



Millstone Green

Preview Brochure



Exceptional homes in a desirable location



Nestled in the picturesque riverside town of Fairford is our exceptional collection of stylish, energy efficient 2, 3, 4 & 5 bedroom homes at Millstone Green.

Enjoy a desirable quality of life in the heart of the Cotswolds, with green open spaces, playparks and allotments at your fingertips.

A town where you'll feel immediately at home



Fairford offers the perfect balance for those seeking a slower pace of life without compromising on convenience. Surrounded by beautiful countryside, with the Cotswold Lakes, high street, regular outdoor

markets and excellent schools close by, it perfectly blends rural charm with everyday ease. A strong community spirit also shines through during events like the Fairford Festival and the Royal International Air Tattoo.

Millstone Green

proposed first releases

**DRAFT
PRELIMINARY
INFORMATION**

These details are indicative only and may be subject to change.



The Ashcombe
3 bedroom semi-detached and detached home

The Orchard
3 bedroom detached home

The Sherborne
4 bedroom detached home

The Chedworth
4 bedroom detached home

The Winson
5 bedroom detached home

*Custom build plot. **First Homes plots. Please ask your Sales Consultant for further details.
B: Bin collection point. SS: Sub station.

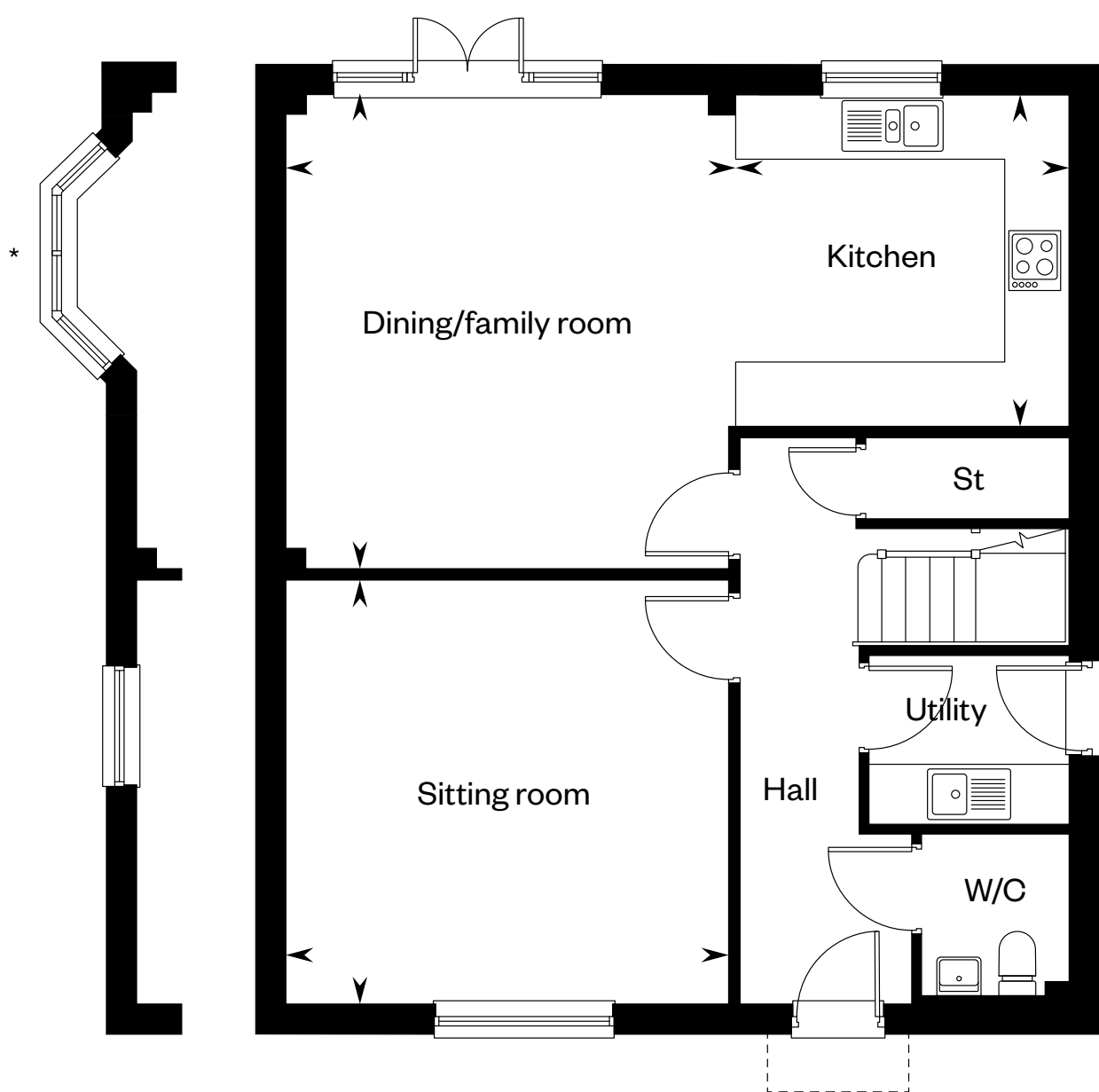
IMPORTANT NOTICE TO CUSTOMERS: The development layout for Millstone Green is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

The Orchard

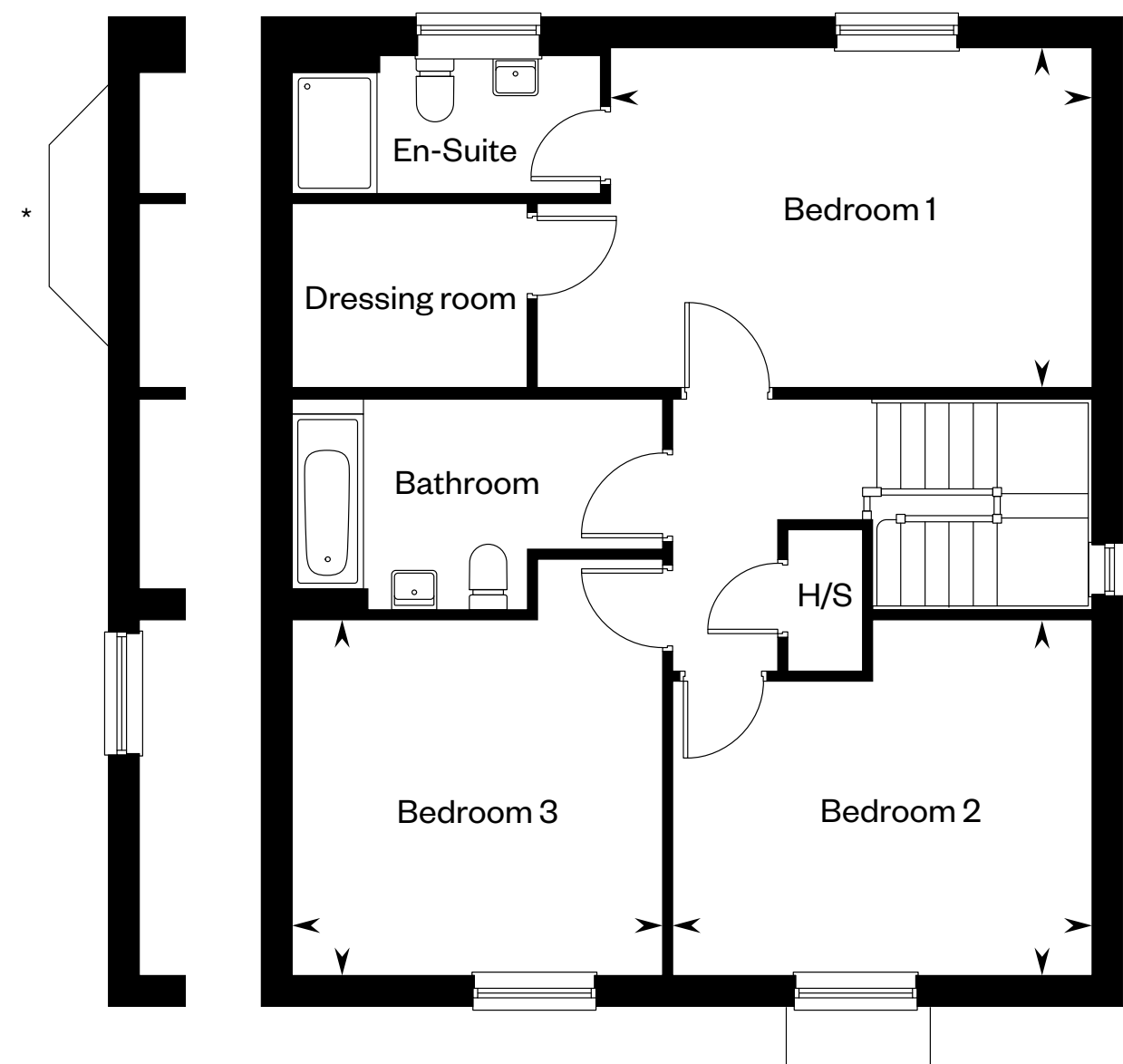
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3 bedroom detached home



Ground Floor



First Floor

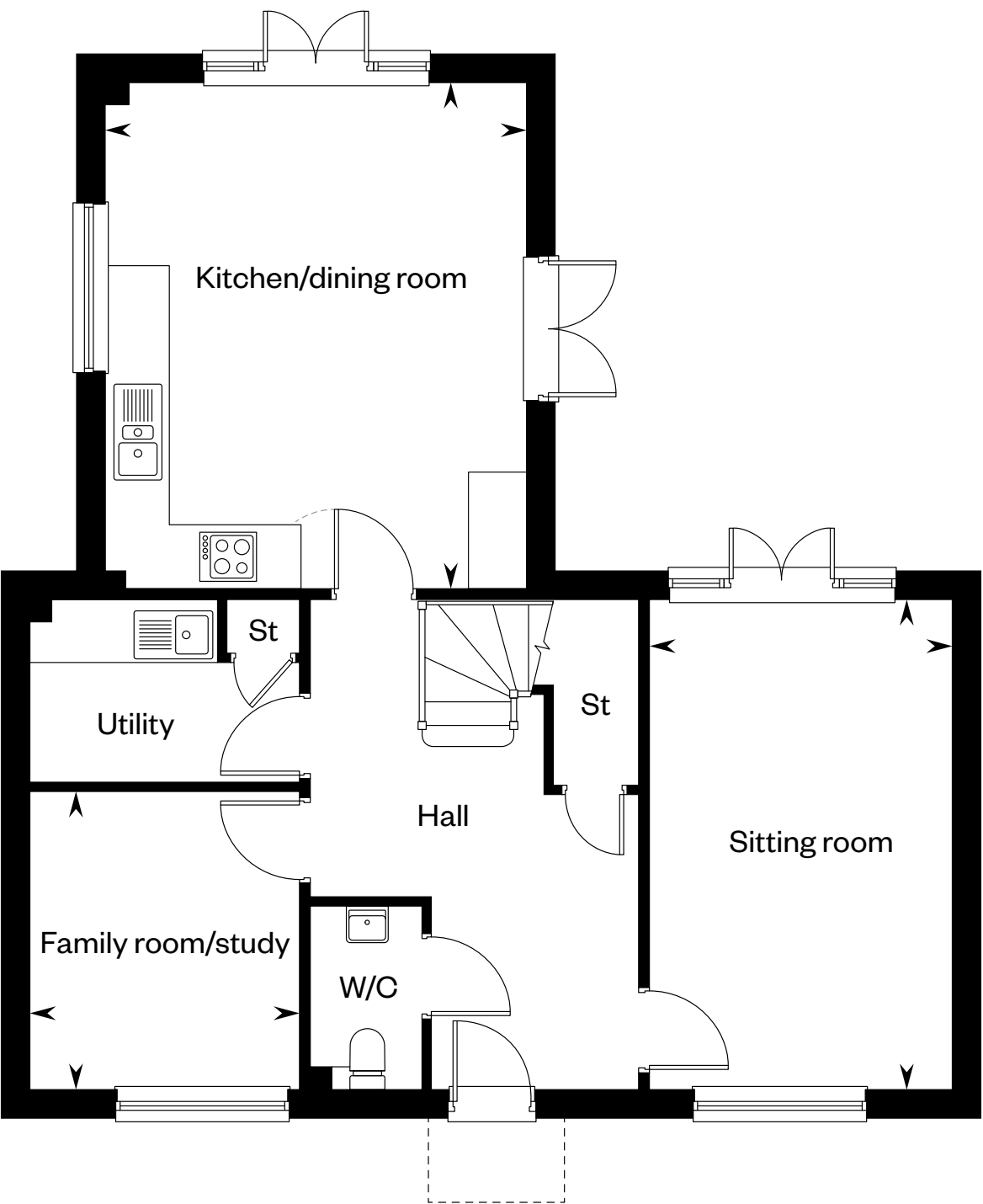
*Layout to plots 86 & 71 only.
H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

The Sherborne

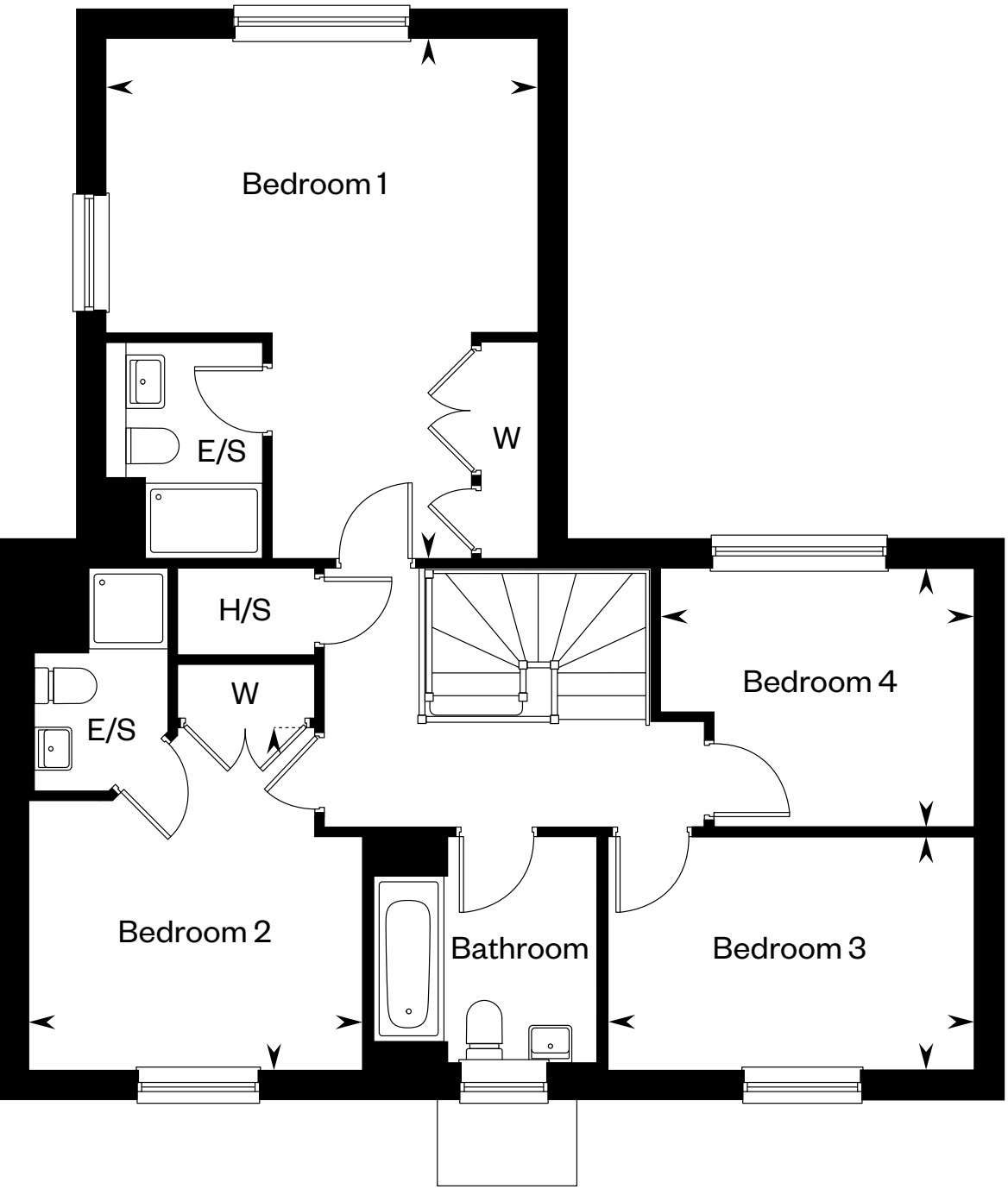
DRAFT
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4 bedroom detached home



Ground Floor



First Floor

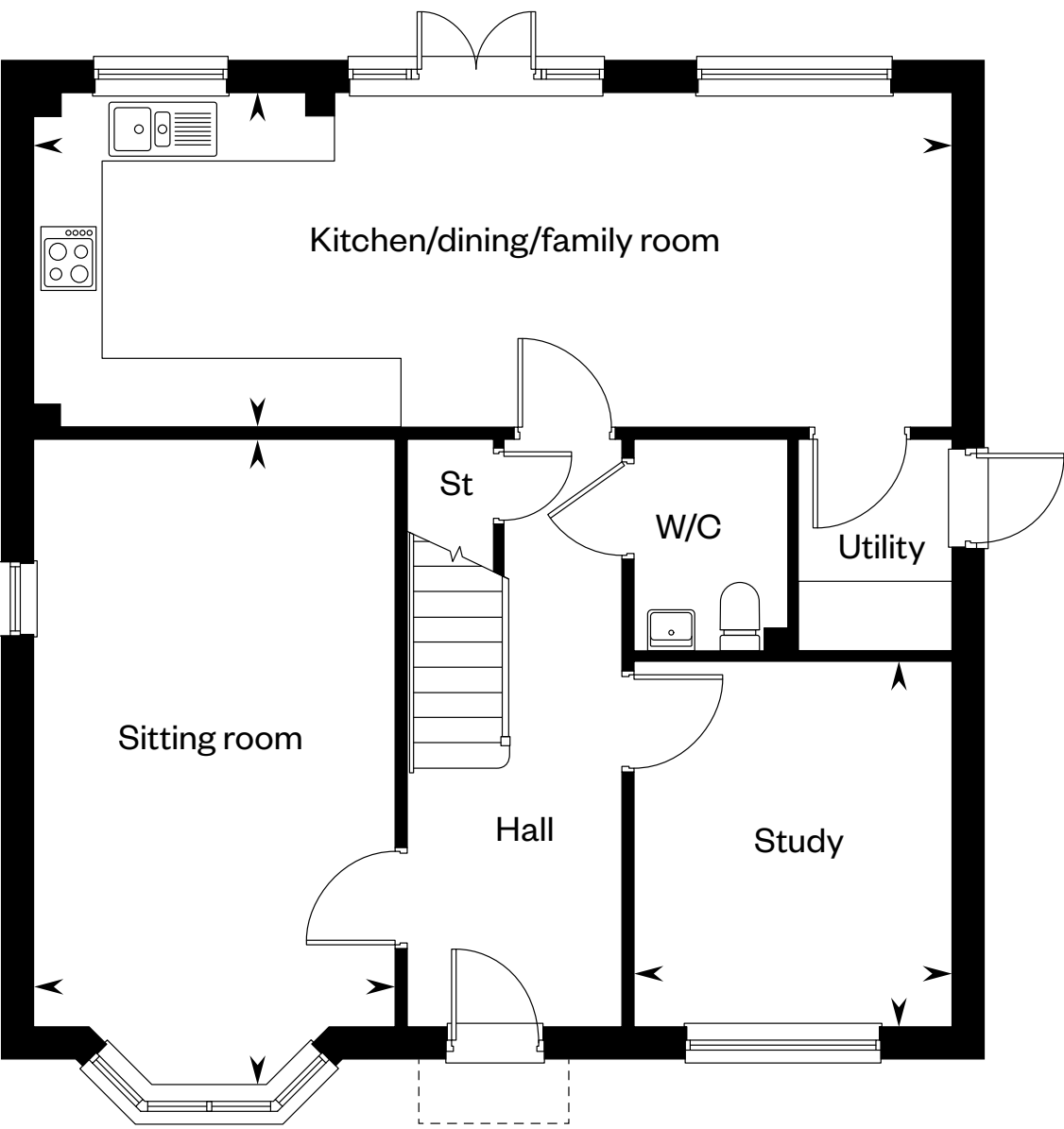
E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

The Chedworth

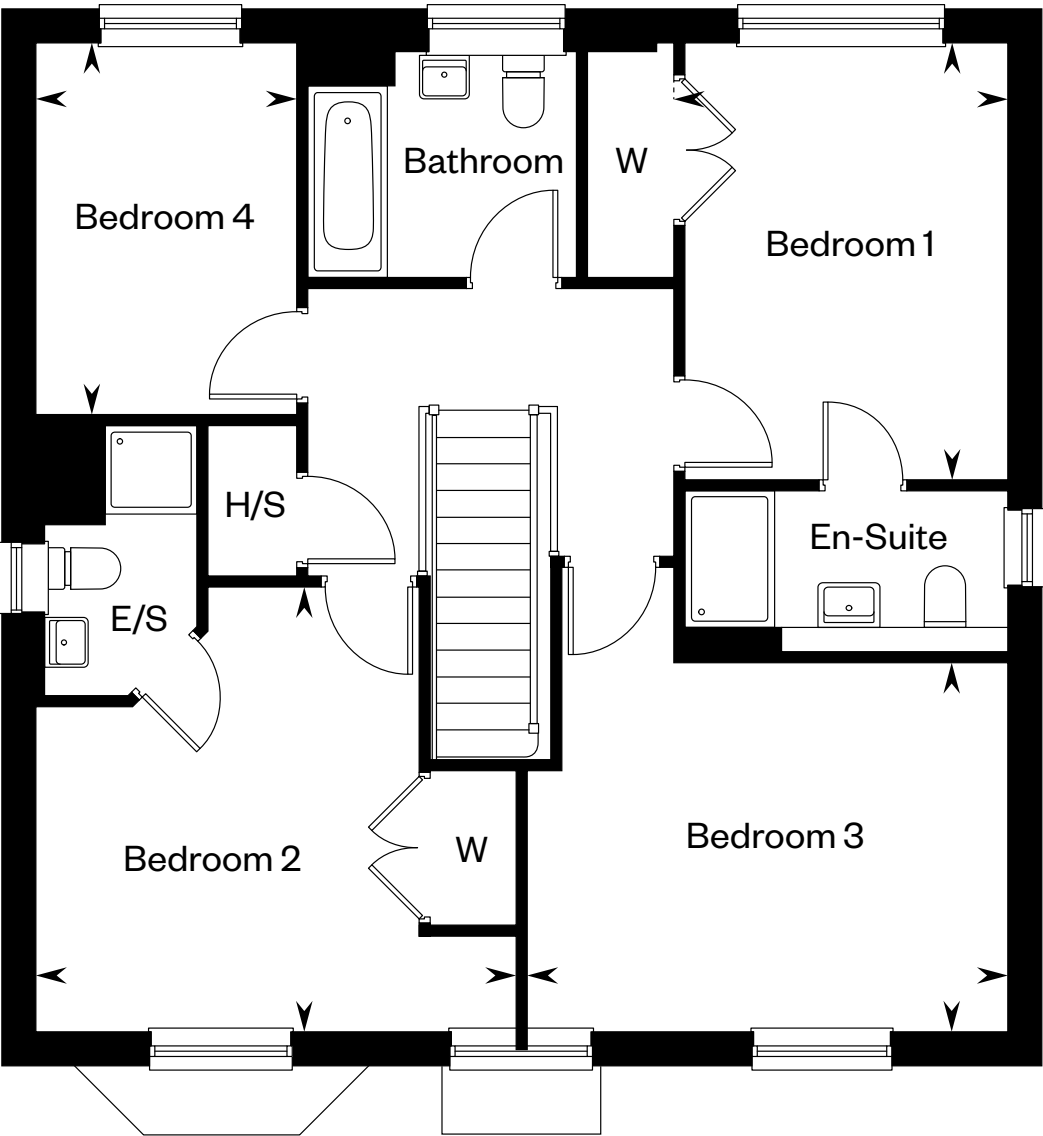
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4 bedroom detached home



Ground Floor



First Floor

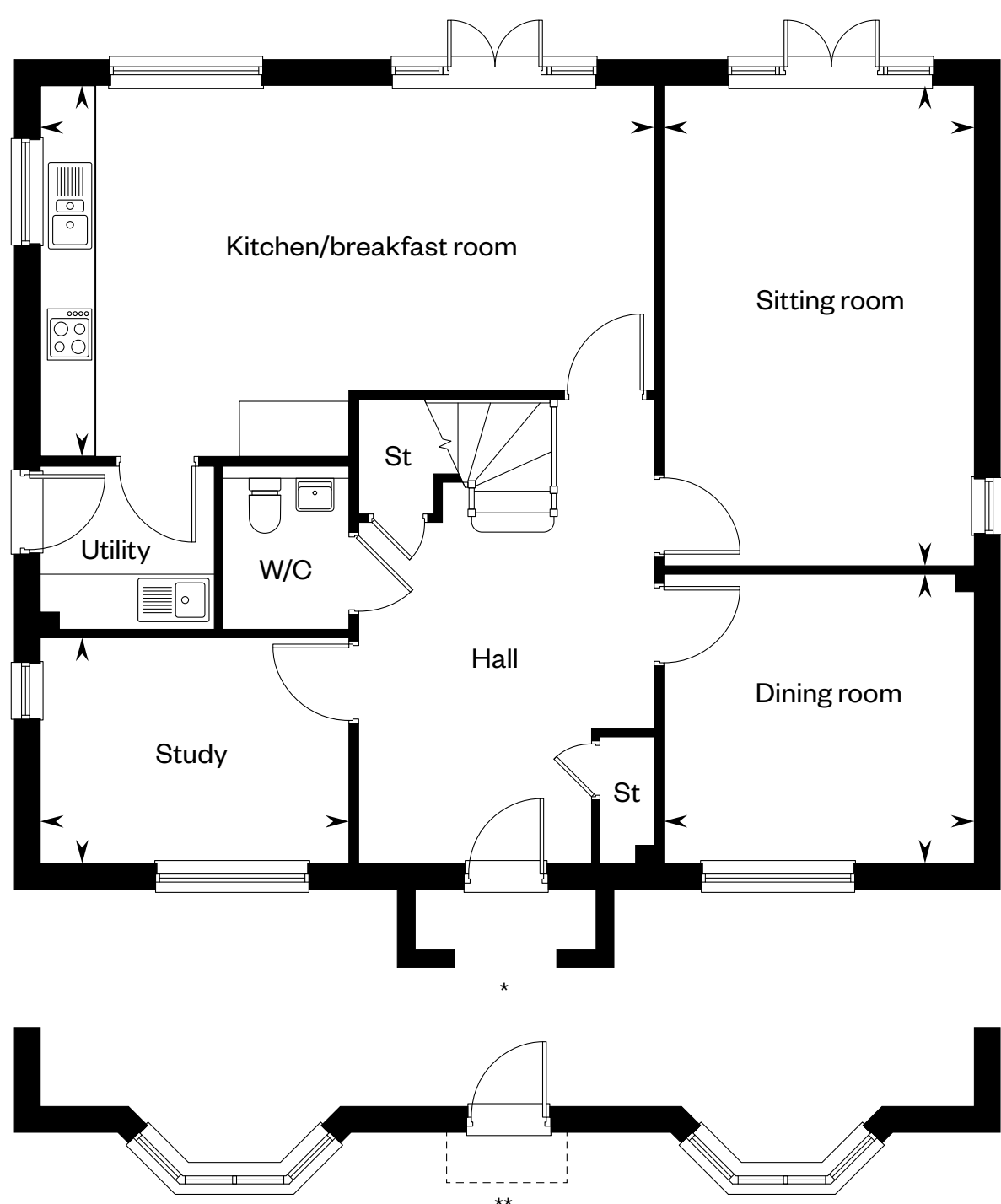
E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

The Winson

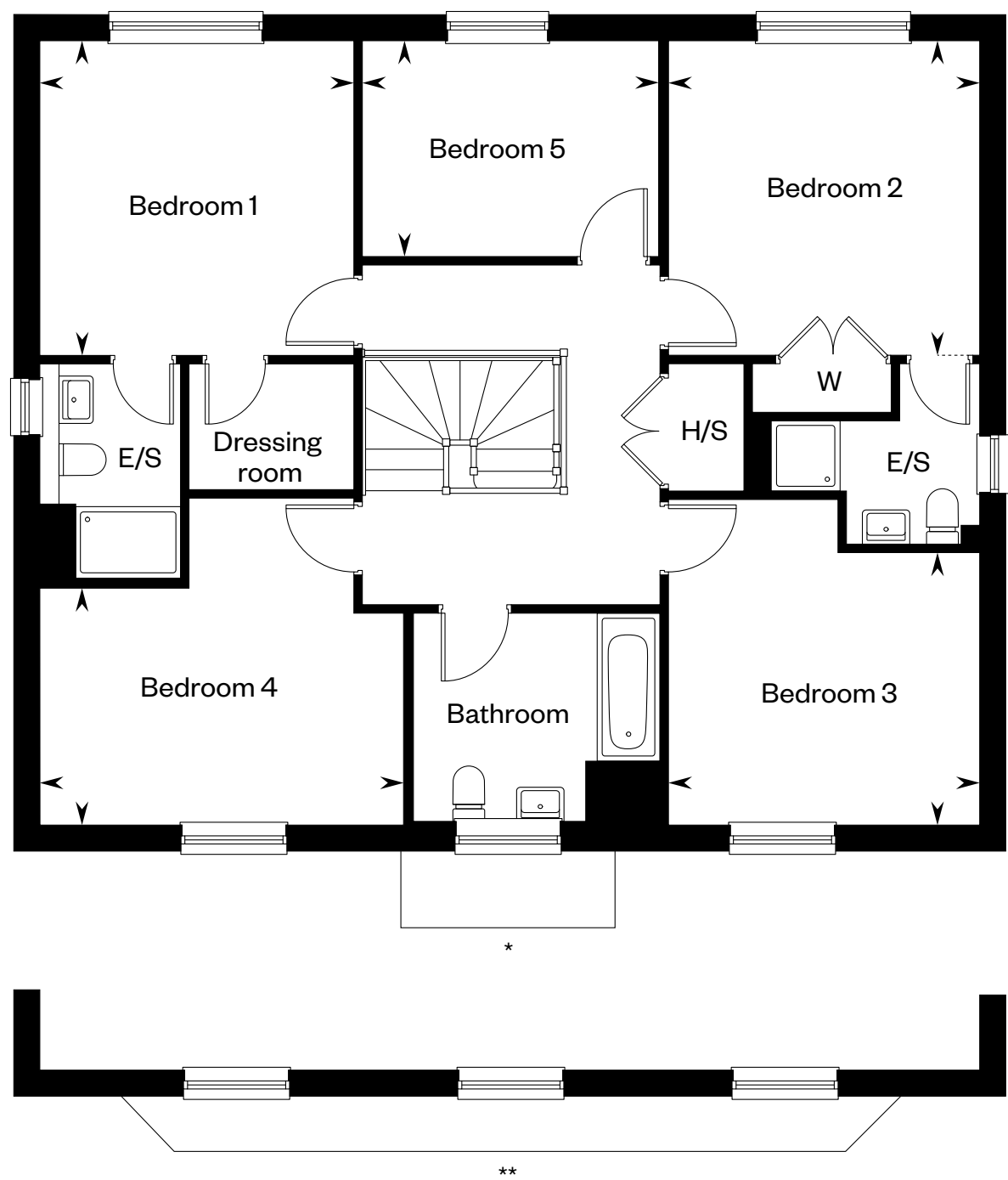
DRAFT
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INFORMATION

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5 bedroom detached home



Ground Floor



First Floor

*Layout to plots 18, 20 & 22 only. **Layout to plots 19 & 21 only
E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

Your journey to a new home

Frequently asked questions

01

When will prices be released?

We know price is often the first question. These will be made public at the official sales launch. However, now that you are registered to our priority customer list, you'll receive indicative prices as soon as this information is available.

02

How do I register interest in a particular home?

Once you've had a chance to explore what's coming, we'll invite you to get in touch with your Sales Consultant to register interest in your preferred home. This will mean you will be among the first to hear when prices are available for your chosen home.

03

Will I be able to see the home before buying?

Most of our homes are sold before they are built, meaning direct viewings may not be possible. However, we often have online virtual tours or showhomes of a similar style either on-site or nearby to help you get a real feel for the space.

Ask your Sales Consultant for details.

04

Are floorplans and room sizes available?

Full floorplans, specifications and dimensions will be made available at sales launch. However, if you let us know which plot you're interested in, our Sales Consultants may be able to guide you through these details personally when the draft version become available.

05

Can I personalise my new home?

We offer a thoughtful range of optional extras and upgrades to personalise your space. The exact selection depends on the stage of construction, so it is best to speak with your Sales Consultant for details.

Our homes are designed with considered layouts that have been through the planning approval process. This means that we cannot allow structural or layout alterations to the homes.

06

Do you offer services like Part Exchange to help with moving?

We have a number of helpful services to make moving easier, including Part Exchange. These are available on selected developments. For more information, speak to one of our Sales Consultants.



07

Can I reserve my preferred home before launch?

We understand how important it is to secure your dream home, so you may be able to secure a reservation early on selected sites.

This will be at Cala's sole discretion and will depend on your circumstances, sale of your current property, your timescales for moving and the build schedule for the home.

To give yourself the best chance of securing a reservation, we recommend staying in close contact with our Sales Consultants and get ready for your home purchase by:

- ☒ Being financially qualified by one of our selected Independent Financial Advisors (IFA). They will give you free, unbiased mortgage advice, help you understand your long-term affordability and secure the best deal for your situation. Even if you have appointed a different IFA, we may ask you to be financially qualified by one that we select before we accept your reservation.
- ☒ Get ready with a mortgage agreement in principle (if applicable).
- ☒ Be paperwork-ready: Have your proof of funds, ID documents, and proof of address details to hand.
- ☒ Appoint a solicitor or conveyancer. If you would like help, we can recommend a selection of solicitors who are competitively priced and know the development, which can help speed up the purchase process.



08

What's needed to secure a reservation?

To reserve a home, you must pass standard anti-money laundering and financial qualification checks.

You will need:

- ☒ Proof of funds and confirmation of the source and origin of your funds
- ☒ If you're buying with a mortgage, you will need a mortgage agreement in principle
- ☒ Proof of ID and address in the form of your passport or driving licence
- ☒ Proof of address in the form of a recent utility bill or bank statement
- ☒ Your solicitor or conveyancer details
- ☒ A reservation fee of £1,000. This secures the plot for a set period of six weeks and is deducted from the final purchase price. Cala's reservation fee is fully refundable in the event of cancellation.

09

What happens next?

We'll keep you updated as the development progresses and share information as soon as it becomes available.

If you'd like to take the next step, our Sales Consultants are ready to help.





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Hatherop Road,
Fairford, GL7 4NP



Terms & conditions

IMPORTANT NOTICE TO CUSTOMERS:

The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Chiltern) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs (some of which being stock/local area photography) do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of publication.

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