



HAYCROFT
CRONDALL

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



HAYCROFT

ESCAPE TO A CONTEMPORARY HOME IN THE COUNTRY

Haycroft, set on the edge of the historic village of Crondall in north east Hampshire, offers you the ideal contemporary retreat in a peaceful rural location.

Whether you're a first-time buyer, a growing family or looking to escape from the city our exclusive range of light and spacious 2, 3 and 4 bedroom designs offer the flexibility to choose the home that's perfect for you – and enjoy contemporary home comforts along with a relaxed village lifestyle.



Stock photography



Photography from a previous CALA development



Local area photography





Photography from a previous CALA development





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 & 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:



"By purchasing the showhome at CALA's Kings Barton development, it really did make the transition from living abroad really easy. The showhome offered really good value for money, and we were able to move straight into our brand new home without the pressure of finding new furniture, or moving existing belongings from the other side of the world. Our new home was perfectly designed and ready to move in to from day one, and it really does tick all the boxes. The space works really well for us, and our family and friends can't believe how beautiful our new home is – with many of them now wishing they could move into a showhome of their own!"

MR & MRS ARUNAN, PURCHASERS AT KINGS BARTON

"We absolutely loved the layout of the property. The downstairs had plenty of space for entertaining friends and family with a large kitchen/diner, a separate lounge and a playroom – perfect for hiding away all the toys! It also has a utility room which is ideal with a growing family. Everything in the house was so balanced, with four good sized bedrooms upstairs and no sign of the small box room you find in most four bedroom properties. The bathrooms and en suites are all really generous in size and the airy, open stairway, landing and high ceilings are often a talking point when family and friends come to visit."

MR & MRS GRIDLEY, PURCHASERS AT APPLGARTH VALE, GRAYSHOTT



THE PAYNES MAKE A HOUSE A HOME AT CALA'S SHOPWYKE LAKES

With a two year-old daughter and the birth of their second child imminent, Mr and Mrs Payne were looking for a relatively stress-free move which allowed them to settle into their brand new family home from day one. After visiting and falling in love with CALA's Shopwyke Lakes development in Chichester, they purchased their very own showhome which meant they were able to move into their new property in less than four weeks – just in time for their baby's arrival.

Mrs Payne said: *"When we first visited Shopwyke Lakes we instantly fell in love with the atmosphere and the sense of community. The properties are all beautifully designed and the layout of the 4 bedroom showhome felt really spacious – ideal for our growing family. We viewed the showhome on the Friday and knew straight away that we'd found the perfect house to make our new home. The next day we brought our family along to Shopwyke Lakes to view the property and by Sunday, we had placed an offer on the property which was accepted."*



"We have settled in really well to our new home as a family and enjoy waking up and taking in the beautiful views of South Downs National Park from our bedroom window each morning. The city, beach and countryside are all within a 10 minute drive of Shopwyke Lakes, so we have plenty of options when it comes to getting out and exploring the local area with our children."

MR AND MRS PAYNE,
PURCHASERS AT SHOPWYKE LAKES



"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, EAST MOLESEY, SURREY



CRONDALL

A HISTORIC SETTING FOR CONTEMPORARY LIFE

The River Hart rises from springs in the centre of Crondall and the streets follow its course. Meanwhile, local life revolves around the 12th century All Saints Church, Hook Meadow, with cricket, bowling greens and tennis courts and a popular play area. The Meadow also hosts open air theatre and community events, and next to it is Crondall Village Hall where villagers and visitors gather to enjoy theatre, games and quizzes, wedding receptions and all sorts of special occasions.

Village life isn't complete without the pub, of course, and the historic Plume of Feathers – once a resting point on the turnpike road to Portsmouth – serves fine food and ales, as does The Hampshire Arms, even closer to home at Haycroft. Bordered by mature trees and hedgerows, and with green open space at its heart, Haycroft provides a wonderful environment for your new home with views to the south, the countryside opens up and there are walks and trails to explore. It could well be everything you've been looking for.

Just off Redlands Lane there is also a doctor's surgery, and Crondall Preschool and Primary School are within walking distance, with St Nicolas' School and Folly Hill Infant School just a few minutes away by car. All have 'good' or 'outstanding' Ofsted ratings.

Fleet and Farnham can both be reached through the community 'taxishare' scheme and they each offer supermarkets and a good range of high street shops and local stores. Farnham also hosts a regular farmer's market and provides the nearest mainline railway station.

Back in Crondall and the splendid surrounding countryside, walkers, cyclists and horse riders will find endless opportunities to enjoy the great outdoors. The vistas across North Hampshire from Queen's View are particularly stunning. Queen Victoria was certainly impressed...that's how it got its name. Crondall's name itself dates back to the Domesday Book, a reminder of just how timeless this lovely location is. The perfect place to call home and create your own family history.



Local area photography



Local area photography





A RURAL RETREAT WITH ALL THE RIGHT CONNECTIONS

Crondall provides a picture-perfect location - yet is also ideally positioned for commuting to the city, or working in and enjoying some of this popular area's larger towns and villages.

The M3 and A3 motorways are just 20 and 25 minutes' drive away, giving you quick and easy access to Farnham, Guilford, Woking or Basingstoke and London can be reached in around an hour and twenty minutes.

If you prefer to let the train take the strain, Farnham Station is under 4¹/₂ miles from Haycroft, with regular services operating throughout the local area and beyond, and journeys to London Waterloo taking under an hour. You're conveniently placed for travel by air anywhere in the world too, with Heathrow Airport within a comfortable 35 minute drive, and Southampton airport just 45 minutes away.

Escape to the country at Haycroft, yet stay connected with all the attractions of modern life. Simply perfect!

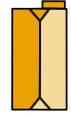
Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com



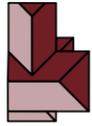
Local area photography



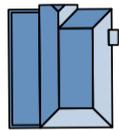
HAYCROFT, CRONDALL - THE DEVELOPMENT



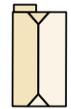
THE CLYDESDALE
2 BEDROOM SEMI-DETACHED HOME
PLOTS 9-12, 25 & 26



THE HIGHLAND
3 BEDROOM SEMI-DETACHED HOME
PLOTS 13 & 14, 17-22



THE SHIRE
4 BEDROOM SEMI-DETACHED HOME
PLOTS 15 & 16, 23 & 24



SOCIAL HOUSING





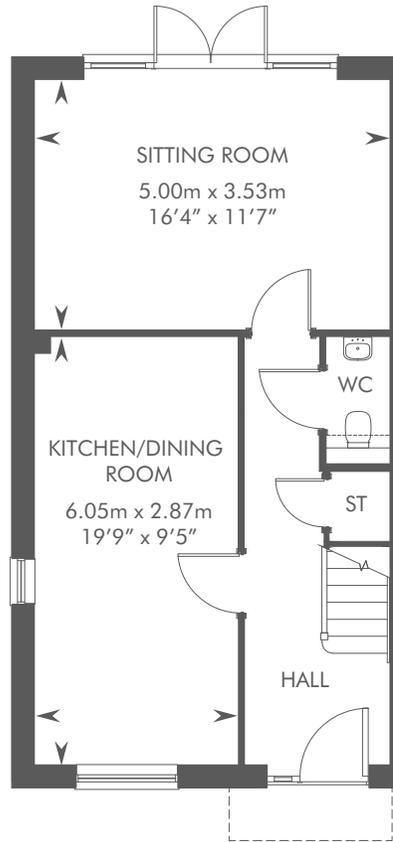
Computer generated image - The Clydesdale

THE CLYDESDALE

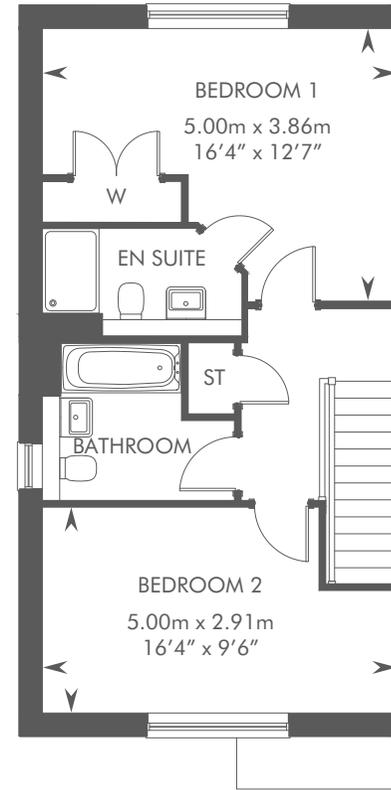
2 BEDROOM SEMI-DETACHED HOME



THE CLYDESDALE
PLOTS 10, 12 & 25 – AS SHOWN
PLOTS 9, 11 & 26 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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Computer generated image - The Highland

THE HIGHLAND

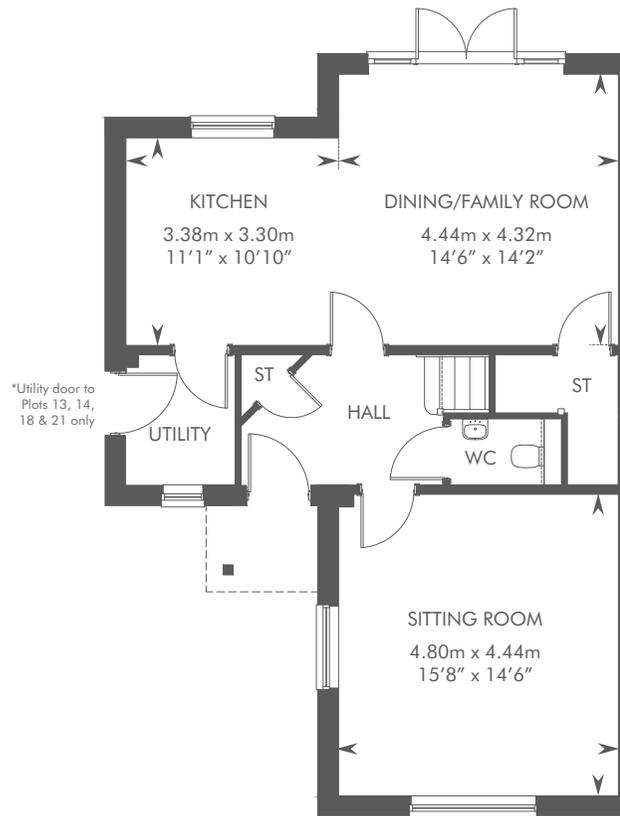
3 BEDROOM SEMI-DETACHED HOME



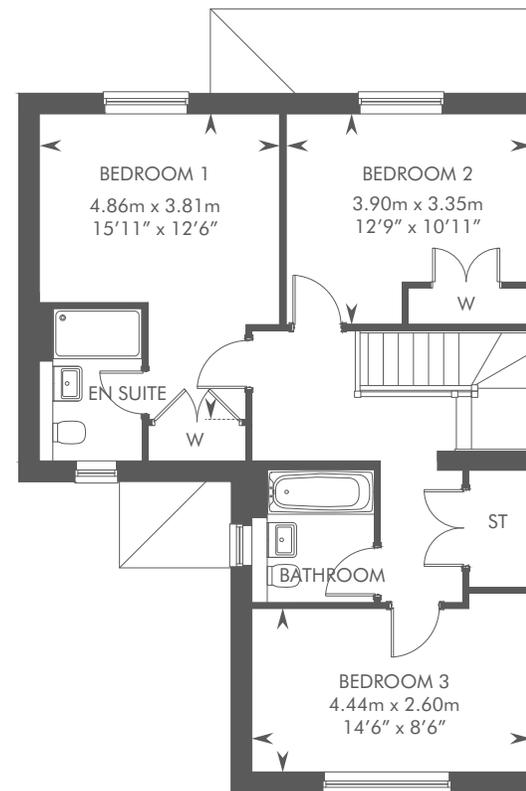
THE HIGHLAND

PLOTS 13, 17, 19 & 21 – AS SHOWN

PLOTS 14, 18, 20 & 22 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted line denotes structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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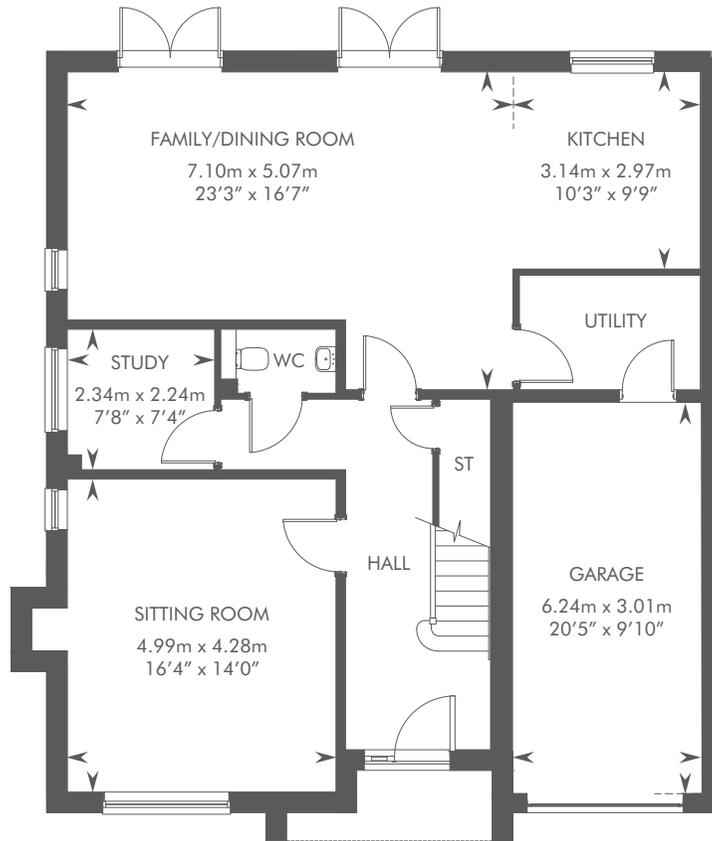


THE SHIRE

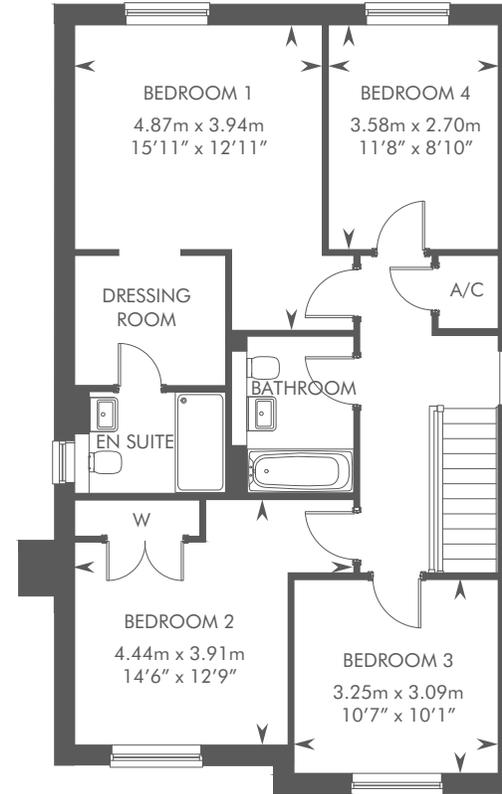
4 BEDROOM SEMI-DETACHED HOME



THE SHIRE
 PLOTS 15 & 23 – AS SHOWN
 PLOTS 16 & 24 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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HAYCROFT
SPECIFICATION



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

SPECIFICATION

KITCHEN

- Individually designed kitchen
- Laminate work surfaces with matching up stand to The Clydesdale
- Stainless steel splash back to the hob to The Clydesdale
- Silestone work surfaces with matching up stand and splashback to The Highland and The Shire
- Under cupboard lighting
- Bosch single oven to The Clydesdale
- Bosch double oven to The Highland and The Shire
- Bosch 4 burner gas hob with wok burner to The Clydesdale
- Bosch 5 burner gas hob with wok burner to The Highland and The Shire
- Bosch stainless steel extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch integrated washer dryer to The Clydesdale
- Amtico flooring in the open plan kitchen / dining / family area

UTILITY ROOM

- Individually designed utility room to The Highland and The Shire
- Laminate work surfaces with matching up stand
- Space for free standing washing machine
- Space for free standing tumble dryer
- Amtico flooring

CLOAKROOM, BATHROOM & EN SUITES

- White Roca sanitaryware
- White wall hung vanity unit to the basin in the bathroom and bedroom one en suite
- VADO mixer taps
- VADO showers
- Glass shower doors
- Porcelanosa tiling to walls*
- Amtico flooring
- Shaving point in the bathroom and all en suites

PLUMBING & HEATING

- Gas fired boiler heating system with radiators
- Chrome ladder style radiators in the cloakroom, bathroom and all en suites

ELECTRICAL

- White LED downlights in the open plan kitchen area, utility, cloakroom, bathroom and en suites
- Pendant lighting in all of the other rooms
- External lights to the front & rear of the house
- External light outside of the utility door (where applicable)
- White electrical fittings in all rooms
- External power point to the rear of the house
- TV points (high & low level position) in the living room
- TV point (high level position) in the open plan kitchen area and all bedrooms
- Phone point in the kitchen & bedroom one

- Phone and data point in the smallest bedroom
- USB charging point above the kitchen worktop
- USB charging points either side of the master bed position
- Alarm system fuse spur for future installation to The Clydesdale
- Wireless alarm system fitted to The Highland and The Shire
- Power and lighting in the garage
- Fused spur in the garage (where applicable) for the future installation of an electric garage door opener

INTERNAL FINISHES

- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a stained handrail
- Wardrobe to bedroom 1 in The Clydesdale
- Wardrobe to bedroom 1 & 2 in The Highland
- Dressing room to bedroom 1 and wardrobe to bedroom 2 in The Shire
- Amtico flooring in the entrance hall
- Carpet to the living room, stairs, landing and all bedrooms

DOORS & WINDOWS

- PVCu windows
- PVCu French doors leading out to the garden

- Internal doors with 4 horizontal grooves finished in white paint (satinwood)

EXTERNAL DETAILS

- Block paving drives and paths to front door
- Marshalls paving side access paths and patio areas
- Landscaping to the front garden
- Turf to the front and rear garden
- External garden tap

ENVIRONMENTAL DETAILS

- Thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Photovoltaic panels to some of the houses†
- 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 throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

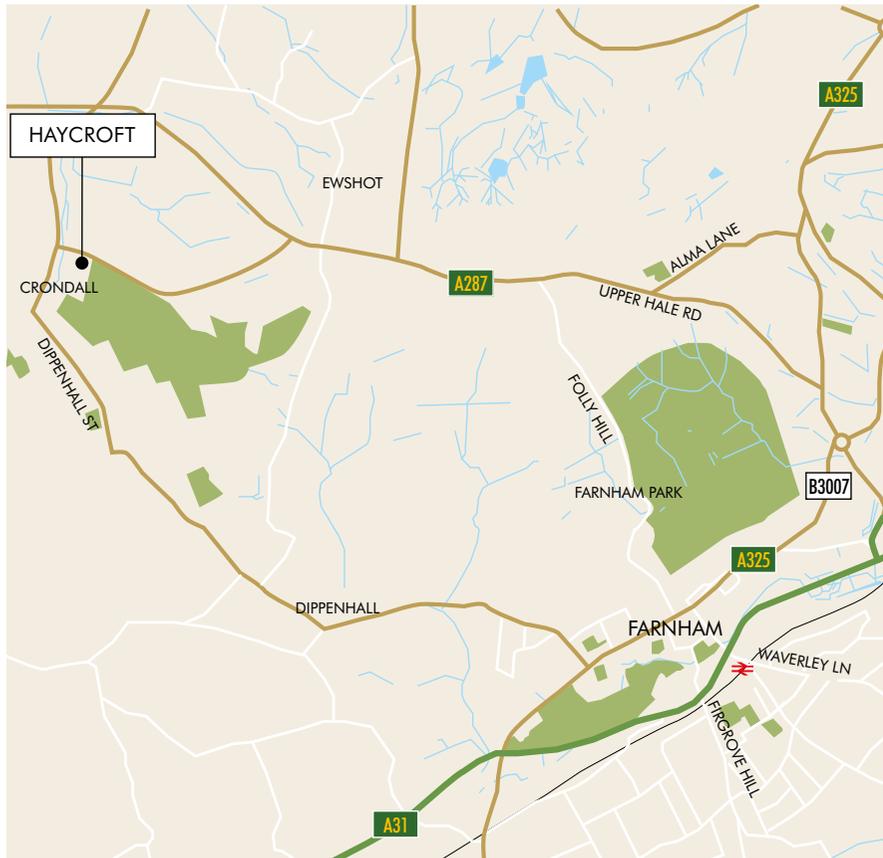
MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will provide ongoing management services. Please refer to your Sales Consultant for further details.

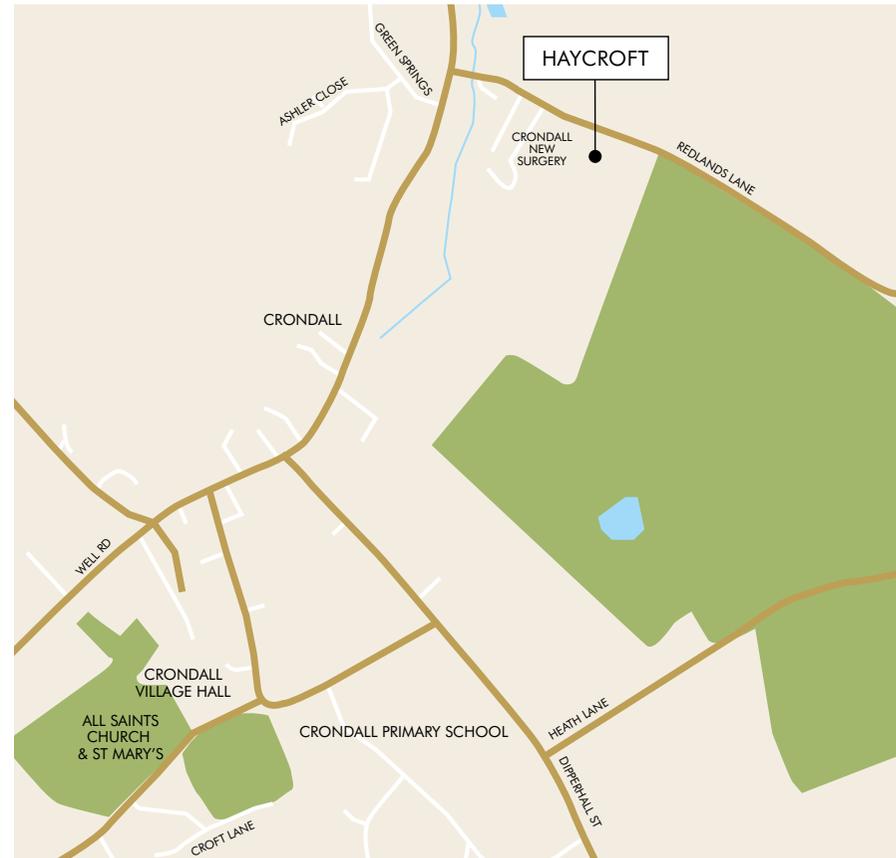
*Speak to Sales Consultant for wall tiling specification detail. †Speak to Sales Consultant for Photovoltaic panel locations.

PERFECTLY LOCATED

HAYCROFT, REDLANDS LANE, CRONDALL, GU10 5RF



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- The Hampshire Arms – 0.2 mile
- Plume of Feathers – 0.6 mile
- Crondall Playground – 0.7 mile
- Crondall Preschool – 0.8 mile
- Crondall Primary School – 0.8 mile
- Crondall Village Hall – 0.8 mile
- All Saints Church & St Mary's – 1 mile



BY CAR

- M&S Simply Food – 1 mile
- St Nicholas School – 1.3 mile
- Folly Hill Infant School – 2.8 miles
- Farnham Park Golf Course – 3.1 miles
- Calthorpe Park School – 3.6 miles
- Hart Leisure Centre – 3.6 miles
- Court Moor Secondary School – 3.9 miles
- Waitrose & Partners, Farnham – 3.9 miles
- Farnham – 4.2 miles
- Farnham Leisure Centre – 4.2 miles
- Sainsbury's Farnham – 4.2 miles
- Farnham Railway Station – 5.3 miles
- Fleet Railway Station – 5.4 miles
- M3 Junction 5 – 5.9 miles
- Guildford – 13.4 miles
- Heathrow Airport – 28 miles
- Southampton Airport – 40 miles



BY RAIL FROM FARNHAM

- Woking – 23 minutes
- London Waterloo – 56 minutes

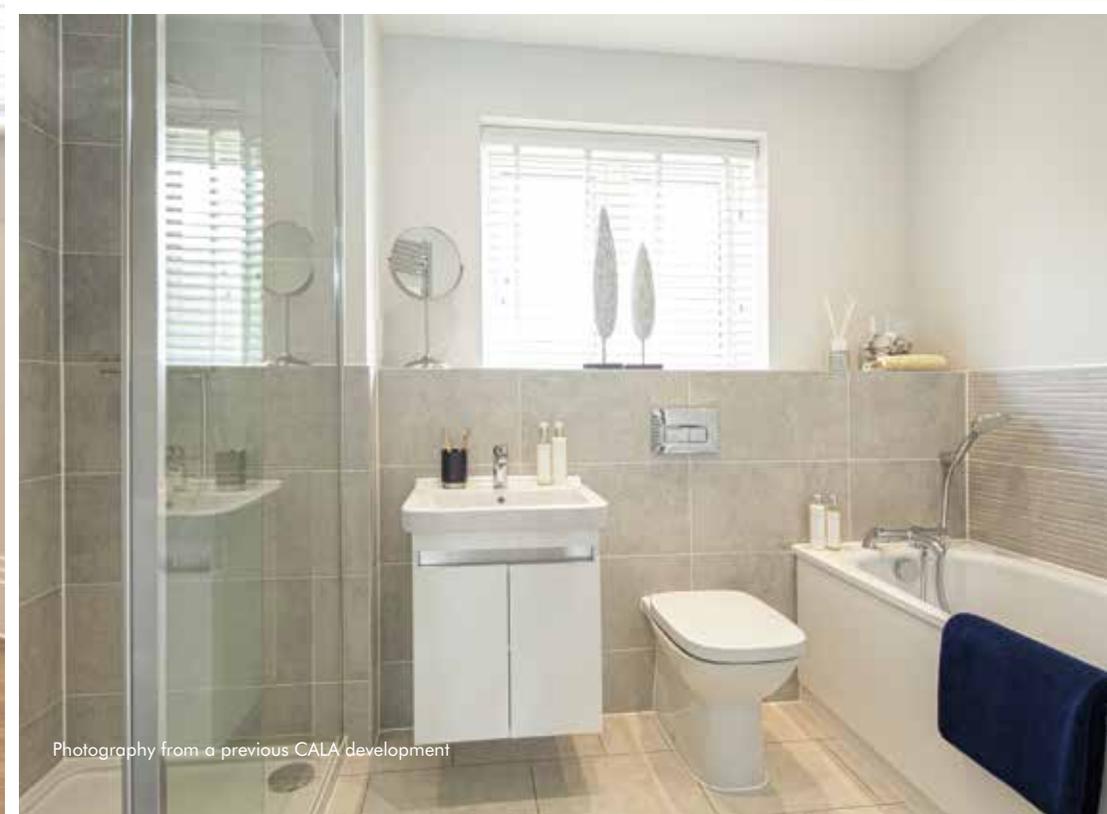


BY RAIL FROM FLEET

- London Waterloo – 44 minutes



Photography from a previous CALA development



Photography from a previous CALA development



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



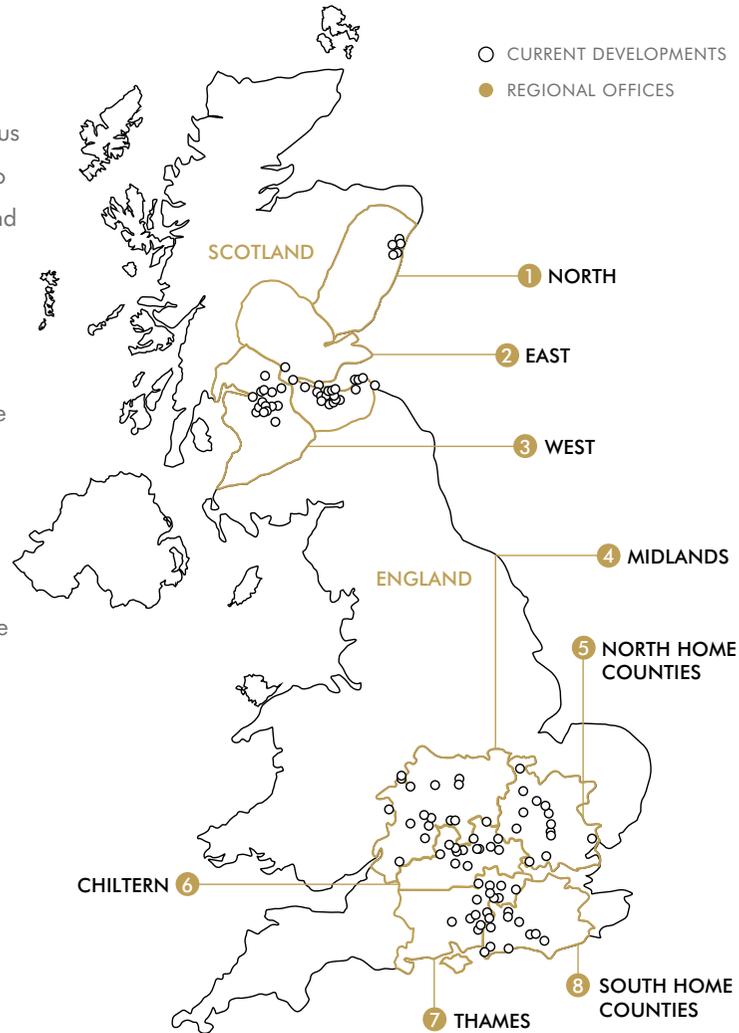
INVESTMENT IN
OUR PEOPLE



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 well-being 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.

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



CALA.CO.UK

CALA HOMES (THAMES) LTD, CALA HOUSE, 54 THE CAUSEWAY, STAINES, TW18 3AX | 01784 225 300

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