

# ASPEN PARK

HADDENHAM









# 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.



# HADDENHAM

## COUNTRY LIVING IN 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.

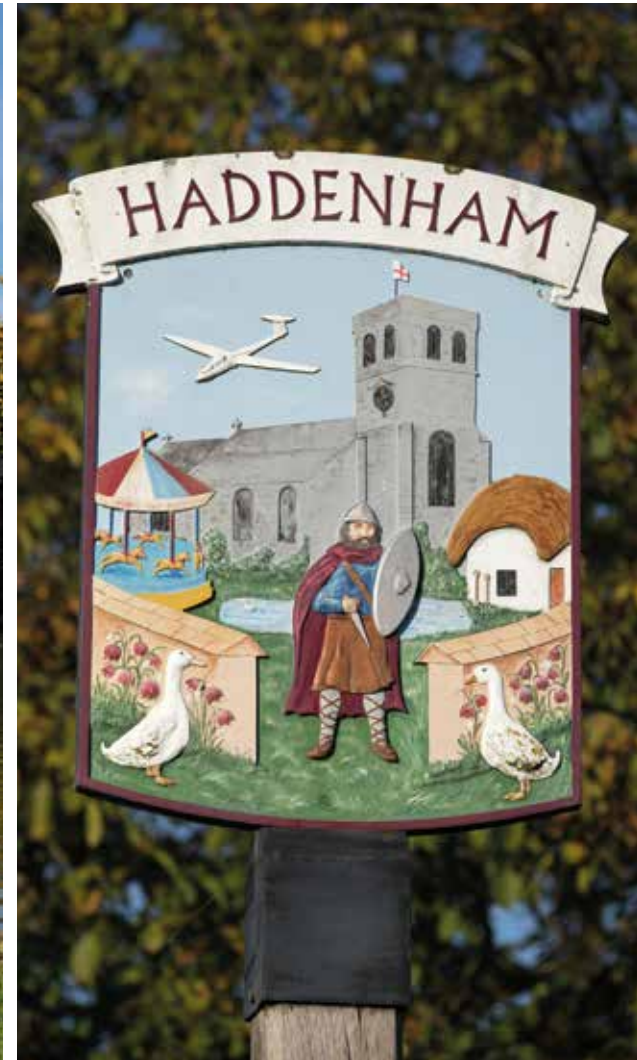
For a cultural day out, explore Waddesdon Manor's exceptional architecture, art collections and gardens. Then enjoy an evening performance at the Aylesbury Waterside Theatre, ranging from West End musicals and plays, to world-class opera and ballet.

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







Stock 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.





## 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



## 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](http://www.thetrainline.com)



Photography of Oxford



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 - DE HAVILLAND PLACE



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.

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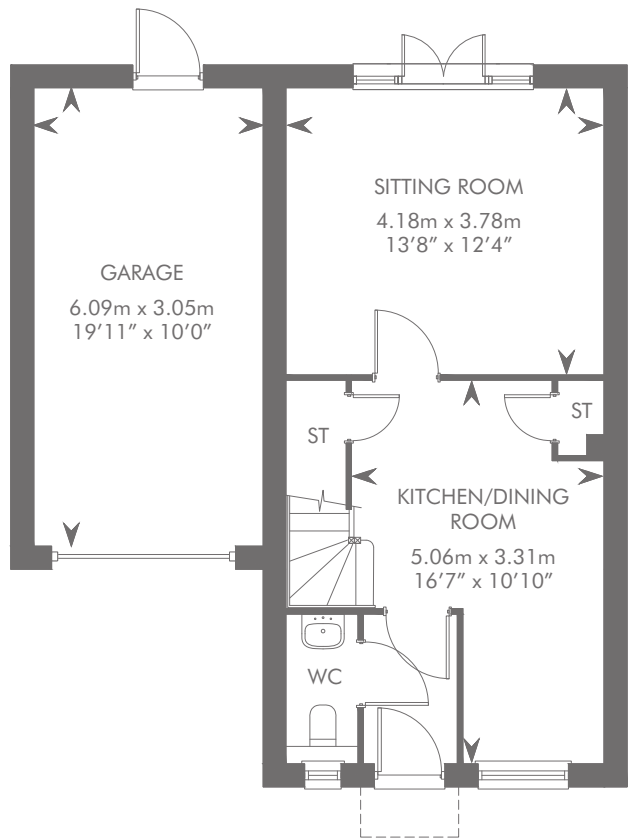
Computer generated image - The Hornford

# THE HORNFORD

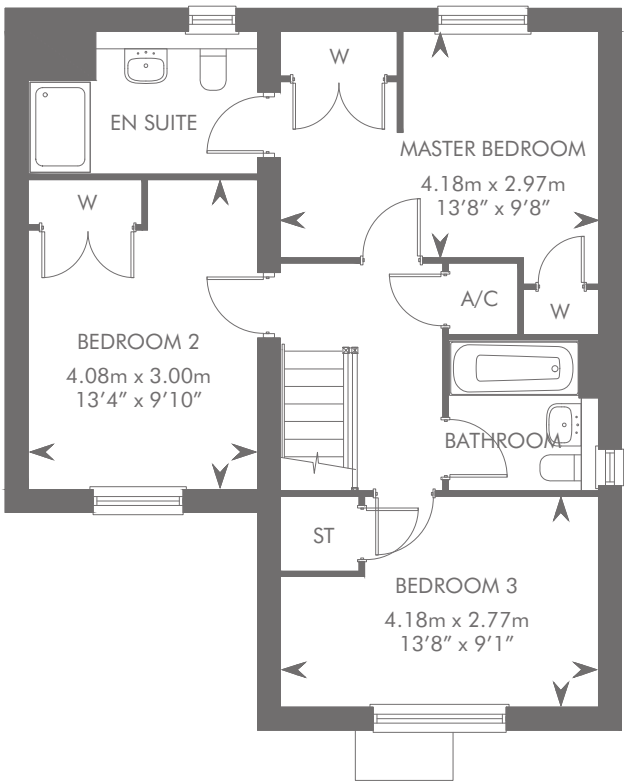
3 BEDROOM DETACHED HOME



THE HORNFORD  
PLOTS 7, 8, 23, 36, 37, 126, 207 & 233 – AS SHOWN  
PLOTS 24, 127 & 142 – 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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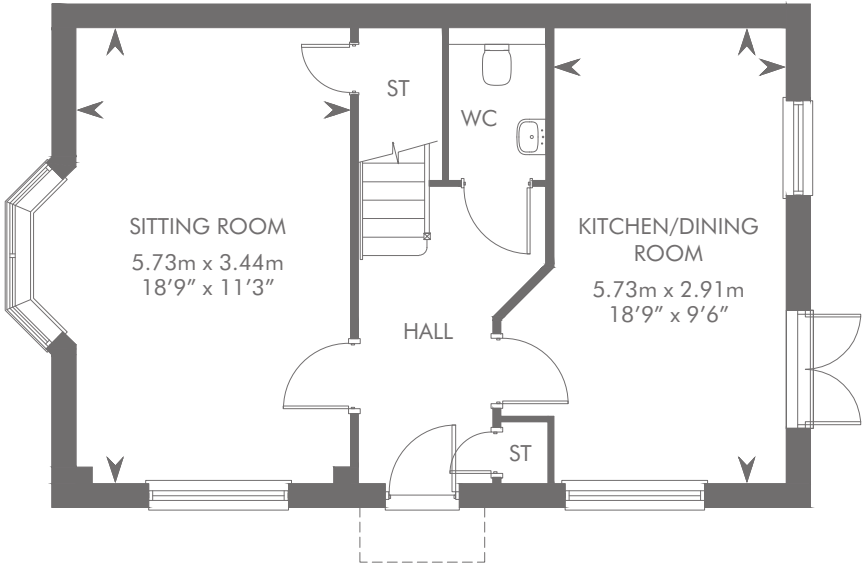
Computer generated image - The Hurwick

# THE HURWICK

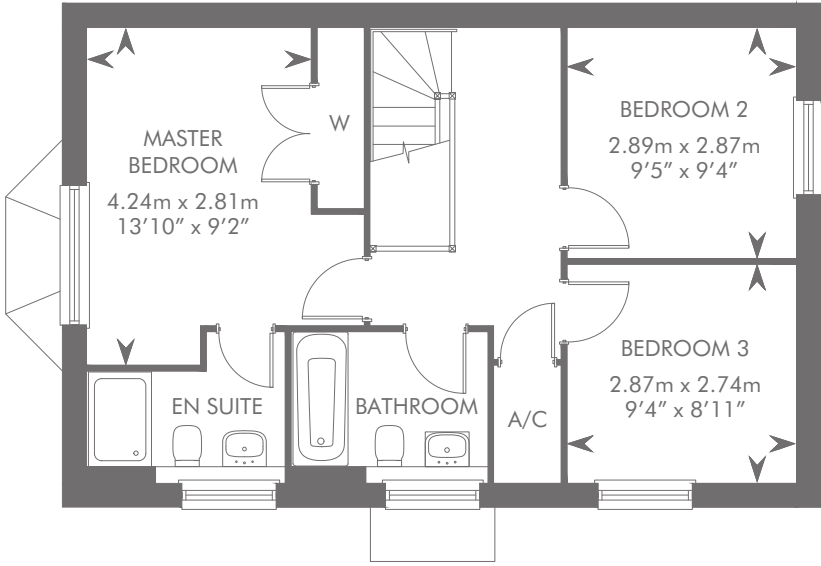
3 BEDROOM DETACHED HOME



THE HURWICK  
PLOTS 232 – AS SHOWN  
PLOTS 4, 59, 88, 91, 113, 131, 173, 180 & 198 – HANDED



GROUND FLOOR



FIRST FLOOR

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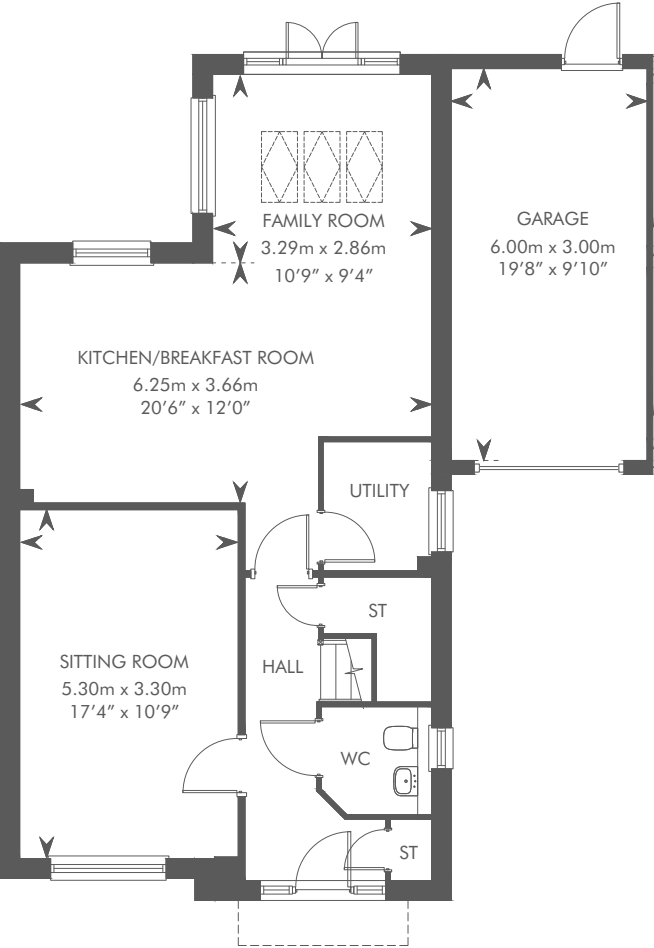


# THE LARFIELD

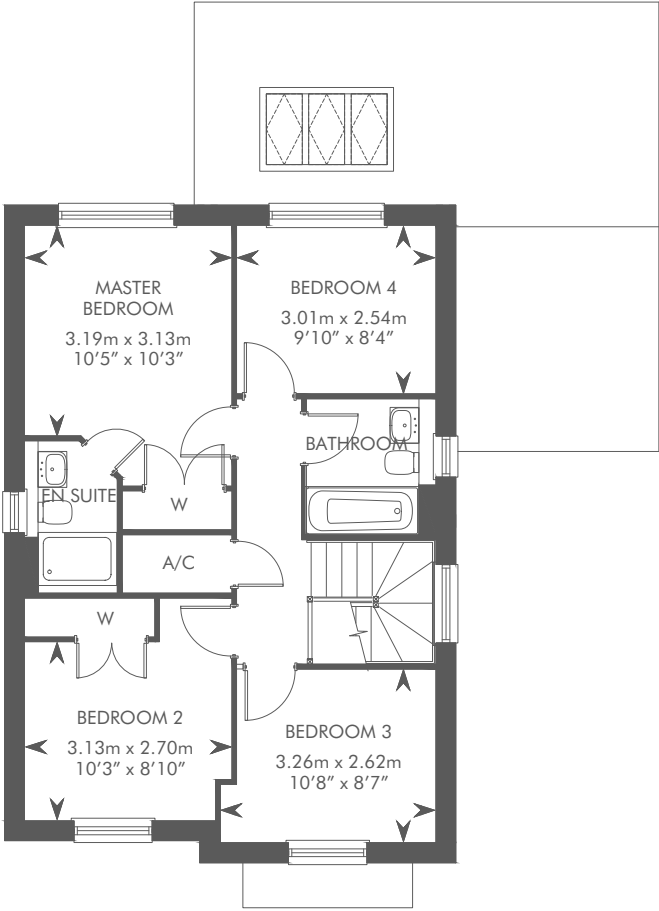
4 BEDROOM SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



THE LARFIELD  
PLOTS 203 & 205 – AS SHOWN  
PLOTS 204 & 206 – HANDED



GROUND FLOOR



FIRST FLOOR

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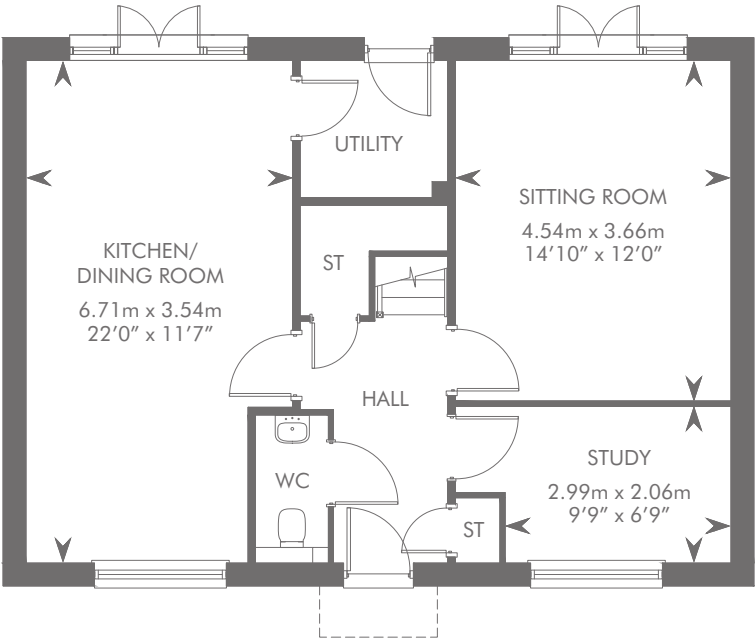
Computer generated image - The Lenham

# THE LENHAM

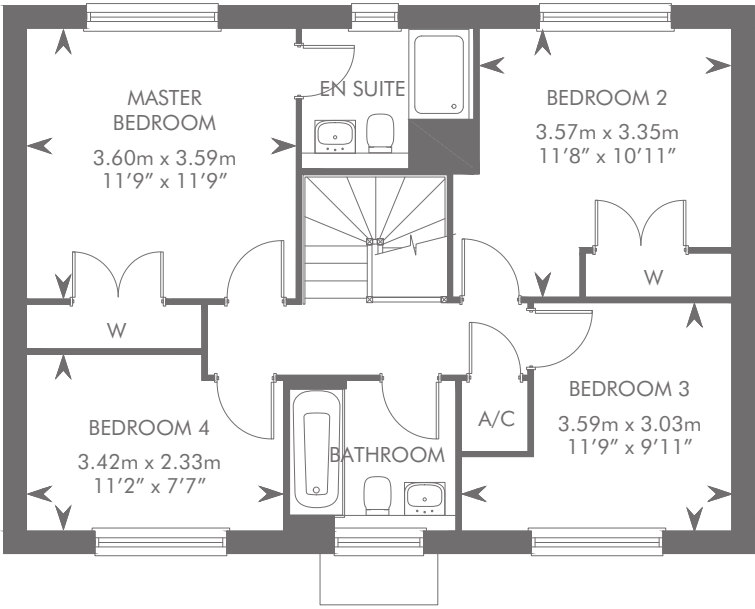
4 BEDROOM DETACHED HOME



THE LENHAM  
PLOTS 6, 12, 28, 82, 84, 129, 138, 172, 178, 179, 195, 199 – AS SHOWN  
PLOTS 200, 226 & 227 – HANDED



GROUND FLOOR



FIRST FLOOR

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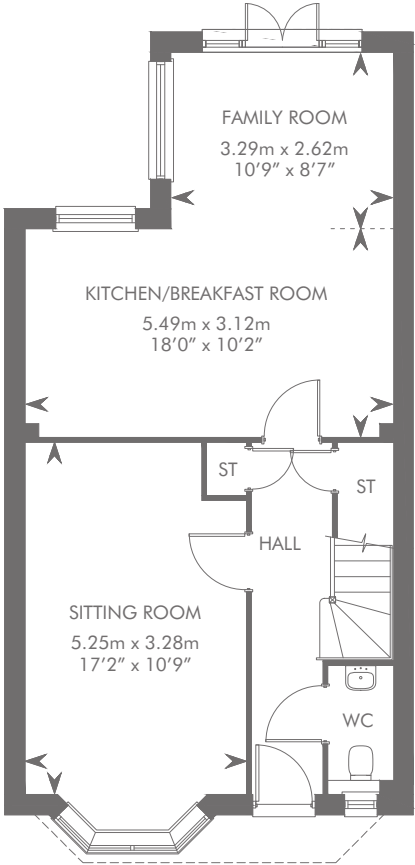
Computer generated image - The Madeley

# THE MADELEY

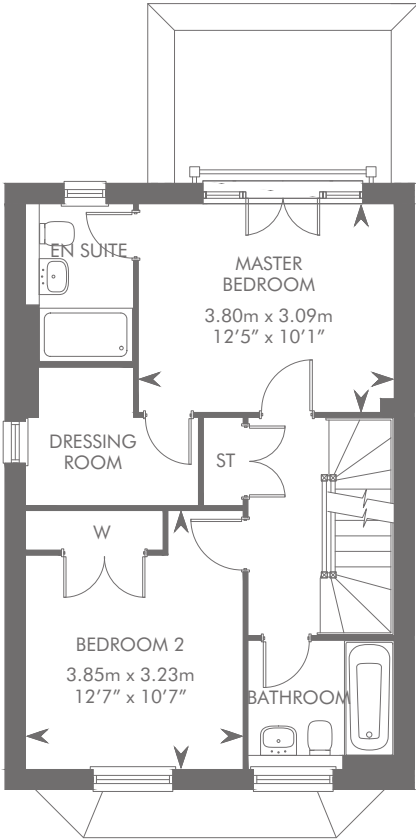
4 BEDROOM SEMI-DETACHED/DETACHED HOME



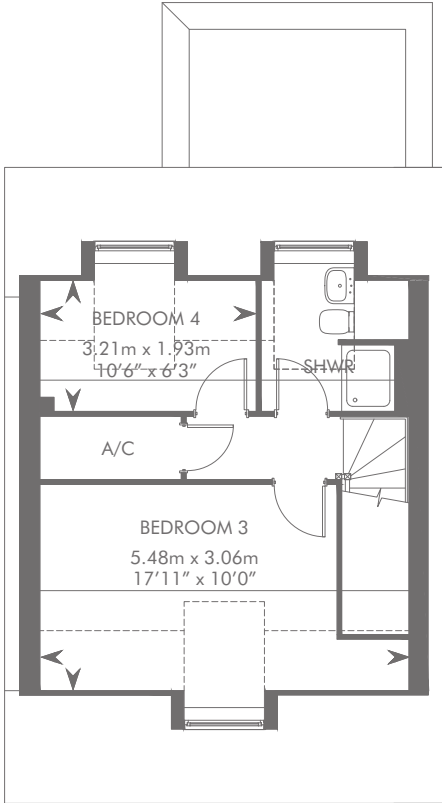
THE MADELEY  
PLOTS 77, 117, 118, 135, 176, 186, 187, 191, 193, 201, 222, 223 & 230 – AS SHOWN  
PLOTS 78, 116, 134, 177, 188, 192, 194, 202, 221 & 229 – HANDED



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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Computer generated image - The Nenhurst

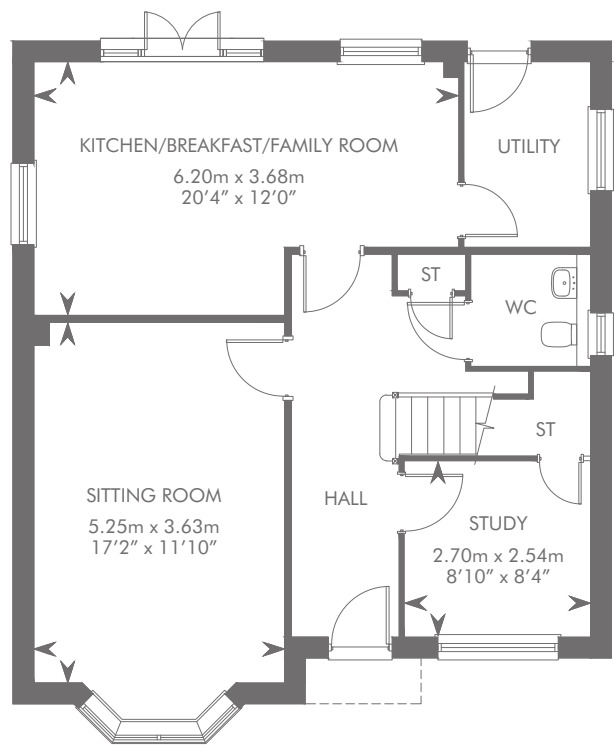
# THE NENHURST

4 BEDROOM DETACHED HOME

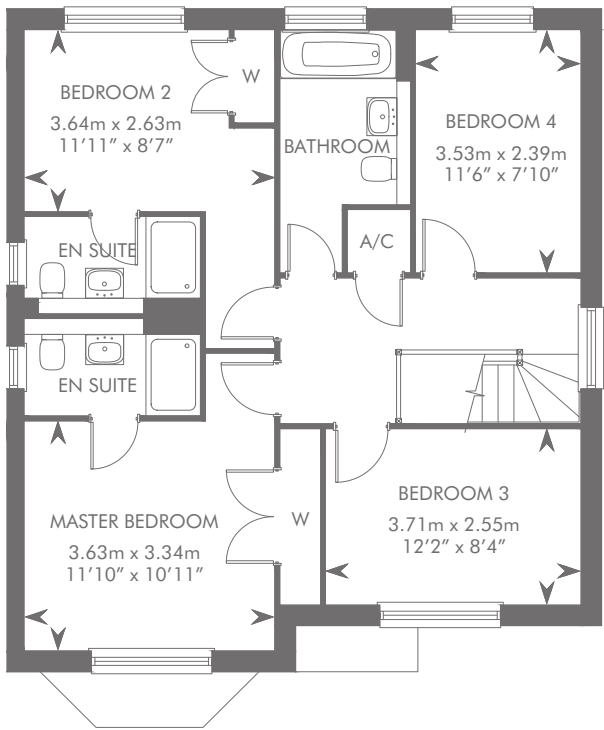




THE NENHURST  
PLOTS 3, 29, 35, 44, 45, 52, 57, 58, 87, 122, 123, 136, 137, 184, 228 & 231 – AS SHOWN  
PLOTS 5, 53 & 121 – HANDED



GROUND FLOOR



FIRST FLOOR

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# THE OATFIELD

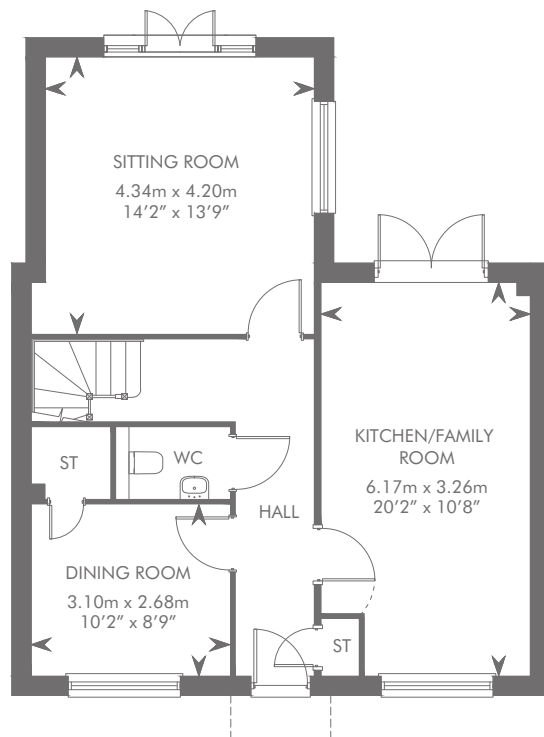
4 BEDROOM DETACHED HOME



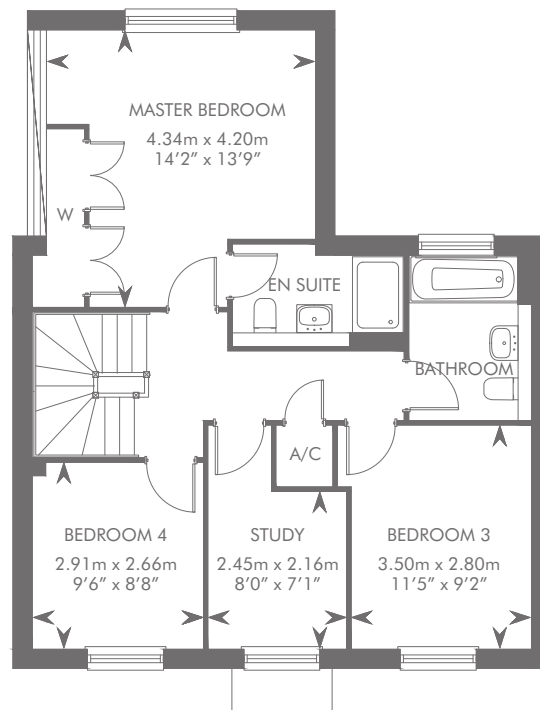
## THE OATFIELD

PLOTS 2, 11, 25, 83, 92, 115, 124 & 190 – AS SHOWN

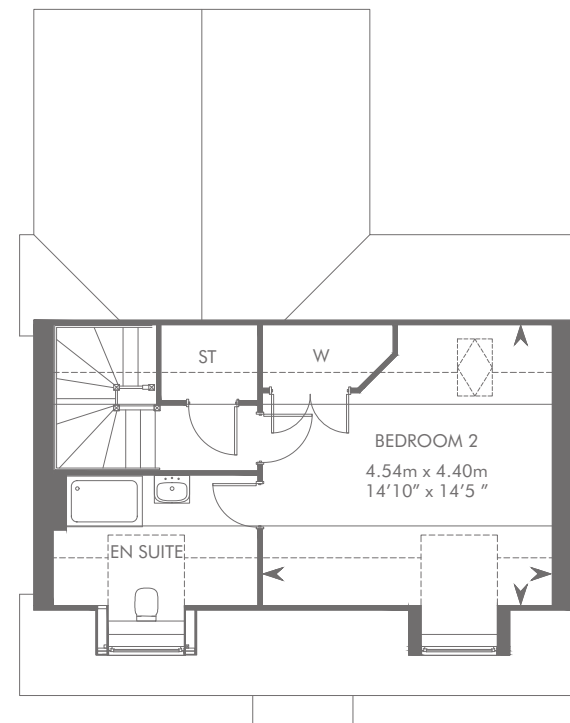
PLOTS 19, 22, 43, 56, 76, 79, 114, 125, 128, 141, 183, 189 & 225 – HANDED



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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# THE RAMHILL

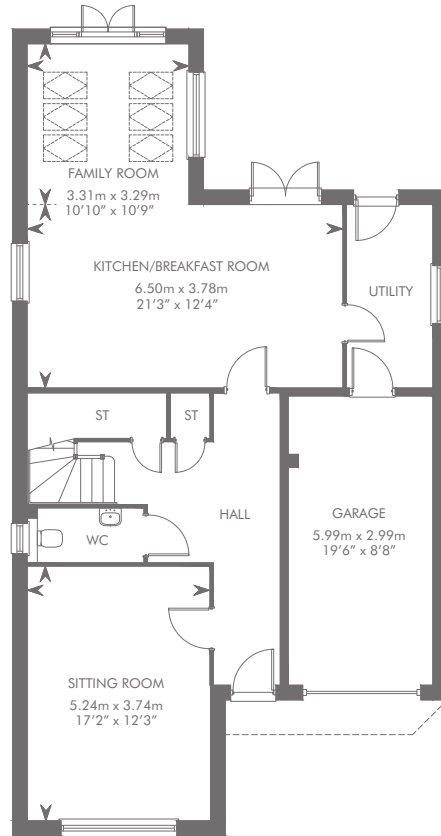
5 BEDROOM DETACHED HOME



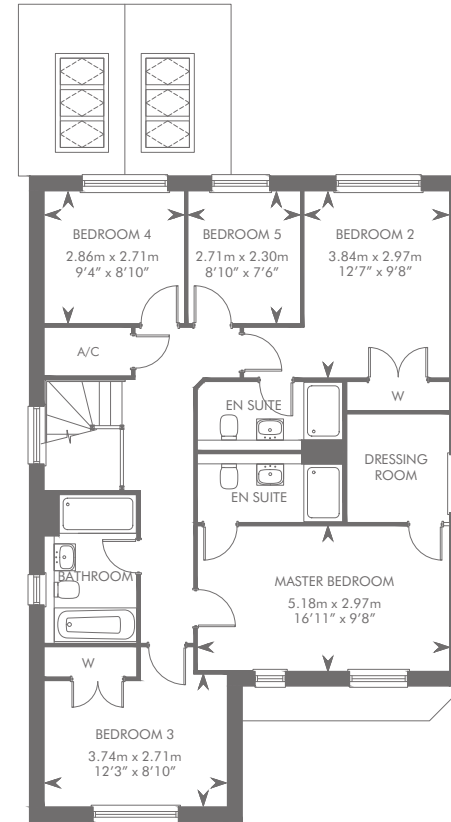
## THE RAMHILL

PLOTS 20, 42, 85, 86, 120, 139, 140, 174, 185 & 196 – AS SHOWN

PLOTS 38, 39, 40, 46, 47 & 182 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer generated image - The Turnland

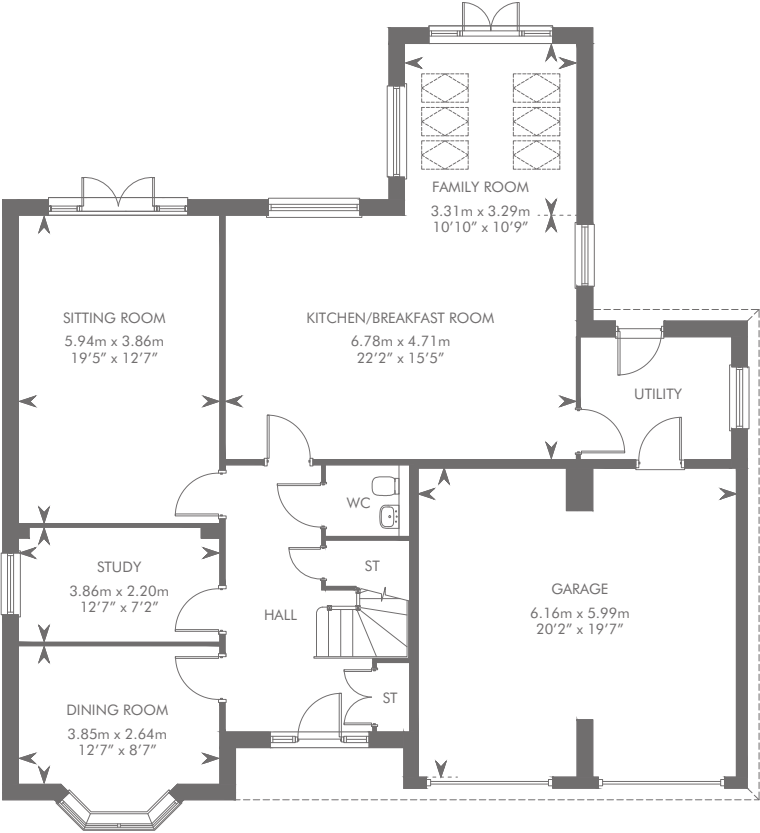
# THE TURNLAND

5 BEDROOM DETACHED HOME

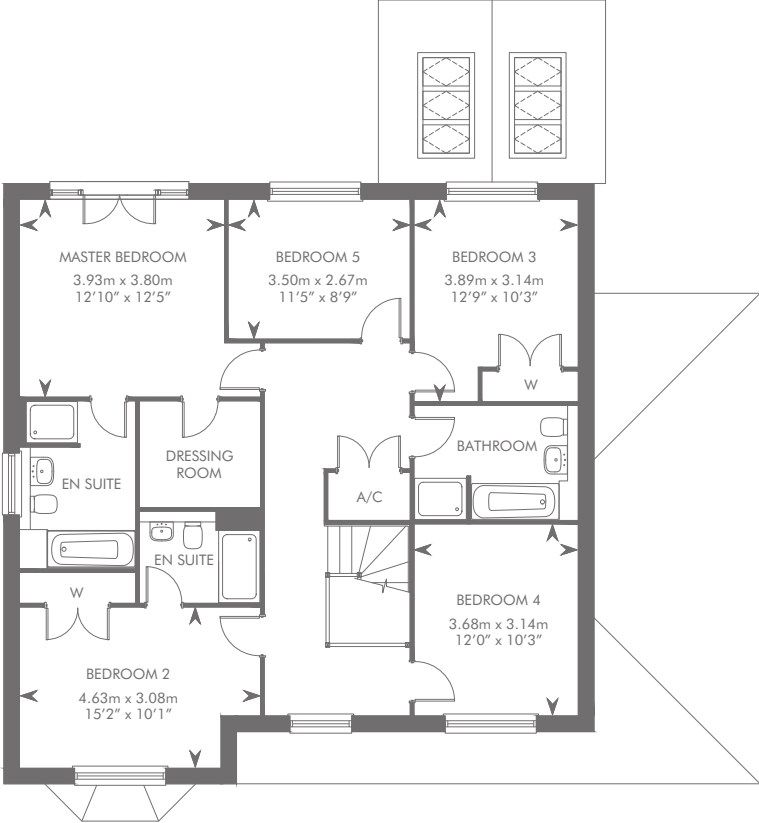




THE TURNLAND  
PLOTS 10, 41, 48, 175, 181 & 224 – AS SHOWN  
PLOTS 80, 119, 130 & 197 – HANDED



GROUND FLOOR



FIRST FLOOR

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# ASPEN PARK

HADDENHAM

SPECIFICATION



# SPECIFICATION

## KITCHEN\*

- Professionally designed kitchen with quality units and laminate work surfaces
- 1 1/2 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 burner gas hob with extractor (Hurwick and Hornford)
- Bosch 5 burner gas 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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (Chiltern) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Advisor for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press 14.02.18. CALA (Chiltern) Limited, registered in England company number 09088106. Registered office: CALA House, 54 The Causeway, Staines, Surrey, TW18 3AX. Agent of CALA Management Limited.











# 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 C of E 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.



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