



RED CLOVER GARDENS AT ASPEN PARK

HADDENHAM

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



ASPEN PARK

MORE SPACE IN A BEAUTIFUL PLACE

It's the perfect balance of country charm and city convenience. Situated on the former Haddenham Airfield, Aspen Park takes its name from one of the many heroic RAF fighter pilots killed during World War II. Our prestigious collection of 3, 4 and 5 bedroom luxury homes brings the height of contemporary family living to the most picturesque of village settings.

Full of light, space and a quality specification, these beautiful homes enjoy green open surroundings, including a well-equipped children's play area, sports pitches and a brand-new sports pavilion. With great motorway connections and the train station right on your doorstep, Aspen Park will enrich your life in every way.



Photography of Aspen Park



Photography from a previous CALA development



Photography of Aspen Park



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



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. **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 happy comments we've received from CALA homeowners at Aspen Park:

“The personal experience talks a lot for itself. They were supportive and patient with us and understood what we needed.”

“The combination of things, we are happy with quality of the interior and we feel the build has been done to a high specification which makes you feel good. We really like the fact they have built a football pitch field next to the house. I think it was to help improve the community aspect of where it is. In general, we were impressed with the customer service. They also paid for our stamp duty and gave us £5000 worth of John Lewis vouchers which definitely helps a lot.”

“I work at a solicitors so I deal with quite a few new builds and developers and I feel like with CALA, I know some developers can be really pushy trying to get transactions through. I felt they were more supportive. I never felt forced and I never felt like a burden when I raised enquiries and answered questions.”

“They were good quality homes compared to other builders with a nice layout and design.”

HELP TO BUY SCHEME SECURES DREAM HOME FOR FIRST TIME BUYERS MOVING OUT OF LONDON

Matt comments: "We rented a one-bedroom flat in St John's Wood near Regent's Park for six years as it was ideal for getting into Central London, where we both work. I'm 41 years old, and Nikki is 35, and we had reached that point where we wanted to buy our own house, get a dog and enjoy everything the countryside had to offer."

Matt, who works in technology, and Nikki, who works for a retailer, used the Government-backed Help to Buy scheme, to purchase their dream home at Aspen Park.

Matt continues: "As first-time buyers, we'd done our research into schemes available to help us onto the property ladder and into our perfect home, and the Help to Buy scheme had always been an attractive option to us. The scheme helped us to budget and understand what we could afford, and it seemed like a no-brainer to take advantage of it. Thanks to the scheme, we've been able to purchase a four-bedroom semi-detached home, offering plenty of space for myself, Nikki and our Labrador, Monty, but also allowing us space to grow."

MATT EVANS AND NIKKI PRICE, PURCHASERS AT ASPEN PARK, HADDENHAM



"As soon as we saw the plans for Hopefield Grange, we knew it was the right place for us to raise our family. Everything about the development was ideal for what we were looking for, from the close proximity to the local nursery and school to the open green spaces and playing fields. The house itself was perfect, with plenty of room both in and outdoors, and a good sized garden for our son to play in."

ALEX AND KATIE JUPP, PURCHASERS AT HOPEFIELD GRANGE



HADDENHAM

COUNTRY LIVING IN THE CONTEMPORARY STYLE

If you think Haddenham looks like a village straight out of *Midsomer Murders*, it is. Featuring traditional thatched cottages and idyllic duck ponds, this thriving Buckinghamshire community is also home to several independent shops, charming country pubs and desirable eateries, together with everyday amenities.

Neatly placed between Thame and Aylesbury, you need only venture into either of these bustling market towns to broaden your choice further, with Thame hosting the Thame County Fair, as well as many festivals throughout the year, including the renowned Thame and Arts Literature Festival, Thame Food Festival and Towersey Music Festival. While Oxford's historic spires and scenic parks are only approximately 16 miles away.

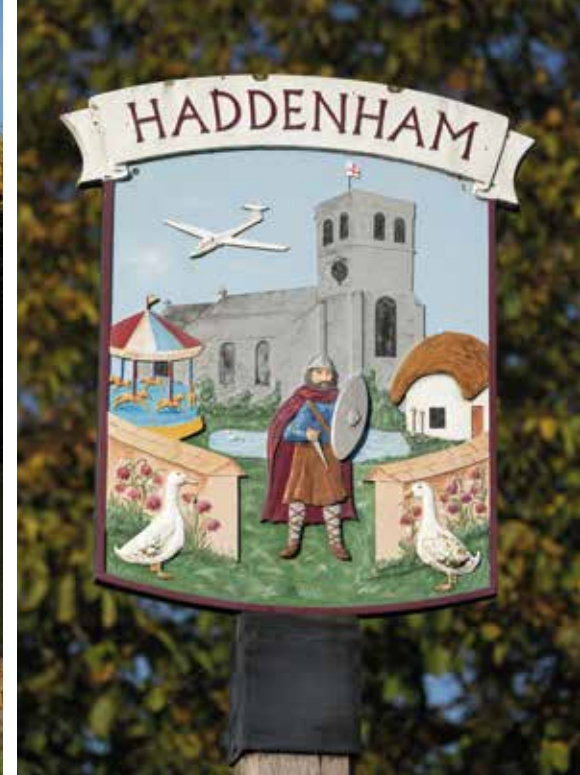
Take time out at nearby Hartwell House Spa, where you can swim in its inviting blue mosaic tiled pool, get active at Fitlife in Haddenham, venture the award-winning Go Ape in Wendover, or play a challenging round at Aylesbury Park and Oxfordshire Golf Clubs. And the stunning Chilterns Area of Outstanding Natural Beauty is also close by.

For a cultural day out, explore Waddesdon Manor's exceptional architecture, art collections and gardens. Then enjoy an evening performance at the Aylesbury Waterside Theatre, ranging from West End musicals and plays, to world-class opera and ballet.

You can expect an equally high standard of education in the village, from the Ofsted rated 'outstanding' St Mary's CofE Primary School and 'good' Haddenham Junior School. Also with an 'outstanding' report is the co-educational Lord Williams Secondary School in Thame and Sir Henry Floyd Grammar School in Aylesbury, along with Aylesbury Grammar School for Boys and Aylesbury High School for Girls or nearby independent schools include Griffin House School and Ashfold School.



Local area photography





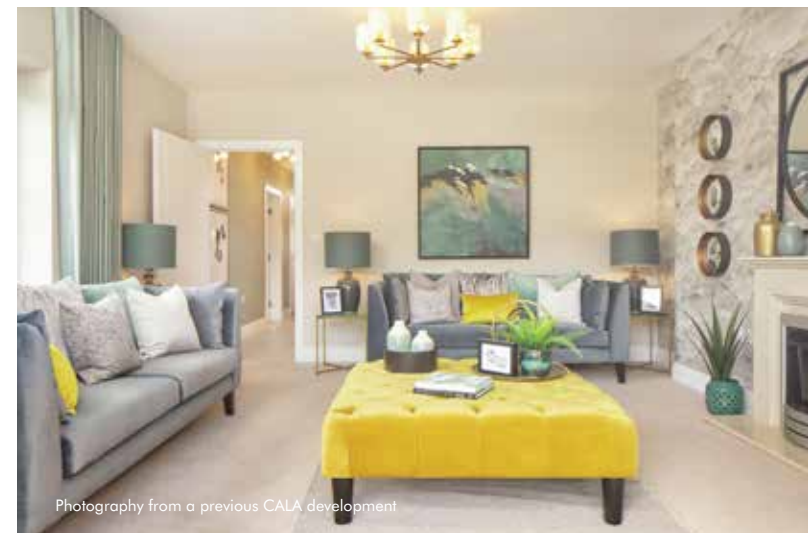
AN ASPIRATIONAL COMMUNITY IS BORN

Our vision for Aspen Park goes far beyond building new homes. Careful consideration has gone into creating a sustainable neighbourhood that will flourish as families move through each stage of life. Designed to leave a lasting legacy, a contribution of over £4m will be invested to support the long-term improvement of local services and facilities in Haddenham.

At the centre of this vibrant new community will be contemporary homes that blend in comfortably with their surroundings through complementary materials, thoughtful landscaping and green spaces. Giving Aspen Park a definite sense of place and ensuring a desirable lifestyle for its residents.



Photography of Aspen Park



Photography from a previous CALA development

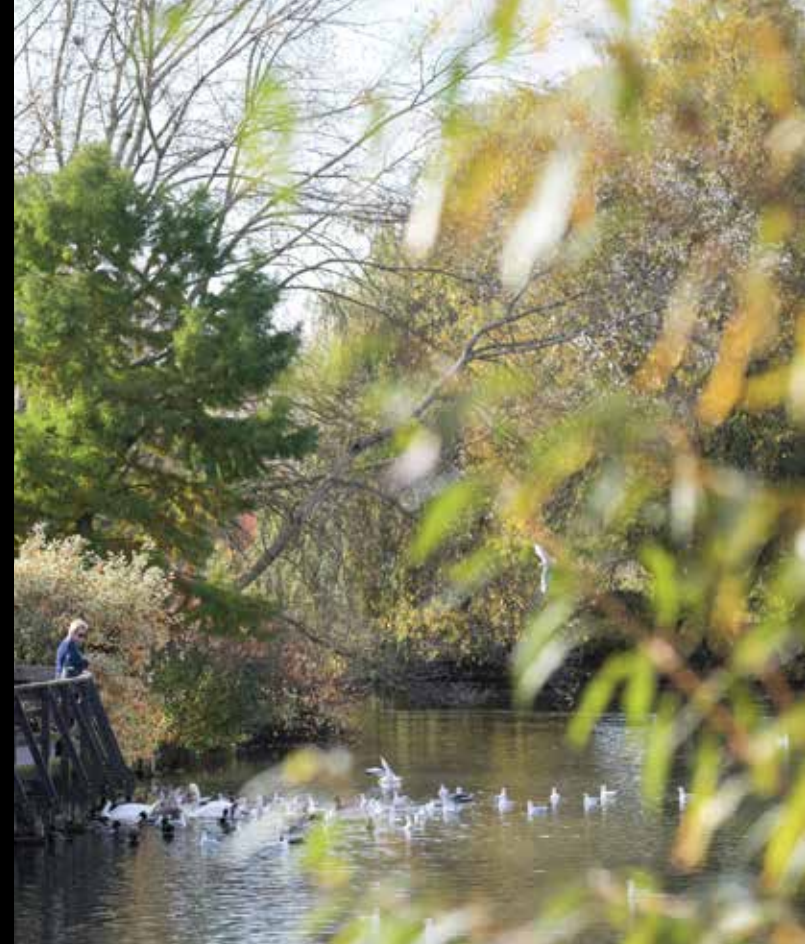


Photography of Aspen Park

FACILITIES FOR ALL AGES

Aspen Park and the surrounding village will boast a variety of convenient amenities for residents and the wider community, including independent shops, cafés and businesses, as well as a purpose-designed sports pavilion and brand-new retirement home.

Combining formal recreation with informal relaxation, there will also be sports pitches, a safe children's play area and a hectare of open space in which to enjoy scenic walks and family picnics. From environmental and leisure benefits to retail and social benefits, Aspen Park will have all the aspects of a popular and thriving destination.



Local area photography





SARACEN'S
HEAD
T.BUTTERMARKET

Cornfield
BAKERY
& CAFE

fore GOLF
Sales, Repairs
and Clothing
01844 217566

Cornfield Bakery & Cafe

OPEN TODAY!
DOMINO
Fore Golf
Lounge wear

DESIRABLE AND COMMUTABLE

Haddenham's central location between Solihull and Beaconsfield gives you much more home for your money, without adding hours to your daily commute.

With the newly upgraded Haddenham & Thame Parkway station situated less than half a mile away along a designated foot/cycle path, regular trains run directly to London Marylebone in approximately 40 minutes, Oxford City in under 30 minutes and Birmingham Moor Street in just over an hour.

Car journeys throughout the region are easy too, with Aylesbury around five miles away, Oxford 16 miles away and Junction 7 of the M40 some seven miles from home.

And for international departures, London Luton Airport is under 35 miles away via the A418, while London Heathrow is just over 37 miles via the M40.

Journey times taken from www.thetrainline.com



Local area photography

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.


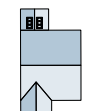










With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces draw you in and the finish and specification contain many unexpected touches that will make your life that little bit easier.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography from a previous CALA development

ASPEN PARK - RED CLOVER GARDENS

-  THE TURNLAND
5 BEDROOM DETACHED HOME
-  THE RAMHILL
5 BEDROOM DETACHED HOME
-  THE OATFIELD
4 BEDROOM DETACHED HOME
-  THE NESSVALE
4 BEDROOM DETACHED HOME
-  THE NENHURST
4 BEDROOM DETACHED HOME
-  THE MADELEY
4 BEDROOM SEMI-DETACHED/DETACHED HOME
-  THE LENHAM
4 BEDROOM DETACHED HOME
-  THE KEARFIELD
4 BEDROOM SEMI-DETACHED HOME
-  THE LARFIELD
4 BEDROOM SEMI-DETACHED/LINK-DETACHED HOME
-  THE HURWICK
3 BEDROOM DETACHED HOME
-  THE HORNFORD
3 BEDROOM DETACHED HOME
-  HOUSING ASSOCIATION



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



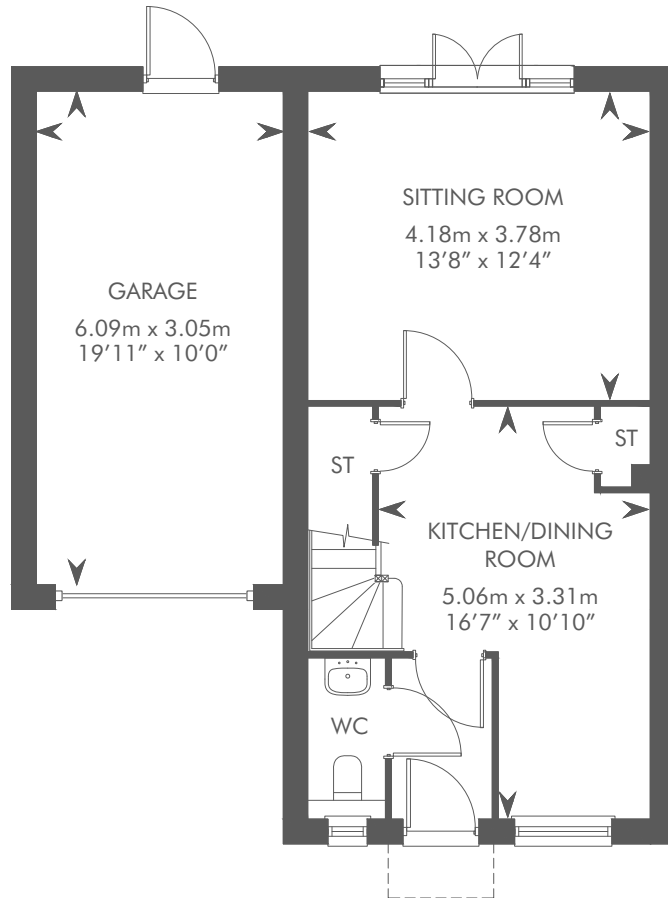
Photography of The Hornford

THE HORNFORD

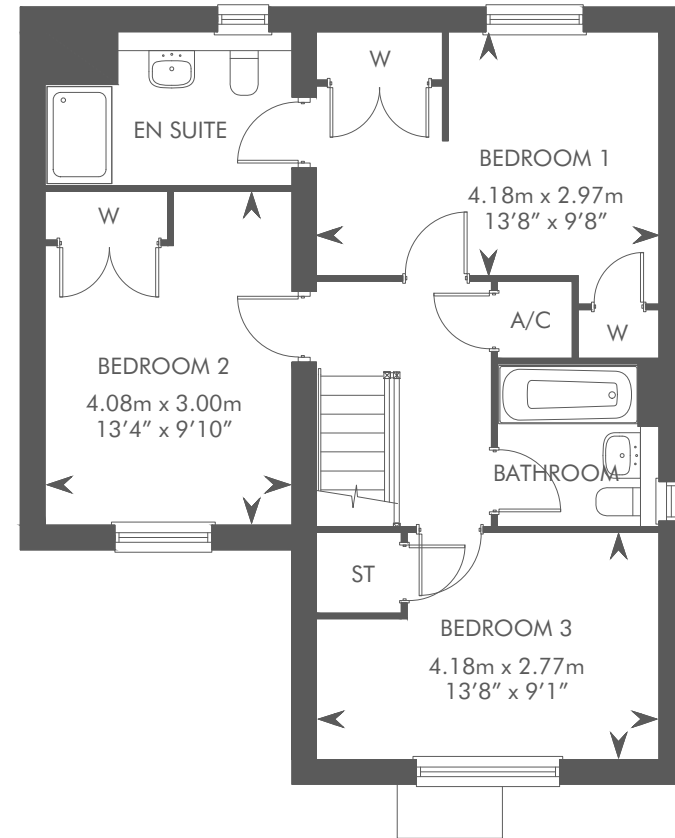
3 BEDROOM DETACHED HOME



THE HORNFORD
PLOTS 36-37 & 126 – AS SHOWN
PLOT 127 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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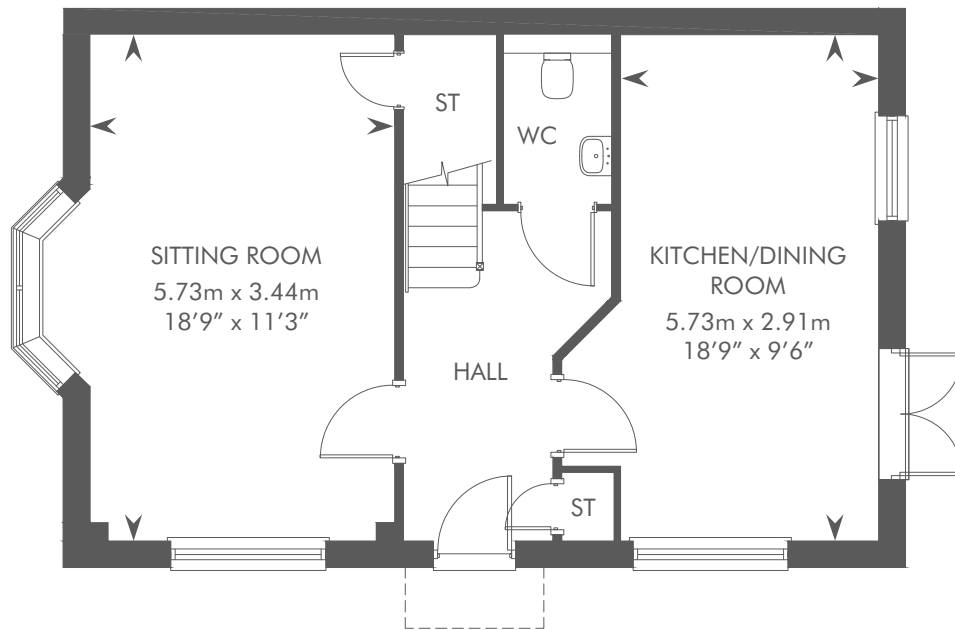


Computer generated image of The Hurwick

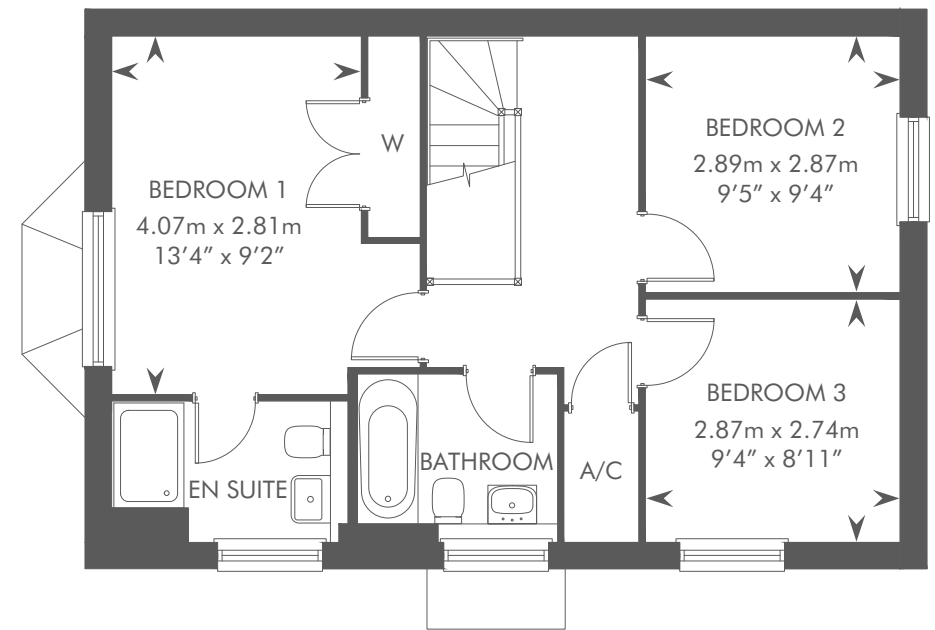
THE HURWICK

3 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

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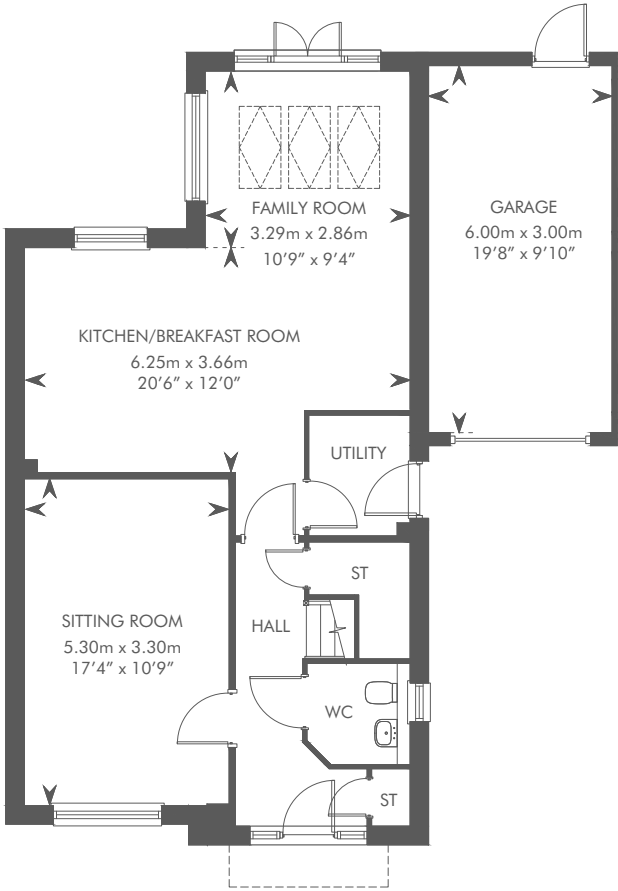
Photography of The Larfield

THE LARFIELD

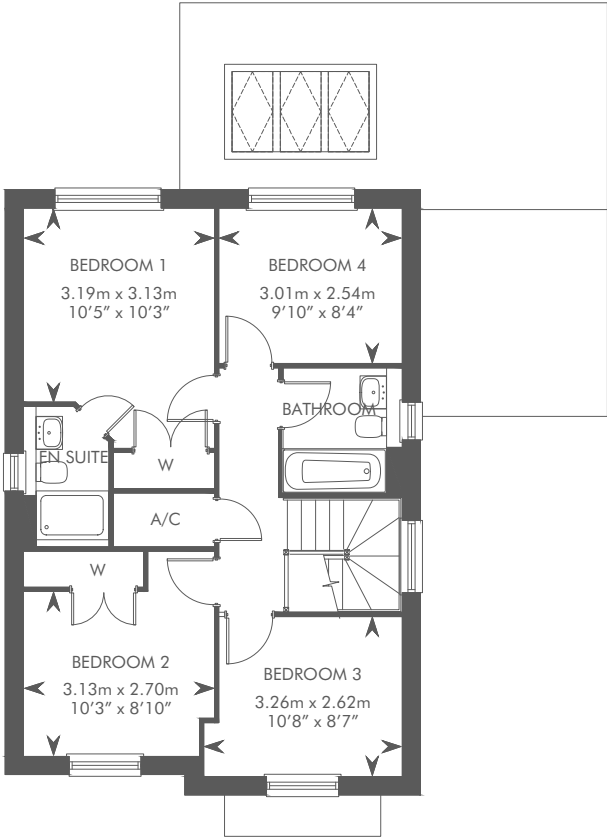
4 BEDROOM SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



THE LARFIELD
PLOTS 31, 32, 50 & 54 – AS SHOWN
PLOTS 33, 51 & 55 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. : Velux windows.

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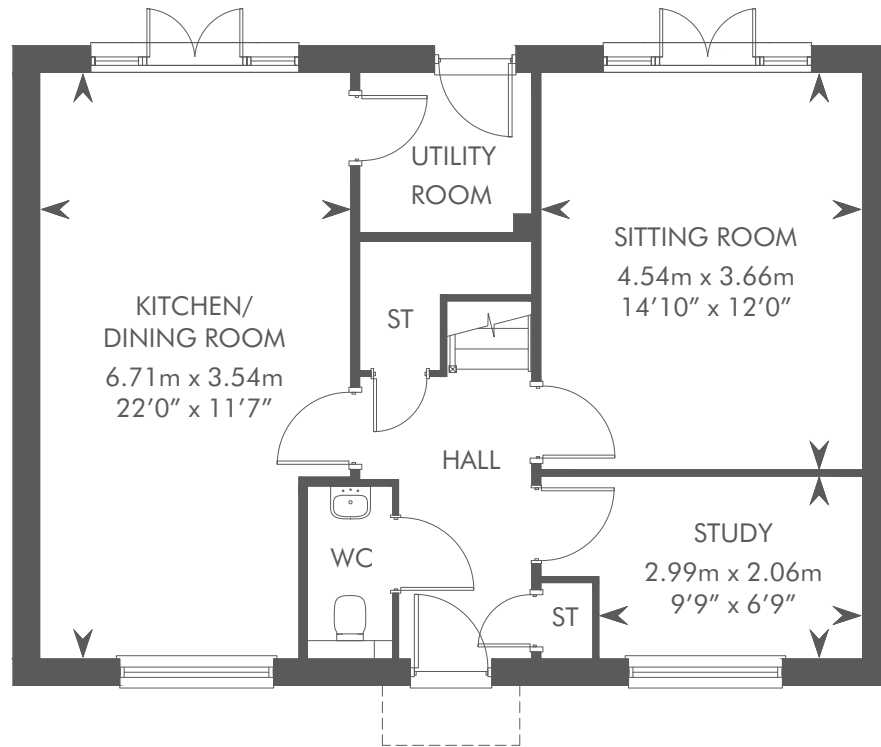


Computer generated image of The Lenham

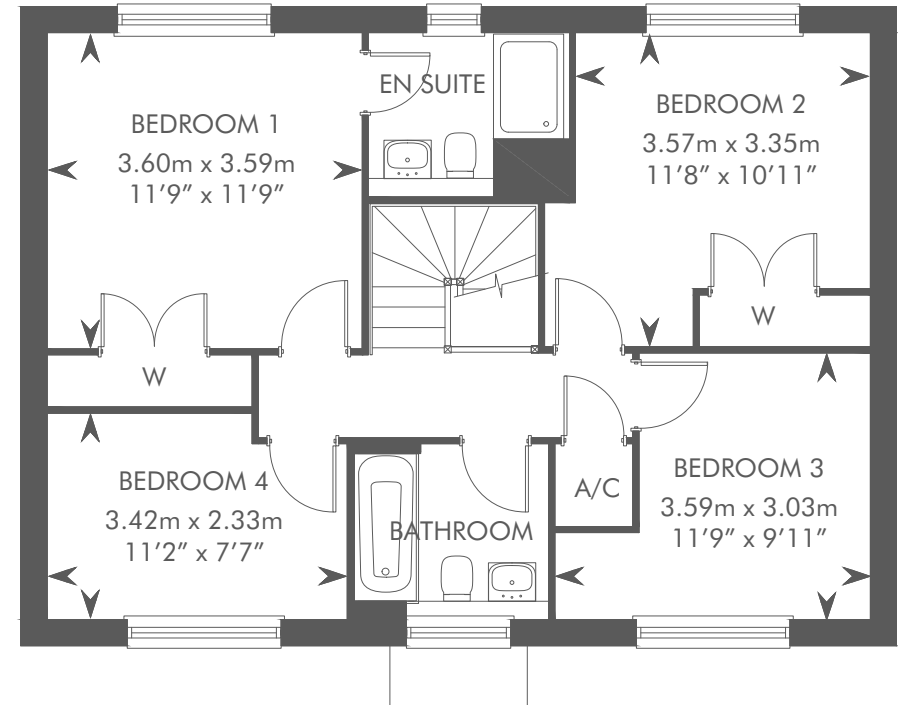
THE LENHAM

4 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.



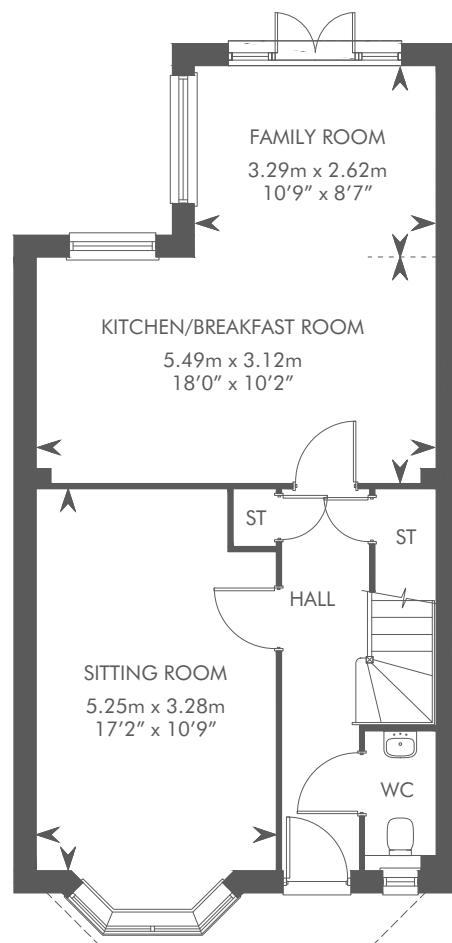
Photography of The Madeley

THE MADELEY

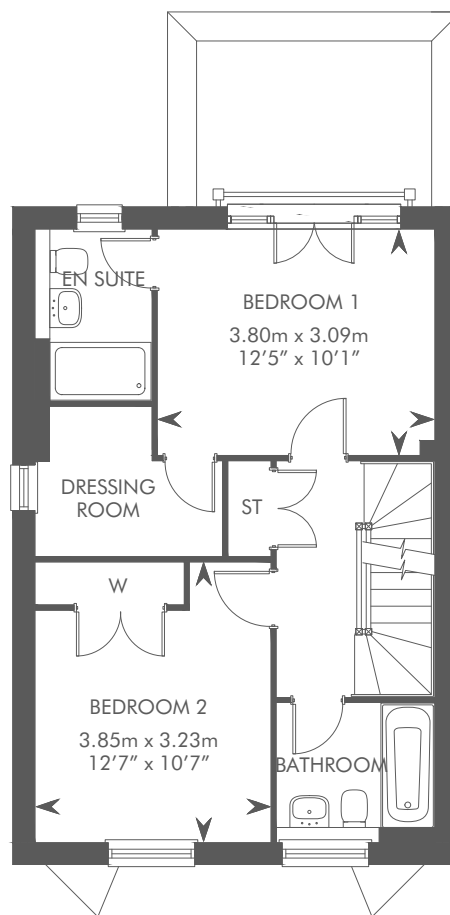
4 BEDROOM SEMI-DETACHED/DETACHED HOME



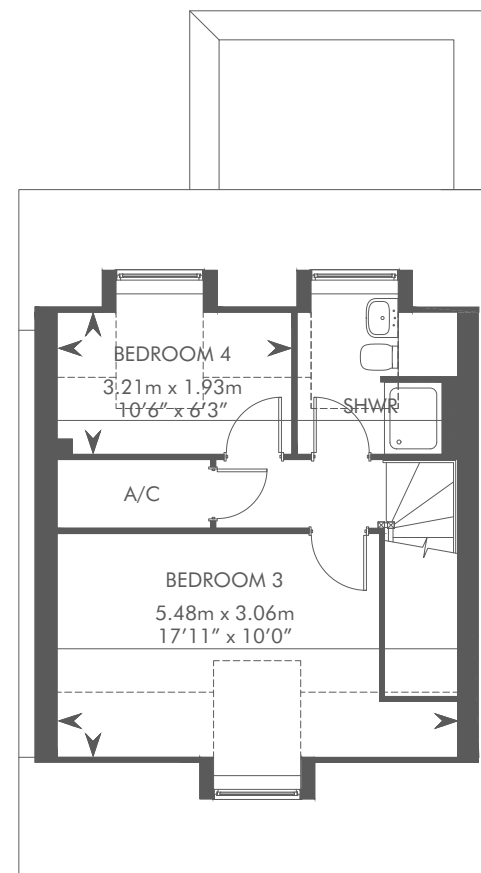
THE MADELEY
PLOTS 77, 117 & 118 – AS SHOWN
PLOTS 78 & 116 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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THE NENHURST

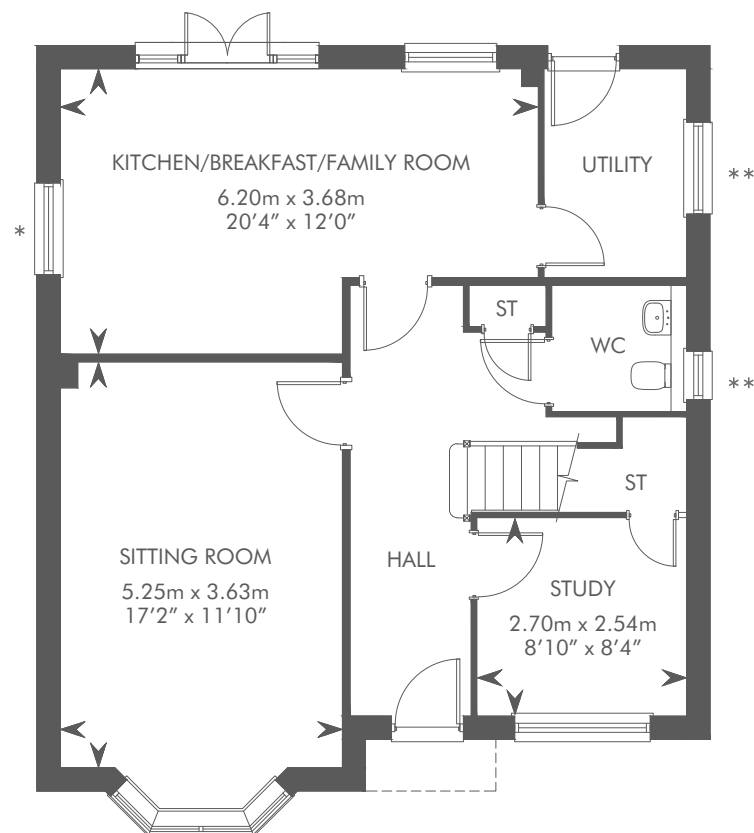
4 BEDROOM DETACHED HOME



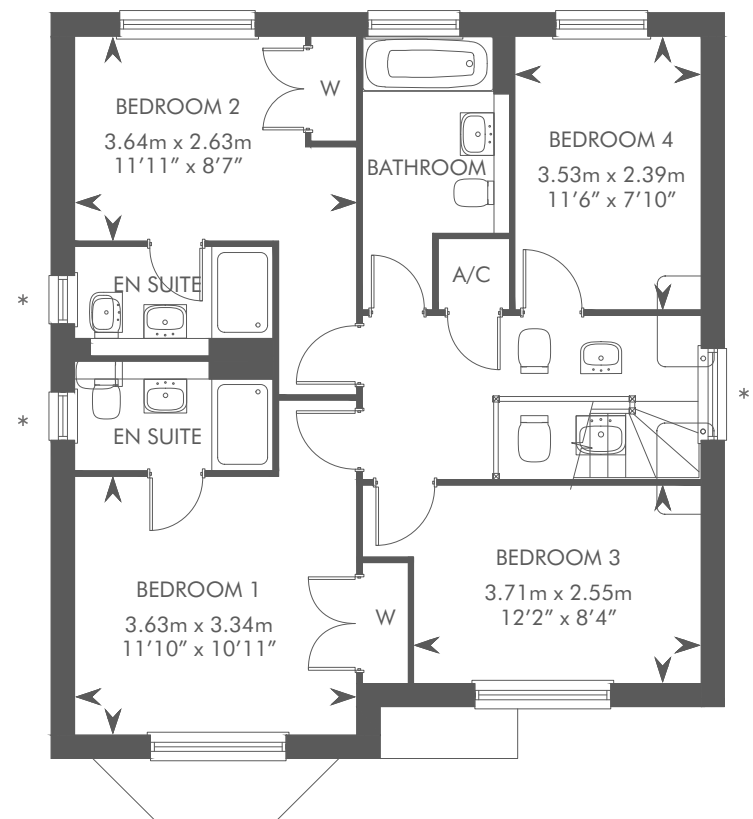
THE NENHURST

PLOTS 35, 44, 45, 52, 57, 58, 87, 122 & 123 – AS SHOWN

PLOTS 53 & 121 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

* Windows to be fixed shut and fire rated on plots 87, 122 & 123. ** Windows to be fixed shut and fire rated on plots 52 & 57.

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Photography of The Oatfield

THE OATFIELD

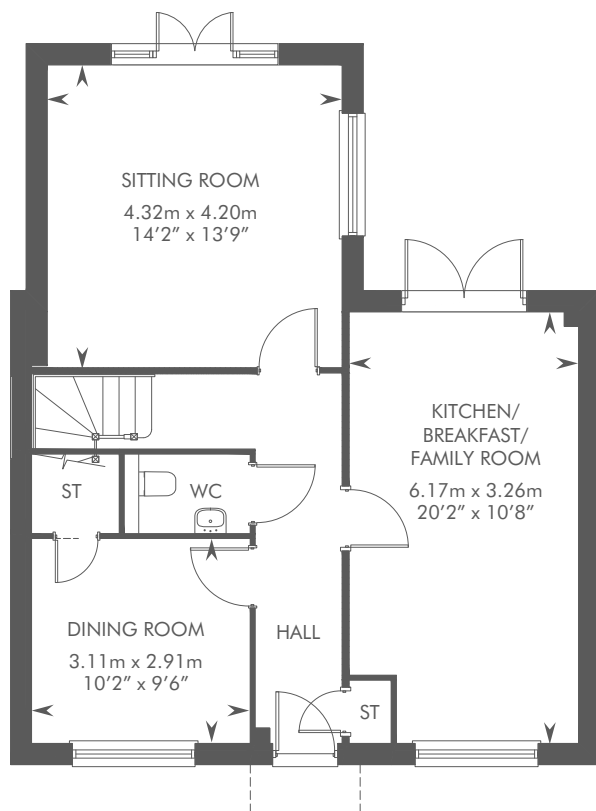
4 BEDROOM DETACHED HOME


CALA
HOMES

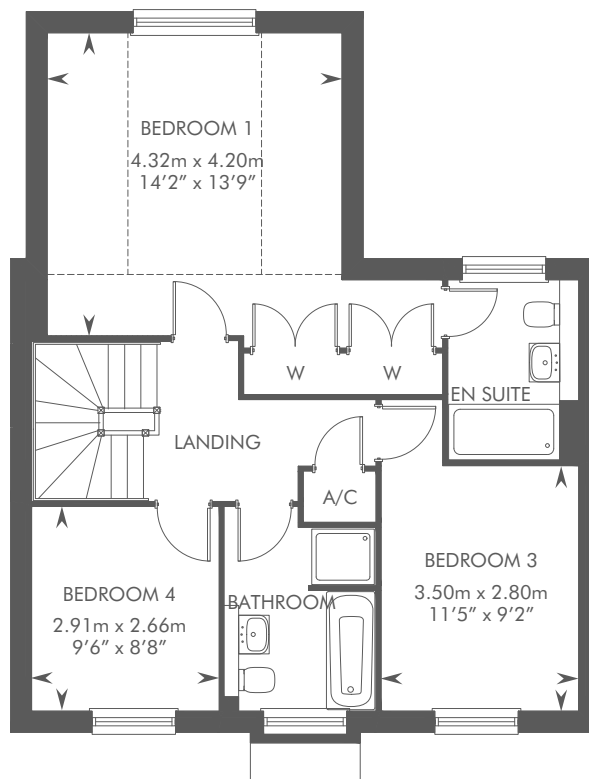
THE OATFIELD

PLOTS 83, 92, 115 & 124 – AS SHOWN

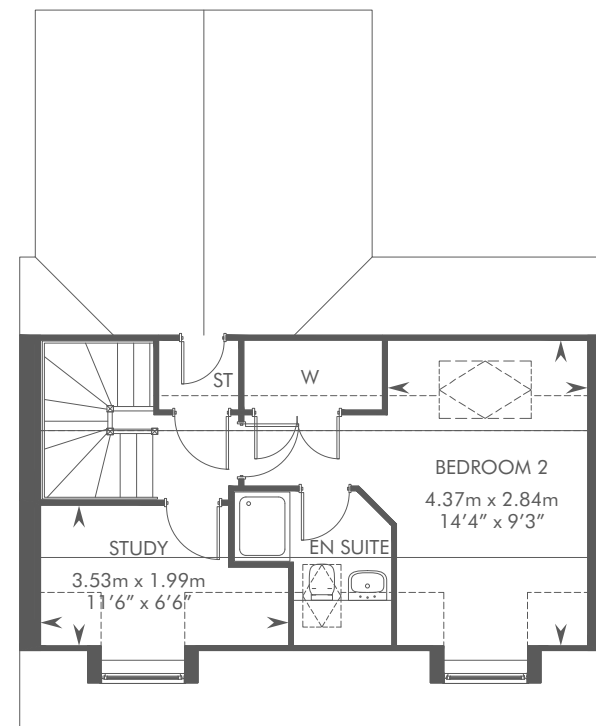
PLOTS 43, 56, 76, 79, 114 & 125 – HANDED



GROUND FLOOR




FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details.

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

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Computer generated image of The Ramhill

THE RAMHILL

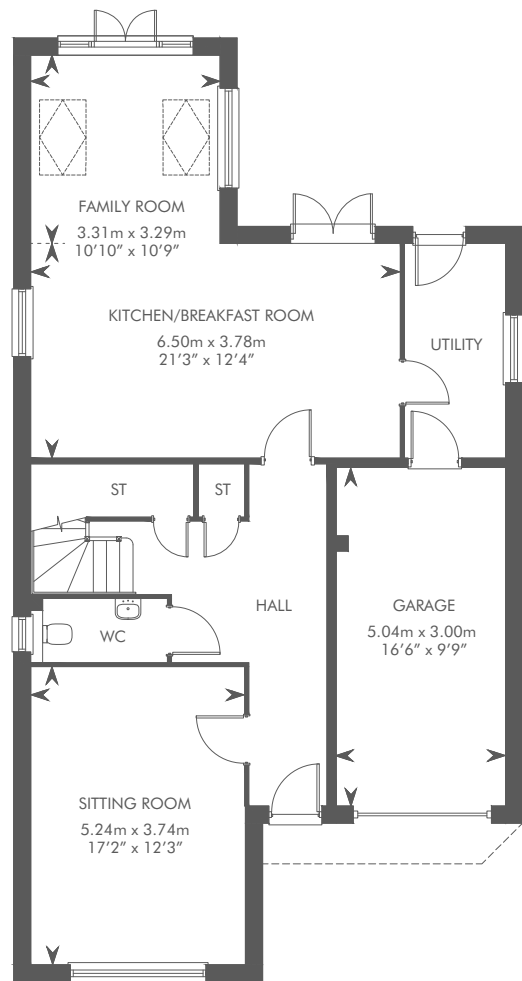
5 BEDROOM DETACHED HOME



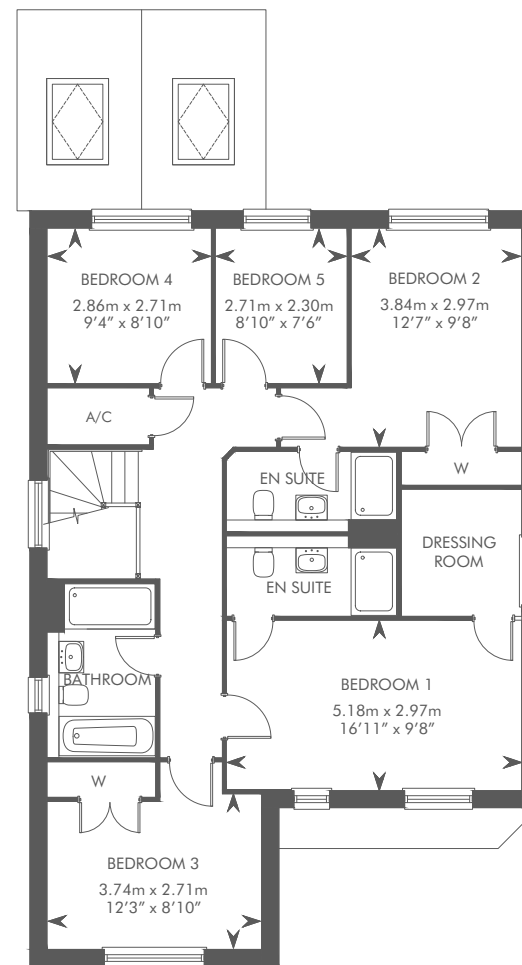
THE RAMHILL

PLOTS 42, 85, 86 & 120 – AS SHOWN

PLOTS 38, 39, 40, 46 & 47 – HANDED



GROUND FLOOR



FIRST FLOOR

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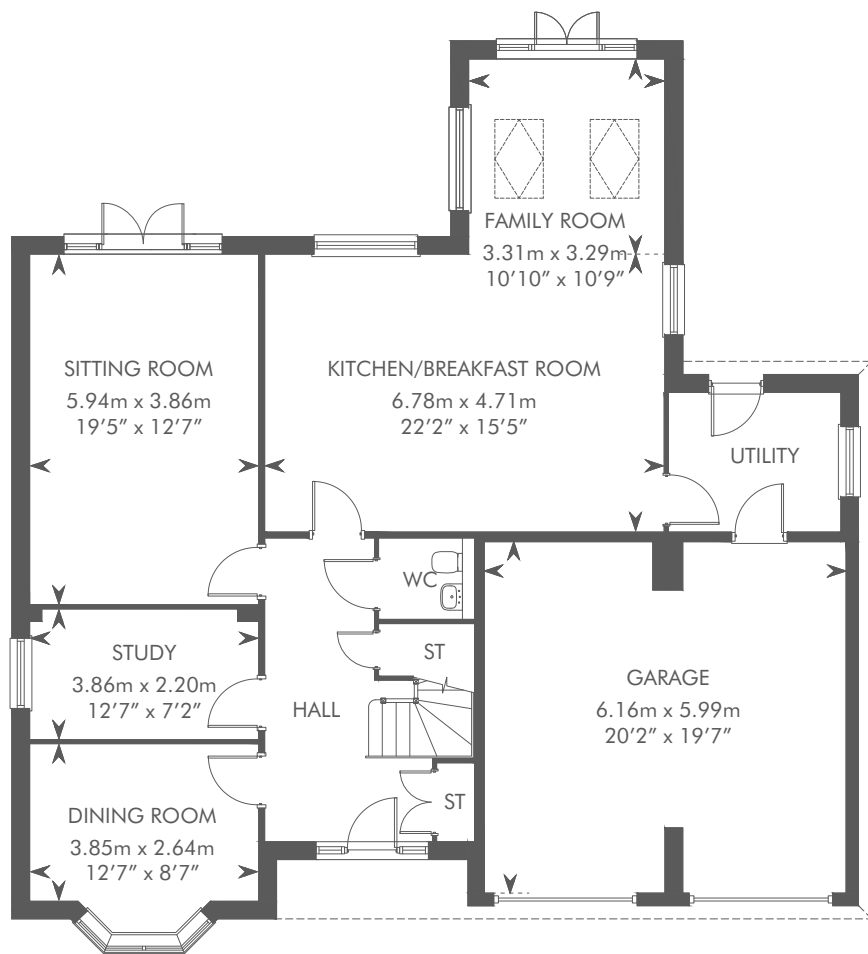


THE TURNLAND

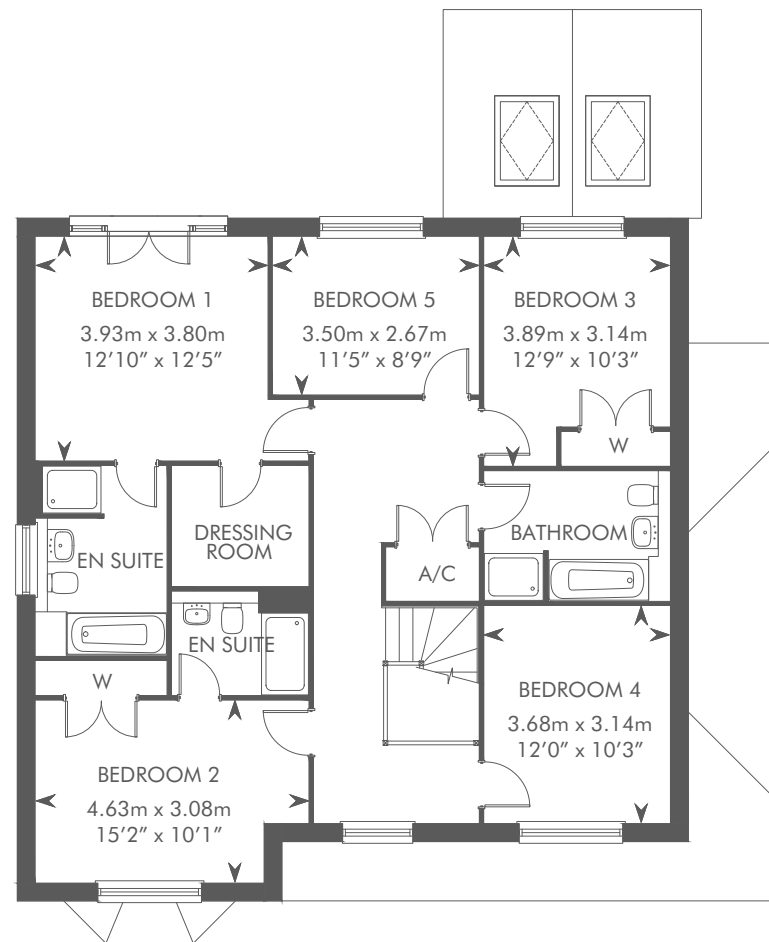
5 BEDROOM DETACHED HOME



THE TURNLAND
PLOTS 41 & 48 – AS SHOWN
PLOTS 80 & 119 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE KEARFIELD

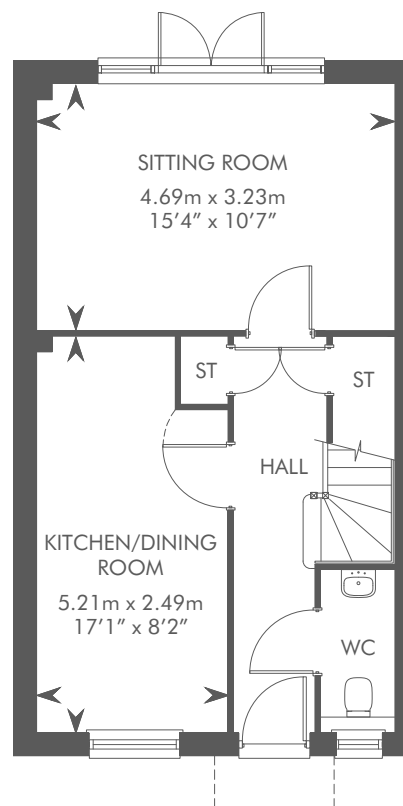
4 BEDROOM SEMI-DETACHED HOME



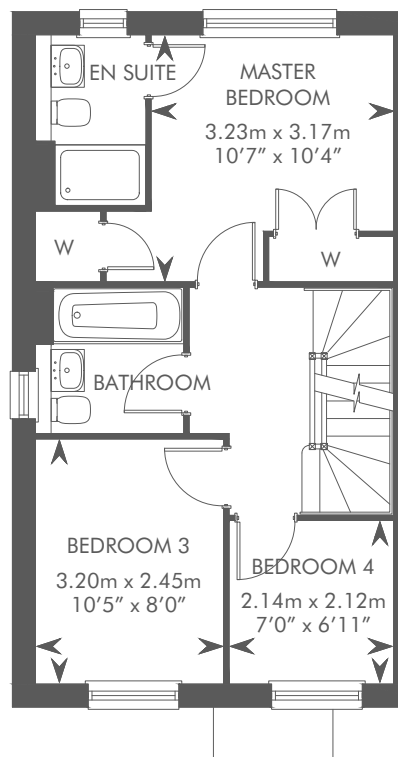
THE KEARFIELD

PLOTS 14, 16, 18, 27, 74, 90, 110 & 112 – AS SHOWN

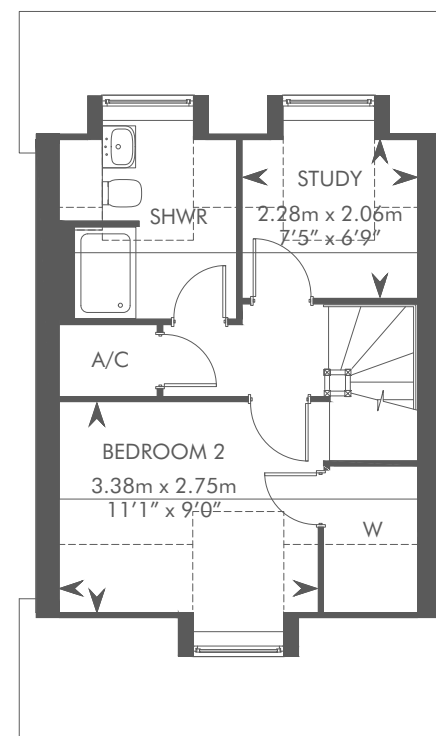
PLOTS 13, 15, 17, 26, 75, 89, 109, 111 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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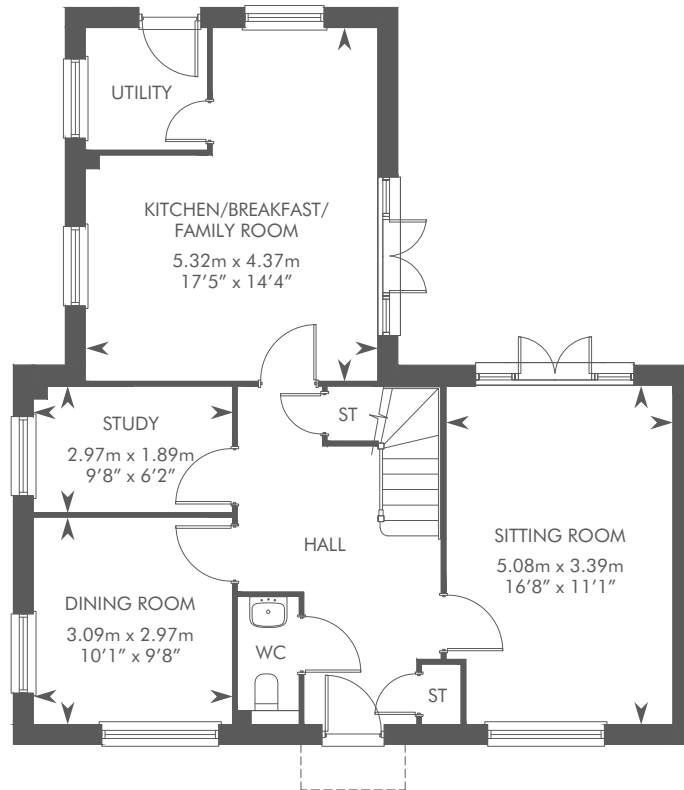


THE NESSVALE

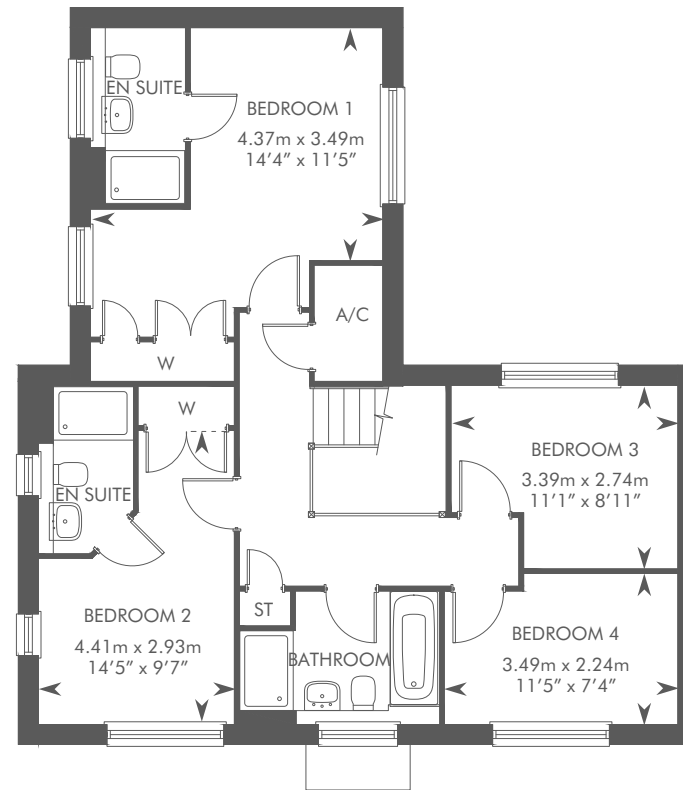
4 BEDROOM DETACHED HOME



THE NESSVALE
PLOTS 21, 30 & 49 – AS SHOWN
PLOTS 1, 9, 34 & 81 – HANDED



GROUND FLOOR



FIRST FLOOR

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RED CLOVER GARDENS AT ASPEN PARK

HADDENHAM

SPECIFICATION



SPECIFICATION

KITCHEN*

- Professionally designed kitchen with quality units and laminate work surfaces
- 1½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (Hurwick and Hornford)
- Bosch built-in/built-under double oven (Nessvale, Oatfield, Nenhurst, Larfield, Madeley, Lenham, Kearfield, Ramhill and Turnland)
- Bosch 4 ring induction hob with extractor (Hurwick and Hornford)
- Bosch 5 ring induction hob with extractor (Nessvale, Oatfield, Nenhurst, Larfield, Madeley, Lenham, Kearfield, Ramhill and Turnland)
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch built-in washer/dryer (Oatfield, Hurwick, Hornford, Kearfield and Madeley)

UTILITY ROOM*^

- Laminate work surfaces
- Stainless steel single bowl sink with drainer and chrome mixer tap with swivel spout
- Space for two appliances

FAMILY BATHROOM, EN SUITES AND CLOAKROOM*

- Roca sanitaryware
- Double door vanity unit to family bathroom and master en suite
- Thermostatic showers
- Heated chrome towel rails to family bathroom and en suites
- Shaver socket to family bathroom and en suites

MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast/family room, sitting room, dining room^, study^ and all bedrooms
- Sky Q and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Telephone sockets to kitchen/breakfast/family room, sitting room, master bedroom and study^/smallest bedroom
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection



Photography from a previous CALA development

* Design is subject to change. Please ask your Sales Consultant for more information

^ To selected plots only, please see floor plans for details

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

†† Proportions may vary, please refer to Sales Consultant for further information



HEATING, LIGHTING AND INTERNAL FINISHES*

- Solid floors to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second^ floor (except The Oatfield)
- Traditional gas radiator central heating
- Recessed downlights to kitchen/breakfast/family room, cloakroom, family bathroom and en suites. Pendant light fittings to all other rooms (Hurwick, Hornford, Nessvale, Oatfield, Nenhurst, Larfield, Madeley, Lenham and Kearfield)
- Recessed downlights to hall, landing, kitchen/breakfast/family room, cloakroom, family bathroom, en suites and dressing room^. Pendant light fittings to all other rooms (Ramhill and Turnland)
- Triple bar light to utility room^
- Amtico flooring to kitchen/breakfast/family room, utility room^, cloakroom, family bathroom and en suites
- Built-in wardrobes (please see floor plans for details)

SECURITY

- Outside lights to front, rear and side doors
- Recessed downlights to porched area^
- Dusk-to-dawn sensor lights outside front door^
- Multi-point locking system to front door
- Fused spur fitted for wireless alarm

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Energy monitor installed to help track usage, reducing bills and environmental impact
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A+ or B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Outside water tap
- Outside electrical point to rear patio
- Landscaped front garden

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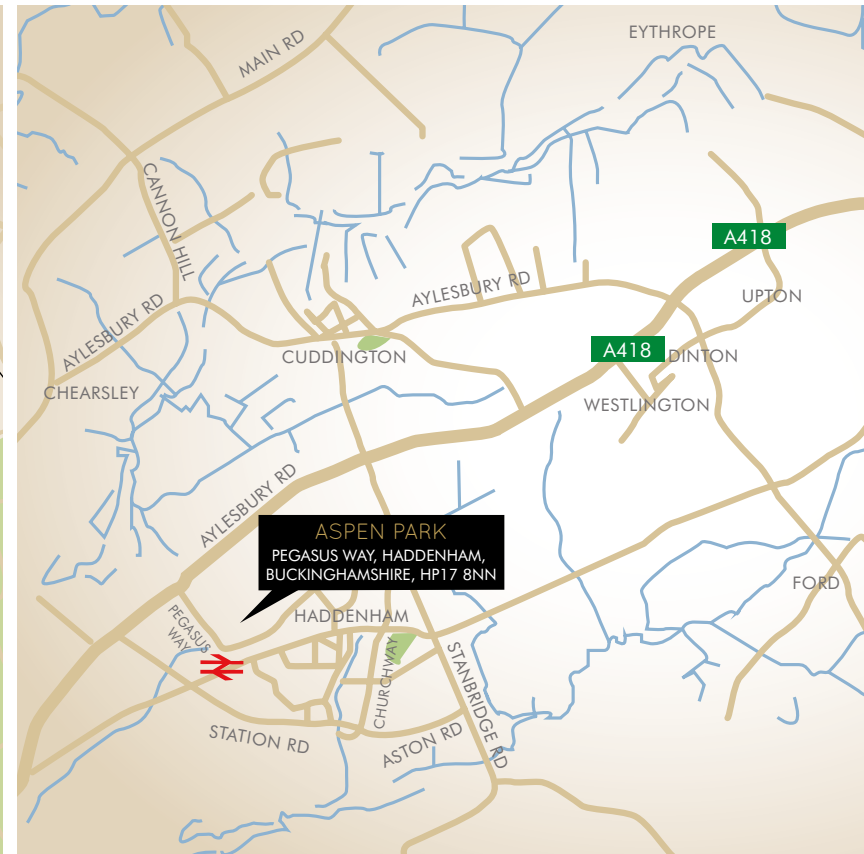


PERFECTLY LOCATED

Aspen Park, Pegasus Way, Haddenham, Buckinghamshire, HP17 8NN



REGIONAL MAP



LOCAL AREA MAP

WHAT'S NEAR



ON FOOT

- Haddenham & Thame Parkway Station – 0.3 miles
- Haddenham Library – 0.5 miles
- Fitlife Gym – 0.5 miles
- The Rising Sun Pub – 0.5 miles
- Haddenham Post Office – 0.8 miles
- Haddenham Community Co-educational Infant School – 0.8 miles
- Haddenham Co-educational Junior School – 0.8 miles
- The Green Dragon Pub – 1 mile
- St Tiggywinkles Wildlife Hospital – 1 mile



BY CAR

- Haddenham St Mary's CofE Primary School – 1.4 miles
- Waitrose, Thame – 2.6 miles
- Lord Williams Secondary Co-educational School – 4.1 miles
- Hartwell House Spa – 5 miles
- Oxfordshire Golf Club – 5.8 miles
- Aylesbury Park Golf Club – 5.9 miles
- Odeon Cinema, Aylesbury – 7 miles
- Sir Henry Floyd Co-educational Grammar School – 7 miles
- Ashfold School - Co-educational Independent School – 7.2 miles
- Aylesbury Waterside Theatre – 7.3 miles
- Friars Square Shopping Centre, Aylesbury – 7.5 miles
- Griffin House Co-educational Independent School – 8.1 miles
- M40 Junction 7 – 7.2 miles
- Aylesbury High School for Girls – 8.2 miles
- Aylesbury Grammar School for Boys – 8.3 miles
- Belmond Le Manoir aux Quat'Saisons Restaurant – 8.8 miles
- The Sir Charles Napier Restaurant – 10 miles
- Oxford City Centre – 16 miles
- London Luton Airport – 32.4 miles
- London Heathrow Airport – 37.2 miles



BY RAIL (FROM HADDENHAM & THAME PARKWAY STATION)

- Oxford City – 29 minutes
- London Marylebone – 40 minutes
- Birmingham Moor Street – 1 hour and 5 minutes
- London King's Cross – 1 hour and 12 minutes



BY BUS (280)

- Regular daily runs – Aylesbury, Haddenham, Thame, Wheatley, Oxford

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk



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