

SWEETERS FIELD

ALFOLD



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



SWEETERS FIELD

ESCAPE TO SERENE SURREY SURROUNDINGS

Picture a more relaxed pace of life away from the urban hustle and bustle. Situated on the edge of the picturesque Surrey Hills, Sweeters Field brings the height of contemporary CALA living to the desirable country village of Alfold.

Ranging from 3 & 4 bedroom terraced, semi-detached and detached homes to a rare opportunity of only four 1 bedroom bungalows, our stunning new collection boasts light and spacious interiors and is finished to a high specification throughout. Complete with a private children's play area, everyday village amenities just a short drive away, excellent schools close by and with major transport links accessible, Sweeters Field is an idyllic rural retreat.



Stock photography



Photography of Sweeters Field



Showhome photography





Showhome photography



Showhome photography



Showhome photography

ALFOLD

A COUNTRY LIFE LESS ORDINARY

Residing in lush countryside, the small hamlet of Alfold is full of historic character, including a set of stocks and a whipping post. A handy village store/post office and public house are joined by parish churches and a veterinary surgery, while neighbouring Alfold Crossways features a garden centre, recreation ground, gastro-pub, convenient petrol station and Wildwood Country Park.

Independent shops, inviting coffee houses, a weekly farmer's market and supermarkets can all be found in nearby Cranleigh, along with a wide selection of restaurants and charming country pubs. Haslemere enjoys a bustling high street and café culture too, as well as a Waitrose and Marks & Spencer.

Being amidst the splendour of the Surrey Hills and South Downs National Park, these Areas of Outstanding Natural Beauty are a haven for cycling, walking and horse riding. A whole range of local sports facilities are also available, from the exclusive Cranleigh Golf & Country Club, to Alfold Sports & Social Club, Snoxhall Play Park and Cranleigh Cricket Club.

For entertainment, there's a comprehensive programme of exhibitions, productions and film screenings at Cranleigh Arts Centre. Dunsfold Aerodrome, situated close to Alfold, is home to Top Gear's famous hangar and test track, and you needn't venture far to enjoy the cinemas, theatres and galleries of Guildford, Dorking or Haslemere Hall.

What's more, with a choice of highly-regarded state and private schools throughout the local area, Alfold is thriving as a much sought-after family community.



A FRESH START IS READY WHEN YOU ARE

Recent times have encouraged us to reflect on our surroundings and to reconsider how we now want to live. Space, for many of us, has become a priority, and the chance to create your own new normal could be the opportunity you've been waiting for.

Many of us are now working from home, spending more time with family and finding new ways to relax and unwind, and now most of us would love to keep it that way. At CALA, we believe your new home should mirror this exciting new way of life.

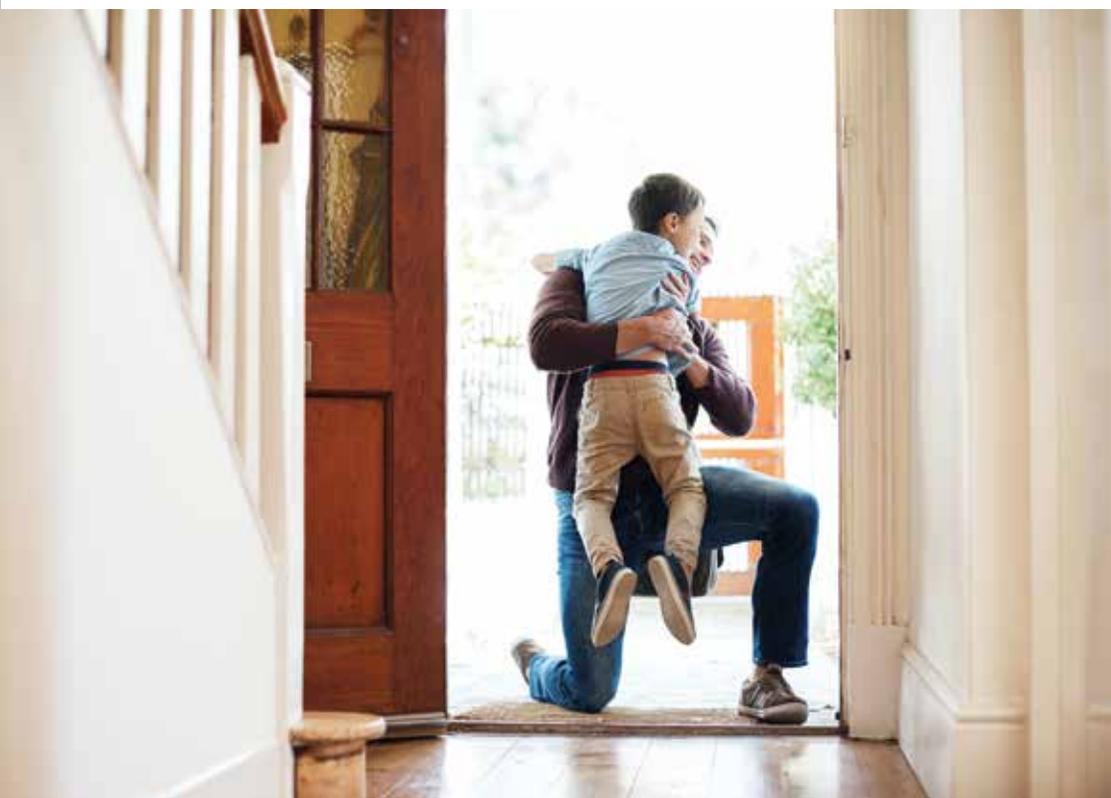
From home office to private garden, extra bedrooms to entertaining space, our range of detached homes at Sweeters Field do just that. Generous and flexible living spaces provide room for all the family, with the ability to adapt those areas as your family grows. From French doors opening your home to the outside to the thrill of stepping from your bedroom into a luxurious en suite, we promise a life that looks better but, perhaps more importantly, one that definitely feels better.

This rural escape could also mean even more of that essential personal space, both inside and out, is now within reach, allowing you a lifestyle you may never have thought possible.

But country living needn't mean away from it all. With easy access to surrounding towns and villages, the buzz of the city or discovering new places are all within reach, ensuring you have the very best of both worlds.



Local area photography





DESIRABLE AND ACCESSIBLE

Being away from it all doesn't mean you have to be out of reach. Here you can enjoy the best of both worlds, with regular and direct mainline trains to London from Guildford station, located about 12 miles away, or Witley, Shalford or Chilworth stations if you prefer a closer option.

The A3 is also in easy reach providing access to the M25 and into central London, which is just over 43 miles from home. And whenever you have to catch a business flight or simply fancy jetting off for the family holiday of a lifetime, London Gatwick Airport is only about a 26-mile drive via the A281 and M23.

Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com





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.



Showhome photography



Showhome photography



Showhome 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:



"We really love everything about the development, from the semi-rural location being surrounded by trees and beautiful countryside, to the house and garden itself which provide plenty of space for all the family, including our dog Hazel. The development really does have a spacious feel to it and is a perfect fit to meet our needs as a family."

VICTORIA AND MARK GILLILAND, PURCHASERS AT AMLETS PLACE

"The sales staff at CALA were so helpful and supportive throughout the whole process, from our initial enquiry all the way through the Part Exchange process to finally moving into our home – and it hasn't stopped there! The aftersales team really cannot do enough for us and regularly check in with us to make sure everything is okay. The process from start to finish really has been faultless, and we can't recommend CALA enough – in fact, we keep pushing our friends and family to buy one too!"

ARMANDO AND EVELYN PANESA, PURCHASERS AT CRESSWELL PARK



ESCAPE TO RURAL LIVING IN ALFOLD

"We had lived in a self-build home in Guildford for 35 years, which is where we raised our family. With our children all grown up and moved out, and with both of us now 62 years old, we realised that we no longer needed the hustle and bustle of Guildford so we began looking for a new home in a more rural location which would provide a peaceful haven for when we retire. With our previous home being a massive project for us, we didn't want a home that would require a lot of work. This is why we focussed our house hunt on new builds. We like that they offer that brand new feel, but are a completely blank canvas to really make it your own.

"We loved Sweeters Field as soon as we saw the development as it better suited our relaxed lifestyle and offers good road connections to Guildford for work and to see friends. Our home is situated on the edge of the site at the end of a cul-de-sac so we have lovely views over fields. It's also really peaceful and quiet – which is exactly what we wanted. We're only 30 minutes away from work, so it's lovely to drive back into the stunning countryside of Alfold at the end of a long day; it certainly makes the commute less stressful."

MATTHEW & LESLEY PAYNE, PURCHASERS AT SWEETERS FIELD



"We were keen to find our new family home before our daughter was born. We had looked at other new build developments in the area but the homes at Imber Riverside were head and shoulders above the rest. The property is ideal for our needs as a family and gives us plenty of space to grow. We have already become good friends with another couple at Imber Riverside who have also recently had a child. It's been really nice to feel like part of a new community.

The sales team have been brilliant. They were really knowledgeable and after talking through the available options, we knew the ease and convenience of Part Exchange was perfect for us."

FRANCIS & LOUISE SCHUBERT, PURCHASERS AT IMBER RIVERSIDE



SWEETERS FIELD

THE DEVELOPMENT

- 

 THE ALFOLD PEBWORTH
 4 BEDROOM DETACHED HOME
- 

 THE ALFOLD OSMORE
 4 BEDROOM DETACHED HOME
- 

 THE ALFOLD NESSVALE
 4 BEDROOM DETACHED HOME
- 

 THE ALFOLD LARFIELD
 4 BEDROOM DETACHED HOME
- 

 THE ALFOLD HURWICK
 3 BEDROOM DETACHED HOME
- 

 THE ALFOLD KOPFIELD
 3 BEDROOM DETACHED HOME
- 

 THE ALFOLD HIMSCOT
 3 BEDROOM SEMI-DETACHED OR TERRACED HOME
- 

 THE CROSSWAY
 2 BEDROOM BUNGALOW
- 

 SHARED OWNERSHIP /
 METROPOLITAN THAMES VALLEY





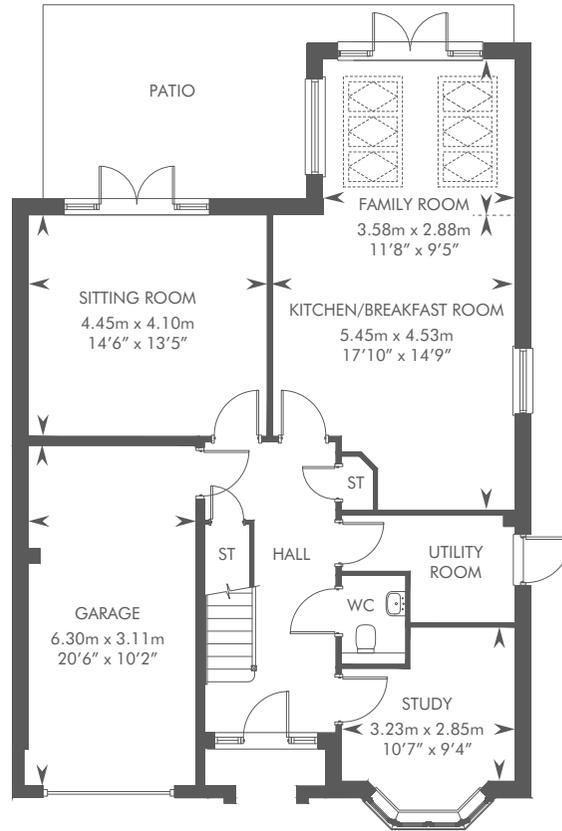
Computer generated image - The Alfold Pebworth

THE ALFOLD PEBWORTH

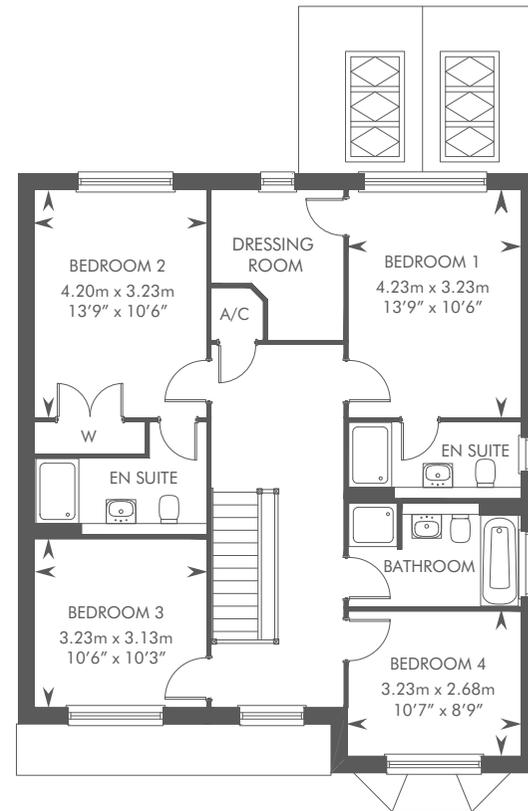
4 BEDROOM DETACHED HOME



THE ALFOLD PEBWORTH
 PLOTS 35 & 38 – AS SHOWN
 PLOT 36 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. Patio sizes are indicative. ST: Store cupboard. A/C: Airing cupboard. W: Wardrobe. Velux windows.

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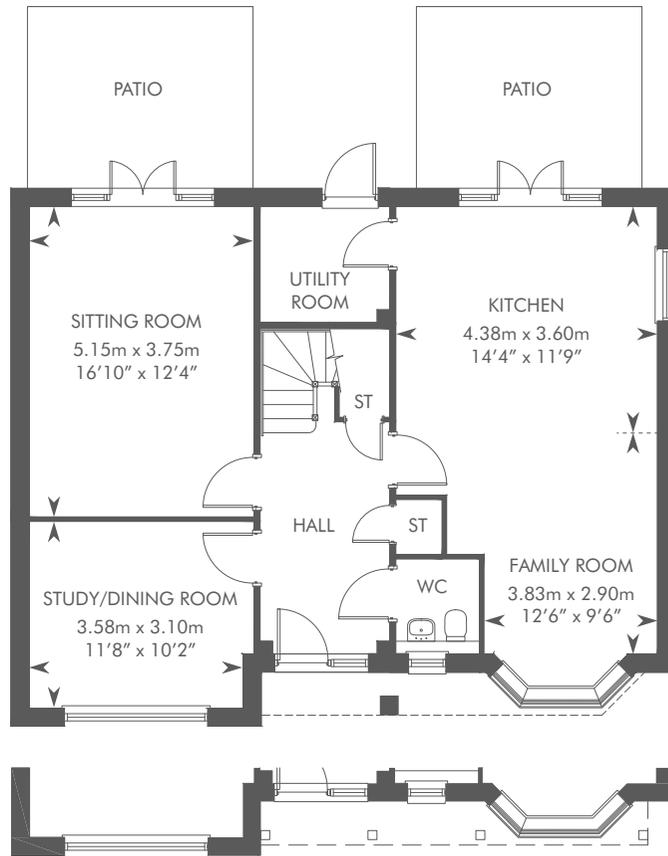
Photography of The Alfold Osmore

THE ALFOLD OSMORE

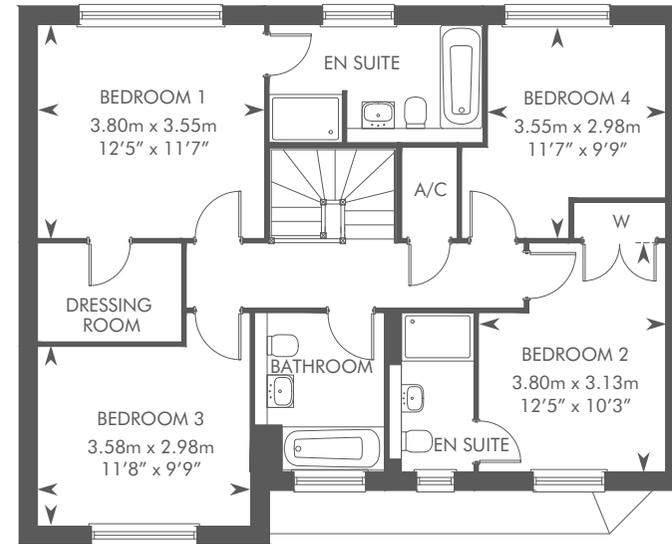
4 BEDROOM DETACHED HOME



THE ALFOLD OSMORE
 PLOTS 39 & 41 – AS SHOWN
 PLOTS 51 & 55 – HANDED



GROUND FLOOR



FIRST FLOOR

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Photography of The Alfold Nessvale

THE ALFOLD NESSVALE

4 BEDROOM DETACHED HOME


CALA
HOMES

THE ALFOLD NESSVALE
 PLOTS 31 & 33 – AS SHOWN
 PLOT 54 – HANDED



Please ask your Sales Consultant for further details. Patio sizes are indicative. ST: Store cupboard. A/C: Airing cupboard. W: Wardrobe.

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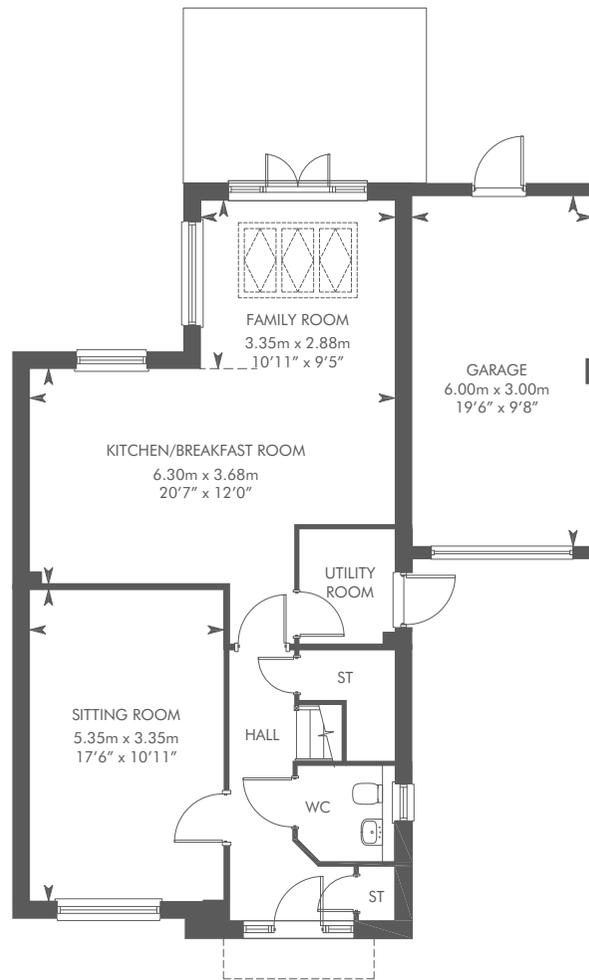


THE ALFOLD LARFIELD

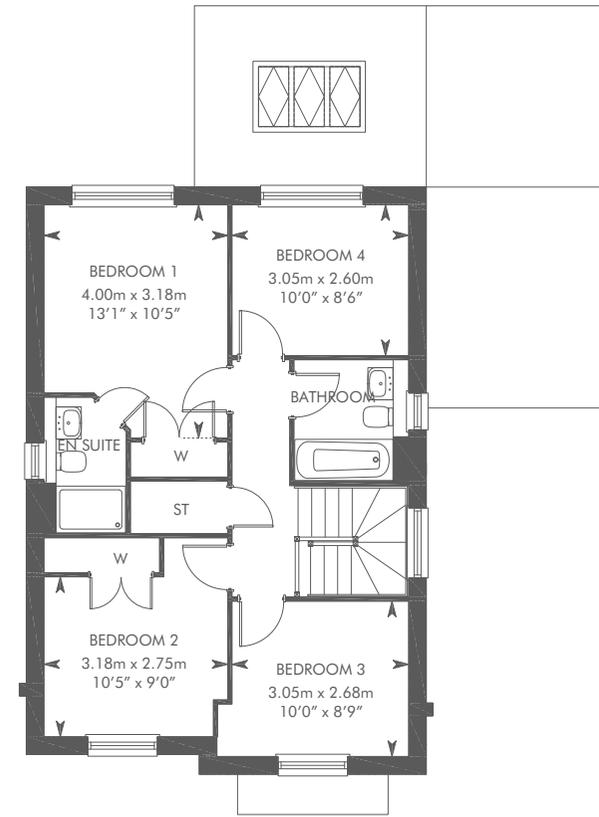
4 BEDROOM DETACHED HOME



THE ALFOLD LARFIELD
 PLOT 40 – AS SHOWN
 PLOT 37 – HANDED



GROUND FLOOR



FIRST FLOOR

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Showhome photography



Showhome photography



Showhome 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.

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 premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN*

- Contemporary kitchen with composite quartz work surfaces**, upstand and stainless steel splashback to hob to The Alfold Nessvale, Pebworth, Osmore and Larfield
- 1½ bowl undermount stainless steel sink with drainer and mixer tap to The Alfold Nessvale, Pebworth, Osmore and Larfield

THE ALFOLD NESSVALE, PEBWORTH & LARFIELD

- Built-in Bosch double oven
- 5 burner gas hob and extractor hood
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/dryer
The Alfold Kopfield only

THE ALFOLD OSMORE

- Built-in Bosch double oven
- 5 ring hob and extractor hood*
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher

FAMILY BATHROOM, SHOWER ROOM, EN SUITES & CLOAKROOM*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicles and en suite(s)
- Shower over bath with folding screen in family bathrooms where there is no separate shower cubicle
- Mixer tap to baths
- Vanity unit to bathroom and bedroom one en suite to the Alfold, Nessvale, Pebworth, Osmore and Larfield
- Heated chrome towel rails to all bath/shower rooms and en suites to the Alfold Nessvale, Pebworth, Osmore and Larfield

MEDIA COMMUNICATIONS

- Pre-wiring and fittings at high and low level for TV/satellite to sitting room and at high level only to kitchen, study, dining room, family room and bedrooms where applicable
- Telephone sockets to kitchen, sitting room and bedroom one

HEATING, LIGHTING & ELECTRICAL

- Recessed LED downlights to kitchen, utility, family room, all bath and shower rooms, cloakrooms and en suites. Pendant light fittings to The Alfold Nessvale, Pebworth, Osmore and Larfield
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Light and double socket to garages where applicable
- Traditional gas fired central heating

INTERNAL FINISHES

- Double-glazed PVCu windows
- Smooth ceilings finished in white paint
- All walls finished in white paint
- Ceramic wall tiling to bathroom, shower room and en-suite(s)
- Amtico flooring to kitchen, utility room, cloakroom, bathroom, shower room and en suite(s)^
- Roof lights, coated with white finish to the family room of The Alfold Pebworth & Larfield only

*Design subject to change, please ask your Sales Consultant for further information.

**Quartz worktops to kitchen only. Laminate worktops to utility rooms where applicable.

^ Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant for further details.

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



Showhome photography



Showhome photography

SPECIFICATION

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+, A or B-rated kitchen appliances to reduce water and energy use[†]
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms 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
- Dusk-to-dawn sensors to external lighting at the front of the property to reduce electricity usage
- A significant proportion of 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 power socket to all private homes – EV car charging ready

EXTERNAL DETAILS

- Multi-point locking system to front door
- Outside water tap
- Landscaped front garden, rear garden finished with top soil

MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for further details.





Previous showhome photography



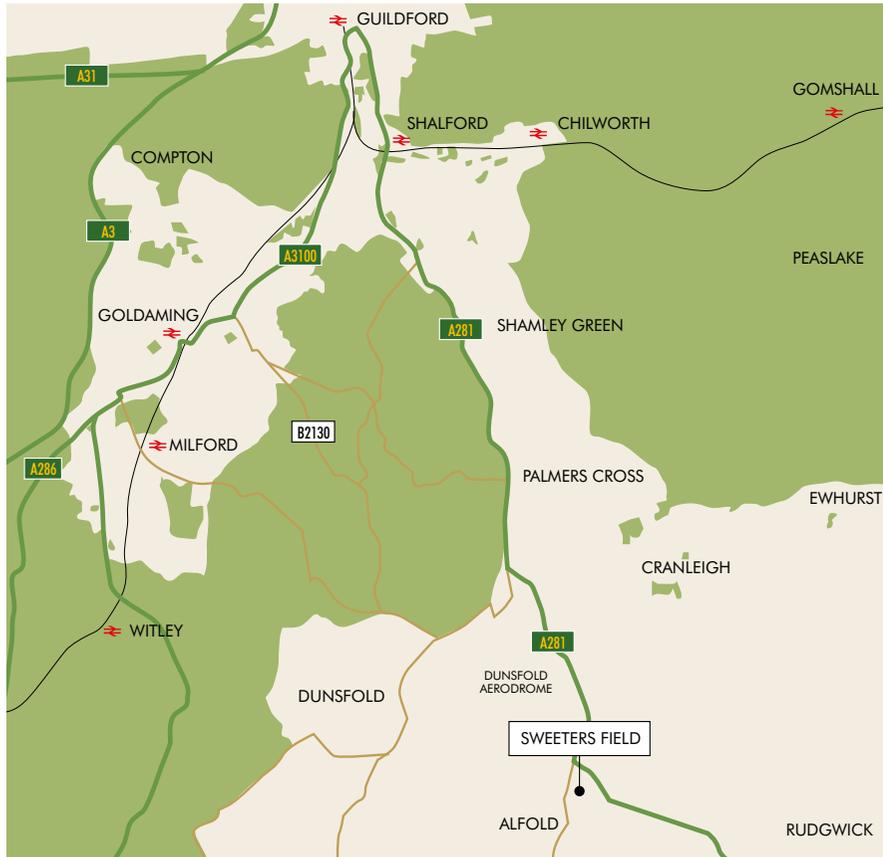
Previous showhome photography



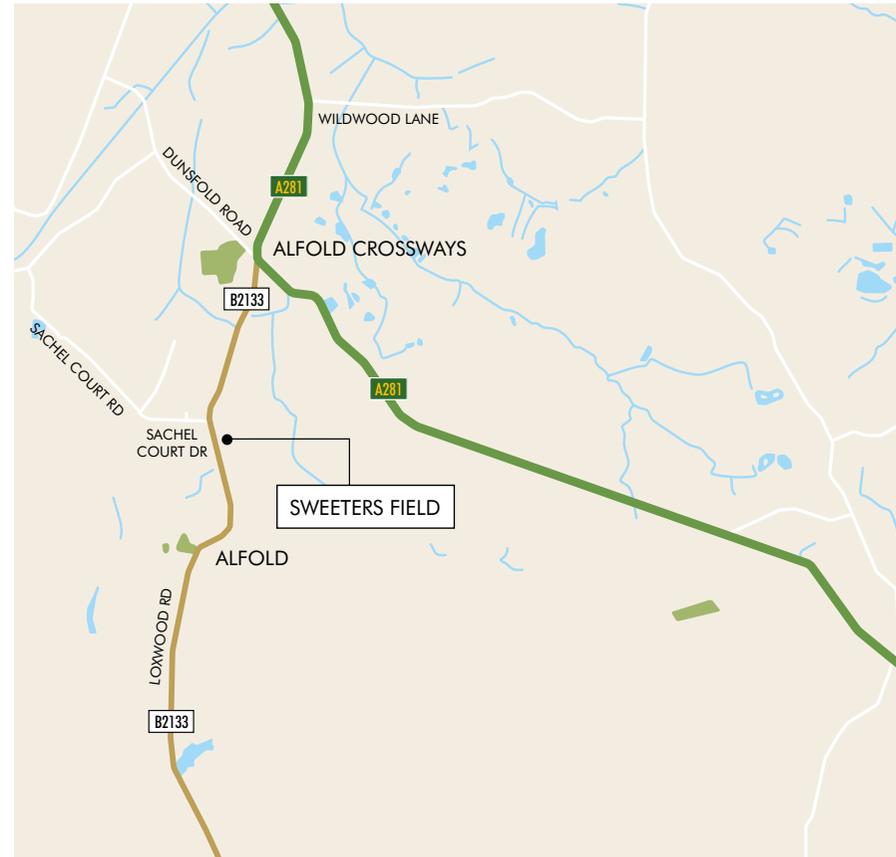
Previous showhome photography

PERFECTLY LOCATED

SWEETERS FIELD, LOXWOOD ROAD, ALFOLD, SURREY, GU6 8HR



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Alfold Post Office – 0.4 miles
- Alfold Sports – 0.5 miles
- Sweeter's Copse – 0.6 miles
- The Alfold Barn – 0.6 miles
- The Three Compasses – 1.0 mile



BY CAR

- M&S Convenience & Fuel Stop – 0.8 miles
- Cranleigh Rugby Football Club – 1.2 miles
- Wey & Arun Canal Trust – 2.8 miles
- The Fox Inn Rudgwick – 3.5 miles
- Sainsbury's – 4.0 miles
- Rudgwick Primary School – 4.1 miles
- Dunsfold Aerodrome – 4.3 miles
- Jigsaw CABAS School – 4.3 miles
- Cranleigh – 4.3 miles
- Cranleigh Golf & Country Club – 5.4 miles
- Bramley Golf Club – 7.8 miles
- Godalming – 9.7 miles
- Horsham – 11.0 miles
- Guildford – 11.3 miles
- Gatwick Airport – 25.1 miles



BY RAIL FROM GUILDFORD STATION

- Clapham Junction – 29 mins
- London Waterloo – 41 mins
- Gatwick Airport – 42 mins



BY RAIL FROM HORSHAM STATION

- Crawley – 8 mins
- Gatwick Airport – 18 mins
- Clapham Junction – 43 mins
- London Victoria – 51 mins
- Brighton – 54 mins



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



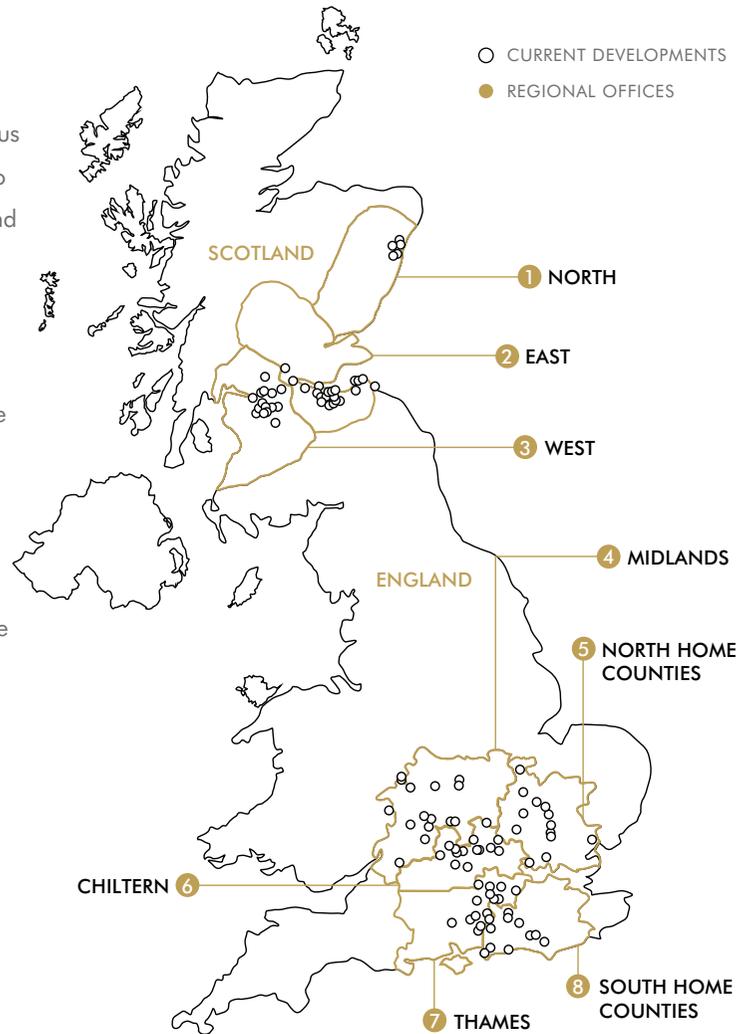
INVESTMENT IN
OUR PEOPLE



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 wellbeing 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.



Prince's Trust

PRINCE'S TRUST

CALA is proud to have been a Gold Patron of The Prince's Trust since 2015. The charity gives vulnerable and disadvantaged young people across the UK the chance to build themselves a brighter future.

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

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