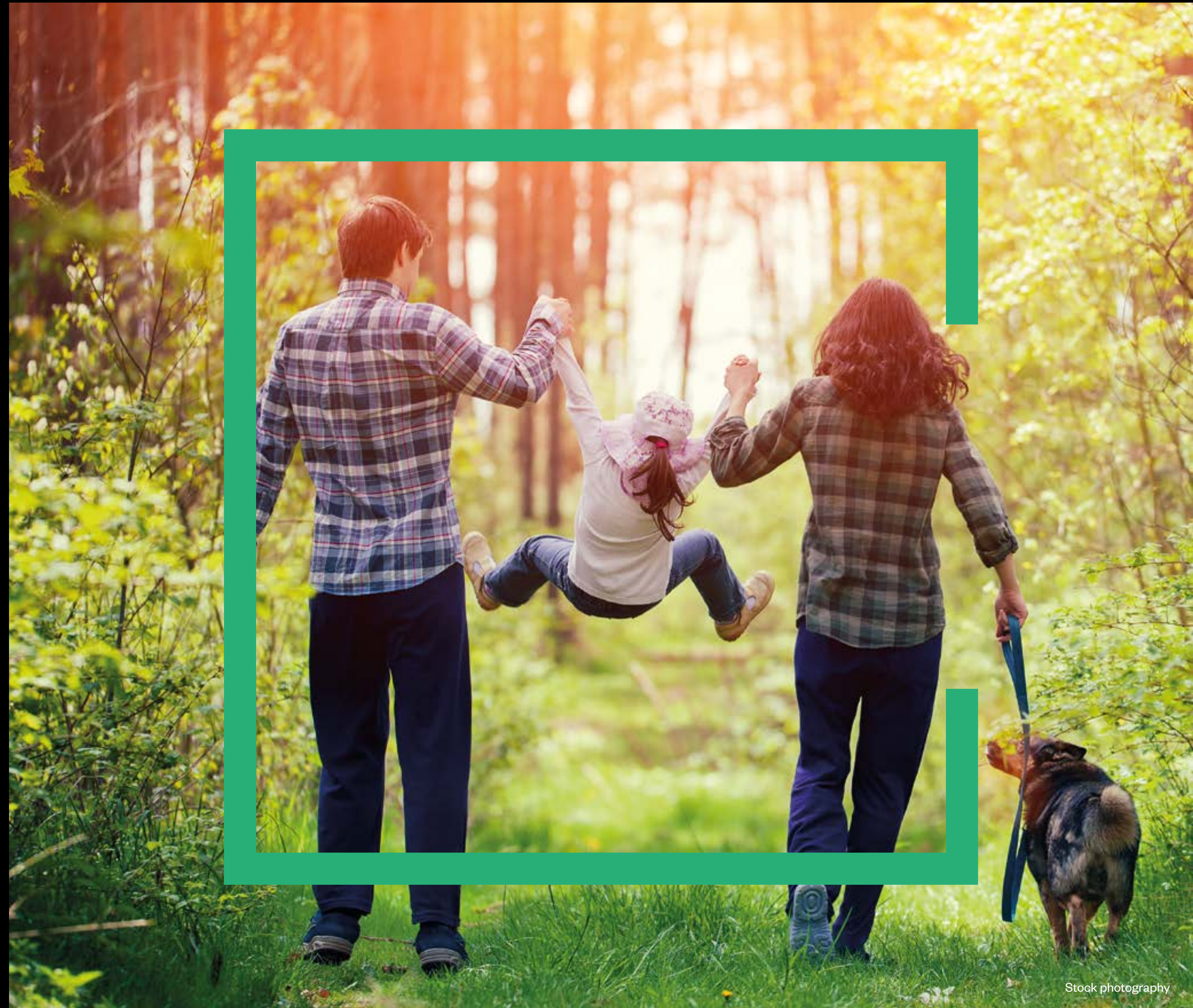




# Cala at Buckler's Park - The Brook

Crowthorne



Stock photography



# A tranquil setting, a welcoming new community

The Brook is set on the edge of woodlands with the lovely Berkshire village of Crowthorne close by. It is entering its next phase as it grows into a welcoming and sustainable new community. Our new homes follow the course of the tranquil brook that runs through a thoughtfully landscaped environment, bringing natural beauty back to a site redolent with history. The Brook: the perfect place to call home.



# The perfect choice for you and your lifestyle

Whether you're starting out in your first home or looking for more space and style for a growing family, you're sure to find the home that ticks all the right boxes at The Brook. Choose from a wide range of 1 & 2 bedroom apartments and 2 to 5 bedroom terrace, semi detached, detached homes and coach houses. You'll find they're all full of light and space, with flexible floorplans to suit you and your lifestyle, and outstanding eco-friendly features throughout.



Stock photography

# A green and sustainable environment

The Brook sits on land which was once part of the Royal Hunting Forest of Windsor, now being lovingly 'regreened', with pathways, routes and tracks following ancient rides and integrating organically with 100 acres of woods, grasslands and heath through its 'woodland edge'. Its trailblazing SANG – Suitable Alternative Natural Greenspace – protects wildlife and biodiversity: sustainability is a key principle of life at The Brook.



# A new take on traditional village life

Creating communities is key to the Cala ethos, and against the backdrop of the Buckler's Park SANG a new multi-functional hub forms part of our second phase of development. It includes a sports hall and tennis club, café and meeting rooms to bring people together in the heart of their community. There are gardens and play areas, shops, a bar and a restaurant are planned too... this is a fresh and inviting take on traditional village life.



# A great place to live, in an ideal location

Crowthorne, with its wealth of independent shops and stores, cafes, restaurants and bars and its regular farmer's markets, offers all the essentials and more. There's a great community spirit, with a popular biennial carnival, concerts and events, highly acclaimed schools, a wide range of sports and social amenities. And all with easy connectivity by road and rail to surrounding towns and for commuting.



# First class for education at all levels

With a nursery and a choice of primary schools within walking distance, The Brook is ideally placed for families with children. Hatch Ride Primary and Oaklands Primary are rated Good by Ofsted, as is Wildmoor Heath Primary, with Crowthorne CofE Primary awarded Outstanding status. There's a good choice of independents too, with historic Wellington College offering boarding and day schooling.







Stock photography

# Enjoy family life to the full, all year round

There's endless family fun to be enjoyed locally. Opt for treetop adventures at Go Ape in Swinley Forest near Bracknell, or water sports and activities at Horseshoe Lake and Coral Reef Waterworld. Want some thrills? Legoland and Thorpe Park just a few miles away. Or for something less active, there's historic Windsor to explore, with its wonderful Great Park hosting activities for all ages, or California County Park is a great choice for scenic walks and wildlife. All year round, you're spoilt for choice.

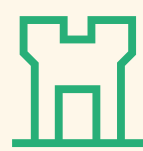
# Places to go



**Eating out** – The Golden Retriever, on the fringe of Swinley Forest so ideal for a weekend walk and brunch or dinner, is just one of a number of family-friendly local pubs. There's a wide choice of cuisines to sample in Crowthorne, and fine diners are sure to love the Latymer at Bagshot.



**Sports and leisure** – golf fans have a wide choice of clubs and courses to explore, and just a short stroll away from home. The Pinewood Centre offers a whole host of activities, from gym and judo to allotments, opera and miniature railway!



**History and heritage** – from Buckler's Park itself to Royal Windsor, the whole area is steeped in royal and military history and heritage. For aviation enthusiasts, Farnborough Air Sciences Trust museum is a must visit.



Local photography



Local photography



Stock photography



Local photography



Local photography



Local photography



**Parks and nature** – Wildmoor Heath, just south of Crowthorne, is a rare and rich lowland heath habitat for wildlife and birds. There are also extensive woodlands on your doorstep – Swinley Forest is a vast expanse of 2,600 acres of woods and hills – plus there are adventure playgrounds to peaceful walking trails nearby.



**Entertainment and culture** – Bracknell is great for entertainment, from multiplex cinemas to the South Hill Park creative arts hub, ice skating and bowls. Ascot is on your doorstep too, for a classic day out at the races.



**Shopping** – stay local for independents and everyday essentials in Crowthorne, with Waitrose, Tesco Express and Lidl nearby, or pop into Bracknell or Reading for outstanding retail options, from shopping centres to high street stores.



**Family days out** – for young children, Bracknell's Look Out Discovery Centre is a goldmine of hands-on activities, and there's great fun for all at the Puzzalogical Escape Rooms. Or walk, play, explore and relax at Windsor Great Park, with its huge variety of things to see, do and enjoy.

# Getting around



By foot: local schools including Hatch Ride and Crowthorne CofE primaries and Oaklands Juniors are all within walking distance, as is the Pinewood Centre and Crowthorne Village. The country park is on your doorstep too.



By bus: A network of handy bus services run through the village with connections to Bracknell, Sandhurst and Farnborough.



By car: The M4 and M3 corridor is accessed conveniently via the B3732, taking you to the M25 and M40, while Bracknell and Wokingham are 4 miles away and Reading 13 miles.



By rail: Crowthorne Station is 1.8 miles from Buckler's Park. Hop on a train to Reading, taking only 13 minutes, for connections to Paddington and you're there in just 50 minutes. Alternatively, services to Waterloo via Wokingham take 1 hour 45 minutes. If you're travelling further afield Heathrow Airport is reachable in 20 miles, or alternatively Gatwick Airport in 45 miles.

[See a detailed view of the area and get directions](#)



# Superbly connected



## On foot

- Buckler's Forest Country Park – 0.1 miles
- Hatch Ride Primary School – 0.4 miles
- Pinewood Activity Centre – 0.6 miles
- Golden Retriever Pub – 0.8 miles
- Oaklands Junior School – 0.9 miles
- Crowthorne Church of England Primary School – 1 mile
- Crowthorne Village – 1.2 miles
- Wildmoor Heath – 1.7 miles



## By car

- Crowthorne Station – 2.1 miles
- Wellington College – 2.2 miles
- Coral Reef Waterworld – 2.7 miles
- Swinley Forest – 3.0 miles
- Look Out Discovery Centre – 3.1 miles
- Horseshoe Lake Activity Centre – 3.8 miles
- California Country Park – 5 miles
- Ascot Racecourse – 6.3 miles
- Heathrow Airport – 20 miles
- Gatwick – 45 miles



## By rail

### From Crowthorne Station

- Reading – 13 mins
- London Paddington via Reading – 50 mins
- London Waterloo via Wokingham – 1 hr 45 mins

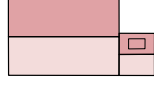
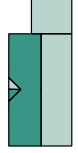
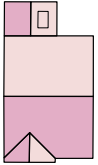
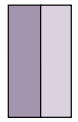
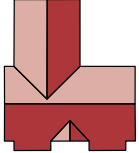
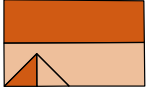
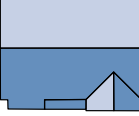
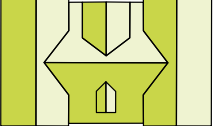

Journey times are approximate. Train journey times are accurate as of January 2024 and are sourced from thetrainline.com

See a detailed view of the area and get directions



# Cala at Buckler's Park - The Brook

## The development

	<b>The Spruce</b> 5 bedroom detached home		<b>The Everglade</b> 3 bedroom detached home
	<b>The Larch</b> 4 bedroom detached home		<b>The Ickwick</b> 3 bedroom terrace/semi-detached home
	<b>The Laurel</b> 4 bedroom detached home		<b>The Bayberry</b> 2 bedroom terrace/semi-detached home
	<b>The Rowan</b> 4 bedroom detached home		<b>The Birch</b> 2 bedroom coach house
	<b>The Walnut</b> 4 bedroom detached home		<b>Benson House</b> 1 & 2 bedroom apartments
	<b>The Cedar</b> 3 bedroom detached/semi-detached home		<b>Housing association</b>

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. V: Visitor parking, BCP: Bin collection point, CS: Cycle store.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Thames) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 29.01.24. See the main brochure for the full Consumer Protection statement.



View our interactive siteplan for our latest availability



# Choose the home that's right for you



**The Spruce**  
5 bedroom  
detached home



**The Laurel**  
4 bedroom  
detached home



**The Walnut**  
4 bedroom  
detached home



**The Larch**  
4 bedroom  
detached home



**The Rowan**  
4 bedroom  
detached home



**The Cedar**  
3 bedroom  
detached/  
semi-detached  
home

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





**The Everglade**  
3 bedroom  
detached home



**The Bayberry**  
2 bedroom  
terrace/semi-  
detached home



**Benson House**  
1 & 2 bedroom  
apartments



**The Ickwick**  
3 bedroom  
terrace/semi-  
detached home



**The Birch**  
2 bedroom  
coach house

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







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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

[Click here to find out more about our Accessibility Features](#)



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



Photography from a previous Cala development



Photography from a previous Cala development

# What our customers say



Photography from a previous Cala development



Photography from a previous Cala development

“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

*Our Cala Home was perfect. We lifted and shifted our furniture in and we were ready to*

*start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a new build with our own style.*”

The Staceyfounds,  
Purchasers at St Peter’s Quarter

See more customer stories, reviews and ratings >



Photography from a previous Cala development

# 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.

Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10.

The first two years of the warranty are provided by us. This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you with a 24-hour response service for emergency calls. We take personal pride in our customer service.



Stock photography

-  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 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.

journey, which is why we are aiming for online-only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey:



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

-  Environment >
-  Customers >
-  Design >
-  People >
-  Land >
-  Community consultation >



# Welcome to your new home

Cala at Buckler's Park - The Brook,  
Donald Campbell Way, Crowthorne,  
Berkshire,  
RG45 6SP

[Click here to arrange your viewing](#)



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Thames) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve 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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. 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 time of publication on 30/01/24. Cala (Thames) Limited, registered in England company number 02522271. Registered office: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX. Agent of Cala Management Limited.