



Worting Park

Basingstoke

A lifestyle to aspire to



Stock photography



Country calm and town buzz

Set within the grounds of Worting House, a Grade II* listed building, Worting Park forms part of the historic landscape, offering an exciting new collection of 1 bedroom apartments, 2 bedroom coach houses and 2, 3 & 4 bedroom houses close to one of South East England's most vibrant and up-and-coming towns. Here, our stylish, high specification houses benefit from a superb location, nestled in the peaceful, semi-rural district of Worting, yet with Basingstoke's thriving centre minutes away in the car.

With a community village hall and nursery due to be built at Worting Park too, the future looks even brighter for this exciting, unique development.



Superb new homes – and so much more

Featuring an all-inclusive specification as standard, these spacious new homes offer a highly desirable quality of life. This attention to detail goes beyond these stylish houses and apartments, though, with a range of on-site amenities planned.

A village hall will form the hub of the community, with the view of helping bring everyone together. A nursery will offer on-site daycare for busy parents, plus there will be a play area, kickabout area and a woodland walk, so children and grown-ups can enjoy the outside even more.

The current glasshouse and walled garden are being restored; maintaining a scenic haven where flowers can blossom and residents can grow their own fruit and vegetables, rest and relax.

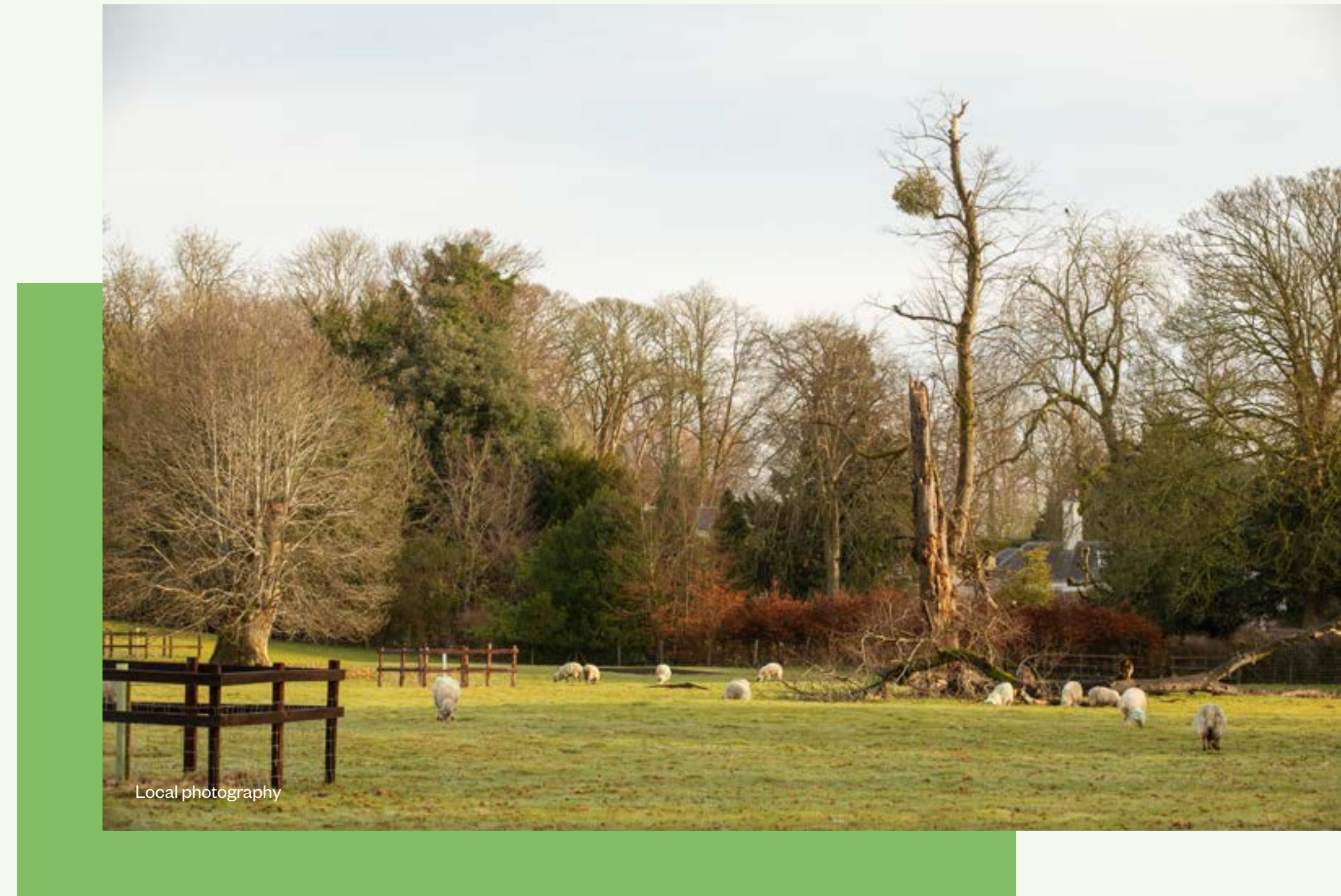


Computer Generated Image – A typical street scene at Worthing Park

Historic Worting House has many stories to tell

Worting House was built during the reign of King George I, between 1714 and 1727, and was later extended, with the addition of new wings. It has been owned over the generations by several notable Basingstoke families and has paid host to many local society events and gatherings. The building now offers office space to rent and is home to a number of businesses.

It's surrounded by picturesque countryside and has its own beautiful grounds, with maintained traditional gardens, green open spaces and wooded parkland. An oasis of tranquillity on the edge of Basingstoke, where you can escape too whenever you want.



Homes to suit you - and your lifestyle

Worting has a harmonious blend of traditional and modern buildings. Our range of stylish new homes at Worting Park, with thoughtful design and spacious, light-filled interiors, further complements this vibrant community. You can also expect attractive exteriors, with nature-friendly features.

Featuring open-plan living spaces that you can easily adapt as your needs change, luxurious fixtures and fittings, and an emphasis on sustainability. With fully integrated kitchens by Tailor Made Kitchens, Amtico flooring and carpets and lawned rear gardens all included as standard, these are homes that offer a truly luxurious standard of living.



Stock photography



Photography from a previous Cala development

A breath of fresh air

You won't have to go far to sample everything the great outdoors has to offer here. Deane Park, a 70-acre green space, is less than 10 minutes away in the car and is the perfect place for a relaxing walk or picnic. Slightly further afield is National Trust property The Vyne, a Tudor powerhouse turned 17th-century family home, set in gardens, woodlands and wetlands that are just waiting to be explored.

With over 37 acres, there's plenty to explore at Old Down Woodland Park too. A mix of grassland and planted and ancient woodland, it's home to a diverse community of local wildlife. Or simply spend some quality time with friends and family enjoying a picnic in one of Worting's parks or recreational spaces.



Everything you need is nearby

Whether you're picking up some everyday essentials, doing a bigger shop or are just seeking out some retail therapy, you'll be perfectly located in the idyllic village of Worting. You'll find a wide selection of convenience stores situated within a two-mile radius of home and a range of well-known supermarkets including Sainsbury's and Waitrose also just a short drive away. Basingstoke town centre also has a wide range of retailers, including at the Festival Place and Malls shopping centres, while pubs and places to eat are also in good supply. For a more traditional setting for lunch, dinner or a few drinks, try The Barley Mow in nearby Oakley.



Local photography

Tranquillity and connectivity

Worting Park may feature picturesque open countryside stretching as far as the eye can see, but this does not come at the expense of superb transport connections. The M3 motorway is just minutes away, for onward travel to Southampton, Winchester, London and Heathrow Airport, while Reading is a straightforward journey on the A33.

Closer to home are a number of charming villages. Oakley is on your doorstep and has a good mix of pubs, restaurants, local shops and open green spaces to enjoy, while East Oakley Village Hall is home to a variety of different clubs and societies. Nearby Steventon, the pretty village that was famously the birthplace of Jane Austen, is also well worth a visit.



Top of the class for education

There's a wide selection of state and private schools located within a three-mile radius of Basingstoke town centre, many with a reputation for nurturing environments and academic excellence. Close to home, Chiltern Primary School is less than a mile away, while Castle Hill infant and primaries, and Park View infant, nursery and primary schools are all within a 10-minute drive of the development. For older students, Bishop Challoner Secondary School and The Blue Coat School are also nearby. Alternatively, Sherfield School is a leading co-ed independent day and boarding school catering for youngsters aged from nursery age right through to 18.



Fun days out, for all the family

From gentle days out in the countryside to more high octane pursuits, there will always be plenty to do in the local area. Tranquil Eastrop Park is the perfect location for a spot of relaxation, with walking trails by the River Loddon, a café and lake with boat hire. Or if you're in the mood for pure exhilaration, the iFLY Basingstoke Indoor Skydiving Centre is the place to be heading. This exciting attraction offers fun for all the family, with a safe environment for skydiving, indoor skiing and sim car racing.



Places to go



Eating out – With such a rich and eclectic choice of eateries in the surrounding area, there will be options for all moods and occasions. From succulent steaks at Miller & Carter, hearty pub grub at The Barley Mow and a diverse menu at The Holly Blue to the award-winning Glasshouse Restaurant in Oakley that uses home-grown ingredients, eating out will always be a pleasure here.



Sports and leisure – For fun, activity and fitness, the options will be plentiful, and where better place to start than Basingstoke Sports Centre? With a large, airy gym, fitness classes, swimming pool, sports hall and soft play, the whole family will be covered. There are local sports clubs offering everything from rugby and football to tennis, bowling and gymnastics. Plus, you have the convenience of a large gym, Aspects of Fitness, literally next door to the grounds of Worting House.



History and heritage – Looking to soak up some local heritage? Basingstoke's Milestones Living History Museum has a good mix of exhibits and runs regular special events throughout the year.



National Trust – The Vyne is also close by, a Tudor powerhouse turned 17th-century family home, set in gardens, woodlands and wetlands.





Stock photography



Local photography



Local photography



Parks and nature – Highfield and Burghfield Walk recreation grounds, Old Down Park, Eastrop Park, Hackwood Park and Basing Wood are all ideal places for enjoying some fresh air.



Entertainment – Partial to a night at the movies, or an afternoon taking in a show? Film fans can catch all the latest blockbusters at the Odeon and Vue cinemas, while The Anvil offers a varied programme of music, comedy and the performing arts.



Shopping – Basingstoke town centre is home to a wide selection of shops, from household name retailers to independent outlets. Festival Place shopping centre has an A to Z of high street brands, plus a cinema and dining options too.



Family days out – Explore the woodlands and grasslands of Crabtree Plantation, especially in the summer months when it attracts a range of colourful butterflies. 4 Kingdoms Adventure Park & Farm is also ideal for families; a sprawling venue featuring 21 play zones, animal barn, laser tag and slides. When the sun isn't shining, head to Atmosphere Trampoline Park, where children of all ages can bounce around and burn off energy for hours on end.

Getting around



By foot: Within walking distance of home you'll find the Stop & Shop convenience store, St Thomas of Canterbury church, two pubs, the White Hart and the Royal Oak, Chiltern Primary School, the Aspects of Fitness gym and The Academy Social & Sports Club.



By car: The A339 trunk road is moments away, for connections to the A4 and onward travel to Newbury and Oxford.



By rail: From Basingstoke station there are regular services into London Waterloo, taking around 52 minutes, and also to Reading, Winchester, Southampton and Bournemouth.



Journey times are approximate. Train journey times are accurate as of April 2025 and are sourced from thetrainline.com

Superbly connected



On foot

- Aspects of Fitness gym – 2 minutes
- The Parlour Tea Barn – 3 minutes
- St Thomas of Canterbury | Winklebury & Worting Church – 6 minutes
- The White Hart Inn – 12 minutes
- Burghfield Walk recreation ground – 13 minutes
- Highfield recreation ground – 14 minutes
- The Royal Oak – 14 minutes
- Chiltern primary – 16 minutes
- Star nursery and Playschool – 16 minutes



By car

- Barley Mow – 4 minutes
- Basingstoke Leisure Park – 4 minutes
- Pharmacy Link – Winklebury – 4 minutes
- Hampshire dental care – 4 minutes
- Oakley Hall Hotel – 6 minutes
- The Palm Brasserie – 6 minutes
- Bishops Challoner Catholic secondary school – 6 minutes
- Basingstoke Station – 7 minutes
- Basingstoke & North Hampshire hospital – 8 minutes
- Festival Place – 8 minutes
- Eastrop Park – 10 minutes
- The Holly Blue restaurant – 11 minutes
- Sherfield school – 16 minutes



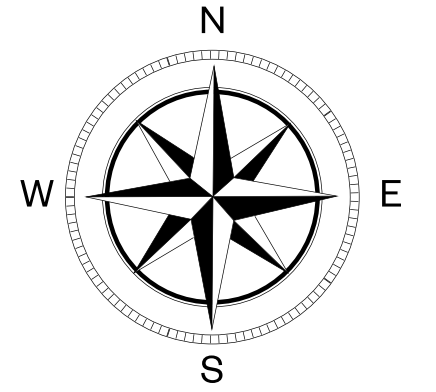
By rail from Basingstoke train station

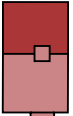
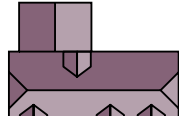
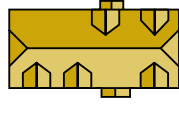
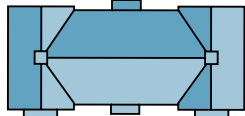
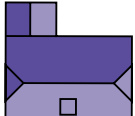
- Winchester – 15 minutes
- Woking – 19 minutes
- Southampton Airport – 23 minutes
- Clapham Junction – 39 minutes
- London Waterloo – 52 minutes
- Bournemouth – 1 hour

Journey times are approximate. Train journey times are accurate as of 30.04.25 and are sourced from national rail

Worting Park

The development



	The Bayberry 2 bedroom terraced home		The Walnut 4 bedroom with study detached home
	The Blackthorn 2 bedroom with study semi-detached/terraced home		The Birch 2 bedroom coach house
	The Cypress 3 bedroom terraced home		The Bayley 2 bedroom coach house
	The Cedar 3 bedroom detached/semi-detached home		The Hazel 2 bedroom coach house
	The Everglade 3 bedroom detached/semi-detached and end-terraced home		The Jasmine 2 bedroom coach house
	The Fir 3 bedroom semi-detached home		Austen Court 1 bedroom apartments
	The Maple 4 bedroom detached/semi-detached home		Ather Court 1 bedroom apartments
	The Magnolia 4 bedroom detached home		Affordable housing
	The Rowan 4 bedroom detached home		Shared Ownership



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. B: Bin collection point. CS: Cycle store. SS: Sub station.

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Choose the home that's right for you



The Magnolia
4 bedroom
detached house



The Maple
4 bedroom
detached/
semi-detached
house



The Rowan
4 bedroom
detached house



The Walnut
4 bedroom with
study detached
house



The Cedar
3 bedroom
detached/semi-
detached house



The Cypress
3 bedroom
terraced house

Choose the home that's right for you



The Everglade
3 bedroom
detached/
semi-detached
and end-terraced
house



The Fir
3 bedroom
semi-detached
house



The Bayberry
2 bedroom
terraced house



The Blackthorn
2 bedroom
with study
semi-detached/
terraced house



The Bayley
2 bedroom
coach house



The Birch
2 bedroom
coach house

Choose the home that's right for you



The Hazel
2 bedroom
coach house



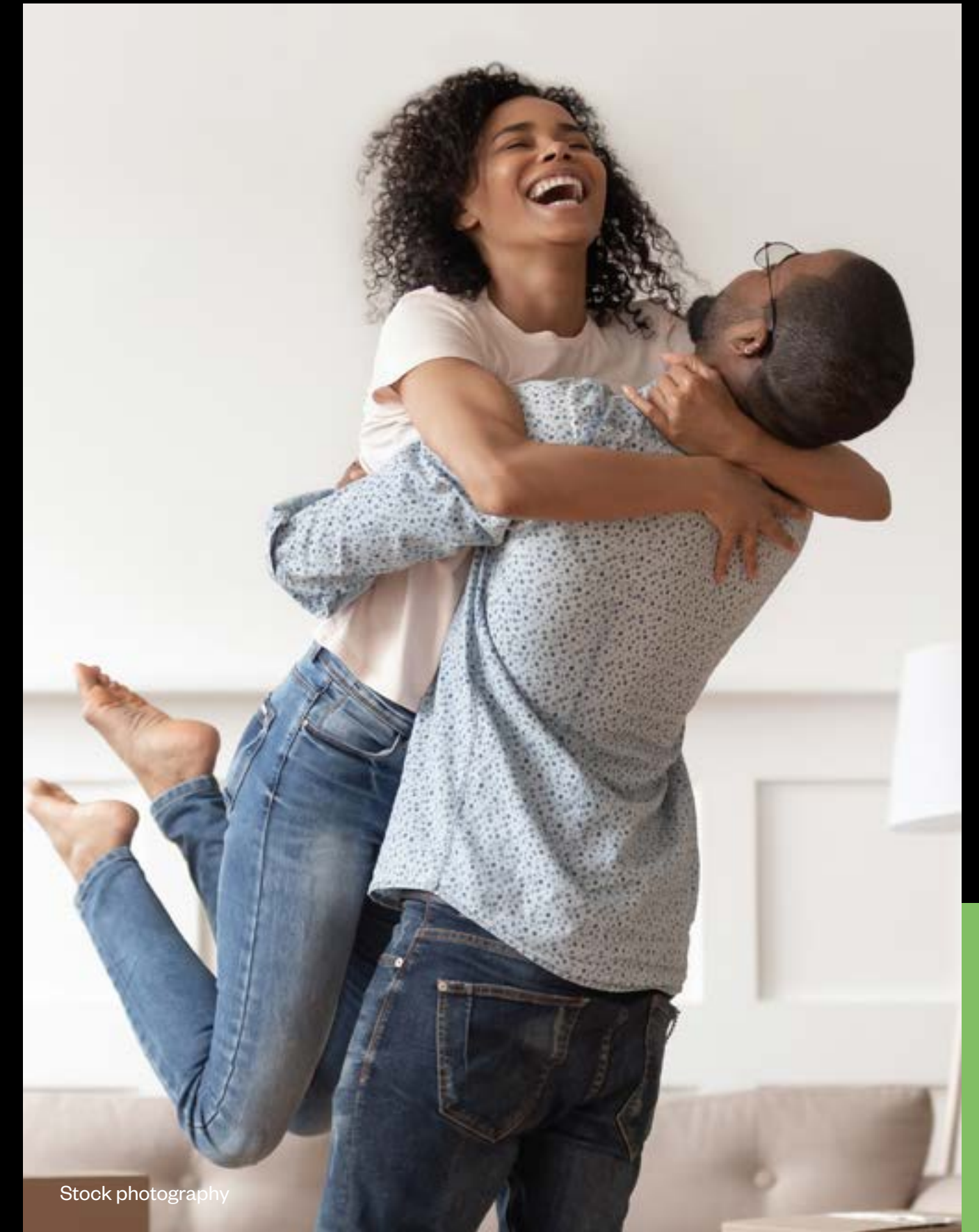
The Jasmine
2 bedroom
coach house



Ather Court
1 bedroom
apartments



Austen Court
1 bedroom
apartments





Photography from 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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

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.



Photography from a previous Cala development



Photography of Beau Steele

What our customers say



Photography from a previous Cala development

“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home. I can’t speak highly enough of the Cala team. The end-to-end management has been exceptional. Looking

back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

Beau Steele,
Purchaser at Audley Chase



Photography from a previous Cala development



Photography from a previous Cala development



Stock photography

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 >



Photography from 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 >



Stock photography

Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



Stock photography



Stock photography



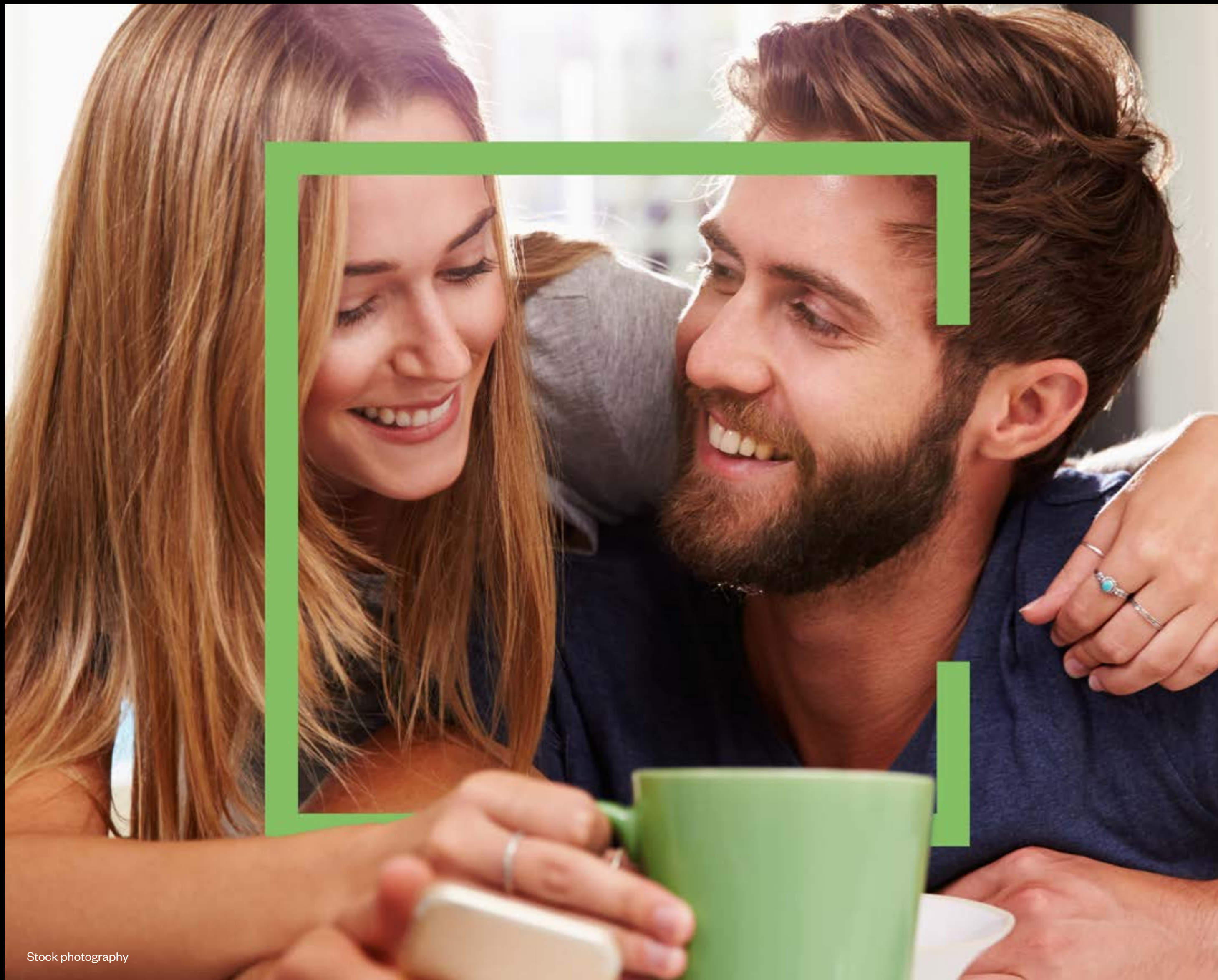
Stock photography





Welcome to your new home

Worting Park
Basingstoke, RG23 8PU



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