



# Merlin Gardens at Hopefield Grange

Benson



Stook photography







# The best of both worlds

With its attractive rural setting alongside the River Thames, life at Merlin Gardens at Hopefield Grange, set on the edge of the thriving village of Benson, offers you the best of both worlds. Glorious Oxfordshire countryside, a relaxing environment and all the conveniences of modern life close at hand, both in the village and in the neighbouring market town of Wallingford. With handy road and rail links nearby, Merlin Gardens is well connected too, for the ideal work/life balance.





# Beautiful homes full of light and space

With a delightful choice of 3, 4 and 5 bedroom homes, Merlin Gardens is ideal for every stage of life – from first time buying to finding more room for a growing family and from upsizing to downsizing. Light and spacious interiors with flexible floor plans, stylish features and highly quality specifications throughout are complemented by charming exteriors in a carefully landscaped setting. This welcoming new community could well be your perfect place to call home.



Stock photography



# Explore the great outdoors

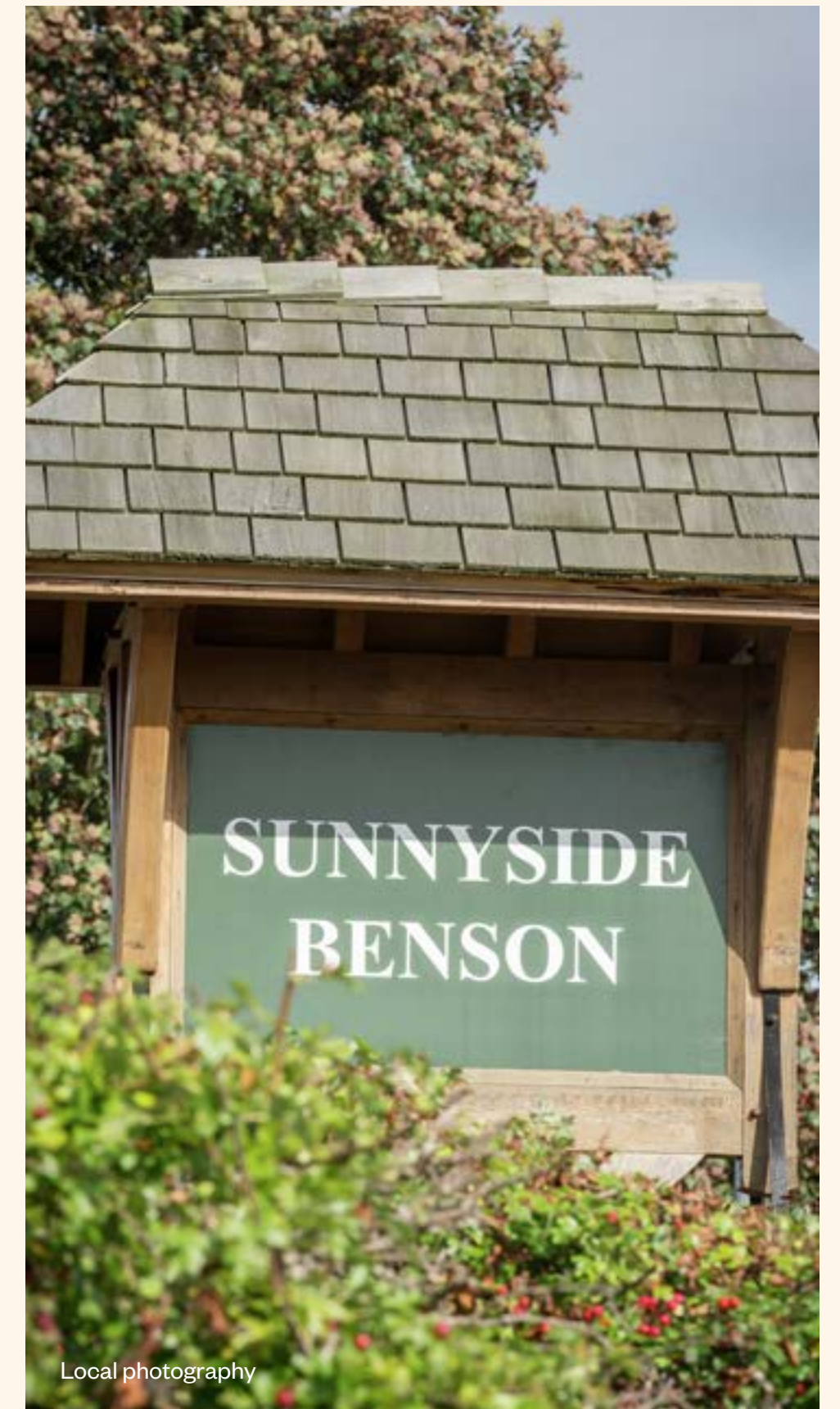
Set amidst farmland at the foot of the Chiltern Hills, where a clear chalk stream runs into the rolling River Thames, Benson is a wonderful place to enjoy the great outdoors – strolling or cycling on the riverbanks or exploring the surrounding countryside and parks. Closer to home, you'll find plenty of room to relax at Merlin Gardens, with gardens, green spaces, and flora eco-friendly enhancements that make this an excellent environment for your natural neighbours too.





# Enjoy the village lifestyle

Benson is a vibrant village with a supermarket, chemist, hairdresser, butcher and greengrocer just a short walk along the High Street from Merlin Gardens, and the marina and eateries of Benson Waterfront just a stone's throw away. Integrated into Hopefield Grange you'll find community gardens, a nature park, football pitch and skate park – complete with art installations – all of which add to the attractions for family life.





# Wallingford – a charming old market town

The market town of Wallingford lies less than 2 miles away. It's steeped in history with its castle gardens and charming streets, where you'll find a rich variety of big brand and independent shops, bars, bistros and restaurants. Wallingford offers a lively social scene too, with film, theatre and music at The Corn Exchange and sports and leisure on the Thames. With Oxford, Abingdon and Reading just a short journey down the road, you're spoilt for choice for shopping, days out and sightseeing.



Local photography



Stock photography



Local photography



# A good start to life

With the Benson C of E pre-school and primary (rated Good by Ofsted) just a short walk away, children enjoy a great start to their education at Merlin Gardens - moving up to nearby Wallingford School for secondary and sixth form levels. There are independent options too: Cranford House School for girls aged 3 to 16 and boys aged 3 to 11 in Moulsoford, and Moulsoford Preparatory School for boys aged 4 to 13.





A photograph of a child wearing a helmet and riding a bicycle away from the camera on a paved path. To the left of the path is a grassy bank and a river. In the background, there are trees and some buildings on a hillside.

# Out and about with the family

Living alongside the Thames opens up wonderful opportunities for family days out – you can hire a boat, kayak, paddle board or canoe for instance, or explore along its reaches and visit pubs and restaurants, play areas, parks and beauty spots along the way. Then there's Oxford, with its 'dreamy spires', museums and galleries – and wonderful Areas of Outstanding Natural Beauty in the Chilterns. Something for all ages, and all interests.

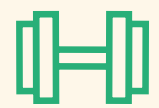
Stock photography



# Places to go



**Eating out** – enjoy Sunday roasts and family meals out at the many local country pubs, explore the restaurants and bistros in Wallingford or take in some fine dining in and around Oxford.



**Sports and leisure** – Abbey Sports Centre offers extensive leisure facilities and as well as its outstanding championship golf course, The Oxfordshire Golf Club boasts a luxurious hotel and spa – and locally, there are active and relaxing leisure options for all.



**History and heritage** – explore the Georgian mansion at Basildon Park, the medieval ruins of Wallingford Castle, and the Tudor house and gardens of Greys Court at Rotherfield Greys.



Local photography



Local photography



Stock photography





**Parks and nature** – discover Ewelme’s Cow Common, Watercress Beds and Local Nature Reserve. All around there a host of green spaces, formal gardens, countryside walks, trails and parks to enjoy.



**Entertainment and culture** – Wallingford’s Corn Exchange hosts a varied year-round programme of events, the surrounding area hosts a wide range of festivals and Oxford is great for nightlife and culture.

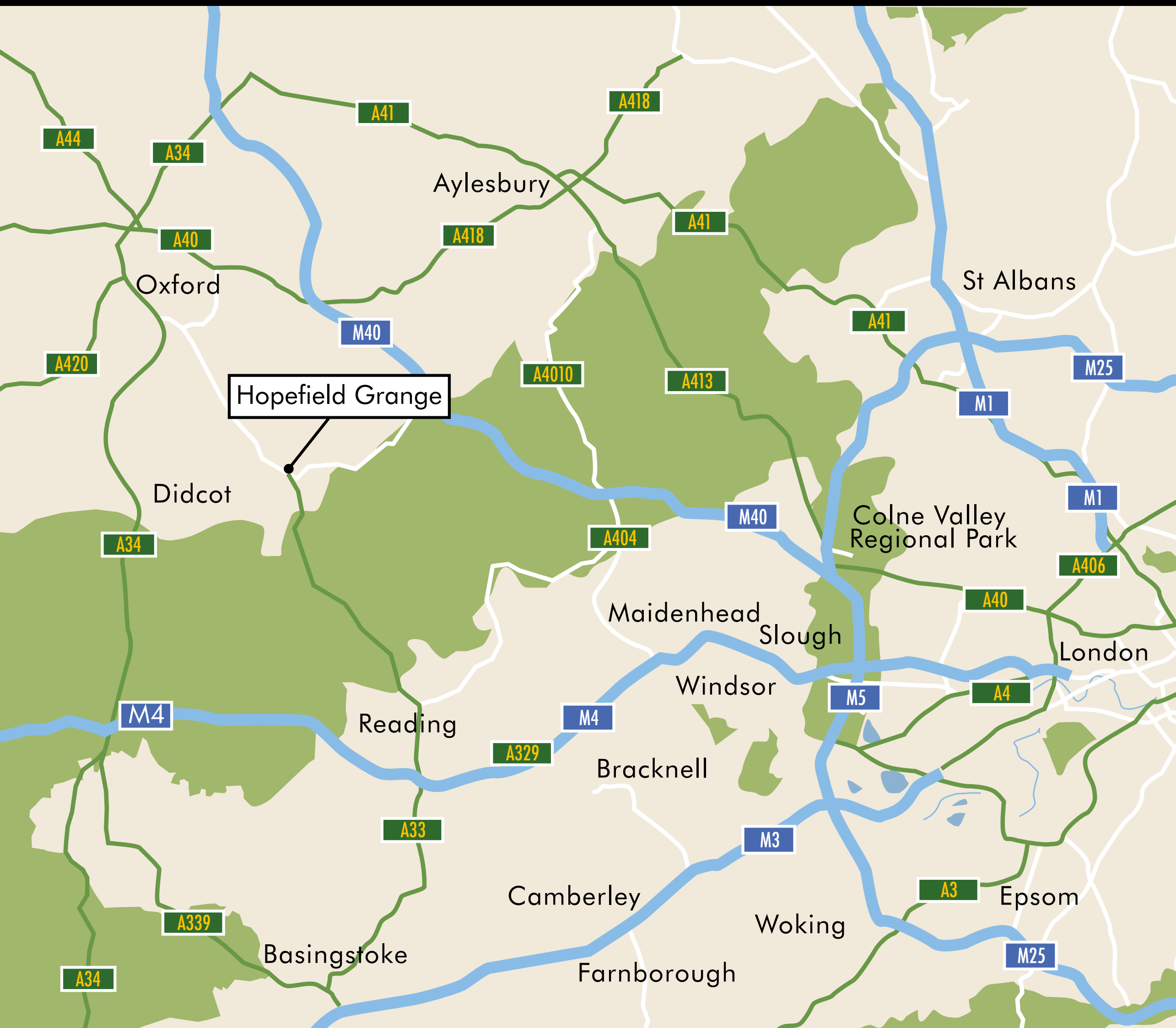


**Shopping** – Benson has a Co-Op, greengrocers and butchers, Wallingford a Waitrose, Lidl, M&S Food and independents and there’s extensive retail therapy on offer in Oxford and Reading.



**Family days out** – go green with the Earth Trust or take in the Model Village and Railway in Abingdon, have fun at Beale Wildlife Park or Village and Railway in Abingdon, have fun at Beale Wildlife Park or Stonor Park, chill out in the Chilterns or make a splash at Didcot Wave.





Journey times are approximate. Train journey times are accurate as of June 2022 and are sourced from thetrainline.com

# Getting around



By foot: it's a short stroll to the shops, schools, sports and pubs in Benson, and the waterfront attractions are less than half a mile away.



By car: the A4074 between Reading and Oxford bypasses to the west of Benson and meets the B4009 from Princes Risborough and Watlington, before continuing towards Abingdon and Oxford. Junction 6 of the M40 is just over eight miles away.



By rail: Cholsey Station is under 6 miles away and offers services to London Paddington in less than an hour, and Oxford in 26 minutes. A short drive to Didcot Parkway provides even faster services.

See a detailed view of the area and get directions





# Superbly connected



## On foot

- Convenience Store – 0.2 miles
- High Street – 0.2 miles
- Benson Tennis Club – 0.2 miles
- Benson CofE Primary School – 0.2 miles
- The Three Horseshoes Pub – 0.2 miles
- Crown Inn Pub – 0.3 miles
- Benson Waterfront, Café & Marina – 0.4 miles



## By car

- Wallingford Market – 3.2 miles
- The Springs Golf Club – 3.9 miles
- Abbey Sports Centre – 4.6 miles
- Cranford House Mixed Independent School – 6.5 miles
- Beale Wildlife Park – 11.3 miles
- Westgate Shopping Centre, Oxford – 11.9 miles
- The Oxfordshire Golf Club, Hotel & Spa – 12 miles
- The Oracle Shopping Centre, Reading – 15.7 miles
- London Heathrow Airport – 37 miles
- London Luton Airport – 56.5 miles



## By rail

- **From Cholsey Station**
- Reading – 20 minutes
- Oxford – 26 minutes
- London Paddington – 57 minutes
- Birmingham – 1 hour 33 minutes
- **From Didcot Parkway Station**
- Oxford – 12 minutes
- London Paddington – 44 minutes
- Bristol – 48 minutes

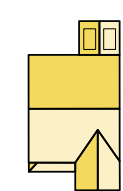
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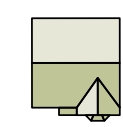


# Merlin Gardens at Hopefield Grange

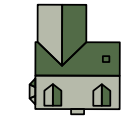
The development



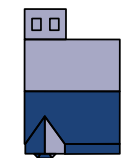
**The Ramhill**  
5 bedroom detached home



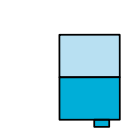
**The Nenhurst**  
4 bedroom detached home



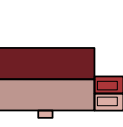
**The Oatvale**  
4 bedroom detached home




**The Pebworth**  
4 bedroom detached home



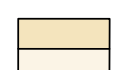
**The Himscot**  
3 bedroom detached and semi-detached home




**The Kiswick**  
3 bedroom detached home



**Community building**



**Affordable housing**



**Sold**

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, chimneys and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub station. PS: Pumping station. Small area of play. May contain play equipment.

View our interactive siteplan for our latest availability





# Choose the home that's right for you



**The Ramhill**  
5 bedroom  
detached home



**The Pebworth**  
4 bedroom  
detached home



**The Himscot**  
3 bedroom  
detached and  
semi-detached  
home



**The Nenhurst**  
4 bedroom  
detached home



**The Oatvale**  
4 bedroom  
detached home



**The Kiswick**  
3 bedroom  
detached home

[Click here for current availability and prices](#)



[See our Virtual Tours](#)







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

[Click here to view the full specification](#)







This image includes upgrades at an additional cost

# What our customers say



“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

I can’t speak highly enough of the Cala team. The end-to-end management has been

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

Beau Steele,  
Purchaser at Audley Chase



Photography of Audley Chase

See more customer stories, reviews and ratings







# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#)





# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development





# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.



Environment >



Customers >



Design >



People >



Land >



Community consultation >







# Welcome to your new home

Hopefield Grange,  
Littleworth Road,  
Benson, OX10 6LY

[Click here to arrange your viewing](#)



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