

# ROMAN PARK

TRING







# ROMAN PARK

## A STYLISH CONTEMPORARY ESCAPE

If you're dreaming of a stunning location with plenty of room to grow, you can find this and more at Roman Park, to the west of the affluent market town of Tring in West Hertfordshire. Classed as an Area of Outstanding Natural Beauty, you'll be spoiled for choice with a myriad of amenities right on your doorstep. Convenient transport links allow you to venture further afield with ease.

As part of our award-winning Light & Space Collection, our range of contemporary 2, 3, 4 and 5 bedroom homes provide our unmistakable signature style coupled with the idyllic, rural retreat you've longed for.











## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange)



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates\*\*.

### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well-positioned sockets, multi-point locks and mains powered smoke alarms.

### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

### FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

### MORE LIGHT AND SPACE

Our Light and Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.

### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Photography from a previous CALA development



Stock photography



## SERVICE WITH A WIDE RANGE OF SMILES

Premier quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many comments we've received from happy CALA homeowners:



"Using CALA's part exchange service was perfect for us as there was very little for us to do, which is great when you've got a busy family life and work full time. CALA set up the estate agents for us and managed the whole process, plus it took out all the risk and concerns we had over the chain breaking."

**DAVID ICKE AND HANNAH LUCKETT,  
PURCHASERS AT BURROW HILL PARK,  
BURTON GREEN**

"We cannot rate the CALA staff highly enough - they have made the whole process run so smoothly. The team have really gone out of their way to make sure we are happy with our house and were on hand every step of the journey from first viewing the homes to the aftercare process which has been exceptional."

**CARL AND SAM GRIDLEY,  
PURCHASERS AT APPLGARTH VALE,  
GRAYSHOTT**



"The sales team have been brilliant. Nothing has been too much and they have been really helpful - even helping us with some heavy lifting when our new dining table was delivered. They really do exude all the values you'd expect of a high-end, luxury brand and they have been a safe pair of hands that has really helped us along the way."

**FRANCIS & LOUISE SCHUBERT,  
PURCHASERS AT IMBER RIVERSIDE,  
EAST MOLESEY, SURREY**



## LOCAL FAMILY UPSIZE IN ANGMERING WITH TO HELP TO BUY

When Stuart and Melanie Ruffell and their children, Jayden and Lailah, were looking for a new home, they wanted a flexible space in close proximity to good schools.

Melanie comments: "We lived in our previous property for 10 years. We had great memories there, but the house was getting too small for our growing family. It was a three bedroom home, and the third bedroom was very compromised, so Lailah didn't have much space to play or have friends over.

We never thought we would be able to afford a brand new home, so concentrated our search on the second hand market. However we found our budget meant we could only get a similar sized house to our existing property, and we were ideally looking to upsize to something a bit bigger."

Despite thinking they could only achieve a like-for-like property with their budget, Stuart and Melanie's dream new home became achievable after they were introduced to the Help to Buy scheme.

Melanie continues: "The scheme has given us the opportunity to have a bigger home in a perfect location, all without stretching our budget; and with time to save up to start paying back the loan."

STUART AND MELANIE RUFFELL,  
PURCHASERS AT CRESSWELL PARK, ANGMERING



"Our new CALA home is the perfect layout for our family. We have the open plan kitchen/dining/family room, but we also use the bedroom over the garage as another separate living room. The bedrooms are so spacious that both Jayden and Lailah now have plenty of space to do their homework, play and have friends over."







Local area photography



## LITTLE TRING CAKES

Little Tring Cakes offers high-end bespoke bakes for both individual customers and the wholesale market. Founded in 2016 from the kitchen of Victoria Chidgey, owner Victoria saw a gap in the market for mass made artisan cakes. Victoria began her career as a pastry chef before specialising as a baker and cake decorator at some of London's best bakeries; and it wasn't long until she ventured into product development for an international wholesale cake company, replicating the artisan techniques she had perfected previously on a large-scale basis. Today, Victoria and her team make approximately 200 cakes every week, from round cakes to tray bakes in a variety of flavours such as Victoria Sponge, carrot cake, chocolate brownies and even wheat-free and vegan alternatives.



“

TRING IS A FANTASTIC PLACE TO OWN AN INDEPENDENT BUSINESS. THE COMMUNITY IS SO SUPPORTIVE OF LOCAL TRADE, AND WITH A BIG EMPHASIS ON SUSTAINABILITY WITHIN OUR TOWN, RESIDENTS OPT TO BUY LOCAL PRODUCE TO KEEP MILES OFF THE ROAD. NOT ONLY THAT, THE BUSINESS NETWORK IN TRING IS SECOND TO NONE. WE PROVIDE OUR BAKES TO A NUMBER OF THE LOCAL CAFES AND HOTELS, AND LIKEWISE WE SOURCE ALL OF OUR INGREDIENTS AND PACKAGING LOCALLY WHERE WE CAN.”

VICTORIA CHIDGEY, OWNER OF LITTLE TRING CAKES

“

RUNNING A HIGH STREET SHOP CERTAINLY COMES WITH ITS CHALLENGES, BUT THERE IS NO BETTER PLACE TO DO IT THAN TRING. THE CUSTOMER AND BUSINESS COMMUNITY IS SO SUPPORTIVE – SOME OF MY REGULAR CUSTOMERS HAVE BECOME MY BEST FRIENDS. LOCALS REALLY SEE THE VALUE OF BUYING FROM AN INDEPENDENT BUSINESS, RATHER THAN ONLINE SHOPPING OR IN LARGER OUTLETS, AND I TRY TO RETURN THAT FAVOUR BY BUYING SMALL QUANTITIES FROM BRANDS THAT ARE NOT EASILY AVAILABLE EVERYWHERE. THIS MEANS THAT THE STOCK WE HAVE AT LOLLY AND MITCH IS MORE EXCLUSIVE, AND LESSENS THE CHANCE OF BUMPING INTO SOMEONE ELSE WEARING THE SAME OUTFIT, WHICH IN A SMALL MARKET TOWN IS ESSENTIAL.”

ERIKA KIRBY, OWNER OF LOLLY AND MITCH

## LOLLY AND MITCH

Lolly and Mitch is a women's boutique nestled opposite the beautiful memorial gardens in the heart of Tring. Owner Erika Kirby spent 25 years in the fashion industry, starting out in a knitwear concession on Oxford Street at just the age of 16. Today, her shop Lolly and Mitch prides itself on offering the women of Tring affordably priced clothes for every occasion – from walking the dog to a black tie dinner. Lolly and Mitch is jam-packed full of fashion picks you won't find anywhere else, with Scandi style casual wear, timeless pieces and an occasional-wear range. Erika likens her shop to going to a friend's house to try on clothes, and is well known locally for her 'Fizz Fridays' where trying on clothes come with a glass or two of Prosecco.





## LUCKY LOBSTER ART

Following many years as an art teacher, Jo Esson set up Lucky Lobster Art where she specialises in linocut design. Jo creates linocut prints, tea towels, mugs, and cards. She sells directly to customers, gift shops and sells through online retailers such as Joules and Not on the High Street. Jo also offers classes and workshops at her studio – The Lobster Pot – teaching Tring locals a variety of artistic practices, from watercolours and acrylics to the linocut design for which she is renowned. She also offers a wide range of Christmas craft workshops during the festive period. As a proud Tring business owner and with an emphasis on remaining local where possible, Jo uses nearby printers to print her works and her art is proudly displayed in local cafés.

“

TRING IS A WONDERFUL PLACE NOT ONLY TO LIVE, BUT ALSO TO OWN A BUSINESS THANKS TO THE EXTENT TO WHICH RESIDENTS AND OTHER LOCAL INDEPENDENT BUSINESSES ARE SUPPORTIVE OF ONE ANOTHER. PEOPLE HAVE BEEN ATTENDING MY WORKSHOPS FOR MANY YEARS AND IT IS ALWAYS LOVELY TO HAVE NEW STUDENTS JOIN OUR FRIENDLY GROUP. I ALSO OFFER ONE-OFF CLASSES FOR THOSE LOOKING TO LEARN A PARTICULAR SKILL.”

JO ESSON, OWNER OF LUCKY LOBSTER ART



# TRING

## A WEALTH OF INSPIRATION RIGHT ON YOUR DOORSTEP

Situated within the Chiltern Hills, the historic market town of Tring suits families and commuters alike. It offers an extensive mix of independently run shops, cafes, bars and restaurants. With a long history in local speciality foods, you will still find the Charter Market taking place every Friday as well as a fortnightly Saturday Farmers Market. Only 6 miles away, Berkhamsted offers even further retail and leisure facilities.

For culture-filled family days out, Tring is home to a Natural History Museum, as well as Tring Local History Museum.

Enjoy outdoor leisure in Tring Park's 264 acres of countryside, or visit the award-winning Memorial Garden, by the High Street. For sporting enthusiasts, Tring has cricket, tennis, rugby and football clubs, and swimming and sports facilities at Tring Sports Centre.

The numerous nearby golf courses, including Stocks Hotel Golf & Country Club and Ashridge, Ivinghoe and Chiltern Forest Golf Clubs provide plenty of locations to improve your game. The renowned Champneys Health Resort provides a touch of pampering just minutes from home.

The vast open countryside surrounding Tring includes highlights such as Tring reservoir, the Grand Union Canal, College Lake Nature Reserve and the National Trust's impressive Ashridge Estate.

If you have children of school age, education options are plentiful. Primary establishments include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Other offerings for children include The Tring Youth Project youth club and youth theatre group.











## ACCESS ALL AREAS

Tring is perfectly placed for you to experience an easy commute to Watford, Luton or London. The A41/B488 interchange lies less than half a mile from Roman Park, providing access to Aylesbury, Watford and Hemel Hempstead, which are under 7, 12 and 14 miles away respectively. The A41 also joins the M25, just over 10 miles away, connecting you to the national motorway network.

Tring's mainline train station on the West Coast Main Line, 2.5 miles east of Roman Park, provides fast and frequent services into London Euston in approximately 40 minutes. A 15-minute drive to Berkhamsted train station allows you to reach London Euston or Birmingham in around half an hour. Whether for work or pleasure, London Heathrow and Luton Airports are both within 45 minutes' drive for travel further afield.

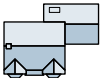
Distances and journey times are approximate and are taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)





Local area photography





# ROMAN PARK - TRING


- 


THE SOLVILLE  
5 BEDROOM DETACHED HOME
- 


THE JAYFIELD  
4 BEDROOM SEMI-DETACHED HOME
- 


THE LANHURST  
4 BEDROOM DETACHED HOME
- 


THE LENHAM  
4 BEDROOM DETACHED HOME
- 


THE MADELEY  
4 BEDROOM SEMI-DETACHED HOME
- 


THE NATLAND  
4 BEDROOM DETACHED HOME
- 


THE NESSVALE  
4 BEDROOM DETACHED HOME
- 


THE OATVALE  
4 BEDROOM DETACHED HOME
- 


THE OSMORE  
4 BEDROOM DETACHED HOME
- 


THE PEBWORTH  
4 BEDROOM DETACHED HOME
- 

THE HURWICK  
3 BEDROOM END-OF-TERRACE HOME
- 

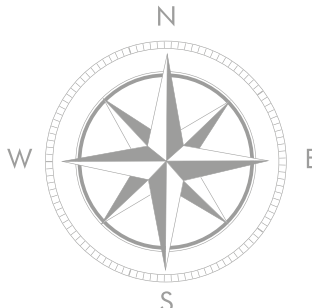
THE HIMSCOT  
3 BEDROOM SEMI-DETACHED / TERRACED HOME
- 

THE KISWICK  
3 BEDROOM DETACHED HOME
- 

THE DINFIELD  
2 BEDROOM TERRACED HOME
- 

HOUSING ASSOCIATION & SHARED OWNERSHIP
- 

BLUE DOTTED LINE DENOTES  
PUBLIC FOOTPATH



The above development layout is not drawn to scale and is for general guidance only.  
Road layouts, pathways and external treatments may differ. LAP: Local area for play. SS: Sub station.



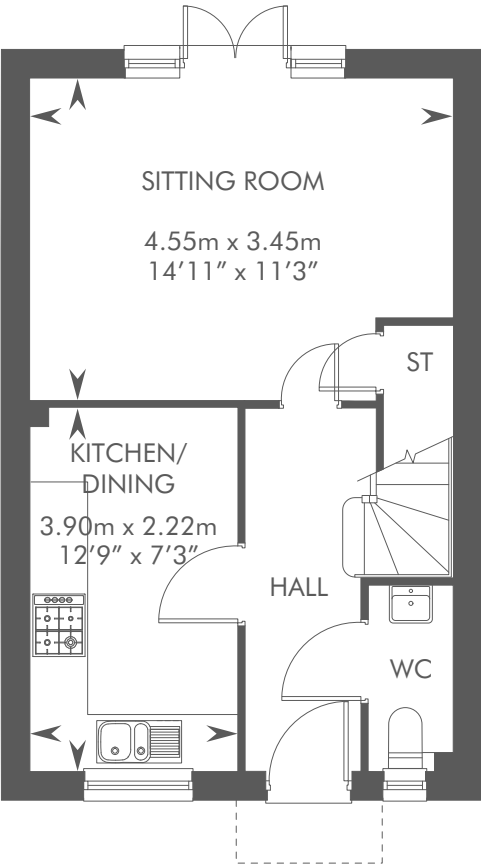


# THE DINFIELD

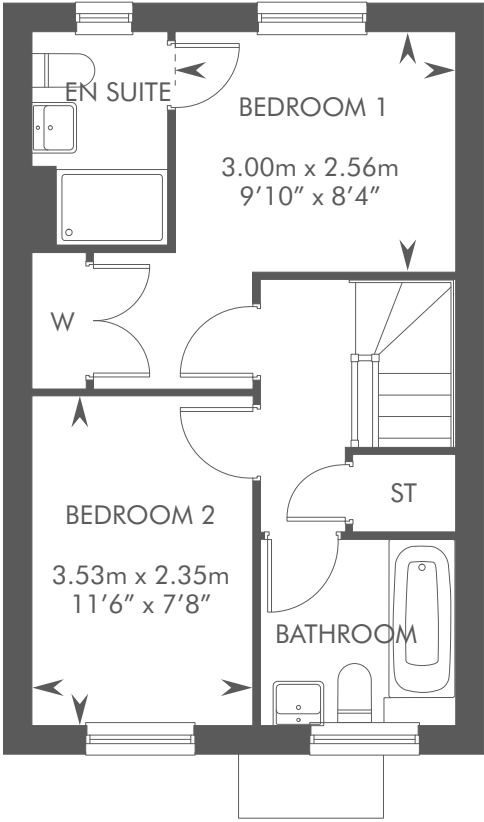
2 BEDROOM SEMI-DETACHED AND TERRACED HOME



THE DINFIELD  
PLOTS 143 & 151 – AS SHOWN  
PLOTS 142 & 150 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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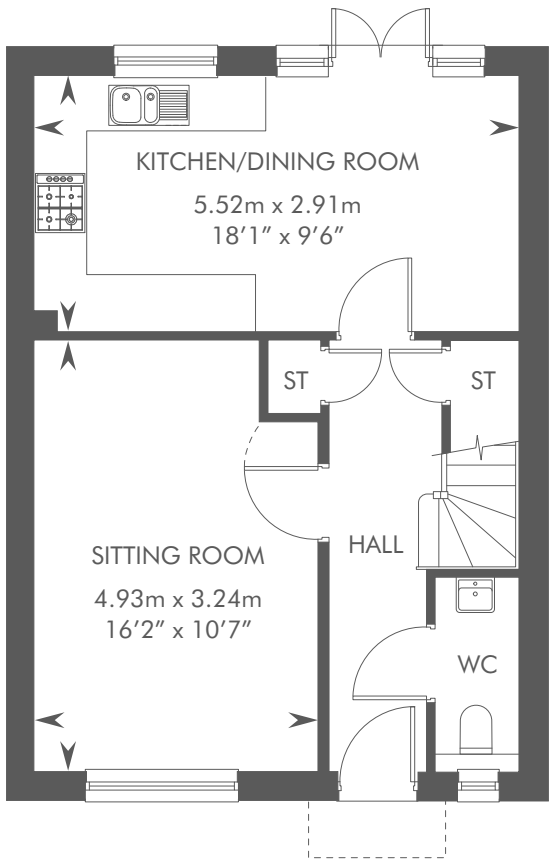


# THE HIMSCOT

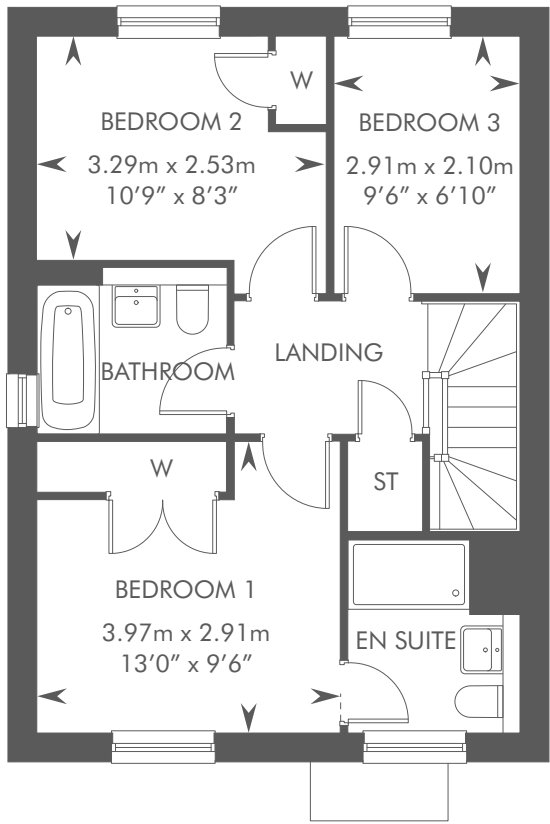
3 BEDROOM SEMI-DETACHED & TERRACED HOME



THE HIMSCOT  
PLOTS 206 & 208 – AS SHOWN  
PLOTS 205 & 207 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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Computer generated image - The Hurwick

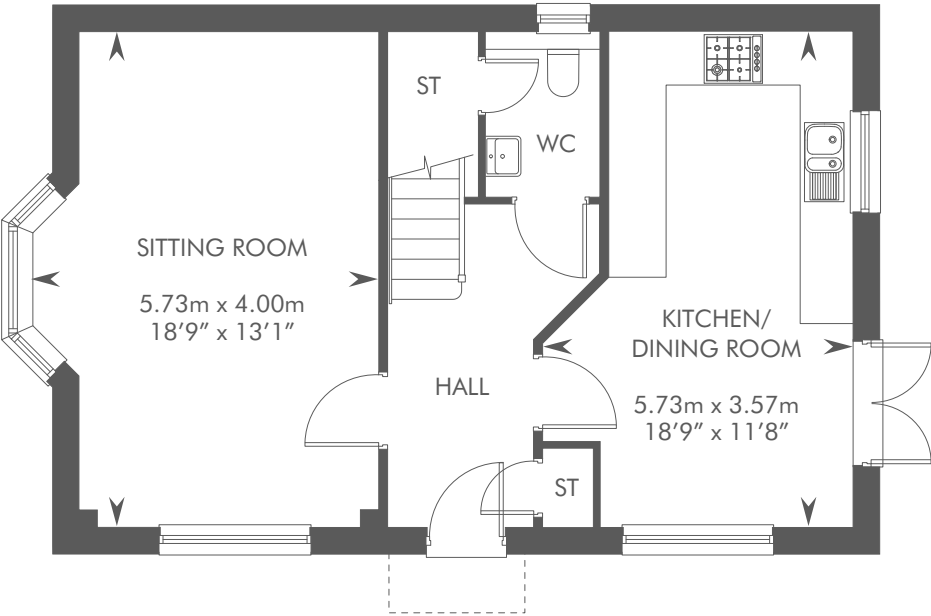
# THE HURWICK

3 BEDROOM END-OF-TERRACE HOME

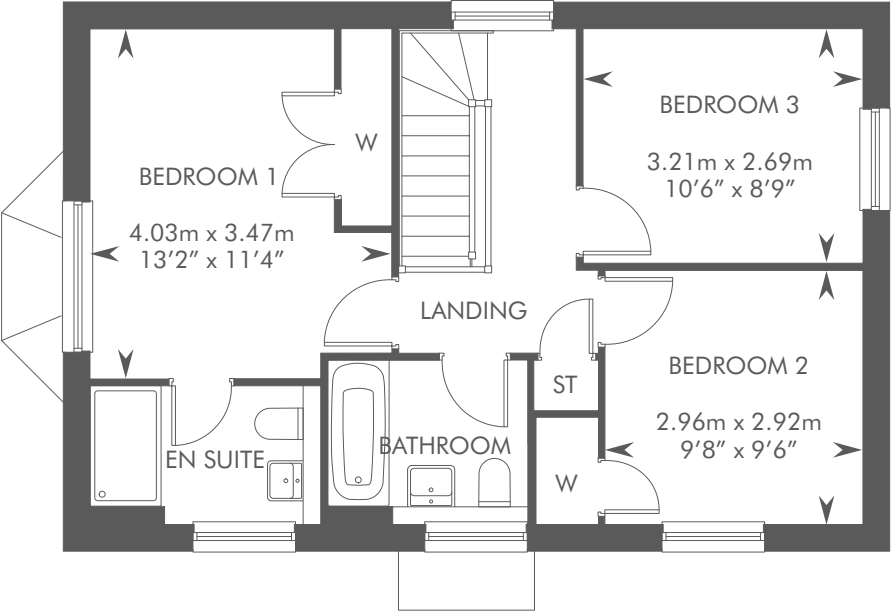




THE HURWICK  
PLOT 149 – AS SHOWN  
PLOT 144 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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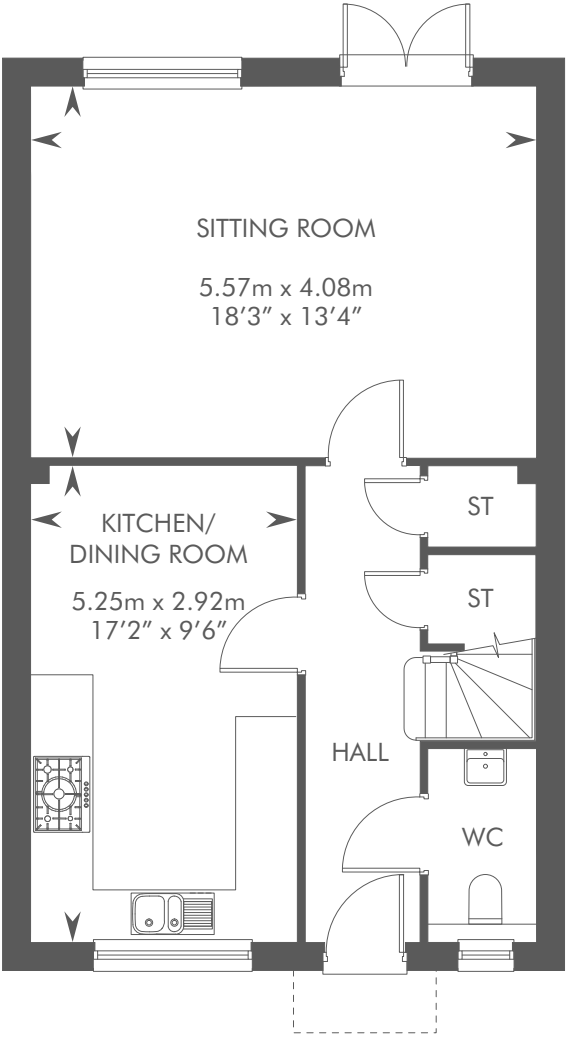
# THE JAYFIELD

4 BEDROOM SEMI-DETACHED HOME

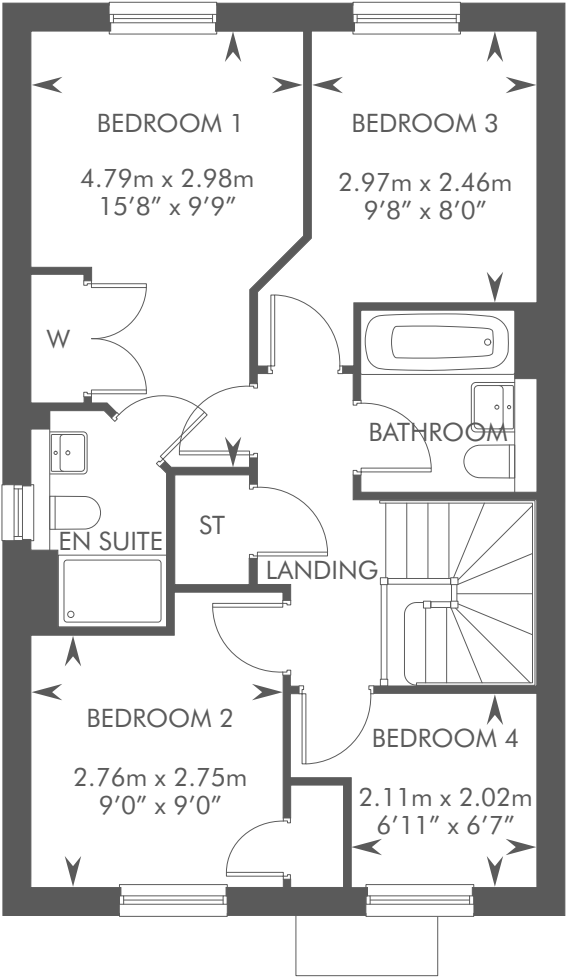




THE JAYFIELD  
PLOT 204 – AS SHOWN  
PLOT 203 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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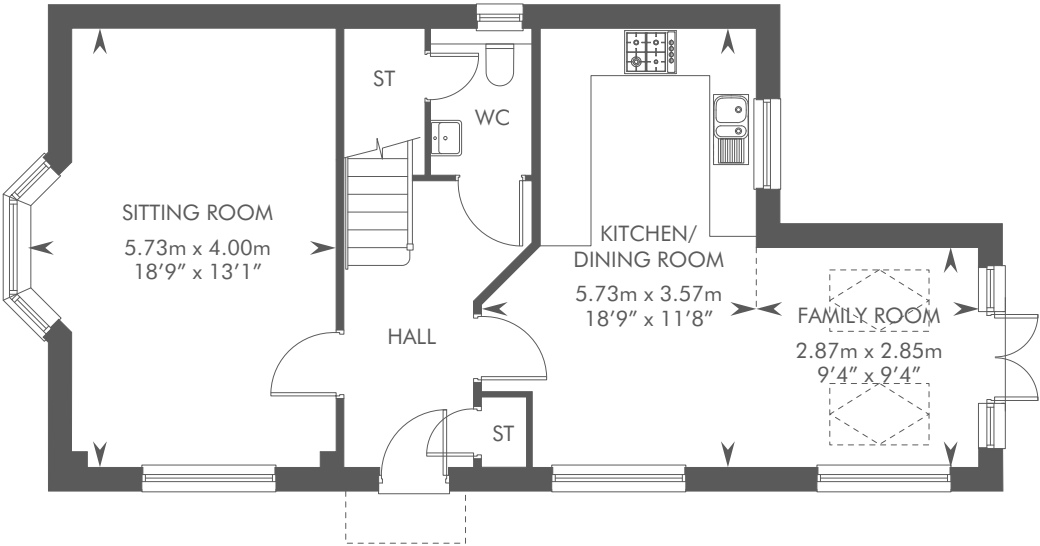


# THE KISWICK

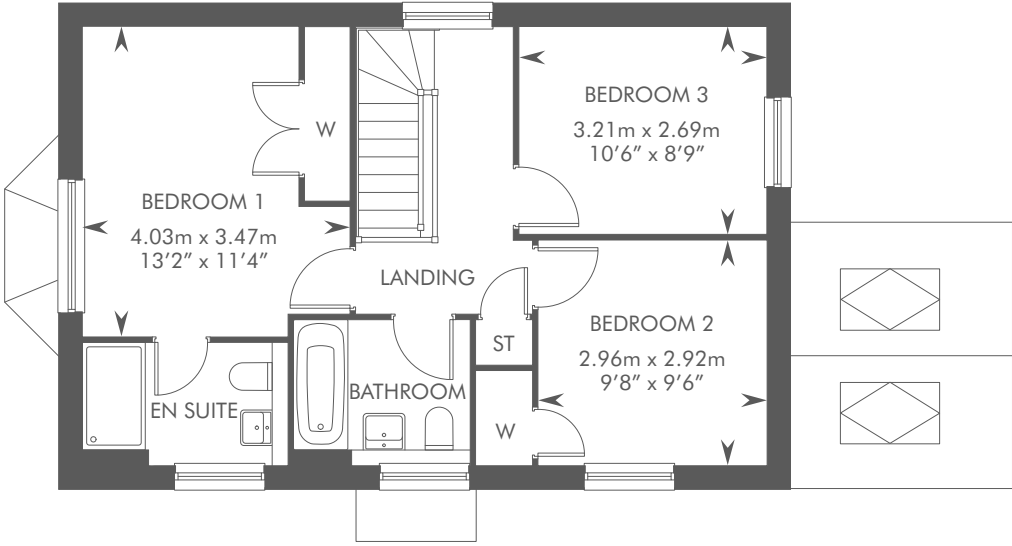
3 BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. : Velux window.

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Computer generated image - The Lenham

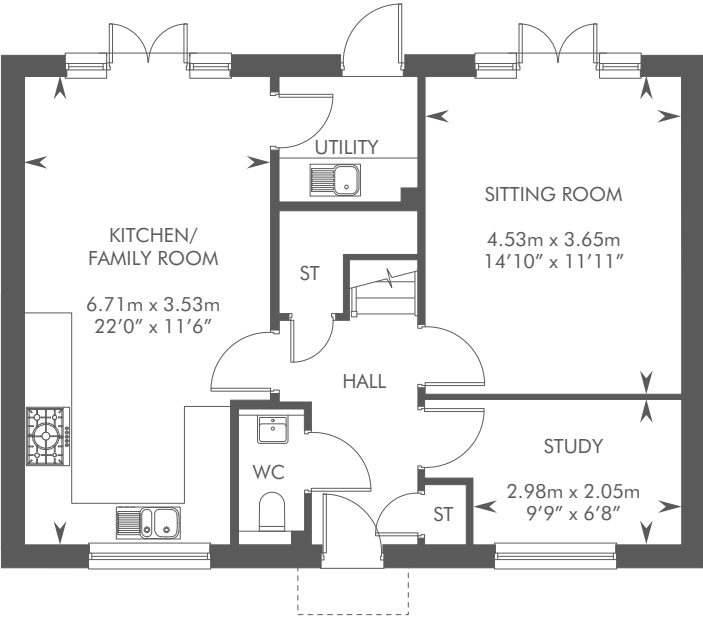
# THE LENHAM

4 BEDROOM DETACHED HOME

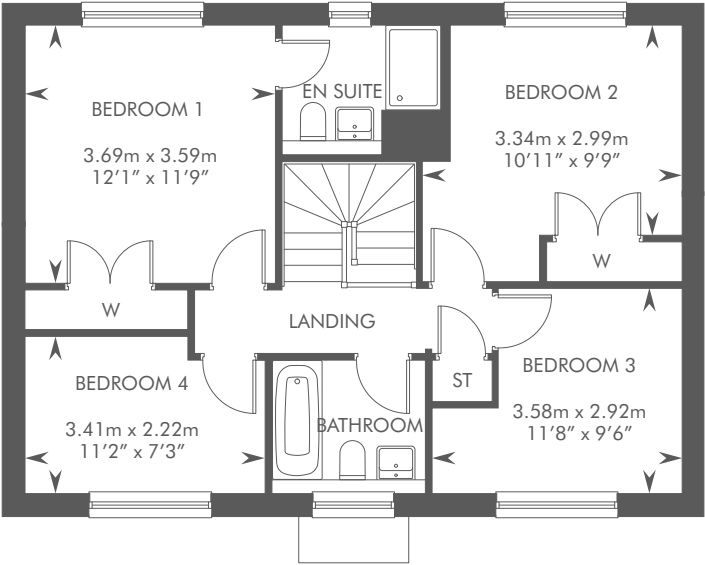




THE LENHAM  
PLOTS 148, 194 & 210 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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Computer generated image - The Madeley

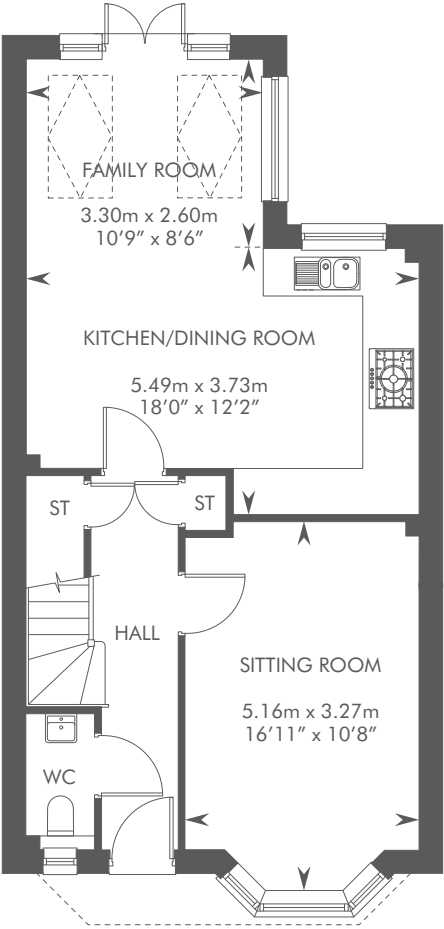
# THE MADELEY

4 BEDROOM SEMI-DETACHED HOME

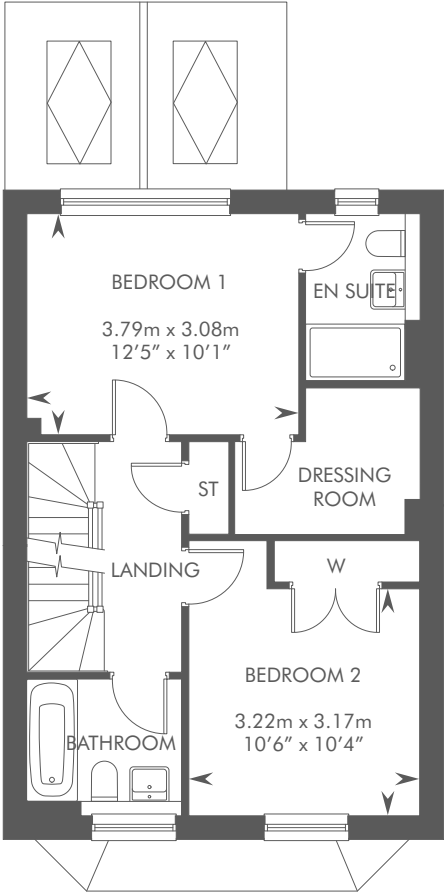




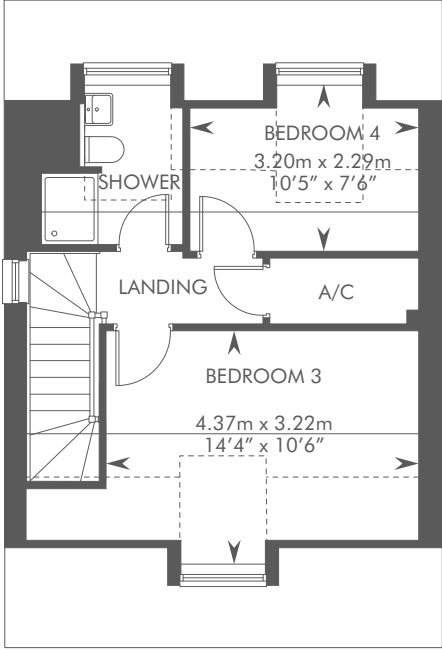
THE MADELEY  
PLOTS 127, 129, 138, 140 & 196 – AS SHOWN  
PLOTS 126, 128, 137, 139 & 195 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST: Store cupboard. W: Wardrobe. : Velux window. Dotted lines denote reduced head height or structure above. Solid thin line denotes full head height. Please ask your Sales Consultant for further details.

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Computer generated image - The Natland

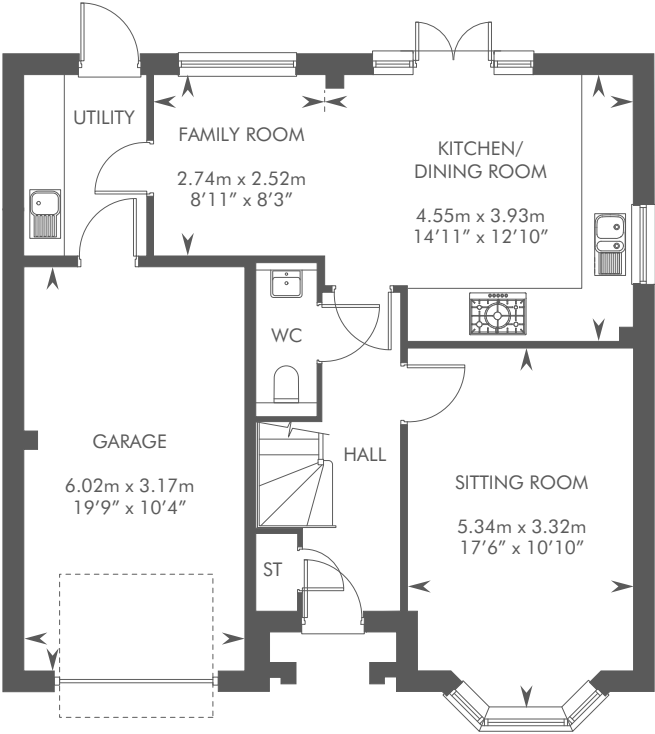
# THE NATLAND

4 BEDROOM DETACHED HOME

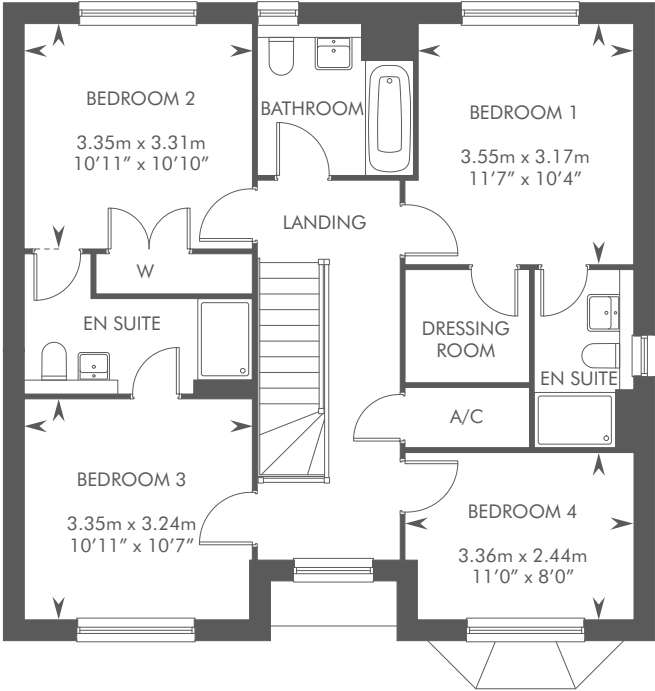




THE NATLAND  
PLOT 183 – AS SHOWN  
PLOT 184 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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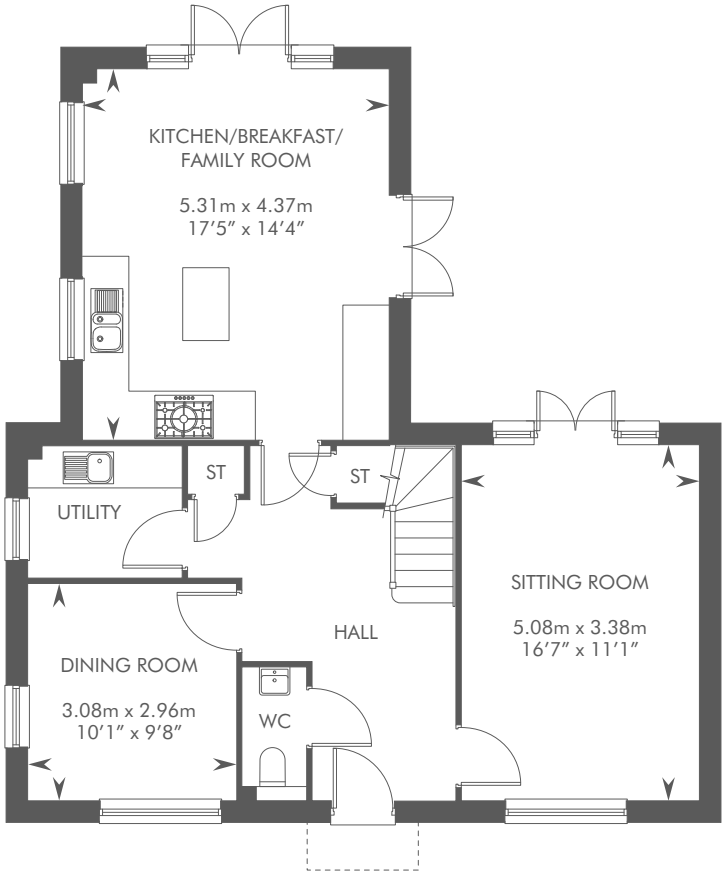
# THE NESSVALE

4 BEDROOM DETACHED HOME

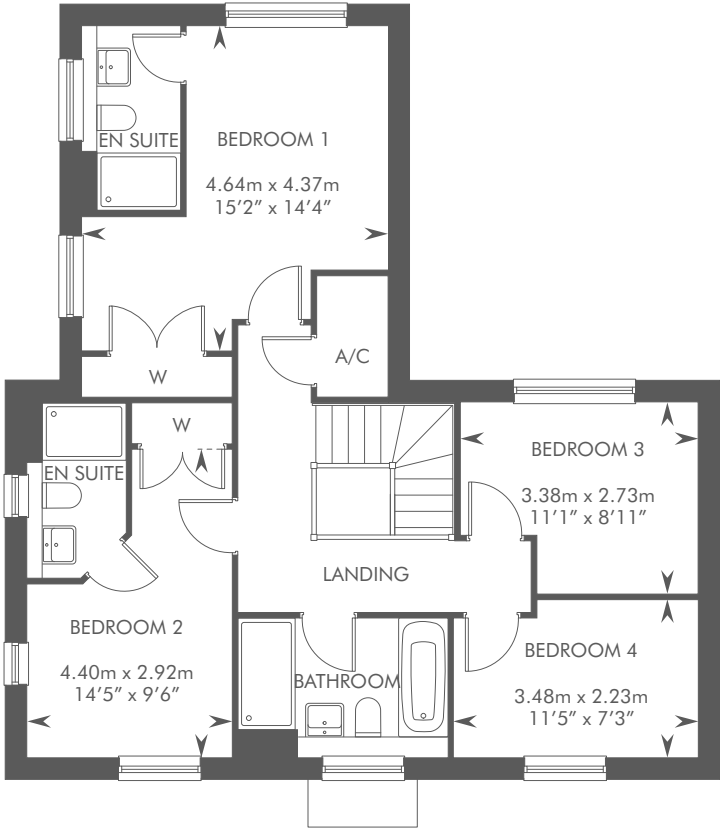




THE NESSVALE  
PLOTS 123, 156 & 202 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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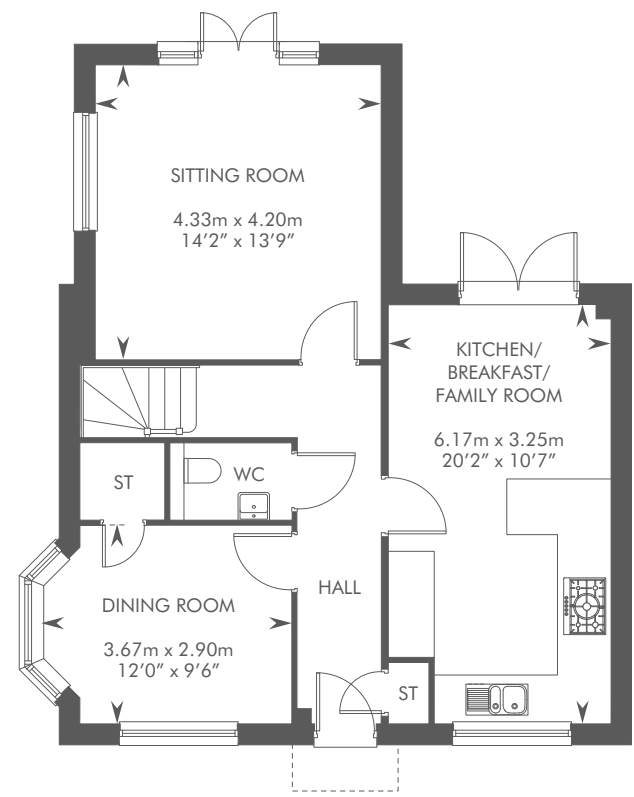
# THE OATVALE

4 BEDROOM DETACHED HOME

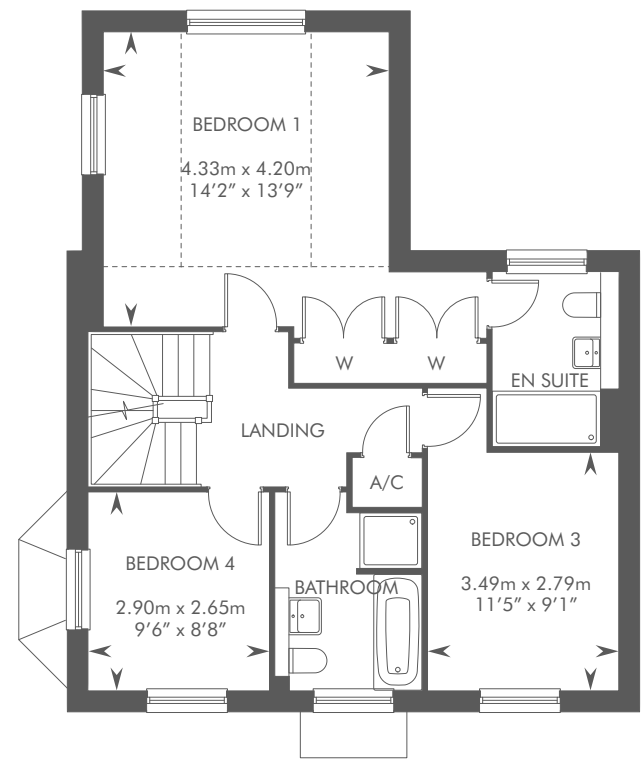




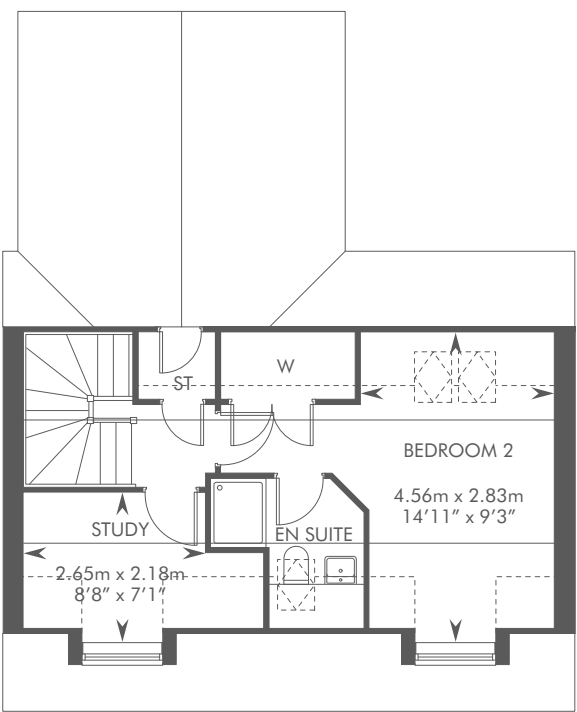
THE OATVALE  
PLOTS 130 & 197 – AS SHOWN  
PLOTS 135 & 209 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above. Solid thin line denotes full head height. Please ask your Sales Consultant for further details.  
ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. : Velux window.

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. CALA reserves 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. Floor plans, dimensions and specifications are correct at the time of print.





Computer generated image - The Osmore

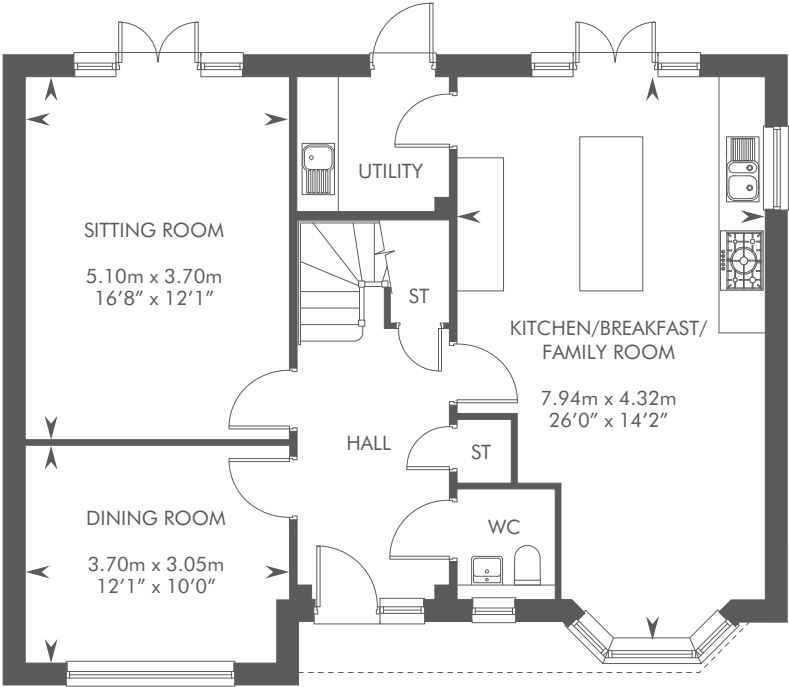
# THE OSMORE

4 BEDROOM DETACHED HOME

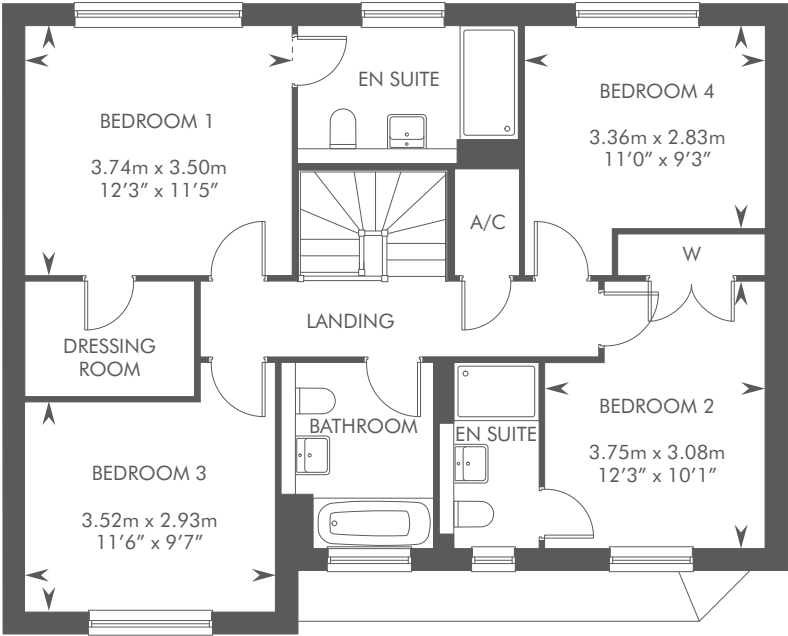




THE OSMORE  
PLOTS 121, 124 & 199 – AS SHOWN  
PLOTS 136, 155, 157 & 201 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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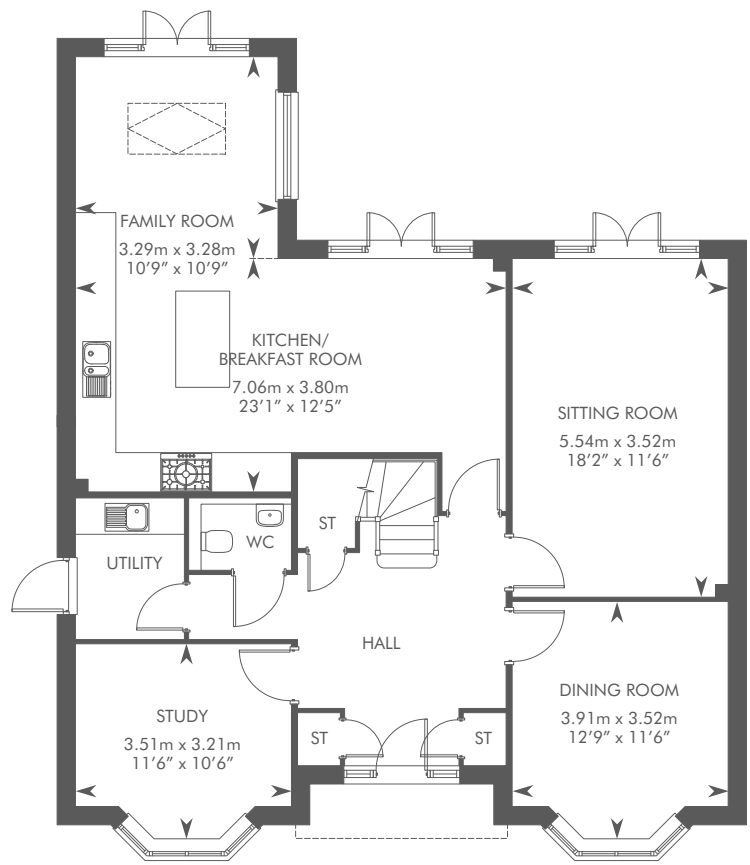
# THE SOLVILLE

5 BEDROOM DETACHED HOME

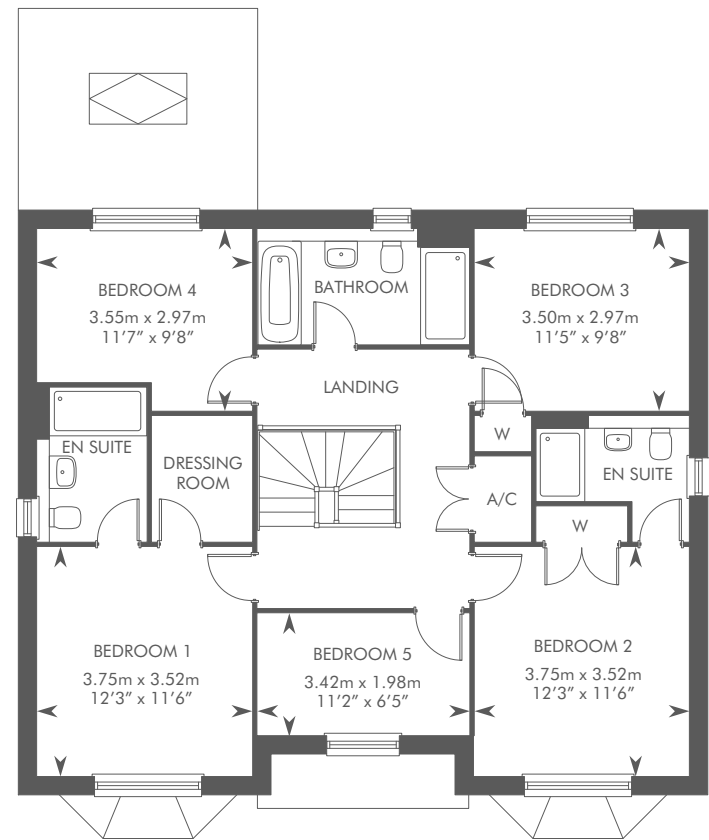




THE SOLVILLE  
PLOTS 122, 152, 153 & 154 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

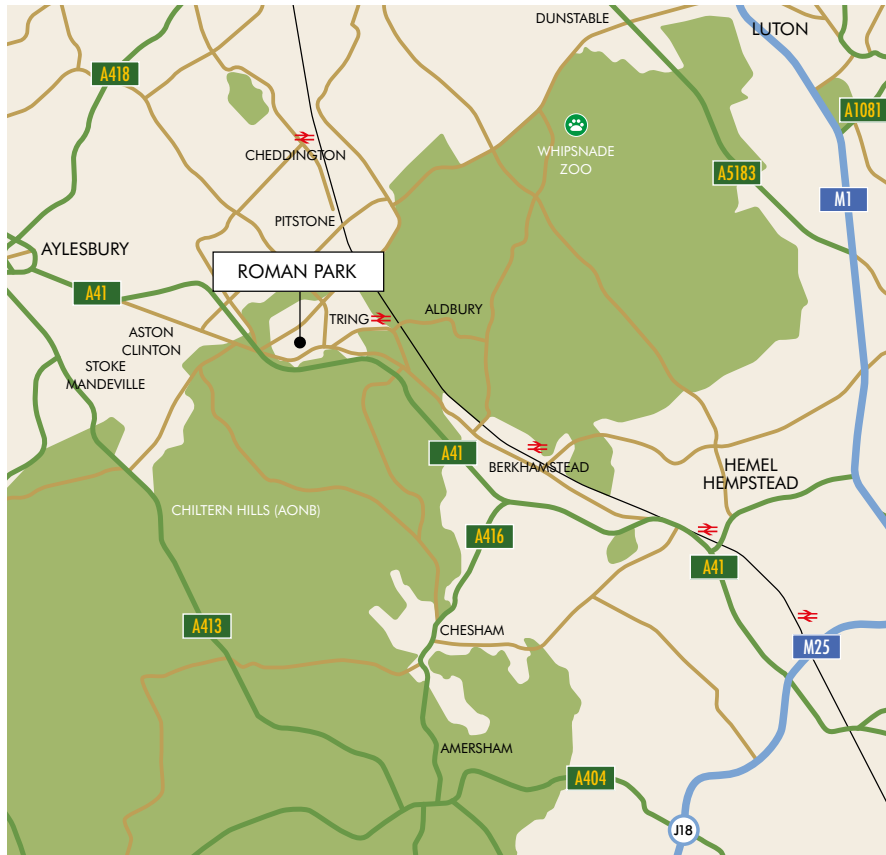
ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. : Velux window.

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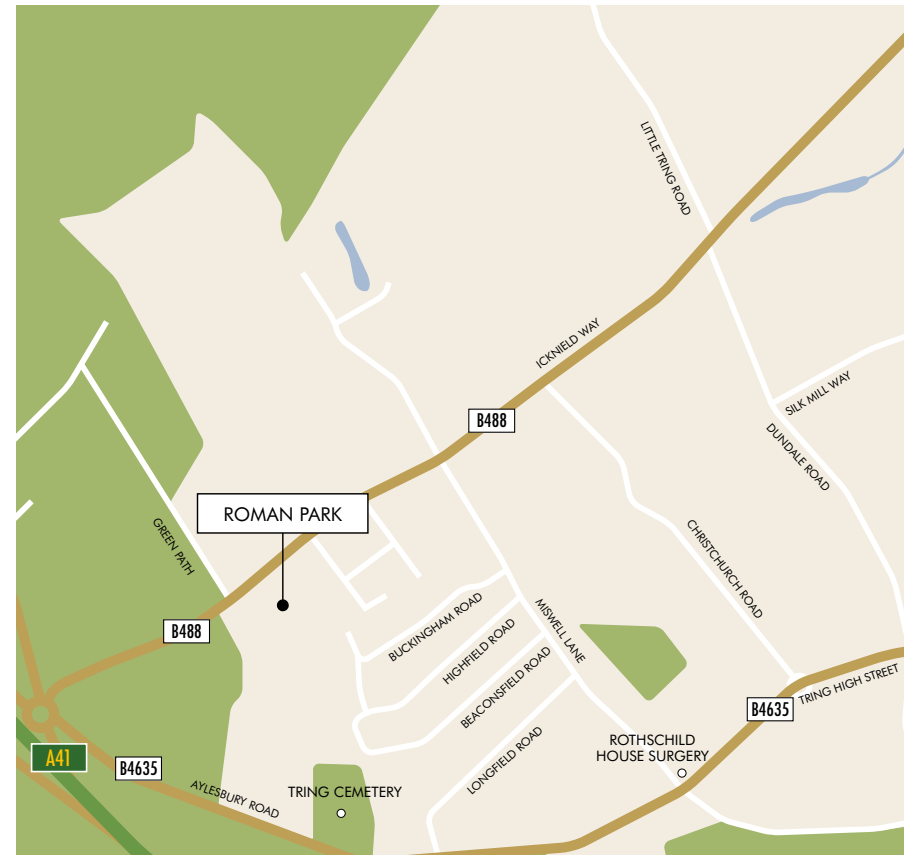


# PERFECTLY LOCATED

ROMAN PARK, ICKNIELD WAY, TRING, HERTFORDSHIRE, HP23 4JY



REGIONAL MAP



LOCAL AREA MAP



# SUPERBLY CONNECTED



## ON FOOT

- Goldfield Infants and Nursery School – 0.8 miles
- Rothschild Doctors Surgery – 0.8 miles
- Black Goo Coffee Shop – 1 mile
- Da Vincis Restaurant Pizzeria – 1.1 miles
- M&S Simply Foods – 1.1 miles
- Dundale Primary School & Nursery – 1.1 miles
- Natural History Museum at Tring – 1.2 miles
- Post Office – 1.2 miles
- Lussmanns Restaurant – 1.2 miles
- Akeman Pub – 1.3 miles
- The Gym Tring – 1.3 miles
- Tring Memorial Gardens – 1.3 miles
- Healthfare food shop & refill station – 1.3 miles



## BY CAR

- Access to A41 – 0.5 miles
- Tring Park School for the Performing Arts – 1.4 miles
- Tring Sports Centre 1.5 miles
- Tesco Superstore – 1.6 miles
- Tring School – 1.8 miles
- Tring Train Station – 3.3 miles
- Berkhamsted Castle – 7 miles
- Berkhamsted Girls School – 8.1 miles
- Berkhamsted Boys School – 8.3 miles
- Berkhamsted Train Station – 8.5 miles
- Westbrook Hay Prep School – 10.6 miles
- Lockers Park School – 11.9 miles
- Abbot's Hill School – 13.1 miles
- Waddesdon Manor – 14.1 miles
- M25, Junction 18 – 19.7 miles



## BY RAIL FROM TRING STATION

- Hemel Hempstead – 10 minutes
- Watford Junction – 20 minutes
- Milton Keynes Central – 22 minutes
- Northampton – 40 minutes
- London Euston – 42 minutes



## BY RAIL FROM BERKHAMSTED STATION

- Hemel Hempstead – 4 minutes
- Watford Junction – 16 minutes
- London Paddington – 1 hour, 11 minutes
- Birmingham New Street – 1 hour, 45 minutes



ROMAN PARK  
SPECIFICATION





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 quality 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 home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

2 & 3 bed homes  
4 & 5 bed homes

### KITCHEN\*

✓	✓	Professionally designed Omega kitchen with quality units and laminate work surfaces
	✓	Kitchen island to Nessvale, Osmore and Solville only
✓	✓	1½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout
	✓	Bosch built-in double oven
	✓	Bosch 5 burner gas hob with wok burner and extractor
	✓	Fully integrated, Bosch appliances, comprising fridge freezer, dishwasher and washer/dryer (where no utility room)
✓		Indesit built-in single oven
✓		Indesit 4 burner gas hob and extractor
✓		Fully integrated, Indesit appliances, comprising fridge freezer, dishwasher and washer/dryer
✓	✓	Amtico flooring

2 & 3 bed homes  
4 & 5 bed homes

### UTILITY^

	✓	Space for two appliances
	✓	Laminate work surfaces
	✓	Stainless steel, single bowl sink with drainer and chrome mixer tap
	✓	Amtico flooring
		<b>FAMILY BATHROOM, EN SUITES, SHOWER ROOM^ AND CLOAKROOM</b>
✓	✓	Roca sanitaryware
	✓	Vanity unit to family bathroom and bedroom 1 en suite
✓	✓	Thermostatic shower and full height tiling to shower cubicles
	✓	Full height tiling around bath with thermostatically controlled shower and glass shower door where applicable (except when there is a separate shower cubicle)
✓	✓	Half height tiling to cloakroom toilet wall
✓	✓	Heated chrome towel rail
✓	✓	Shaver socket to family bathroom, shower room^ and en suites
✓	✓	Amtico flooring

2 & 3 bed homes 4 & 5 bed homes		MEDIA AND COMMUNICATIONS	2 & 3 bed homes 4 & 5 bed homes		HEATING, LIGHTING AND INTERNAL FINISHES	2 & 3 bed homes 4 & 5 bed homes		ENVIRONMENTAL DETAILS	2 & 3 bed homes 4 & 5 bed homes		SECURITY AND EXTERNAL DETAILS
✓	✓	TV/FM/DAB sockets to kitchen, sitting room, study <sup>^</sup> , dining room <sup>^</sup> and all bedrooms	✓	✓	Solid ground floor for a warmer, quieter home and engineered timber joists to upper floors	✓	✓	Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage	✓	✓	Outside lights to front, rear <sup>^</sup> and side <sup>^</sup> doors
✓	✓	Sky and Freeview television distribution system to rooms with a TV socket following purchase and installation of suitable equipment	✓	✓	Traditional gas fired boiler and central heating	✓	✓	Smart meters installed to record your energy use and automatically send out meter readings	✓	✓	Multi-point locking system to front door
✓	✓	Infrastructure for BT Fibre throughout homes with additional Hyperoptic connection for immediate broadband access	✓	✓	Provision for electric fire following purchase and installation of suitable equipment	✓	✓	Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss	✓	✓	Spur fitted for wireless alarm
✓	✓	CAT6 wiring to connect your home, following purchase and installation of suitable equipment		✓	Walk-in dressing room to bedroom 1 to Madeley, Natland, Osmore, Pebworth and Solville only		✓	A+ rated and B-rated kitchen appliances to reduce water and energy use <sup>†</sup>		✓	Wall mounted car charging point to garage
✓	✓	Telephone sockets to sitting room, kitchen and study, where applicable, or smallest bedroom	✓	✓	Built-in wardrobes (please see floor plans for details)	✓	✓	Dual flush mechanism to toilets to reduce water use		✓	Spur fitted for electric garage door opener with the purchase and installation of additional equipment
			✓		Recessed downlights to kitchen/ breakfast room, family room <sup>^</sup> , family bathroom, cloakroom and en suites. Pendant lighting to other rooms	✓	✓	High levels of insulation within roof spaces and external cavity walls to limit heat loss in the winter and reduce heat gain in the summer	✓	✓	Outside electrical point to rear patio
				✓	Recessed downlights to kitchen/ breakfast room, utility room <sup>^</sup> , family room <sup>^</sup> , family bathroom, shower room <sup>^</sup> , cloakroom, en suites and second floor rooms. To the Solville, downlights also to hall, landing and dressing room. Pendant lighting to other rooms		✓	Dusk-to-dawn sensors to primary external lighting to reduce electricity usage	✓	✓	Outside water tap
			✓	✓	Pelmet lighting to kitchen units		✓	Low energy lighting to all homes <sup>††</sup>	✓	✓	Landscaped front garden
							✓	Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development			

\*Design is subject to change. Please ask your Sales Consultant for more information. <sup>^</sup>To selected plots only, please see floor plans for details. <sup>††</sup> Proportions may vary, please refer to Sales Consultant for more information.

<sup>†</sup>Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.







Photography from a previous CALA development





## 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.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



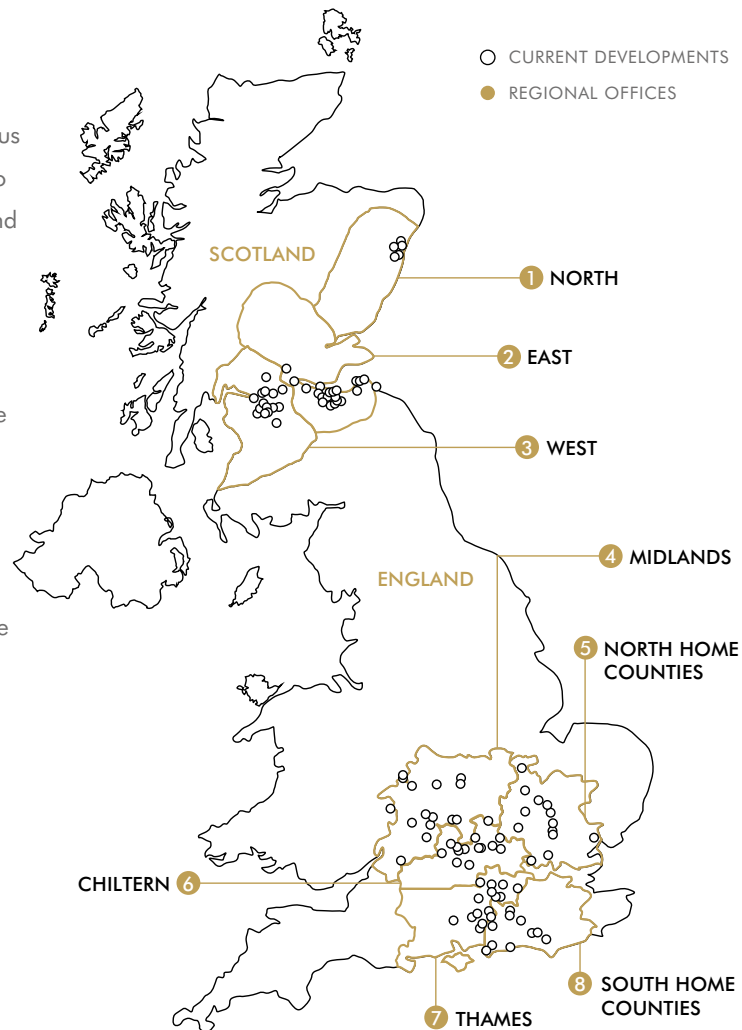
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.





# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 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.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the well-being of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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CALA HOMES (CHILTERN) LTD  
GEMINI HOUSE  
MERCURY PARK  
WOOBURN GREEN  
BUCKINGHAMSHIRE  
HP10 0HH  
T: 01628 552 300  
[CALA.CO.UK](http://CALA.CO.UK)

