



ELIZABETH MEADOWS
STROUD

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



Artistic impression of Elizabeth Meadows

ELIZABETH MEADOWS

YOUR GATEWAY TO AN ASPIRATIONAL LIFESTYLE

It's the village lifestyle you've been longing for. Leave the built-up urban sprawl behind for the open, yet well-connected rural surroundings of Stroud. That's the peaceful South Downs setting for our selection of spacious 3, 4 and 5 bedroom family homes at Elizabeth Meadows.

Light and airy, these beautiful terraced, semi-detached and detached homes feature flexible spaces and a high specification throughout. Combined with the plentiful amenities of neighbouring Petersfield and good local schools situated nearby, as well as Portsmouth, Southampton and London in easy commuting distance, Elizabeth Meadows offers the height of accessible exclusivity.



Local area photography



Stock 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 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.

**CONSUMER
CODE FOR
HOMEBUILDERS**

www.consumercode.co.uk

*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:



"It was two days before our wedding and I was in the salon having my nails done and David called me and said – you'd better come down to Brookwood and see this house. We looked at The Cotterdale property on Friday, bought it on Saturday morning and then got married on Sunday! Now we're expecting our first baby! The house is great – good quality, as you would expect from CALA, and the aftercare team are fantastic. We're really happy here."

LUCY & DAVID HARPER, PURCHASERS AT BROOKWOOD FARM

"We were impressed by the variety of properties on offer and decided to purchase a stunning five-bedroom townhouse, which boasts plenty of space for all our needs. I wouldn't hesitate to recommend a CALA home to my friends and family, the design of our property has been really well thought-out and the quality of the finish is the best I have seen on a new build house, having lived in two previous new builds by different developers."

JENNIFER & TOM BOSSON, PURCHASERS AT VIRGINIA GATE



FIRST HOME, FIRST RESIDENTS

First time buyers Darren and Rhiannon were the first to reserve their new two bedroom home at Kings Barton in Winchester. CALA invited the couple to have a commemorative date plaque added to mark the occasion.

Darren said: "This is our first home together and it's been very exciting to be able to watch the whole building process right from the beginning. Adding the date brick was a fabulous touch, it feels like we're making our own little mark on the history of Winchester.

I was already aware of CALA Homes because of a development I'd seen in Scotland. I was really impressed with the design and quality of the homes there, so when we saw that they were building in Winchester it seemed too good an opportunity to miss.

We went along to the launch weekend and reserved our new home pretty much straight away. The sales team have been brilliant. As first time buyers we didn't really know what to expect but they have been extremely helpful and the whole process has gone very smoothly so far."

DARREN WRIGHT & RHIANNON KERRIDGE-JOHNS, PURCHASERS AT KINGS BARTON



"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



STROUD

ENJOY THE BEST OF BOTH WORLDS

This desirable Hampshire village has the advantage of being away from it all, while enjoying everything the thriving upmarket town of Petersfield has to offer right on its doorstep.

Stroud is home to the Seven Stars pub and Langrish Primary School, with plans for a new village hall to be built by CALA for the local community.

Petersfield's popular amenities include high street shops, boutiques, cafés, bars, restaurants and a couple of museums. An annual fair and free festivals throughout the year are held in the town, together with a variety of performances at Petersfield Festival Hall.

With a picturesque pond, Petersfield Heath is recognised as a Site of Nature Conservation Interest, and the town is also well-known for its ancient burial mounds. A short drive away, Queen Elizabeth Country Park features Butser Hill, where you can escape for family picnics, scenic walks and exciting bike trails in the great outdoors of the South Downs National Park.

To stay active you can visit the extensive facilities at Taro Leisure Centre and Petersfield Pay & Play Golf, as well as join Petersfield Golf Club or a variety of other local sports clubs.

In addition to the village primary, schooling for all ages is highly regarded throughout Petersfield and in the neighbouring village of Steep, which also includes the independent Bedales School.



Local area photography





EASY COME, EASY GO

Whether you're commuting to the capital or heading down to the south coast, Stroud offers an inviting gateway by road and rail.

For car journeys into central London, the A3 bypasses the village and connects to the capital. It also leads directly towards Portsmouth, while routes to the east and west are provided by the A272.

If you're catching the train, Petersfield station runs frequent services to London Waterloo and Southampton in just over an hour, or to Portsmouth Harbour in around half-an-hour. The Seven Stars bus stop is just 0.2 miles away, from where you can reach the station and town centre in several minutes, or head towards Winchester.

Flights too are within easy reach, either from Southampton for short haul destinations or London Heathrow for international departures.

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









ELIZABETH MEADOWS THE DEVELOPMENT



THE SOLVILLE
5 BEDROOM DETACHED HOME
PLOTS 27 & 28



THE LENHAM
4 BEDROOM DETACHED HOME
PLOTS 22, 23 & 29



THE NESSVALE
4 BEDROOM DETACHED HOME
PLOTS 9 & 12



THE OSMORE
4 BEDROOM DETACHED HOME
PLOTS 26 & 30



THE HIMSCOT
3 BEDROOM SEMI-DETACHED & TERRACED HOME
PLOTS 10, 11, 13, 14, 15, 20, 21, 24 & 25



HOUSING ASSOCIATION

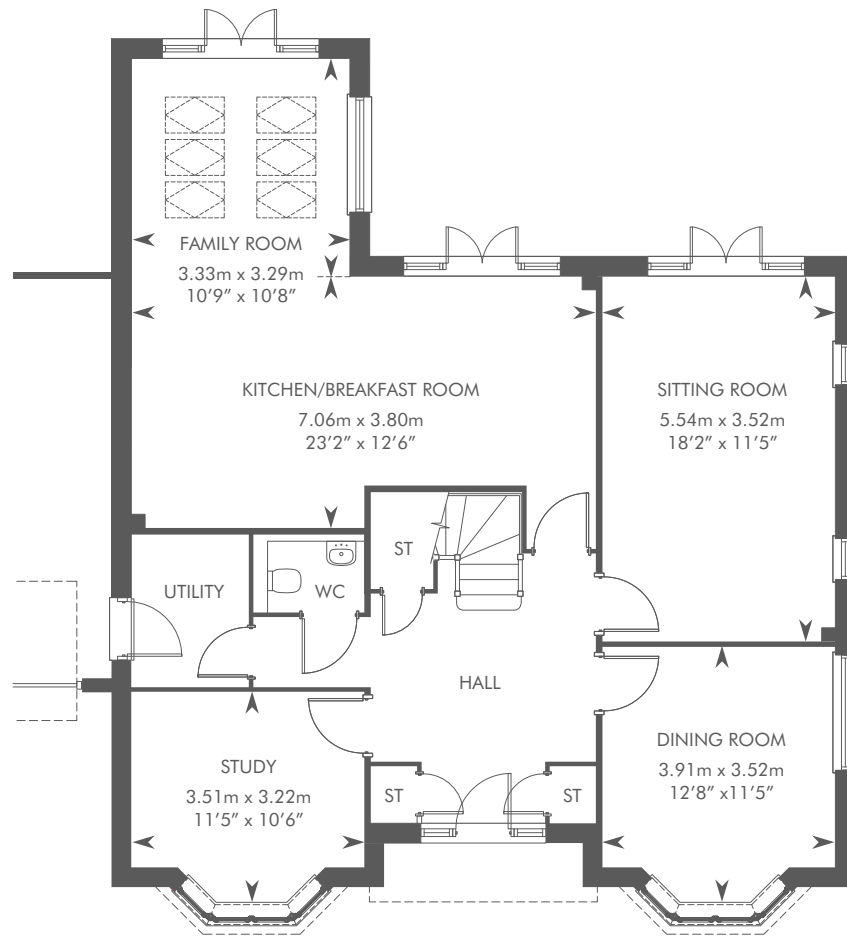


The above development layout is not drawn to scale and is for general guidance only.
Road layouts, pathways and external treatments may differ.
Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

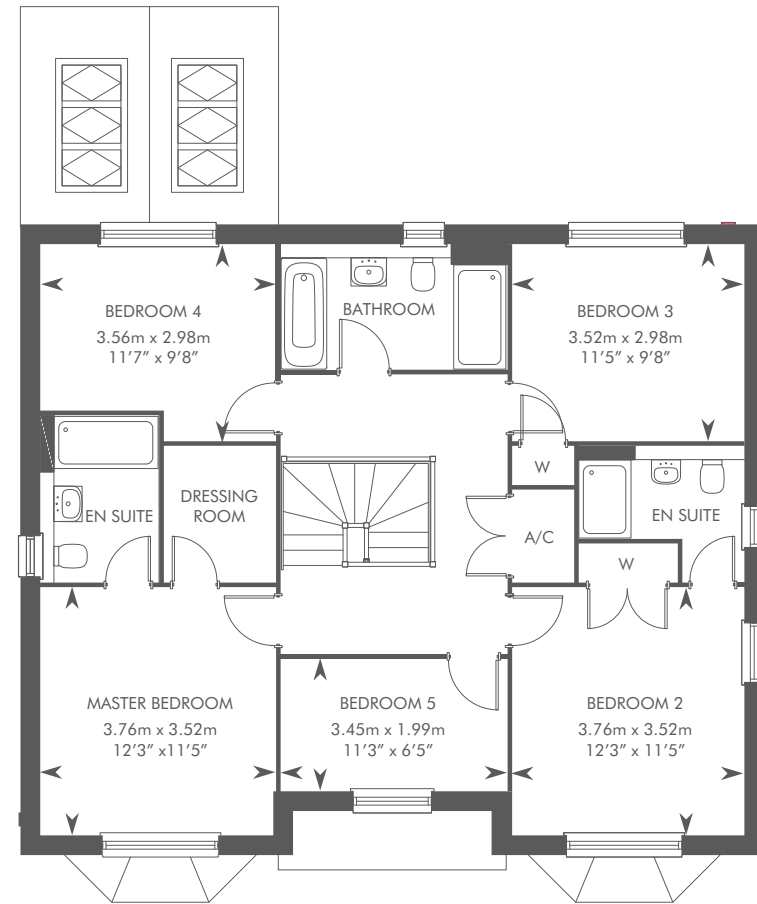
THE SOLVILLE
5 BEDROOM DETACHED HOME



THE SOLVILLE
PLOT 27 – AS SHOWN
PLOT 28 – HANDED



GROUND FLOOR

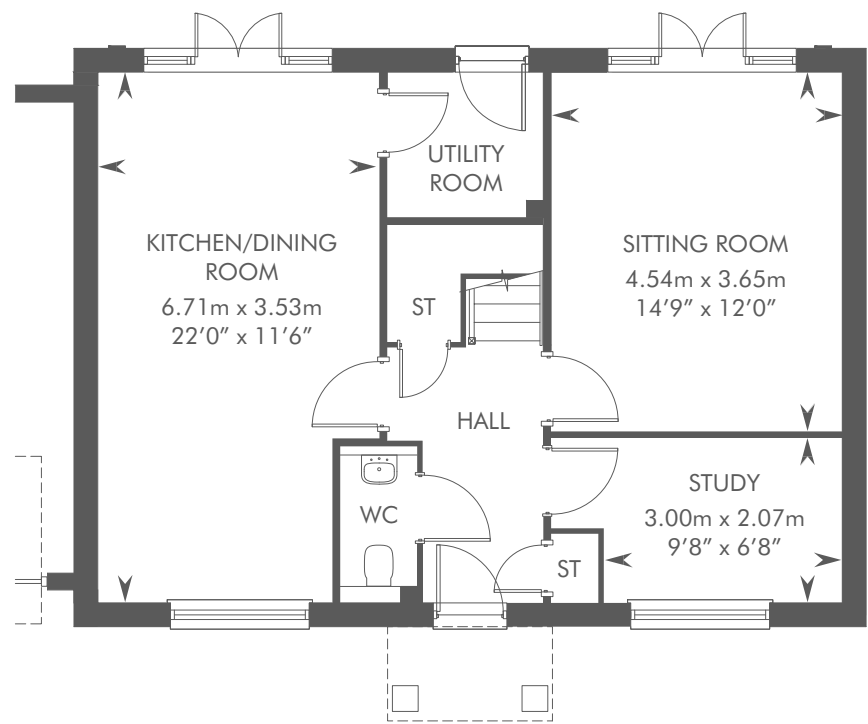


FIRST FLOOR

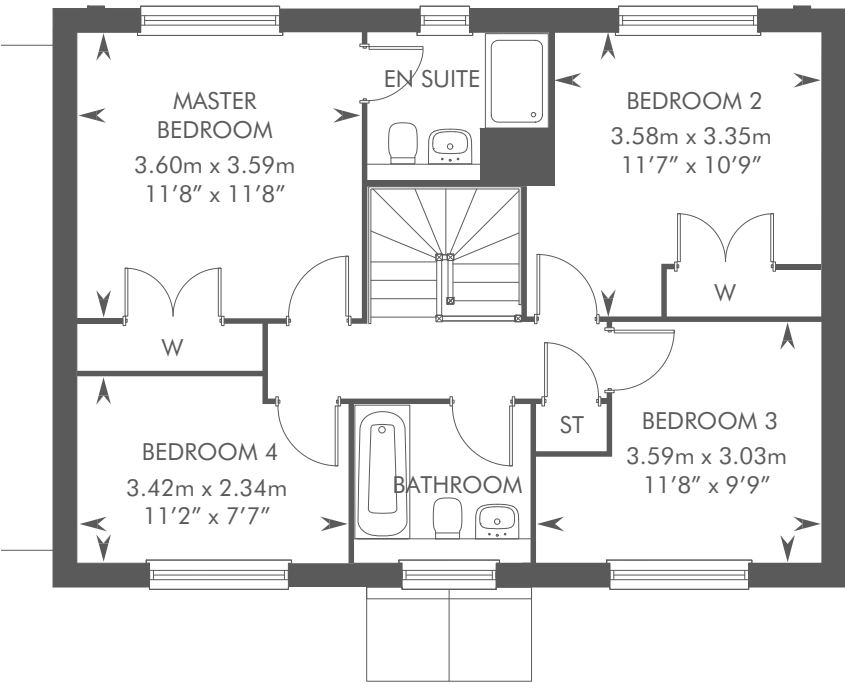
THE LENHAM
4 BEDROOM DETACHED HOME



THE LENHAM
PLOT 22 – AS SHOWN
PLOT 23 & 29 – HANDED



GROUND FLOOR

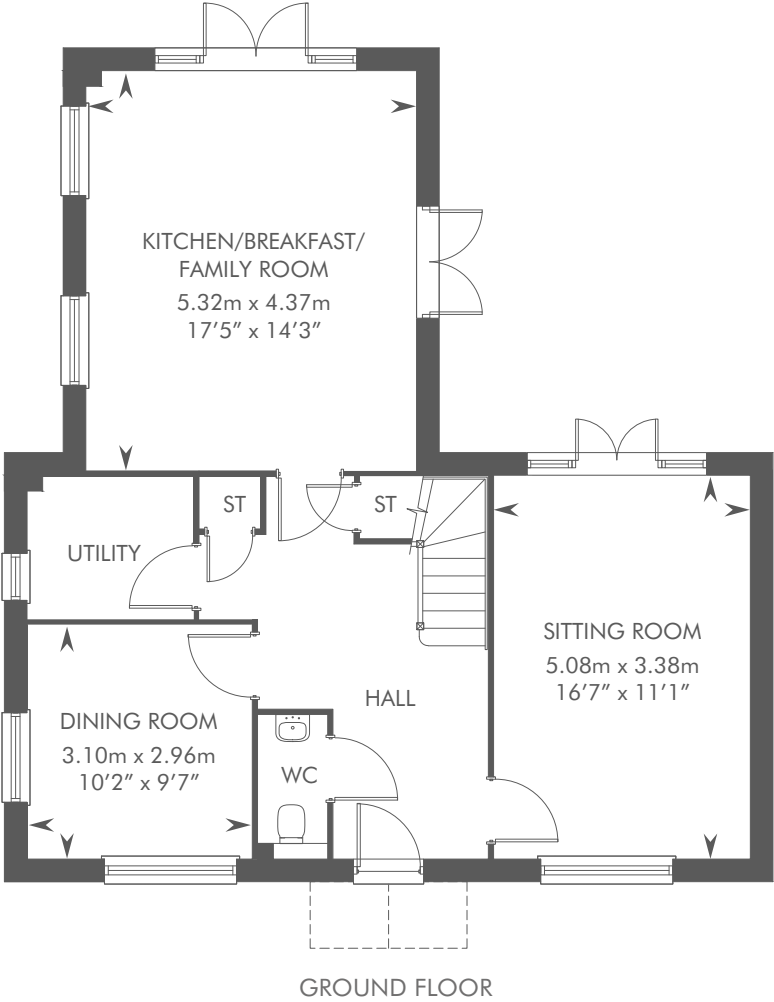


FIRST FLOOR

THE NESSVALE
4 BEDROOM DETACHED HOME



THE NESSVALE
PLOT 9 – AS SHOWN
PLOT 12 – HANDED

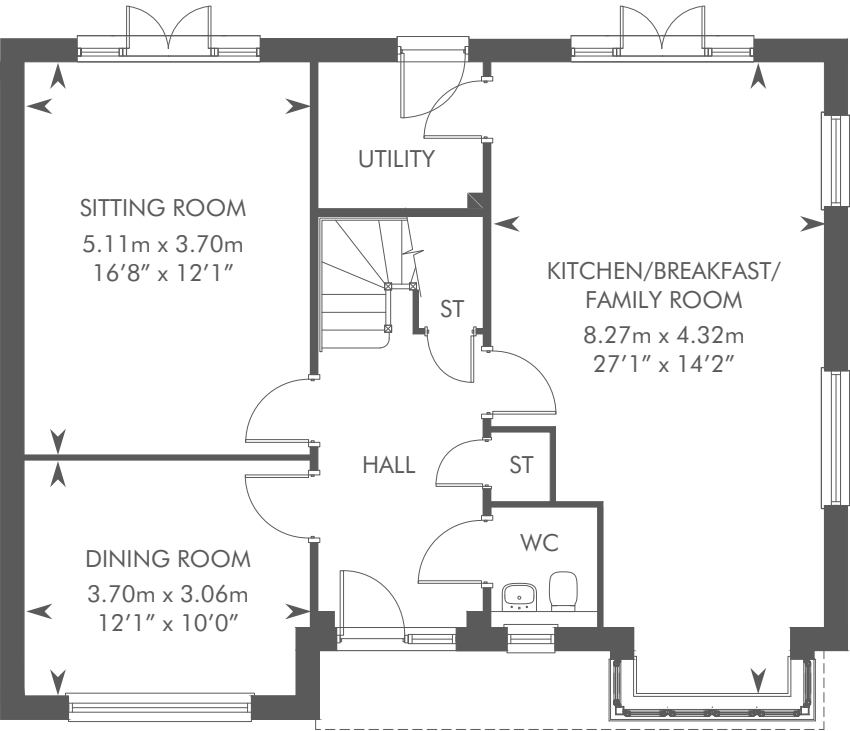


Please ask your Sales Consultant for further details. ST: Store cupboard. A/C: Airing cupboard. W: Wardrobe.

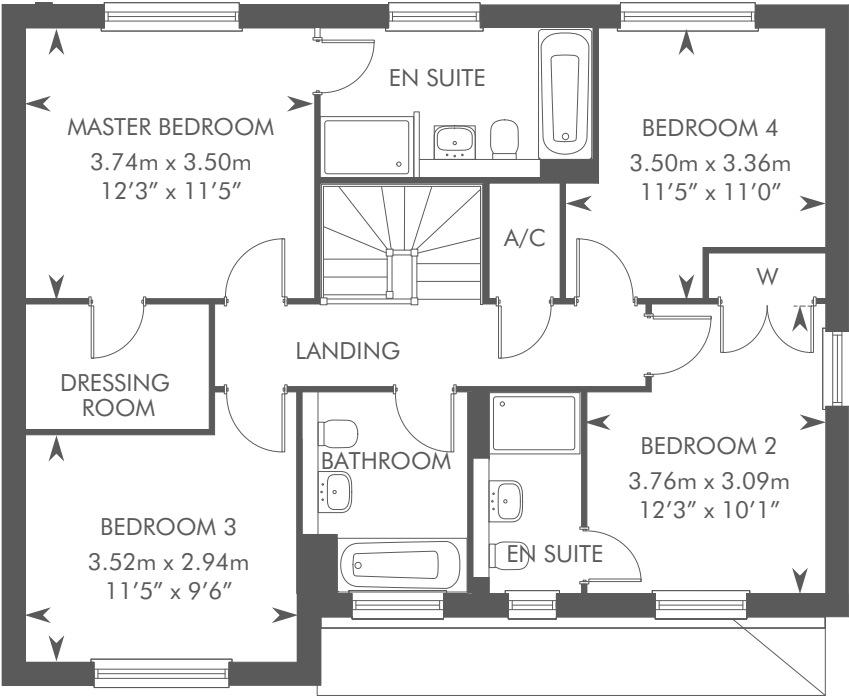
THE OSMORE
4 BEDROOM DETACHED HOME



THE OSMORE
PLOT 30 – AS SHOWN
PLOT 26 – HANDED



GROUND FLOOR



FIRST FLOOR

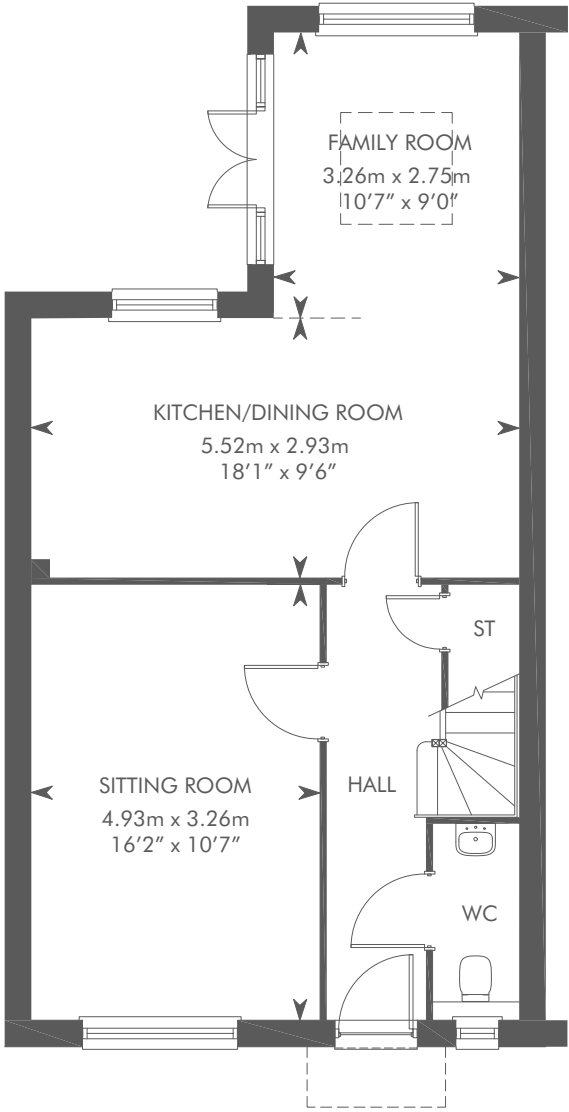
Please ask your Sales Consultant for further details. ST: Store cupboard. A/C: Airing cupboard. W: Wardrobe.

THE HIMSCOT

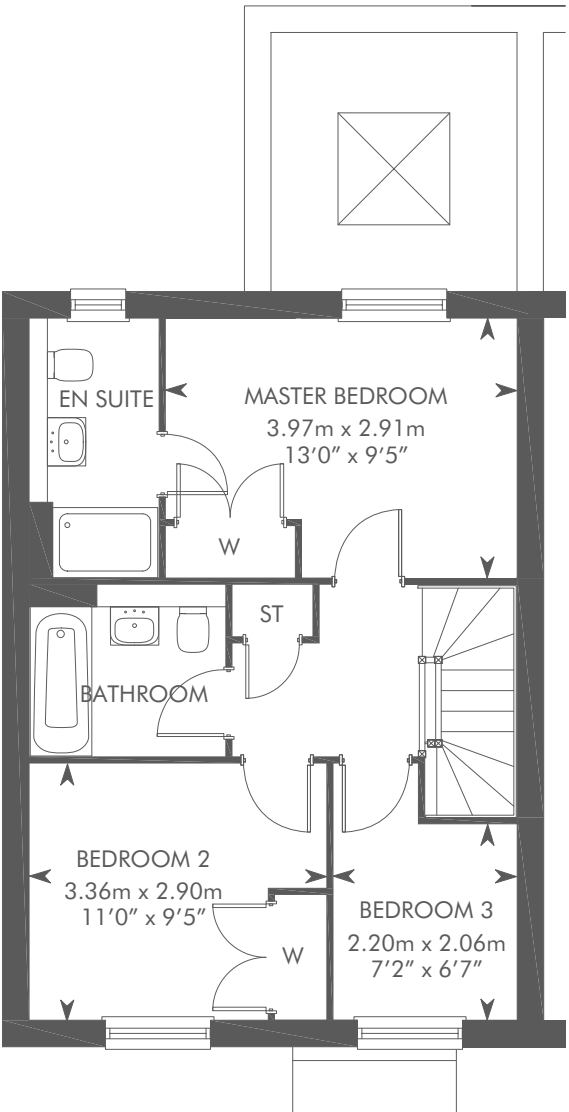
3 BEDROOM SEMI-DETACHED & TERRACED HOME



THE HIMSCOT
PLOTS 10, 13, 14, 20 & 24 – AS SHOWN
PLOTS 11, 15, 21 & 25 - HANDED



GROUND FLOOR



FIRST FLOOR



ELIZABETH MEADOWS
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

KITCHENS

- Individually designed kitchen
- Laminate work surfaces with matching upstand ¹
- Stone work surfaces with matching upstand ²
- 1 ½ bowl stainless steel sink with drainer and mixer tap
- Stainless steel splash back to the hob ¹
- Stone splash back to the hob ²
- Under cupboard lighting
- Bosch single oven ³
- Bosch double oven ⁴
- Bosch 4 burner gas hob with wok burner ³
- Bosch 5 burner gas hob with wok burner ⁴
- Bosch stainless steel extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch integrated washer dryer ³
- Amtico flooring in the open plan kitchen area

UTILITY ROOM

- Individually designed utility room
- Laminate work surfaces with matching upstand
- Stainless steel sink with mixer tap
- Space for free standing washing machine
- Space for free standing tumble dryer
- Amtico flooring

CLOAKROOMS, BATHROOMS & EN SUITES

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

PLUMBING, HEATING & ELECTRICAL

- LPG Gas fired boiler heating system with radiators
- Chrome ladder style radiators in the cloakroom, bathroom and 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
- 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, study, separate dining room and all of the bedrooms
- Phone point in the kitchen & master bedroom

- Phone and data point in the study or the smallest bedroom
- USB charging points above the kitchen worktop ¹
- S-Box power box pop up with USB charger to the kitchen island ²
- USB charging points either side of the master bed position
- Alarm system in the house only ²
- Power and lighting in the garage or car barn (excluding plots 14 & 21)
- Fused spur in the garage (not car barn) 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
- Fitted furniture in the master bedroom dressing area ⁵
- Wardrobe in the master bedroom (all other home types)
- Wardrobe in bedroom ²
- Wardrobe in bedroom ^{3 6}
- Amtico flooring in the entrance hall
- Carpet in the living room, dining room, study, stairs, landing and all of the bedrooms

¹ The Himscot & Lenham only. ² The Nessvale, Osmore & Solville only. ³ The Himscot only. ⁴ The Lenham, Nessvale, Osmore & Solville only. ⁵ The Osmore & Solville only. ⁶ The Solville only.

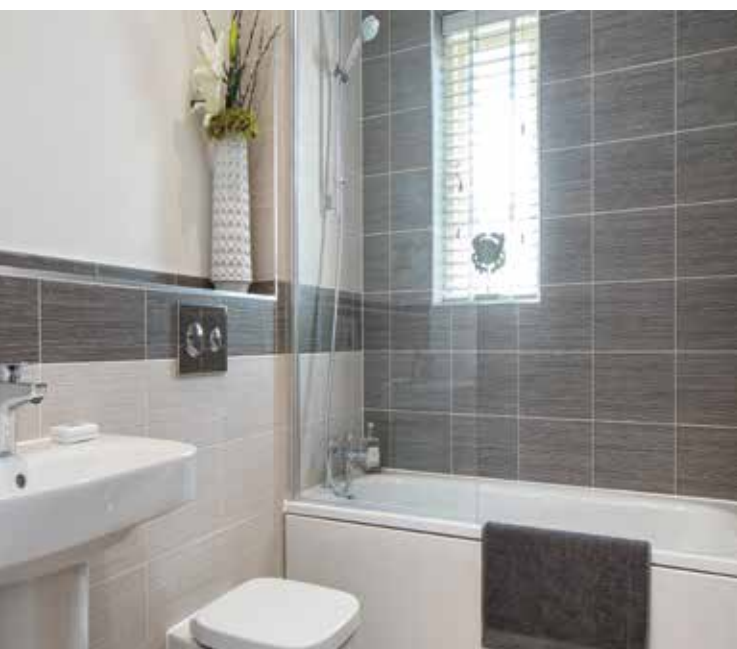
* Please speak to a Sales Consultant for wall tiling specification detail.

** Please speak to a Sales Consultant for garage types and locations.

*** Please speak to a Sales Consultant for photovoltaic panel locations.



Photography from a previous CALA development



SPECIFICATION

DOORS & WINDOWS

- Agate Grey PVCu windows
- Agate Grey PVCu French doors leading out to the garden
- Internal doors with 4 horizontal grooves finished in white paint (satinwood)
- Vaulted ceiling with Keylite window systems to the family room ⁶
- Glazed sky lantern roof window in the open plan kitchen area ³

EXTERNAL DETAILS

- Driveway or parking spaces
- Single or double garage or car barn to each home**
- Canopy style garage doors (not applicable to the car barns)
- Indian sandstone paths and patio areas
- Landscaping to the front garden
- Turf to the front and rear garden
- External garden tap
- External lighting to the private roads

ENVIRONMENTAL DETAILS

- Liquefied Petroleum Gas (LPG) 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.

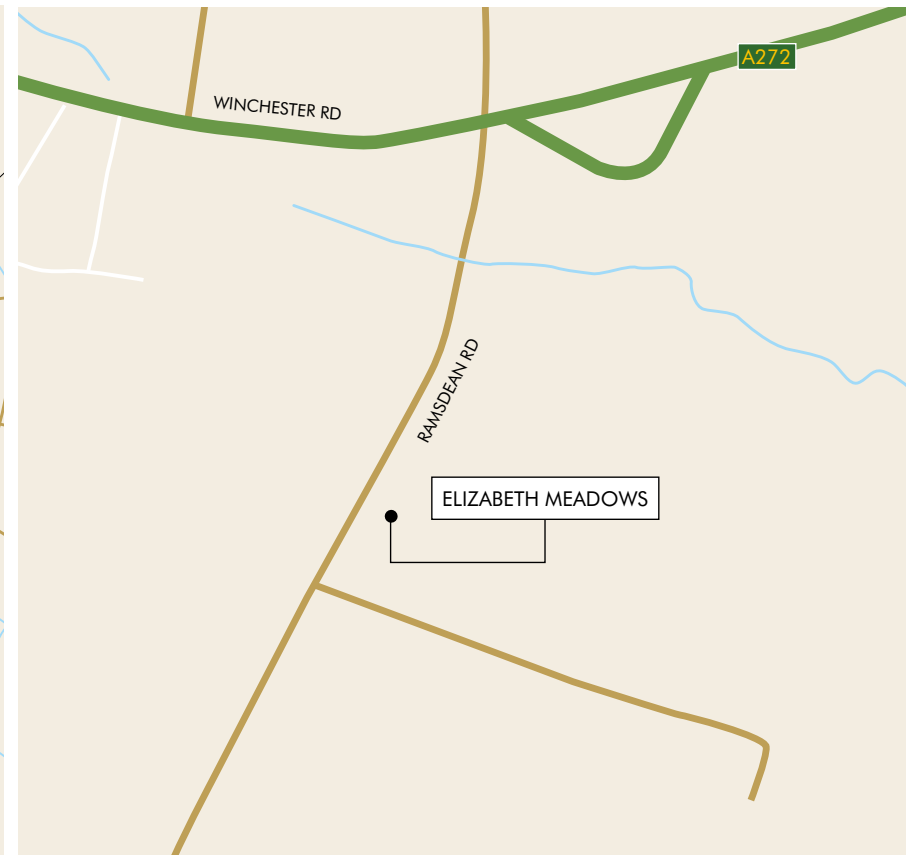


PERFECTLY LOCATED

ELIZABETH MEADOWS, RAMSDEAN ROAD, STROUD, HAMPSHIRE, GU32 3PJ



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Langrish Primary School – 0.1 miles
- Seven Stars Bus Stop – 0.2 miles
- Seven Stars Pub – 0.2 miles



BY CAR

- Petersfield Train Station – 1.6 miles
- Petersfield Infant School – 2.1 miles
- Petersfield Tesco – 2.2 miles
- Petersfield Pay & Play Golf – 2.7 miles
- Petersfield Rugby Football Club – 3.6 miles
- Queen Elizabeth Country Park – 5.6 miles
- Winchester – 18 miles
- Southampton Airport – 27 miles
- London Heathrow Airport – 47 miles



BY RAIL FROM PETERSFIELD STATION

- Haslemere – 12 minutes
- Guildford – 27 minutes
- Portsmouth Harbour – 30 minutes
- Woking – 37 minutes
- Southampton – 1 hour 2 minutes
- London Waterloo – 1 hour 3 minutes



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



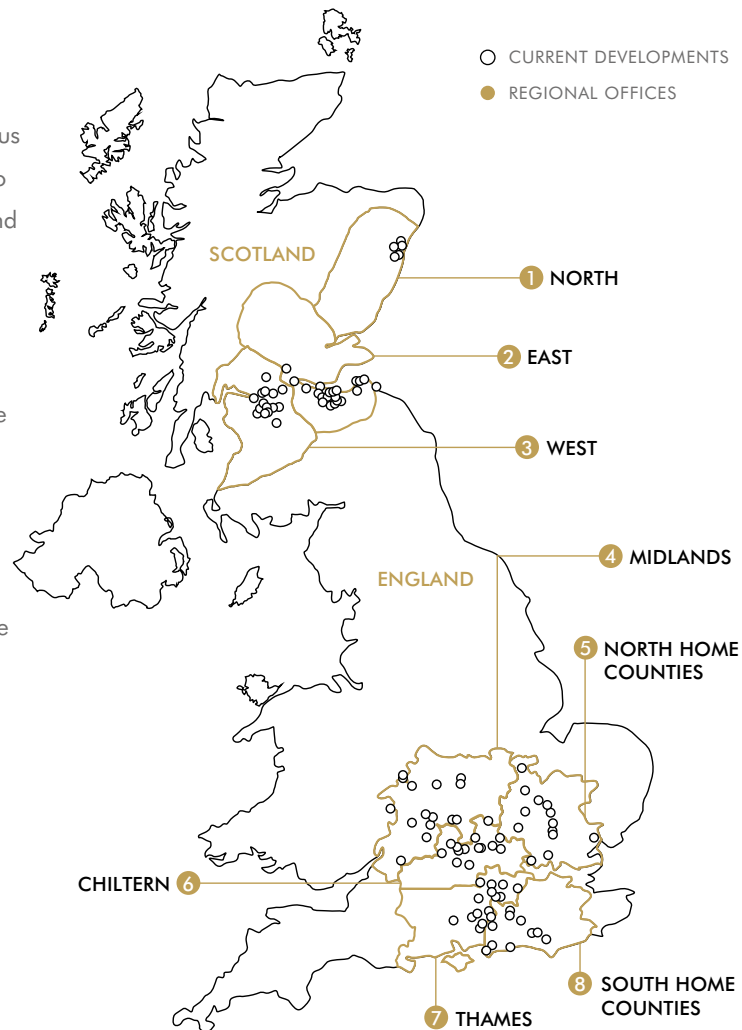
INVESTMENT IN
OUR PEOPLE



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)



CALA.CO.UK