



Edmund Park

Kings Langley

A lifestyle to aspire to



Stock photography



Exceptional homes in an enviable location

Discover Edmund Park in Kings Langley – where countryside charm meets modern living. Just minutes from the M25 and with direct rail links to London in around 25 minutes, this sought-after Hertfordshire village is loved for its Chiltern countryside, vibrant high street and excellent schools.

Edmund Park is an exclusive collection of stylish 3 & 4 bedroom houses and 1, 2 & 3 bedroom apartments, set along the Grand Union Canal. Enjoy beautifully landscaped grounds featuring a canal-side park, play areas and a welcoming community hub – all within walking distance of boutique shops and restaurants. So, if you're seeking the best of all worlds, including well connected countryside charm and a beautiful low maintenance new home, Edmund Park has it all.



Style, comfort and sustainability

At Edmund Park, you can expect state-of-the-art homes with a high specification throughout – and all as standard. These are homes built very much for the future, with energy-saving features for added comfort and convenience. Air source heat pumps, underfloor heating, double-glazed PVCu windows, high levels of insulation and electric vehicle charging points will make the everyday that bit more special, while also being kind to the planet.

More than a collection of new homes, Edmund Park forms a vibrant, sustainable and well-connected community. Residents will also have access to a five-acre park nestled on the banks of the Grand Union Canal, with multiple walking and cycling routes. There are also plans for community facilities including extensive public open spaces, a café, orchard and cycling hub.



Computer Generated Image – A typical street scene at Edmund Park



Photography from a previous Cala development

The great outdoors – but greater

Kings Langley offers an exceptional connection to the outdoors, blending village charm with expansive green landscapes and waterside settings. Embracing nature and the great outdoors will be simple at Edmund Park, with mature trees and grassland providing a habitat for birds, bees and insects. Football pitches sit conveniently close by, or enjoy peaceful strolls along the canal. Or why not take to the water for relaxing activities like kayaking or paddleboarding, while canal boats drift quietly by.

Further afield are an array of scenic open green spaces, including Long Deans nature reserve, a picturesque valley of pasture and old parkland. The Primrose Hill playing fields are also close by, along with scenic Chipperfield Common, a perfect spot for dog walks. Alternatively, Leavesden Country Park offers an expansive outdoor space to explore.



Everything on your doorstep

With Kings Langley's vibrant high street located within walking distance, you'll have a wealth of amenities on your doorstep here. And whether you're shopping for everyday essentials or are seeking out something a little more special, shopping will be an effortless pleasure. Treat yourself to a delicious, deli-style sandwich and locally-roasted coffee at Dalling & Co, select the perfect cut of meat for your dinner party at Langley Butcher's, before picking up some freshly-cut flowers at Flowers by Terrie. You'll also find independent boutiques selling everything from clothes and gifts to jewellery and homeware.

And if you're looking for rest and refreshment, you'll never be far from a bustling coffee shop or cosy pub. Picking up everyday essentials will be just as straightforward, with a post office, barber's, hair and nail salons and a Boots pharmacy all within easy reach. For even greater choice, larger shopping destinations are just a short drive away in Hemel Hempstead, Watford and St Albans, each offering extensive retail centres, supermarkets and well-known high-street brands.



Local photography

Considered location, excellent connections

Edmund Park's considered location will make commuting simple. The A41 offers straightforward travel to Hemel Hempstead (10 minutes) and Watford (17 minutes). The village sits close to two key motorways – the M25 and the M1 – both around a 10-minute drive away, giving residents fast, convenient access in every direction, including towards Central London. King's Langley and Watford Junction stations are also within easy reach, for services to Milton Keynes, Bletchley, Birmingham, London Euston, St Albans and Tring. For international trips, Luton Airport is just 20 minutes away and Heathrow 25 minutes by car.



Top of the class for education

Parents will be pleased to find a wide selection of reputable local schools, with options for all age groups. Kings Langley, Abbots Langley, Nash Mills Church of England and Divine Saviour Catholic primaries are all situated within two miles of Edmund Park and come highly recommended.

There is an extensive choice of secondary schools located within a 3-mile radius. Kings Langley, Longdean, Hemel Hempstead and The Adeyfield Academy schools are closest to the development and are all well-respected locally.

With the independent Abbot's Hill, Lockers Park, Westbrook Hay, York House and Stanborough primary and secondary schools all close by, parents wishing to go private will also be well catered for here.



Fun days out, for all the family

There are plenty of attractions nearby to keep your little ones entertained. Langleybury Children's Farm has a small community of animals to meet, including goats, pigs, sheep, calves and donkeys, with a wooded nature trail to explore too. For a more exhilarating day out, The Snow Centre in Hemel Hempstead has indoor slopes for skiing and snowboarding, and rides for children to enjoy.

Harry Potter fans will be delighted to find the Warner Brothers Studio Tour located just minutes away. This entertaining and immersive experience is a treat for anyone who has watched the films, and even for those who haven't.

And when city calls, London's seemingly endless options for heritage, shopping, culture and entertainment are a mere car or train journey away.



Places to go



Eating out – Foodies will relish the local pub, restaurant and café scene, with venues for all moods and palates located within walking distance of Edmund Park. Tuck into tasty, rustic pizza at Oscars Pizza Co, sample a curry of choice at Cinnamon Lounge or enjoy some traditional pub fare at The Rose & Crown.



Sports and leisure – The Gym Group in Hemel Hempstead is ideal for working up a sweat, while Soba Reformer Pilates studio provides a gentler and more therapeutic experience. The David Lloyd club in Bushey has swimming pools, tennis courts, a kids' club and crèche. And with water sports and local football pitches close by, there are plenty of exciting ways to keep active right on your doorstep.



History and heritage – For local history and heritage, the Frogmore Paper Mill in Apsley is well worth a visit. Still producing artisan papers today, the home of the world's oldest mechanised paper mill tells the story of how the local industry came to be, with exhibits, hands-on workshops and activities for youngsters.





Things to do



Parks and nature – The wide array of open green spaces in the surrounding area includes Leavesden Country Park, home to sports courts and playing fields, a playground and BMX track. College Lake Nature Reserve in Tring, a spectacular destination for families and bird watchers alike, also comes recommended.



Entertainment – Film fans need look no further than Cineworld in Hemel Hempstead for all the latest blockbusters. The Watford Palace Theatre offers a varied programme of drama, comedy, music and dance, performed in its distinctive Edwardian auditorium.



Shopping – Nearby Hemel Hempstead is replete with retailers, especially at its Riverside and Marlowes shopping centre, where you'll find names like Next, H&M, M&S and Waterstones.





Getting around



By foot: You'll find Kings Langley primary and secondary schools, plus the high street, with its shops, pubs, restaurants and takeaways, all within easy walking distance of home.



By car: Edmund Park offers superb transport links, with direct routes to Watford and Hemel Hempstead on the A41. With junction 20 of the M25 just over a mile from the development, London commutes will also be straightforward here, while Milton Keynes is accessible via the M1.



By rail: Kings Langley station is around a four-minute drive from Edmund Park and offers regular services to Watford, Hemel Hempstead, Birmingham and Milton Keynes, with direct trains to London Euston in around 27 minutes.

Local photography

Journey times are approximate. Train journey times accurate at time of publication and are sourced from thetrainline.com

Superbly connected



On foot

- Miller & Carter – 0.1 mile
- Kings Langley Football Club – 0.4 miles
- Kings Langley High Street – 0.4 miles
- Grand Union Canal – 0.5 miles
- Kings Langley Primary School – 0.5 miles
- Kings Langley Cricket Club – 0.6 miles
- Kings Langley Secondary School – 0.9 miles
- Kings Langley Train Station – 1.2 miles



By car

- A41 – 0.5 miles
- M25 J20 – 1 mile
- Leavesden Country Park – 3 miles
- Hemel Hempstead – 3.1 miles
- Harry Potter Warner Brothers Studio – 3.7 miles
- M1 – 4 miles
- Watford – 4.9 miles
- David Lloyd Leisure Centre – 6.2 miles
- St Albans – 6.3 miles
- Luton Airport – 15 miles



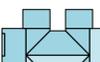
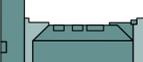
By rail from Kings Langley Station

- Tring – 16 minutes
- London Euston – 27 minutes
- Milton Keynes Central – 40 minutes
- Coventry – 1 hour 15 minutes
- Birmingham New Street – 1 hour 37 minutes

Journey times are approximate. Train journey times accurate at time of publication and are sourced from thetrainline.com

Edmund Park

The development

-  **The Beech**
3 bedroom semi-detached home
-  **The Everglade**
3 bedroom terraced, semi-detached and detached home
-  **The Finch**
3 bedroom terraced or semi-detached home
-  **The Fir**
3 bedroom terraced or semi-detached home
-  **The Hawthorn**
4 bedroom semi-detached home
-  **The Hornbeam**
4 bedroom detached home
-  **The Larch**
4 bedroom detached home
-  **The Lavender**
4 bedroom semi-detached and detached home
-  **The Twinberry**
4 bedroom detached home
-  **The Walnut**
4 bedroom detached home
-  **Kings Green Apartments**
2 & 3 bedroom apartments
-  **Willow Apartments**
1 & 2 bedroom apartments
-  Affordable Rent
-  Shared Ownership
-  Social Rent & Affordable Rent



*First Homes. *Plots 61 & 64 have no bay. Specific plots will have split level gardens. Please ask your Sales Consultant for further details.

BS: Bin store. CS: Cycle store. SS: Sub station.

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

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Choose the home that's right for you



The Hornbeam

4 bedroom detached home



The Larch

4 bedroom detached home



The Twinberry

4 bedroom detached home

Choose the home that's right for you



The Walnut

4 bedroom detached home



The Lavender

4 bedroom detached and semi-detached home



The Hawthorn

4 bedroom semi-detached home

Choose the home that's right for you



The Everglade
3 bedroom
detached /
semi-detached /
end terraced home



The Fir
3 bedroom
semi-detached
and terraced home



The Beech
3 bedroom
semi-detached
home



The Finch
3 bedroom
semi-detached
and terraced home



**Kings Green
Apartments**
2 & 3 bedroom
apartments



**Willow
Apartments**
1 & 2 bedroom
apartments*

*First Homes.



Internal photography of a previous Cala development

Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



Internal photography of a previous Cala development



Photography of Phil & Sandra

What our customers say



External photography of a previous Cala development

“ We looked at a lot of houses and different builders, but Cala really stood out. There were no hidden extras, which made everything much simpler. The development felt well thought out and peaceful, and the house itself ticked all the boxes.

This move has given us exactly what we wanted. A modern, low-maintenance home, close to our family and in a friendly community. We feel very settled already and are really enjoying this new chapter. ”

Phil & Sandra
Knights Grove, Newbury



Photography of Phil & Sandra



Internal photography of a previous Cala development



Internal photography of a previous Cala development

Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect. Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



External photography of a previous Cala development



Stock photography

Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90%

across the company, including the customer journey, which is why we are aiming for online only brochures at our developments. Click on the arrows below to find out more about our sustainability journey.

-  Environment >
-  Customers >
-  Design >
-  People >
-  Land >
-  Community consultation >



External photography of a previous Cala development



Welcome to your new home

Edmund Park,
Hempstead Road,
Kings Langley, WD4 8HT



Stock photography

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