



# Cala at Finchwood Park

Finchampstead



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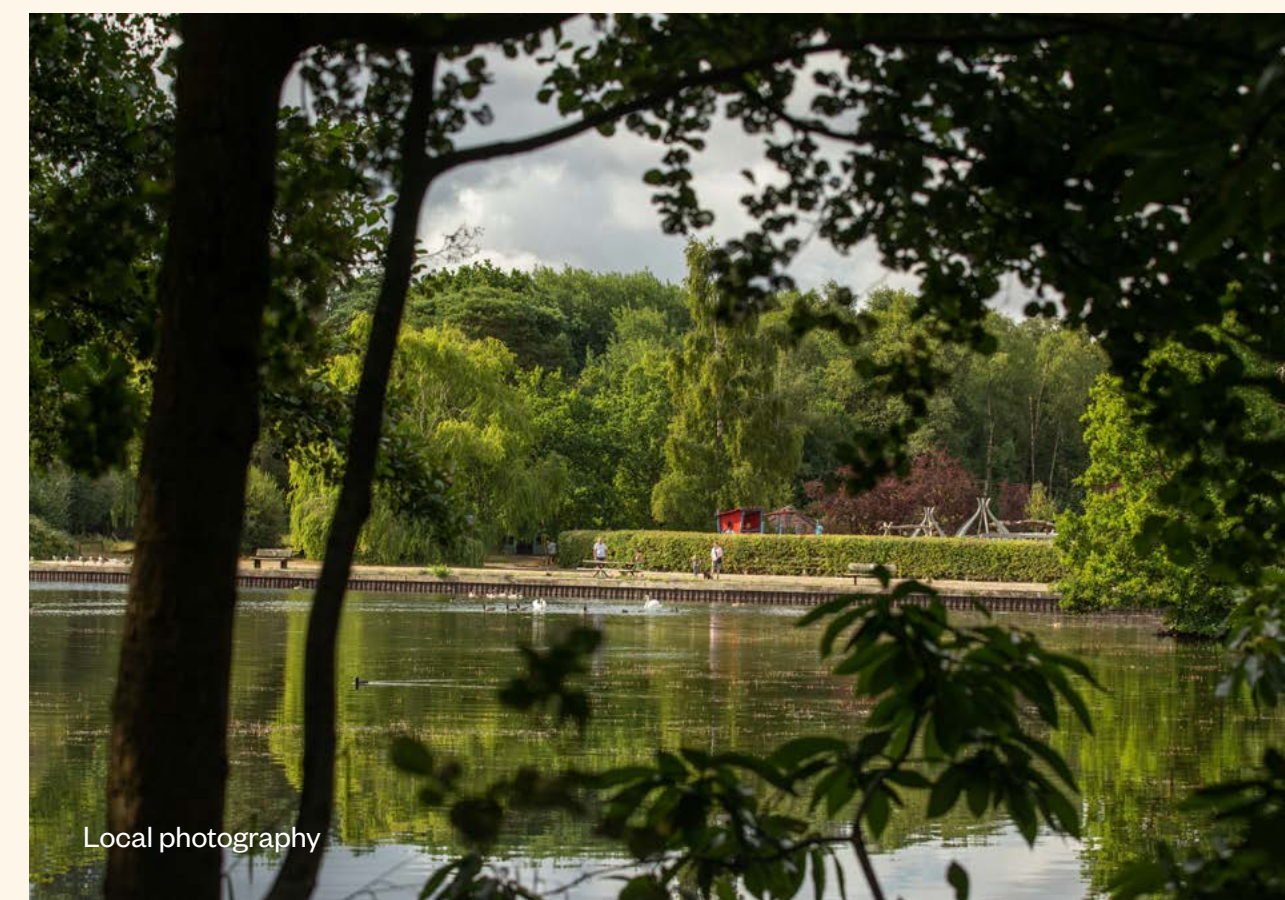






# A new community in a natural setting

Set within 140 acres of leafy green surrounds to the north of Finchampstead, Cala at Finchwood Park is built around outstanding quality, both the homes and the lifestyle on offer. Much of Finchwood Park is public open space, with paths and eco-friendly play and leisure areas promoting a sense of well-being. Just a short walk, cycle ride or drive away, you'll find further country parks and lakes, woods and meadows to explore. This could be the perfect place to put down roots and enjoy life to the full.





# One of the UK's best places to live

As Finchwood Park evolves, there will be a new neighbourhood centre, sports facilities and allotments, with potential plans for a primary school\*. Along Nine Mile Ride, you'll find a local supermarket, pharmacy and post office for all your essentials. There are friendly local pubs to relax and dine in, as well as a wide range of sports, leisure and social clubs in and around Finchampstead for all the family to enjoy. In 2017, the Sunday Times named it one of UK's best places to live, and you'll soon see why.

\*The local authority will decide if a new primary school is required and will be responsible for its delivery.





# The best of town and country

Finchwood Park offers you the best of both worlds: a relaxing rural setting, with all the convenience and connectivity of Wokingham just down the road. Wokingham is home to a range of supermarkets, historic markets, restaurants and entertainment. Cala at Finchwood Park has two mainline stations within five miles in Wokingham and Crowthorne, both with services into London. The nearby county town of Reading is a major retail and leisure destination, as is the Lexicon over in Bracknell.





# A great start in life

Finchwood Park is a first-class location for your children's education. With early learning at the Oak Tree Day Nursery and Farley Hill Primary (rated Good by Ofsted), then on to secondary and sixth form with Bohunt Wokingham in Arborfield. There are independent options at St Neots School or Wellington College and you're just a few miles from the well-respected University of Reading.





# Places to go



**Parks and nature** – You're surrounded by nature, with parks and woodlands within walking distance and a little further afield Colebrook North Lake and Wellington Country Park has fun activities for all ages.



**Entertainment and culture** – Pop up to Reading for theatre and opera, concerts, cinema and the wonderful festival.



**Sports and leisure** – There are plenty of sport and leisure options on offer right on your doorstep with Finchampstead Sports Club, Arborfield Leisure Centre, golf clubs and the luxury Nirvana Spa health and fitness club.






**Family days out** – For something distinctly different go back in time at Wellington Dinosaur Park, ride the miniature railway at Pinewood or explore Roman Silchester.





# FINCHWOOD PARK

## THE VISION

- 
**GREEN CORRIDOR**  
 Providing a link through the development connecting into the SANG via the bridleway with a series of trim trails.
- 
**NINE MILE RIDE EXTENSION**
- 
**LEAP - Local Equipped Area for Play**  
**LAP - Local Area for Play**  
**NEAP - Neighbourhood Equipped Area for Play**

Potential future school: The local authority will decide if a new primary school is required and will be responsible for its delivery.

Sports facilities & allotments: Responsibility of and to be delivered by Wokingham Borough Council.

Neighbourhood centre: To include retail and residential units.

The above master plan is not drawn to scale and is for general guidance only and is subject to change.







Photography from a previous Cala development

# What our customers say



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,  
Purchaser at St Peter's Quarter



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 is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas





# 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

Cala at Finchwood Park  
Woodlark Way,  
Finchampstead, RG40 4BY



Stock photography

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