



# Randall Fields

Stotfold

A lifestyle to aspire to



Stock photography







# Premium homes, exceptional location

Nestled in the tranquil Bedfordshire countryside, on the edges of the charming town of Stotfold, lies Randall Fields, an exciting collection of high specification 2, 3, 4 & 5 bedroom homes. These premium new homes will be well-suited to buyers of all kinds: from those looking to make their first step on the ladder, to growing families and downsizers looking for an easier way of life.





# Style, space and sustainability

At Randall Fields, you'll find a range of beautifully-designed, timber frame-built homes, featuring style, space and sustainability in equal measure. You can expect flexible interiors, designed with all life stages in mind, which can be adapted to your needs as they change.

With air source heat pumps, double-glazed PVCu windows, high levels of insulation and low energy lighting, these energy efficient homes offer a very contemporary way of life, while also being kind to the planet.



Internal photography from a previous Cala development



Internal photography from a previous Cala development



# Enjoy the great outdoors

The great outdoors will be moments from your front door here, with Stotfold Watermill & Nature Reserve within easy reach and offering a peaceful haven for enjoying some fresh air, and an interesting local attraction to explore and enjoy. Just under five miles from Randall Fields is Hitchin's beautiful lavender field, which is open to the public in the summer and autumn months. The field is ideal for a relaxing stroll, and some spectacular, Instagrammable photo opportunities too.





# Everything you need and more...

Stotfold offers a varied and convenient retail scene, with better-known names like the Co-op Food taking pride of place alongside a range of independent traders and boutiques. Select a joint of choice for your Sunday roast at Liam's Traditional Butchers, pick up a freshly-baked loaf or some tasty cakes at Day's Bakery, or treat someone you know to a freshly-cut bouquet from Regency Flowers.

And when the shopping's taken care of, relax with a delicious cappuccino and something to eat at Ruth's Coffee Shop. You'll also have a good choice of cosy pubs, charming restaurants and convenient takeaways, all just a short journey from home. For an even greater range of shops, bars and restaurants, the Medieval market town of Hitchin is around 15 minutes away.





# Perfectly located, well connected

Whether you're travelling for work or leisure, you will always be well connected at Randall Fields. The nearby A1(M) trunk road provides straight forward travel to Stevenage, Hatfield and Central London. Thriving Bedford, meanwhile, is around 28 minutes on the A600, while bustling Milton Keynes is approximately 35 minutes via the A507.





# First class schools

Parents will be pleased to find a good range of schools for all ages in the surrounding area. For younger pupils, Gothic Mede Academy and St Mary's CofE Academy School are both located within two miles of home. Alternatively, Pix Brook Academy, a stone's throw from Randall Fields, is part of the well-respected BEST Multi Academy trust and is well-rated locally. Henlow CofE Academy School, meanwhile, caters for 9-16 year-olds and is also very accessible from the development. For youngsters aged from 9 to 18, Etonbury Academy comes highly recommended, too.

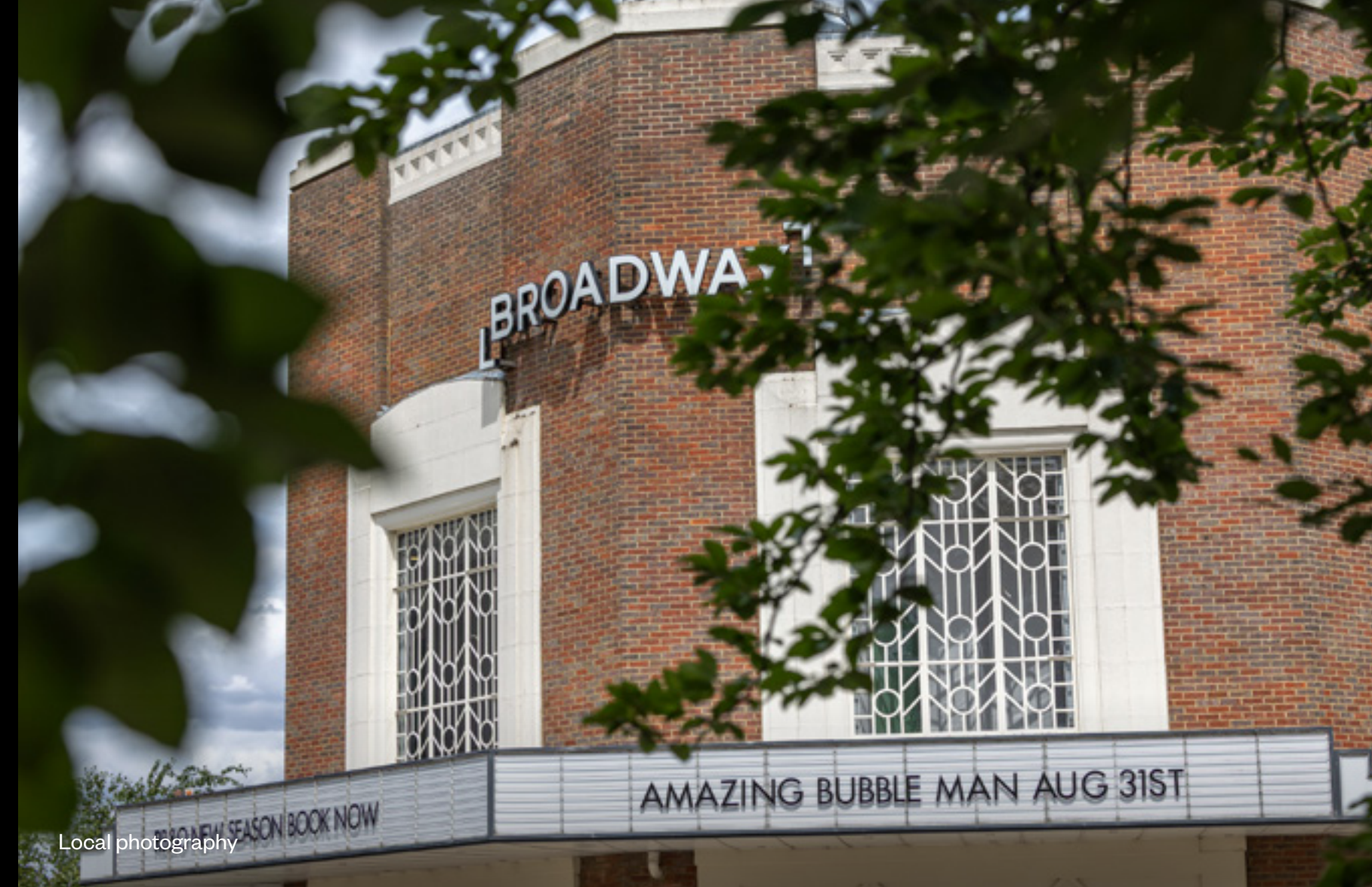




# Fun for all the family

Randall Fields is in the ideal place for leisure and pleasure, with attractions of all kinds to choose from. The ancient woodland at Sharpenhoe and Sundon Hills offers spectacular views and is perfect for a family walk, while Arlesey's Blue Lagoon is a freshwater lake that's perfect for water sports enthusiasts, whether you like diving, sailing or fishing. If you're looking to truly inspire your little ones, Mead Open Farm in Billington and Standalone Farm in Letchworth both have animals to meet, with the former also offering areas for indoor and outdoor play.

For a varied programme of entertainment, the independent Art Deco Broadway Cinema & Theatre in Letchworth is the perfect go-to. Film fans can catch all the latest blockbusters, along with independent films, and there are regular special event screenings and live performances too.





# Places to go



**Eating out** – Foodies are well catered for locally. The family-friendly Cultivo Lounge in Letchworth is a favourite for its relaxed vibe and globally-inspired menu. In Stotfold itself, India Lodge serves delicious Indian cuisine, while The Stag offers classic pub meals in a cosy setting. Families will also enjoy Angels, a welcoming pub with a soft play area and a varied menu. For sweet treats and lighter bites, Box of Cakes is a charming café perfect for an easy afternoon.



**Sports and leisure** – For a relaxing round in the morning sun, Henlow and Mount Pleasant golf clubs are both within a 10-minute drive from home. Fairfield Hall's Bannatyne Health Club & Spa, and Pendleton Sports Centre, named after the famous Olympian track cyclist, have options for swimming, gym sessions and fitness classes. Swimmers will also want to visit Hitchin Swimming & Fitness Centre, with two indoor pools and a 50m heated lido.



**History and heritage** – Want to learn more about the area's past? North Hertfordshire Museum in Hitchin has a mixture of permanent and changing exhibitions, exploring thousands of years of local history. The magnificent 18th century mansion at Wrest Park, standing in 90 acres of gardens, is also a delightful local attraction.







# Things to do



**Parks and nature** – Arlesey Old Moat and Glebe Meadows, and Buttercup Meadow nature reserves are both close by and are popular spots for losing yourself in nature. Stotfold is surrounded by peaceful green spaces perfect for outdoor fun. The Stotfold Mill Meadows offers riverside walks, wildflower meadows, and plenty of wildlife.



**Entertainment** – The nearby town of Baldock has a busy calendar of events, including the free Balstock music festival and the Baldock Independent Beer Festival. For drama, comedy, music and more, Hitchin's Factory Playhouse, Queen Mother and Market theatres are all a short car journey away. The Stotfold Mill Steam Fair and Country Show is also a popular annual event, attracting visitors from far and wide and featuring live entertainment, vintage vehicles, food and drink stalls, a funfair and more.



**Shopping** – Feeling the urge to spend? The A1(M) retail complex in Biggleswade is just six miles away and is home to names like Marks & Spencer, Next, H&M, Boots and TK Maxx. Or why not take in Hitchin's delightful town centre, with its many high street names and independent boutiques.



**Family days out** – Stotfold is perfect for family outings. Visit Hitchin's Space2Play for indoor fun, Standalone Farm in Letchworth for animal encounters, or CreArtlvity in Stotfold for pottery painting. For adventure, head to 360 Play in Stevenage with play zones and rides.





# Getting around



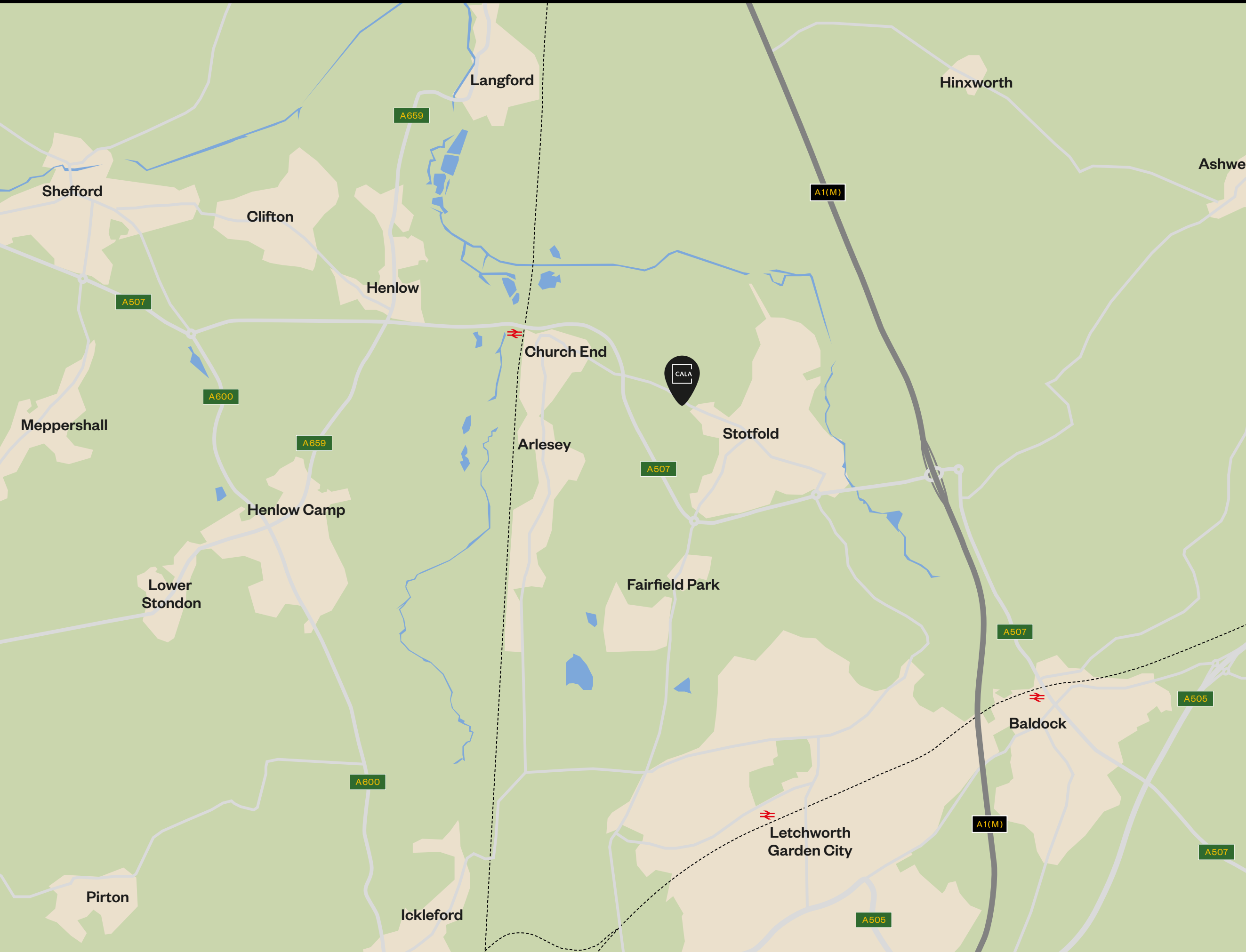
By foot: Pendleton Sports Centre is only a few minutes' walk from the development, while the Co-Op Food and local shops are around 10 minutes away on foot.



By car: Randall Fields is well placed for commuters, with the A1(M) trunk road less than 10 minutes away, for onward journeys to Stevenage (20 minutes), Hatfield (27 minutes) and Central London (1 hour & 30 minutes).



By rail: Arlesey station offers regular, direct services to Hitchin (5 minutes), Peterborough and London St Pancras International (both 39 minutes).



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



# Superbly connected



## On foot

- Stotfold football club – 0.2 miles
- Etonbury Academy – 0.3 miles
- Pendleton Sports centre – 0.3 miles
- Pix Brook Academy – 0.4 miles
- Co-op Food – 0.8 miles
- Local shops – 0.8 miles
- St Mary’s CofE – 1.1 miles
- Stotfold Watermill & Nature Reserve – 1.2 miles



## By car

- Arlesey train station – 1.2 miles
- A1(M) – 1.8 miles
- Bannatyne Gym – 2.4 miles
- Tesco Express – 2.4 miles
- Letchworth Garden City – 4.1 miles
- A505 – 4.5 miles
- Letchworth Golf Club – 5.3 miles
- A1 Retail Park – 5.6 miles
- Hitchin town centre – 6.6 miles
- Waitrose – 7 miles
- A6 – 8.9 miles
- London Luton airport – 15.9 miles
- M1 (Jct 10) – 18.8 miles



## By rail from Arlesey train station


- Stevenage – 11 minutes
- Letchworth Garden City – 15 minutes
- London St. Pancras – 39 minutes
- Peterborough – 40 minutes
- Cambridge – 1hr
- Gatwick Airport – 1hr 29 minutes

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




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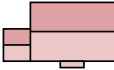
## The development




**The Coral**  
2 bedroom semi-detached home




**The Cedar**  
3 bedroom detached home with garage\*




**The Everglade**  
3 bedroom detached home with garage



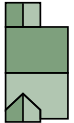
**The Fern**  
3 bedroom detached and semi-detached home with upstairs study and garage\*




**The Gardenia**  
3 bedroom detached home with upstairs study / 4th bedroom and carport




**The Iris**  
3 bedroom detached home with upstairs study and integral garage



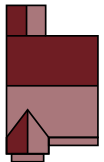
**The Orpine**  
4 bedroom detached home with garage



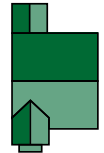
**The Pearl**  
4 bedroom detached home with upstairs study and garage




**The Serissa**  
4 bedroom detached home with upstairs study and garage




**The Whitebeam**  
5 bedroom detached home with integral garage



**The Wishbone**  
5 bedroom detached home with integral garage



**Affordable Rent**



**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. SS: Sub station. PS: Pumping station. \*Plot specific detail.

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# Choose the home that's right for you



**The Whitebeam**  
5 bedroom  
detached home  
with integral garage



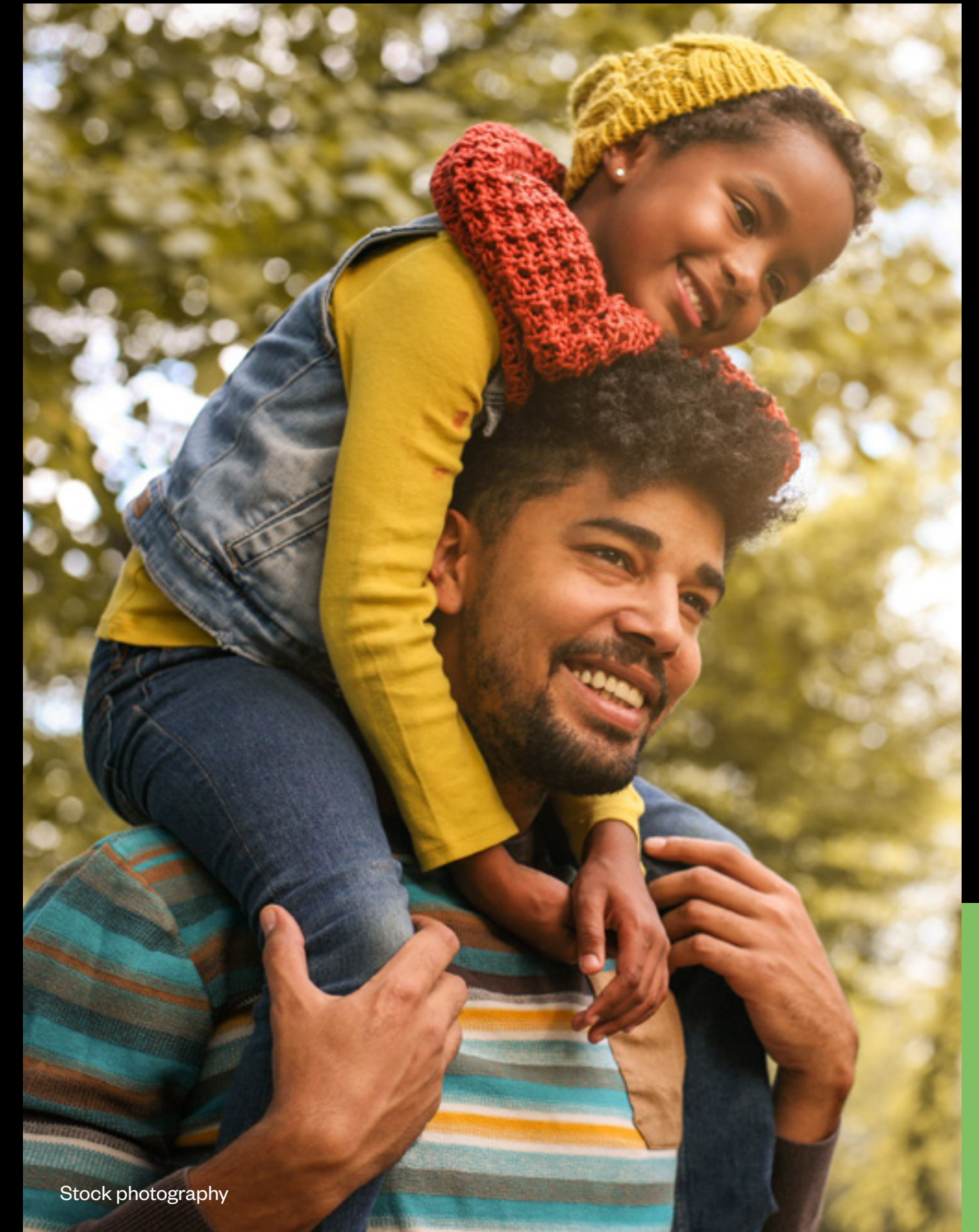
**The Wishbone**  
5 bedroom  
detached home  
with integral garage



**The Orpine**  
4 bedroom  
detached home  
with garage



**The Pearl**  
4 bedroom  
detached home  
with upstairs study  
and garage



Stock photography



# Choose the home that's right for you



**The Serissa**  
4 bedroom  
detached home  
with upstairs study  
and garage



**The Cedar**  
3 bedroom  
detached home  
with garage\*



**The Everglade**  
3 bedroom  
detached home  
with garage



**The Fern**  
3 bedroom  
detached and  
semi-detached  
home with upstairs  
study and garage\*

\*Plot specific detail



Stock photography



# Choose the home that's right for you



**The Gardenia**  
3 bedroom  
detached home  
with upstairs study  
/4th bedroom  
and carport



**The Iris**  
3 bedroom  
detached home  
with upstairs  
study/4th bedroom  
and integral garage



**The Coral**  
2 bedroom  
semi-detached  
home



Stock photography





# 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.







Internal photography of Cala at Hampton Lakes

# What our customers say



Photography Blessing & Chiedozie, Cala at Hampton Lakes

“ We’d heard a lot of good things about Cala, in fact some of our friends had bought from them recently, so we decided to at least take a look and see what opportunities they had. When we visited, the first thing we noticed was that it was such a beautiful environment, with a lovely lake view, we just couldn’t believe how beautiful it was. The whole area is so classy and neat, we knew it was perfect.

When we think back to our older home, to be very honest, the difference is incomparable. An older property doesn’t compare with a brand-new house; it’s like living in heaven. It’s so nice knowing everything is brand-new, and we’re the first people to occupy the house, the joy that comes out of that is incomparable. ”

Blessing and Chiedozie,  
Purchasers at Cala at Hampton Lakes,  
Peterborough



Photography Blessing & Chiedozie, Cala at Hampton Lakes





Internal 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



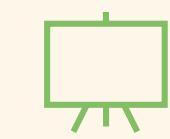
Less maintenance



Energy efficient



A chain free move



A blank canvas





# 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.



**CALA** Community Pledge



# 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 from a previous Cala development





# 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 >





# Welcome to your new home

Randall Fields  
Arlesey Road, Stotfold,  
Hitchin, SG5 4HE



Stock photography

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