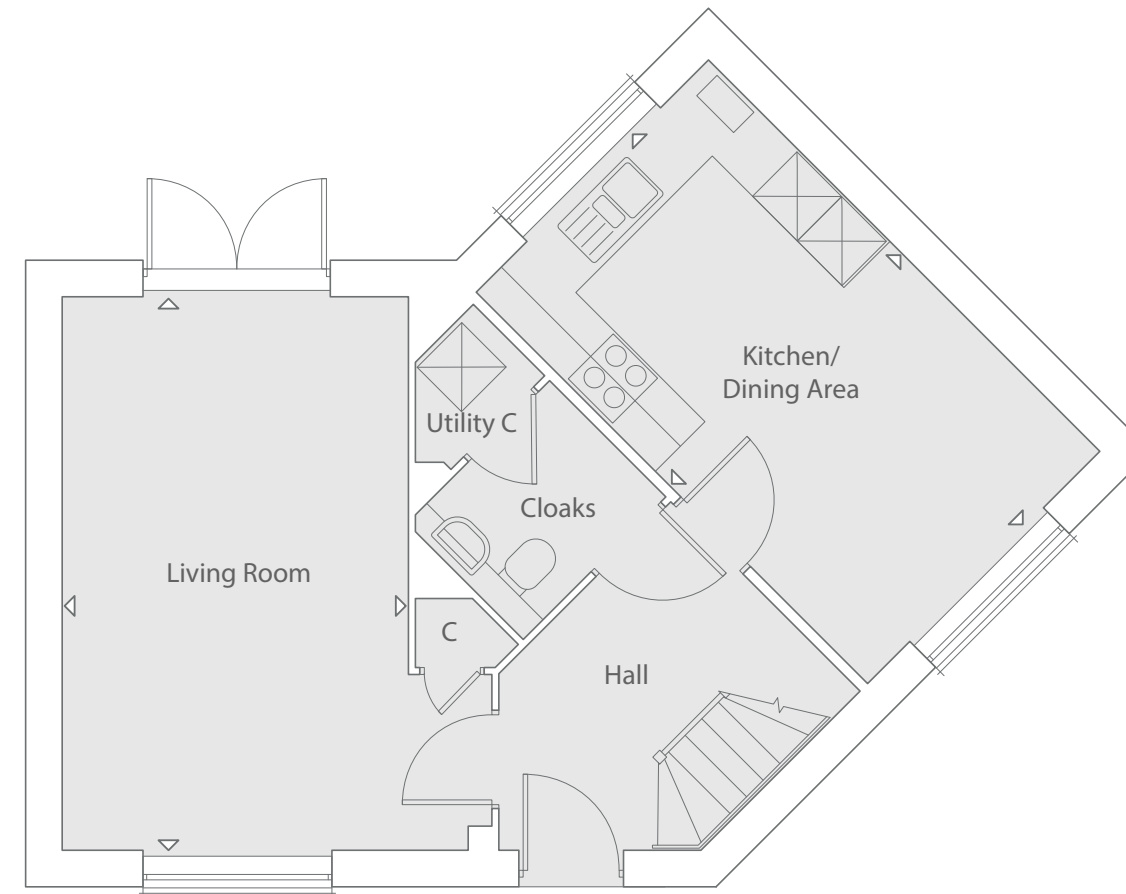
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows

ELECTRICAL AND COMFORT

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

EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING AREA

5.30M X 3.15M 17' 5" X 10' 4"

LIVING ROOM

5.30M X 3.31M 17' 5" X 10' 10"

FIRST FLOOR

PRINCIPAL BEDROOM

4.11M X 3.60M 13' 6" X 11' 10"

BEDROOM 2

3.19M X 2.85M 10' 6" X 9' 4"

BEDROOM 3

3.19M X 2.38M 10' 6" X 7' 10"



*The Grayshott, Plot 3. Same external finish to Plots 14 & 23.
Computer generated image is indicative only.



THE GRAYSHOTT

4-BEDROOM HOME

PLOT NUMBERS

3	14	19	23
25	40	53	82

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen with Oak cutlery tray
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Integrated Bosch appliances: Two Integrated fridge/freezers and Integrated dishwasher
- Bosch freestanding washing machine in Utility

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* (where a bulk head ceiling is present)
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to 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
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

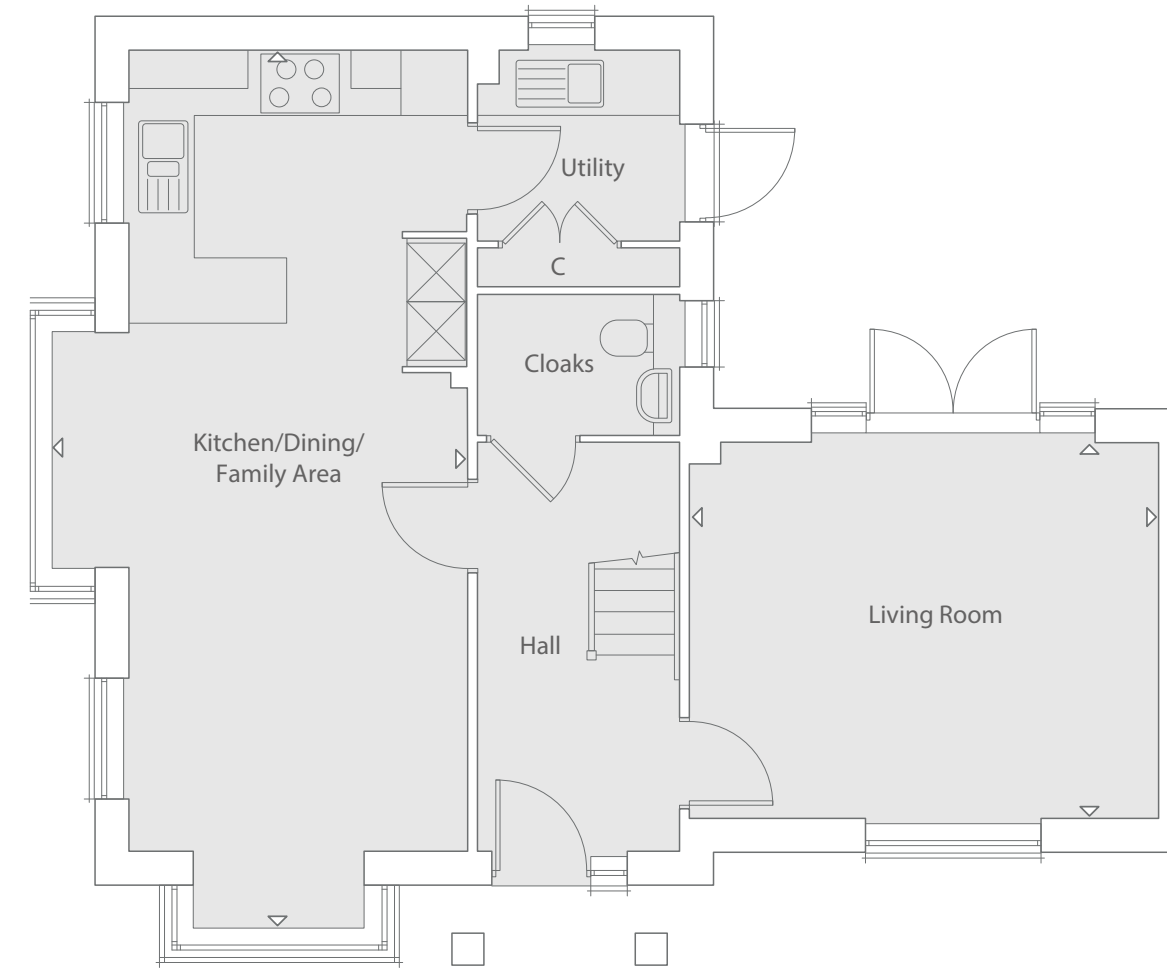
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floor

EXTERNAL FEATURES

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



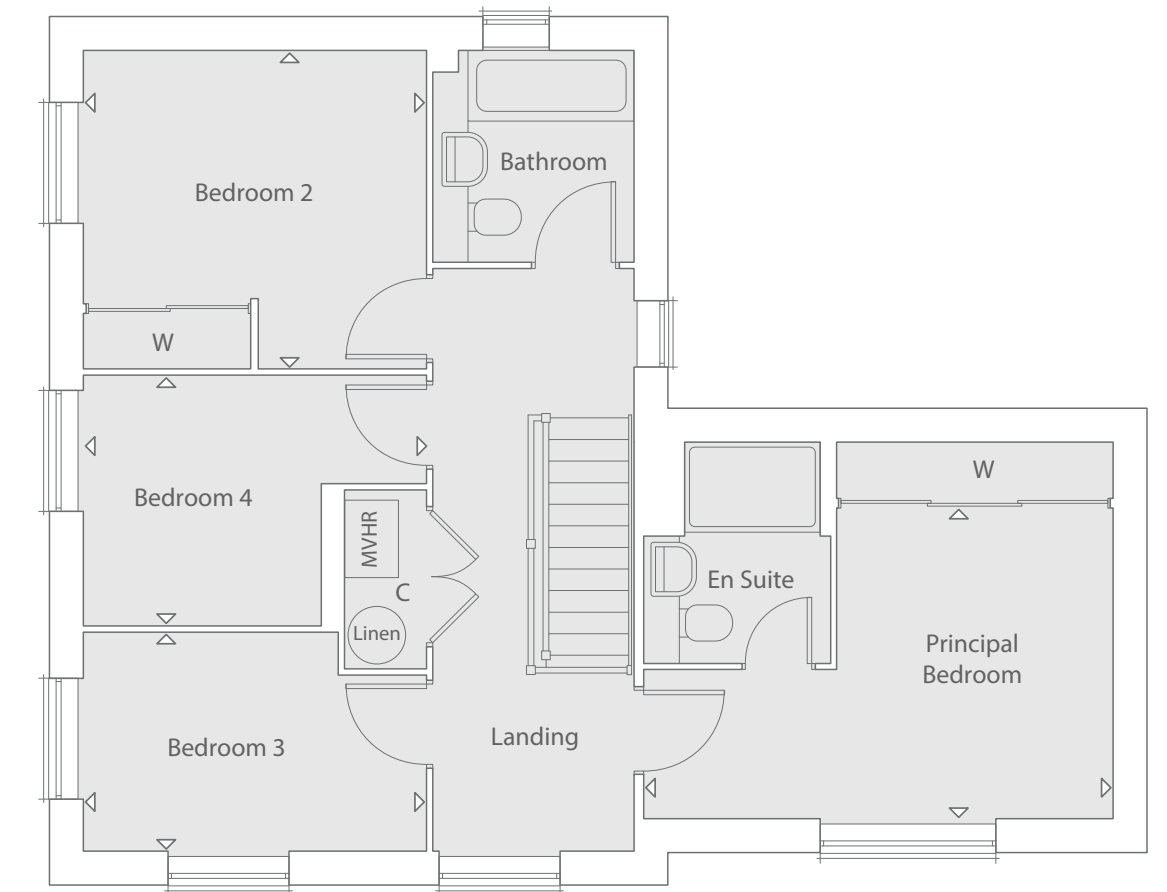
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

4.28M X 9.06M 14' 1" X 11' 6"

LIVING ROOM

4.85M X 3.89M 15' 11" X 12' 8"



FIRST FLOOR

PRINCIPAL BEDROOM

4.85M X 3.20M 15' 11" X 6' 6"

BEDROOM 2

3.54M X 3.29M 11' 6" X 10' 10"

BEDROOM 3

3.54M X 2.27M 11' 7" X 7' 5"

BEDROOM 4

3.54M X 2.58M 11' 7" X 8' 6"



*The Clanfield, Plot 2.
Computer generated image is indicative only.



THE CLANFIELD

4-BEDROOM HOME

PLOT NUMBERS

2

8

76

77

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen with Oak cutlery tray
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Integrated Bosch appliances: Two Integrated fridge/freezers and Integrated dishwasher
- Bosch freestanding washing machine in Utility

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* (where a bulk head ceiling is present)
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to 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
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

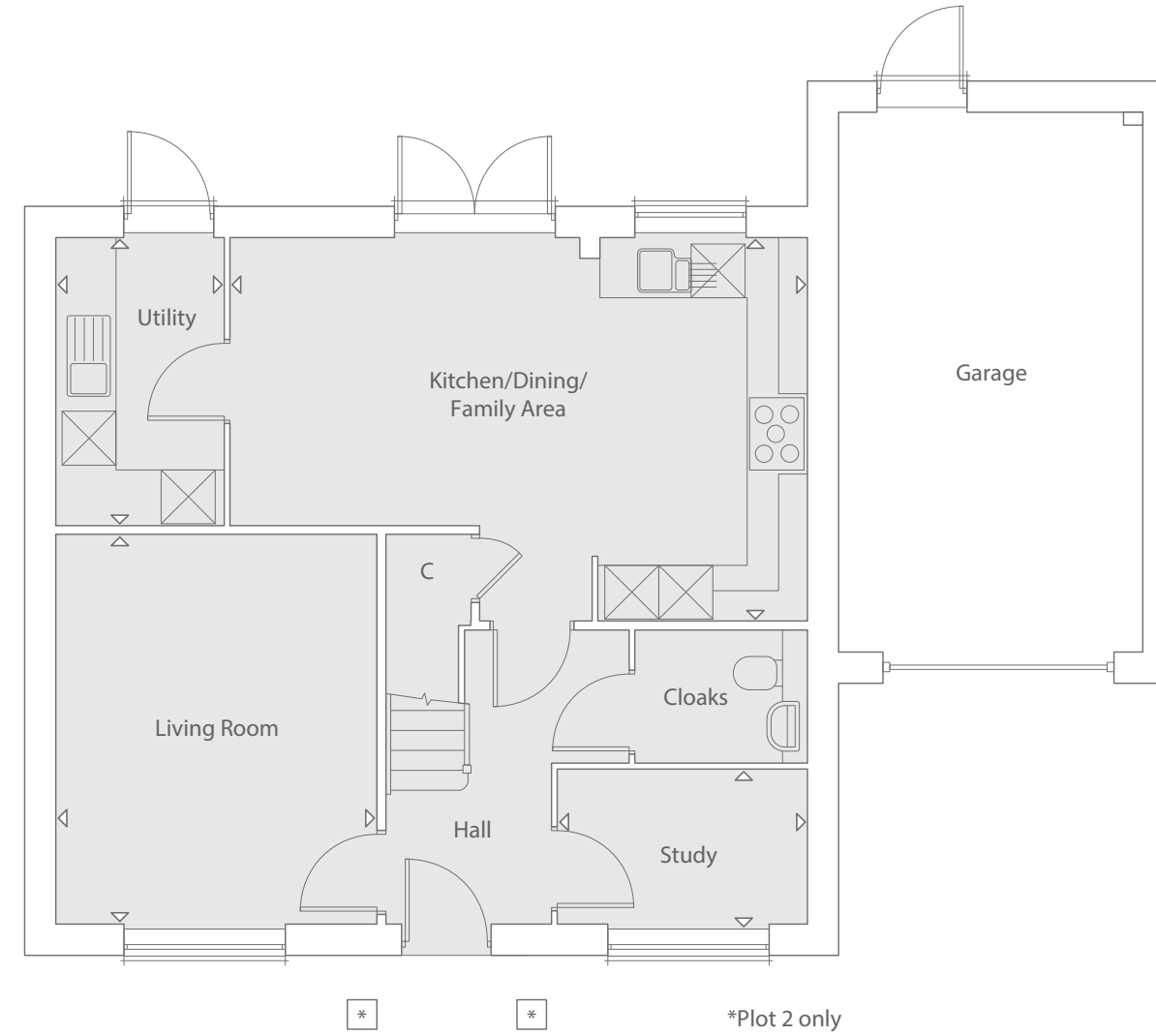
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all Bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Study
- Underfloor heating to ground floor and low temperature radiators to upper floor

EXTERNAL FEATURES

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



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

6.47M X 4.3M 21' 3" X 14' 1"

LIVING ROOM

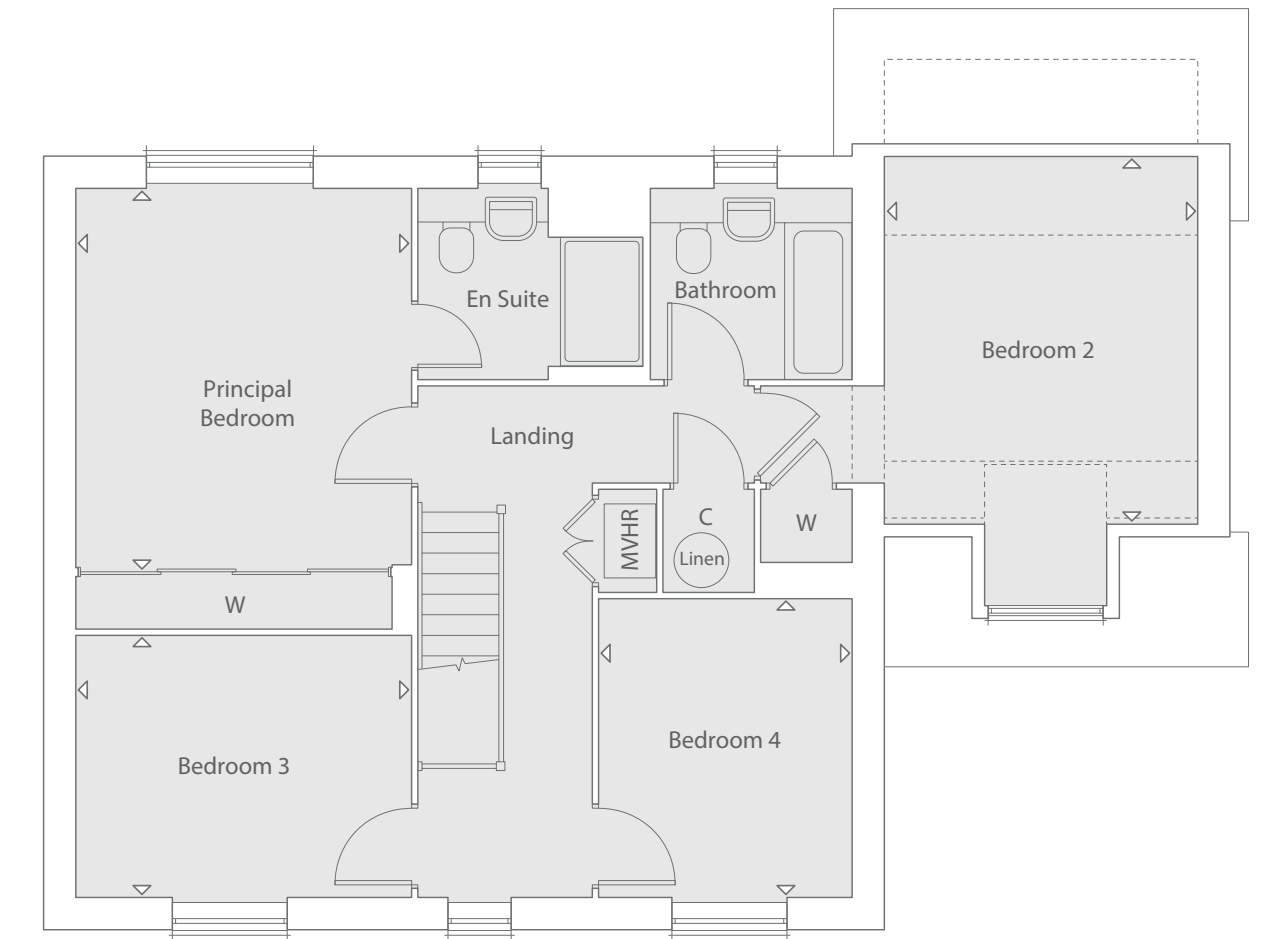
4.36M X 3.60M 14' 4" X 11' 10"

STUDY

2.80M X 1.70M 9' 2" X 5' 7"

UTILITY

3.20M X 1.89M 10' 5" X 6' 2"



FIRST FLOOR

PRINCIPAL BEDROOM

4.08M X 3.64M 13' 4" X 11' 11"

BEDROOM 2

3.98M X 3.40M 13' 1" X 11' 2"

BEDROOM 3

3.64M X 2.84M 11' 11" X 9' 4"

BEDROOM 4

3.24M X 2.75M 10' 8" X 9' 0"



*The Clanfield, Plot 8.
Computer generated image is indicative only.



*The Woodhill, Plot 9. External finish to Plot 100.
Computer generated image is indicative only.



THE WOODHILL

4-BEDROOM HOME

PLOT NUMBERS

9

56

100

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen with Oak cutlery tray
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Integrated Bosch appliances: Two Integrated fridge/freezers and Integrated dishwasher
- Full Integrated Bosch appliances: Fridge/freezer and Dishwasher
- Bosch freestanding washing machine in Utility

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* (where a bulk head ceiling is present)
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to 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
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

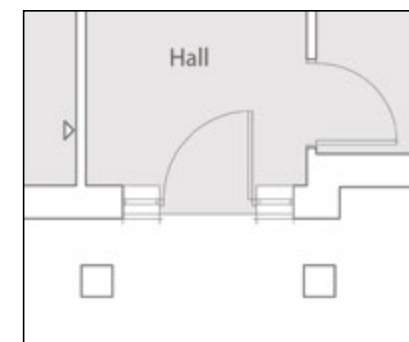
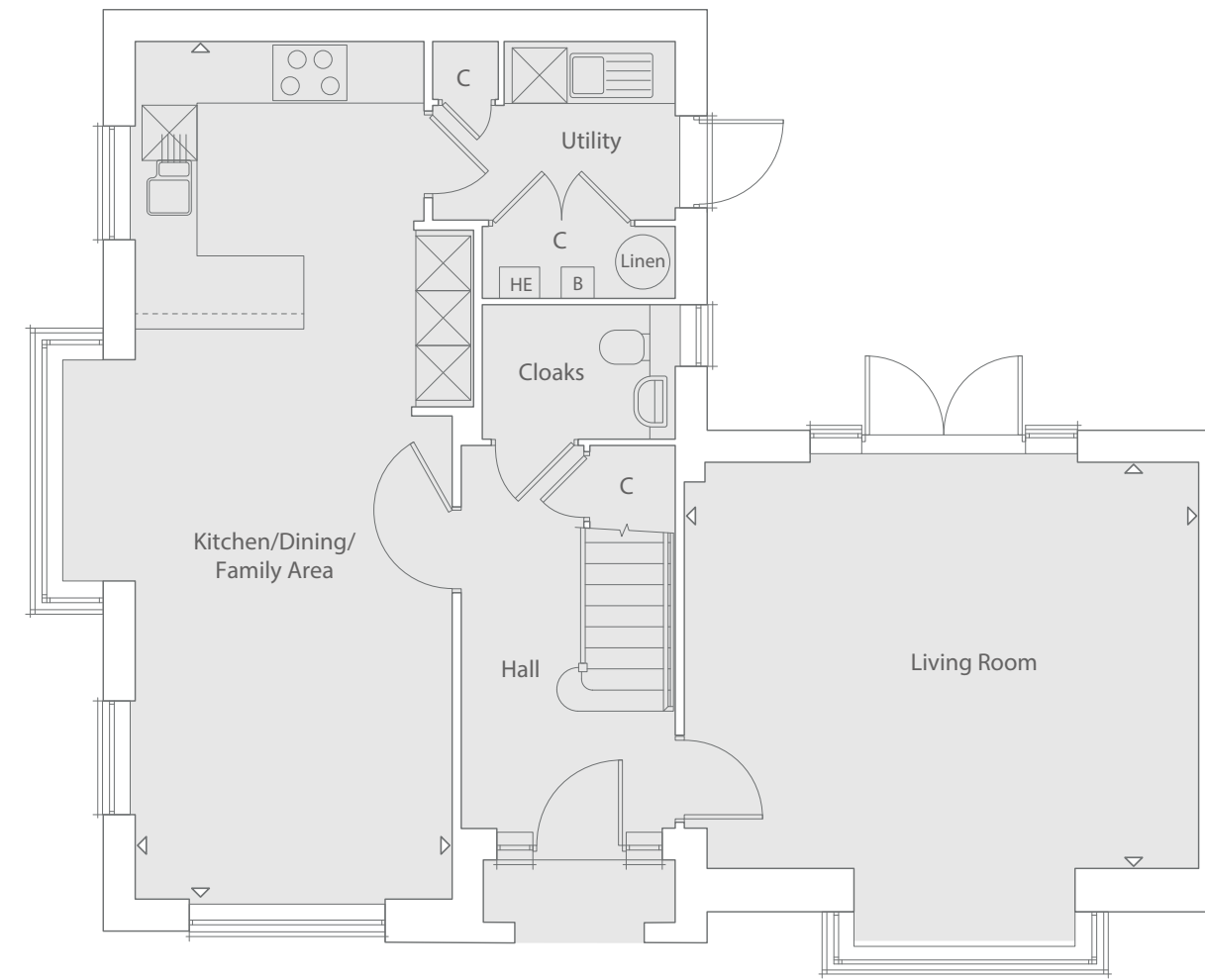
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floor

EXTERNAL FEATURES

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



Plot 56 only

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

9.40M X 3.47M 30' 10" X 11' 5"

LIVING ROOM

5.63M X 4.45M 18' 6" X 14' 7"



FIRST FLOOR

PRINCIPAL BEDROOM

5.63M X 3.76M 18' 6" X 12' 3"

BEDROOM 2

3.36M X 2.88M 11' 0" X 9' 4"

BEDROOM 3

3.57M X 3.32M 11' 9" X 10' 11"

BEDROOM 4

3.57M X 2.59M 11' 9" X 8' 6"



5 STAR
award

WINNING
HOME
BUILDERS

HBF Home
Builders
Federation



Customer Satisfaction 2026

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

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.



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. Additionally, Croudace Homes come with two years of customer care from our expert in-house team

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.



MAKING HOMES MORE ENERGY *efficient*

According to research by the House Builders Federation (HBF), the average new build home makes **heating, hot water and lighting costs up to 27% cheaper**, with the average new build house owner paying just over £618 a year for these utilities. **New build homes also emit up to 74% less carbon** than older counterparts. **87% of new build homes have an EPC A or B rating**, and the average new build home emits 2,179kg of carbon per year, compared to older homes rated EPC F and G which produce around 50% more at 3,266kg a year. Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.

Energy saving features in your new Croudace home

All Croudace homes achieve an EPC Energy Rating of at least a B, and an Environmental Impact Rating also of at least a B with some homes having an A rating and include the following as standard:

- Double glazed timber windows and French casement rear doors with low emissivity glazing to reduce heat loss
- The insulation levels in floors, walls and roofs achieve U Values better than those required, therefore reducing the heating demand of the home
- Efficient Mechanical Ventilation with Heat Recovery, for low running costs and to improve the internal air quality
- Zoned heating systems to control the temperatures throughout the homes.

Selected homes have:

- Low or zero carbon technologies, such as PV Panels, Waste Water Heat Recovery System (WWHRS) or Air Source Heat Pumps (ASHP). All homes with a boiler have PV panels, some homes with a boiler also have WWHRS, homes with an ASHP have no PV or WWHRS
- An A rated boiler with built in frost protection where no Air Source Heat Pump installed.

The heating systems to all homes have been future proofed so that an Air Source Heat Pump can be installed at a later date, with little inconvenience.

To find out more about our energy efficient new homes, contact the Sales Consultants at Millview Meadows.

*Data from HBF Watt a Save - Energy efficient new homes February 2026 report <https://www.hbf.co.uk/research-insight/wattasave/>



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 (subject to contract).

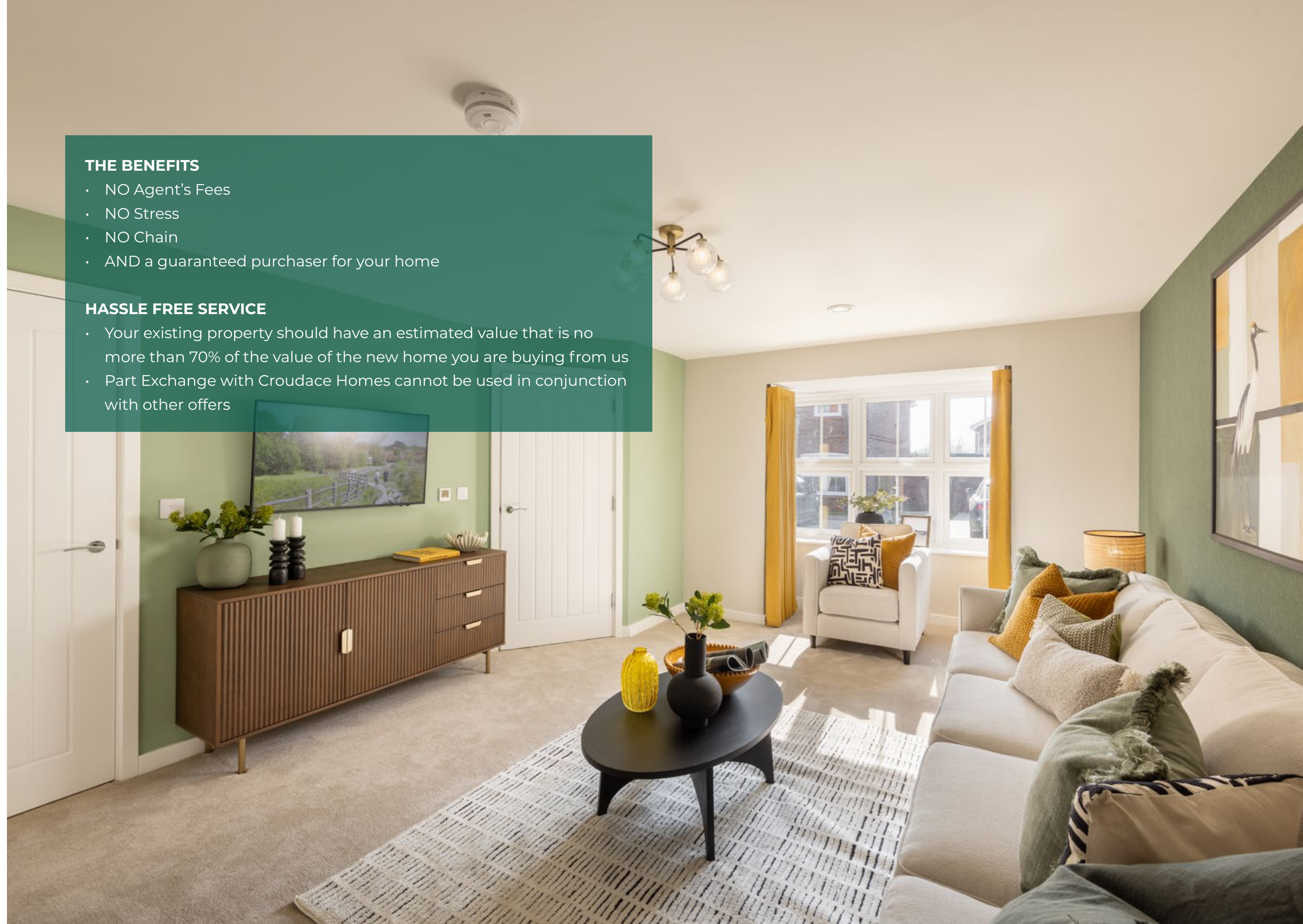
The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. Our Sales Consultants are always on hand to help whenever possible.

THE BENEFITS

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

HASSLE FREE SERVICE

- 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
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers





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Open Thursday - Monday 10am to 5pm

Phone:
01273 113486

Email:
millviewmeadows@croudacehomes.co.uk

What 3 Words location:
///loaded.laugh.stood

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 White Stork Vale progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation April 2026.

