



OCKFORD PARK
GODALMING

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



Aerial computer generated image of Ockford Park, indicative only

OCKFORD PARK

A READY-MADE LIFESTYLE ON YOUR DOORSTEP

Come home to Ockford Park, CALA's latest development in the heart of Surrey. Bringing 182 private new 2, 3, 4 & 5 bedroom family homes to the thriving town of Godalming, it is the perfect location for first time buyers, growing families or those looking to downsize in search of a more relaxed yet well-connected semi-rural lifestyle.

If you are looking for an escape from the hustle and bustle of a busy lifestyle, yet still want space in a vibrant community with great connections, then Ockford Park may be just what you are looking for.

The development will benefit from a new community centre, parks and play areas throughout the site, green open space and allotments, all creating a new highly desirable neighbourhood to become a part of.

Here you will truly have a ready-made lifestyle on your doorstep with all the local amenities you need just a 1 mile walk from the heart of Godalming, as well as excellent local schooling and great transport links nearby.



Local area photography



Stock photography



Computer generated image of Ockford Park

GODALMING A PICTURE PERFECT COMMUNITY

The historic market town of Godalming lies just over 5 miles South West of Guildford in Surrey – ideal for those in search of a more relaxed rural lifestyle but with everything you need in reach.

Godalming high street is just a few minutes' drive from the development. Look out for the iconic Pepperpot building, on the junction of High Street and Church Street. This former Town Hall acquired its name from its unusual shape and is hard to miss. When you are looking for everyday essentials, they are always close to hand, as are all those extras you need like the bank, hairdressers and a gym plus a superb mix of familiar brands and independent stores alike.

For those who'd love to get fitter faster, Snap Fitness offers 24/7 access, and focuses on cardio, strength and functional training with sessions tailored to suit your schedule and your personal goals. While Milford Golf Club offers a more relaxed option, offering a warm, friendly welcome in stunning West Surrey surroundings.

For DIY enthusiasts or if you're simply adding the final touches to your new home, Homebase lies just a few minutes from the development at the Wharf Retail Park. Here, everyday necessities can be found at the Waitrose or Sainsburys supermarkets and Pets at Home ensures that even the smallest members of the family are well catered for.

And if you are looking for some large screen experience, with 9 screens showing the latest blockbusters in RealD 3D, the Odeon Cinema in Guildford will satisfy every film lover with spectacular year round entertainment.



Stock photography



Local area photography



Local area photography



Local area photography



Photography of The Stag On The River

IN THE COMMUNITY

THE STAG ON THE RIVER

Award-winning, independent pub and B&B, The Stag on The River prides itself on embodying a British pub in the heart of the Godalming community. Part of the Red Mist Leisure Group, its Director, Julian Clarke, oversees the team with the pub offering fresh and often locally sourced produce, alongside an array of pub classics and seasonal dishes, including game and freshly caught fish.

Located in a grade II listed property, the pub is eye-catching not only for its beauty and rich history, but also its prime location off the A3, attracting passers-by from London to Portsmouth.

The pub uses local breweries, vineyards and distilleries to showcase the talent of Godalming's drinks industry, and also offers a boutique B&B service positioned above the pub, which is home to seven beautifully decorated rooms, each unique in character and design.



“LOOKING AFTER PEOPLE IS THE KEY TO OUR BUSINESS, AS OUR TEAMS, CUSTOMERS AND SUPPLIERS ARE WHAT MAKES US WHO WE ARE. THE STAG ON THE RIVER HAS A SPECIAL RELATIONSHIP WITH THE COMMUNITY, AND WE LOVE BEING THE LOCAL HUB OF GODALMING WHERE PEOPLE CAN COME TOGETHER AND SHARE GREAT FOOD AND DRINK IN EACH OTHER'S COMPANY.” ”

JULIAN CLARKE, DIRECTOR OF RED MIST LEISURE

“ I LOVE HOW YOU CAN DICTATE THE KIND OF BUSINESS THAT YOU WANT TO CREATE IN GODALMING. YOU FEEL PART OF A COMMUNITY, GETTING TO KNOW LOTS OF CUSTOMERS. I ENJOY THE FLEXIBILITY OF BEING ABLE TO MANAGE YOUR OWN TIME. I WORKED IN CORPORATE HR FOR 27 YEARS, SO TO BE ABLE TO FEEL PROUD OF WHAT I HAVE CREATED FROM SCRATCH WITHOUT PRIOR EXPERIENCE IS A GREAT FEELING.” ”

GEMMA LEWIS, OWNER OF WATTLE & DAUB



WATTLE & DAUB

Creating, sourcing and salvaging objects for the home, you can find Wattle & Daub on Church Street in Godalming, set in a beautiful Tudor building where the bricks and mortar shop has been open since 2016.

Founded by Gemma Lewis, Wattle & Daub sells creative items ranging from ceramics, textiles and furniture to one-off vintage finds, whilst also offering services including sourcing furniture, providing photography for small businesses and running creative workshops. Their stunning selection of dried and faux flowers offer ample floral styling inspiration to create a seamless arrangement for your home.

GODALMING DELIGHTS

Godalming Delights opened its delightful doors in 2018. The ‘bigger brother’ of neighbouring Shere Delights, this family business has become a vibrant addition to Church Street, at the heart of Godalming’s historic coaching and market town traversing the River Wey.

Treating the community to a variety of sweet and tasty delicacies, the shop is perfect for visiting at any time of the day: whether you’re looking for a morning coffee, an after school treat or popping by en-route to a park walk. Godalming Delights has something for everyone from retro sweets to artisan ice creams and sorbets, to freshly ground Arabica coffee beans.

“ WE ARE VERY MUCH PART OF THE GODALMING COMMUNITY AND ON A TYPICAL SATURDAY SEE MANY FAMILIES WITH CHILDREN WHO ATTEND MANY OF THE NURSERIES, SCHOOLS AND COLLEGES IN THE LOCAL AREA. AS A RESULT WE KNOW MANY OF OUR CUSTOMERS BY NAME AND OFTEN MAKE THE COMPARISON THAT JUST LIKE YOUR LOCAL PUB THAT WE ARE THE GO TO COFFEE AND SWEET SHOP. ” ”

EWEN MACNAIR, OWNER OF GODALMING DELIGHTS





A FOOD HAVEN JUST FOR YOU

Eating out is a great way to discover your surroundings and Godalming won't disappoint. A leisurely stroll through the town centre will introduce you to its enticing mix of coffee shops and restaurants. Thyme for Tea offers a wide selection of teas and home baking in shabby chic style. Alternatively, with a variety of sandwiches, scones and cakes, pick up an assortment of treats to enjoy at your favourite picnic spot.

The Inn on the Lake, only a short walk from Ockford Park, presents a seasonally inspired gastro pub menu, which can be enjoyed in either the courtyard or garden. Choose from aged prime steaks, rotisserie pork belly and their signature Dirty Cheeseburger or from an impressive array of vegan options.

If you are looking for something different, Acorn, an authentic Spanish fusion and tapas/oyster bar, satisfies more exotic cravings with mouth-watering Mediterranean-inspired dishes. While The Rose & Crown Bar has an award-winning line-up of bespoke cocktails, local wines, twisted G&T's and craft beers. Imagine, warm summer evenings in their Miami-themed beer garden catching up with friends or celebrating family occasions.

And if you find yourself in the high street on the last Saturday of the month, you will discover up to 50 local bakers, farmers and producers coming together to showcase some of the area's most delectable offerings at the Godalming Farmers' Market. Starting at 10am, this family friendly event is sure to give you an unforgettable taste for the area.

THE GREAT OUTDOORS WITHIN EASY REACH

Nestled between the South Downs National Park and the Surrey Hills, a designated Area of Outstanding Natural Beauty, you couldn't ask for a more tranquil or picturesque setting for your new home.

The award-winning Phillips Memorial Park is just a few steps from the high street where you can reach an oasis of calm in no time. It is a firm favourite for all ages with river walk, playground, picnic area, bandstand and more. Lazy summer afternoons can be spent following the course of the River Wey along its towpath. Stretching 20 miles from Godalming to its junction with the River Thames, wave to passing boats and pause for refreshments at one of the riverside bars or restaurants.

The stresses of everyday life soon slip away strolling through the 1,400 acres of unspoiled English countryside at Loseley Park House & Gardens. While The National Trust's Winkworth Arboretum provides further scenic walks through this stunning Surrey environment. The ever-changing seasonal colours provide a breath-taking backdrop and unique experience with every visit.

As a large natural amphitheatre, The Devil's Punch Bowl rewards those reaching Gibbet Hill, at 272 metres above sea level the highest point on its rim, with incredible views. On a clear day you may even be able to pick out the capital. Thursley National Nature Reserve covers an incredible 325 hectares and is one of the last remaining fragments of heathland in Surrey. Offering a quiet family escape, it's also a popular habitat for birds, insects and reptiles.

Are you looking to enjoy life on two wheels? Cycling The Surrey Hills takes you through country lanes, ancient woodland and stunning villages. Whether by road bike or mountain bike, this is a superb way to explore this spectacular location. As part of the Olympic road race circuit, Box Hill attracts cyclists of all abilities. Set your own pace to tackle the gentle gradient and reward yourself with outstanding views and a well-deserved coffee break when you reach the top.





Stock photography

A PLACE FOR YOUR FAMILY TO GROW

Home is where the heart is, but your family will fall in love with the wealth of attractions available right on your doorstep.

For those with children of school age, Godalming is served by many excellent establishments including St Hilary's Preparatory School, St Edmunds Catholic Primary School and St Mark and All Saints Primary School which is just a stones throw away from the development. Godalming College, one of the highest performing 6th form colleges in the country is just 1 mile away, while private education can be found at Charterhouse, one of the UK's leading independent boarding schools.

Food lovers will enjoy browsing Secretts of Milford which offers a full family day out. With an award-winning farm, farm shop, farmers' market, butcher and seasonal produce, it's the perfect excuse to buy local. Their popular seasonal 'pick your own' events are sure to become a firm and rather tasty family favourite.

From swimming to ice-skating, gym classes to ten-pin-bowling, between them Guildford Spectrum and Godalming Leisure Centre tick almost every fitness box. Offering a wide range of active and fun options whatever the weather, perfect your sporting skills or perhaps try your hand at an exciting new pastime as a family.



Local area photography



Stock photography



Local area photography



Local area photography

AWAY FROM IT ALL BUT CLOSE TO EVERYTHING

Ockford Park lies just 1 mile from Godalming train station. Conveniently within walking distance, you can catch regular services to the nearby towns of Guildford, Woking, Milford and beyond. For those wishing to commute to the capital, daily services offer fast, direct travel to London's Waterloo station, in just 42 minutes.

You will be perfectly positioned for travel throughout the South of England and as Godalming is ideally placed just a few miles from the A3, it allows quick access to London or the South. Other nearby commuter routes, including the A31, M3 and M25, provide direct transport connections to nearby business hubs such as Guildford, Leatherhead and more.

Whether nationally or internationally, for those looking to get away, Heathrow and Gatwick airports can both be reached in under an hour.

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



Stock photography



Local area photography



Stock photography

PERFECTLY LOCATED

OCKFORD PARK, AARONS HILL, GODALMING, GU7 2LG



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED

LEISURE & SHOPPING

- The Inn on the Lake – 0.5 miles
- Godalming High street – 0.9 miles
- Rose & Crown Bar – 0.9 miles
- The Stag on the River – 1 mile
- Godalming Delights – 1 miles
- Squires Garden Centre – 1.2 miles
- Acorn Restaurant – 1.2 miles
- Snap fitness – 1.3 miles
- Waitrose – 1.5 miles
- Milford Golf Club – 1.6 miles
- Sainsbury’s – 1.6 miles
- Godalming Leisure Centre – 2.6 miles
- Guildford high street – 5.8 miles
- Guildford Spectrum – 9.4 miles

POINTS OF INTEREST

- River Wey Towpath – 1.2 miles
- Phillips Memorial Park – 1.5 miles
- Secretts of Milford – 1.6 miles
- National Trust – Winkworth Arboretum – 2.9 miles
- Surrey Hills – 3 miles
- Loseley Park – 4.6 miles
- Thursley National Nature Reserve – 4.8 miles
- Puttenham Common – 5.8 miles
- Hankley Common – 6.8 miles
- Devil’s punchbowl – 7.2 miles

EDUCATION

- St Mark and All Saints School – 0.1 miles
- Godalming College – 1 mile
- St Hilary’s School – 1.1 miles
- St Edmunds Catholic Primary School – 1.4 miles
- Moss Lane School – 1.5 miles
- Milford School – 1.6 miles
- Busbridge Infant School – 1.7 miles
- Godalming Junior School – 1.8 miles
- Charterhouse School – 2.2 miles
- Priors Field School – 3.1 miles

BY RAIL

- Farncombe – 2 mins
- Milford – 4 mins
- Guildford – 6 mins
- Witley – 8 mins
- Farnham – 35 mins
- Clapham Junction – 38 mins
- London Waterloo – 46 mins

TRAVEL

- Godalming train station – 1.1 miles
- Milford – 1.6 miles
- Farncombe – 2.3 miles
- Witley – 3.1 miles
- Guildford – 5.9 miles
- Heathrow airport – 29.5 miles
- Gatwick airport – 33.4 miles

BY CAR

- A3 – 1.7 miles
- A31 – 6 miles
- M3 – 16 miles
- M25 – 16 miles

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



Photography of Ockford Park

OCKFORD PARK THE DEVELOPMENT



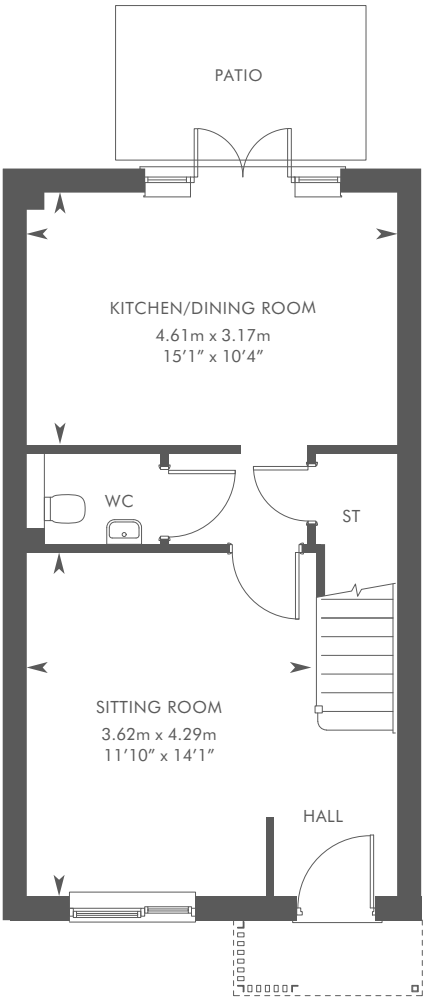
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, chimneys and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.
SS: Sub Station. L.A.P: Local Area of Play. L.E.A.P: Local Equipped Area of Play.



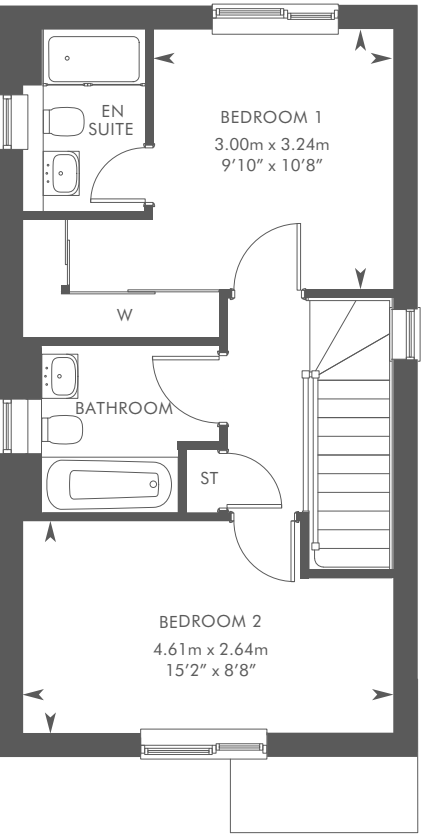


Computer generated image - The Enton (Plots 68 & 69)

THE ENTON
PLOTS 19, 20, 43, 44, 100, 101, 102 & 103 – AS SHOWN
PLOTS 68, 69, 70 & 71 – HANDED



GROUND FLOOR



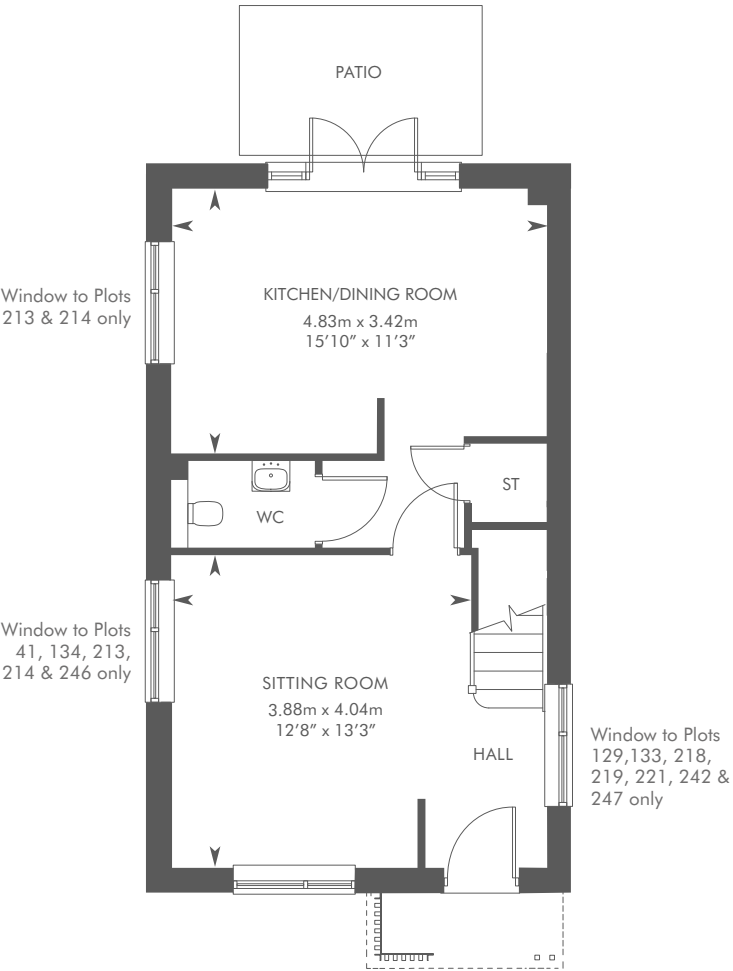
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

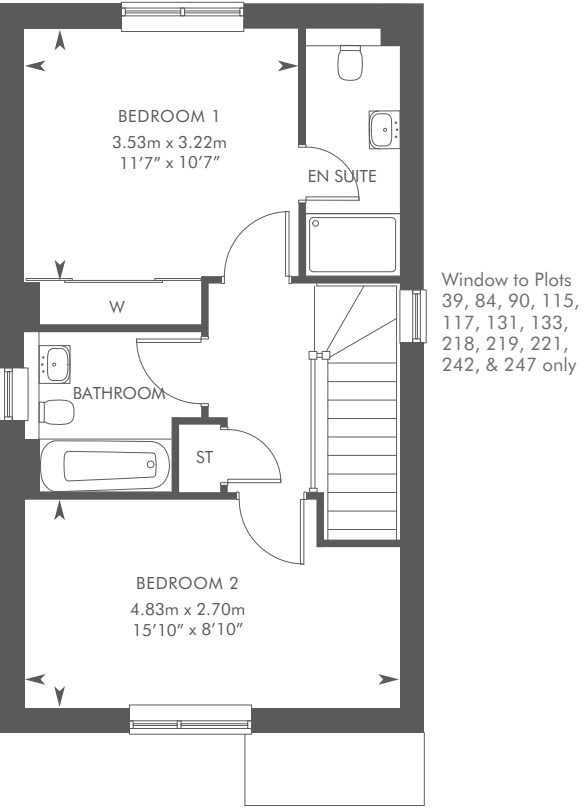


THE WEY
2 BEDROOM TERRACED, SEMI-DETACHED OR DETACHED HOME

THE WEY
PLOTS 41, 115, 116, 117, 118, 129, 130, 131, 132, 133, 134, 218, 219 & 221 – AS SHOWN
PLOTS 38, 39, 40, 81, 82, 83, 84, 87, 88, 89, 90, 213, 214, 242, 246 & 247 – HANDED



GROUND FLOOR



FIRST FLOOR

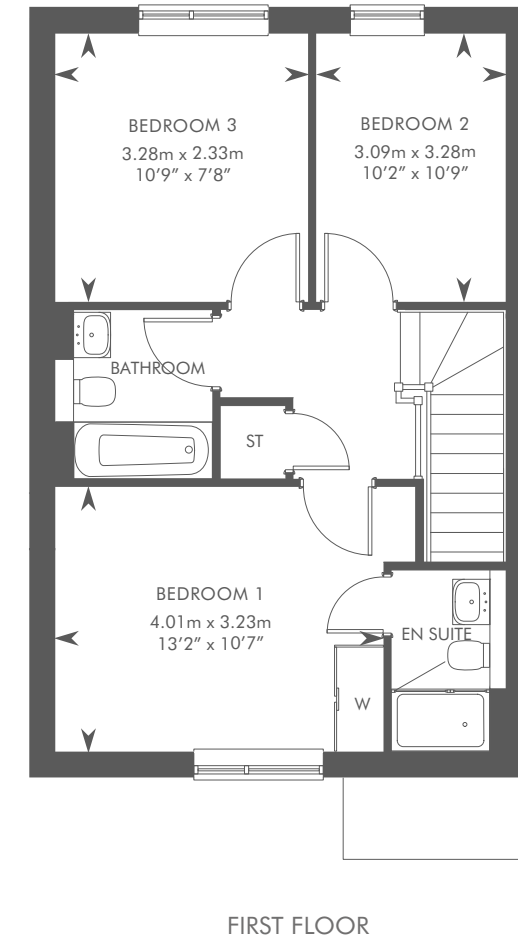
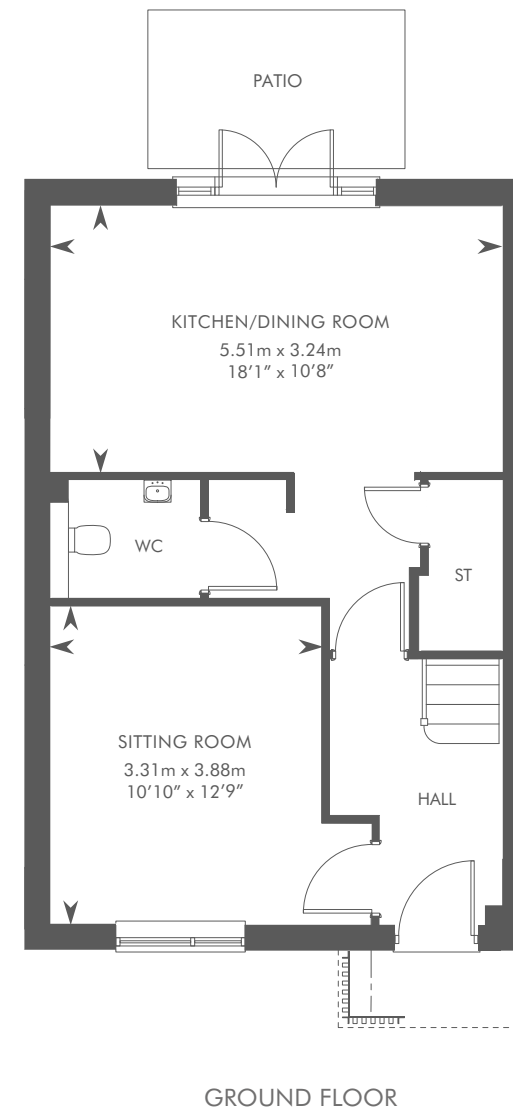
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

THE HANKLEY
3 BEDROOM DETACHED HOME



Previous showhome photography

THE HANKLEY
PLOT 18 – AS SHOWN

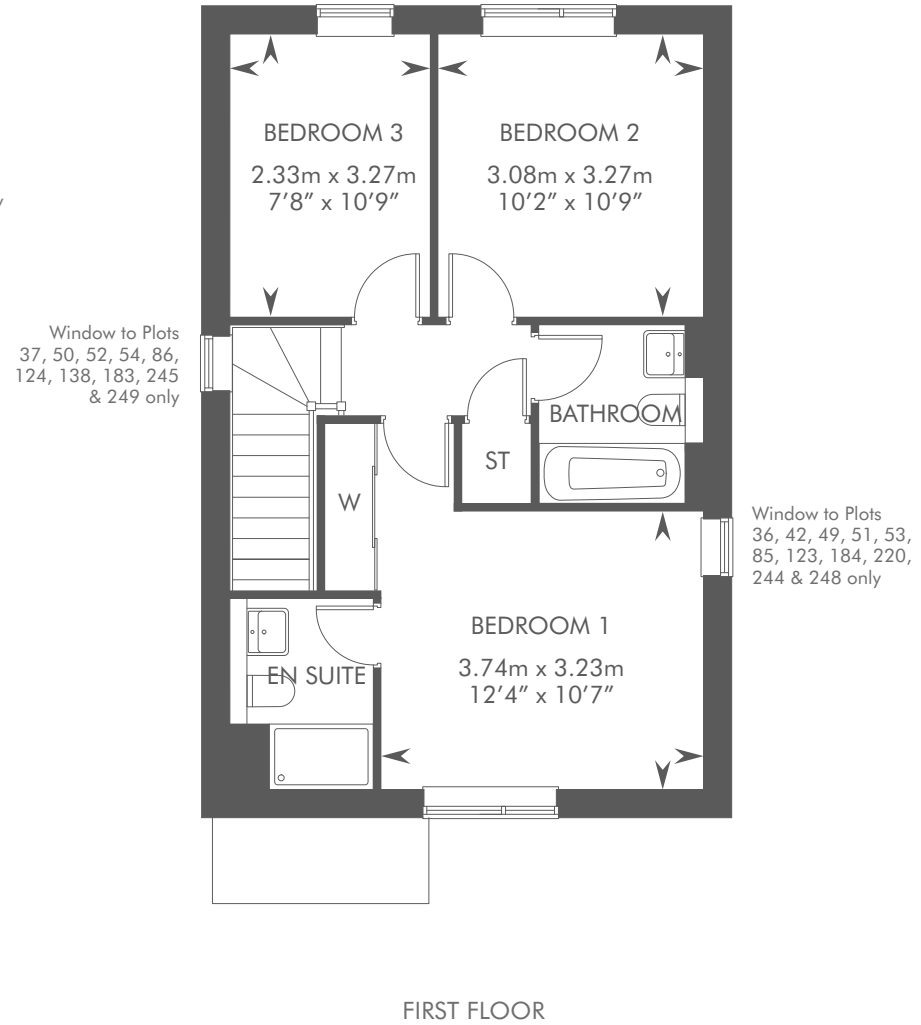
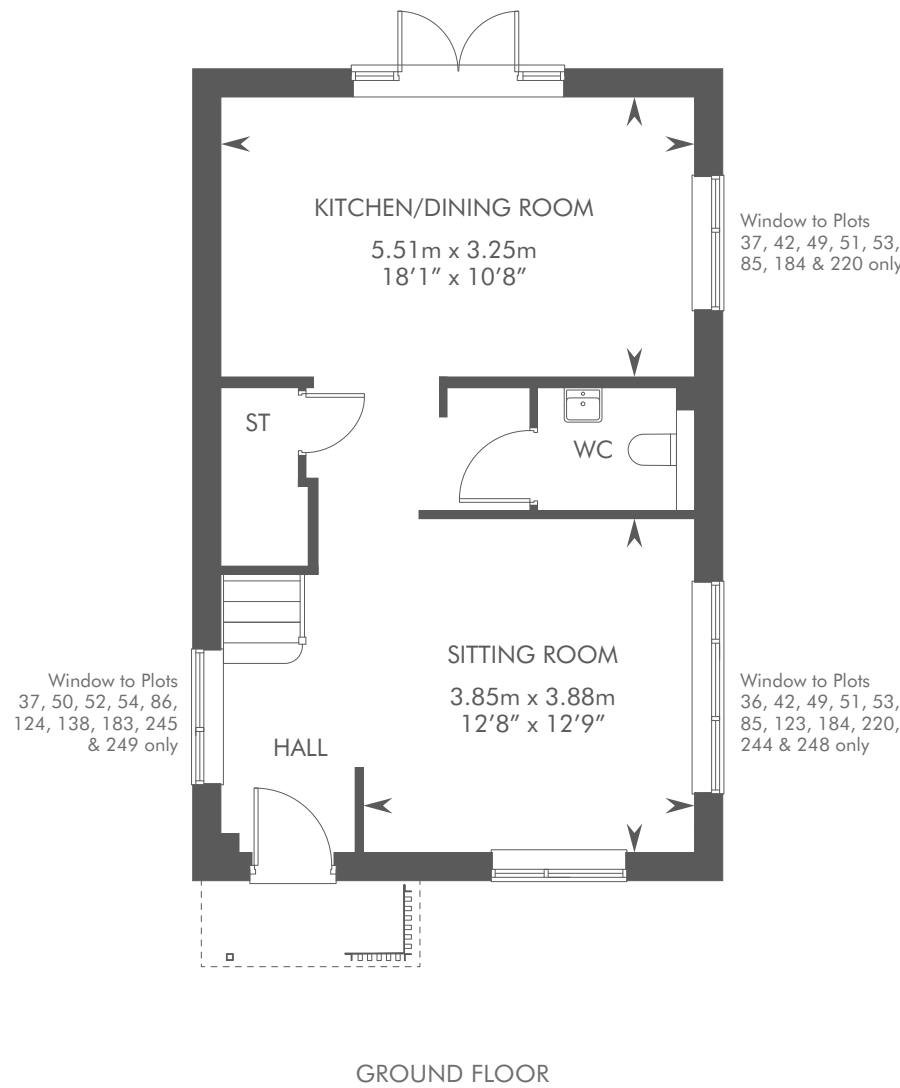


Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.



Computer generated image - The Tunsgate

THE TUNSGATE
PLOTS 36, 37, 49, 50, 51, 52, 53, 54, 85, 86, 123, 124, 138, 220, 244, 245, 248 & 249 – AS SHOWN
PLOTS 42, 183 & 184 – HANDED

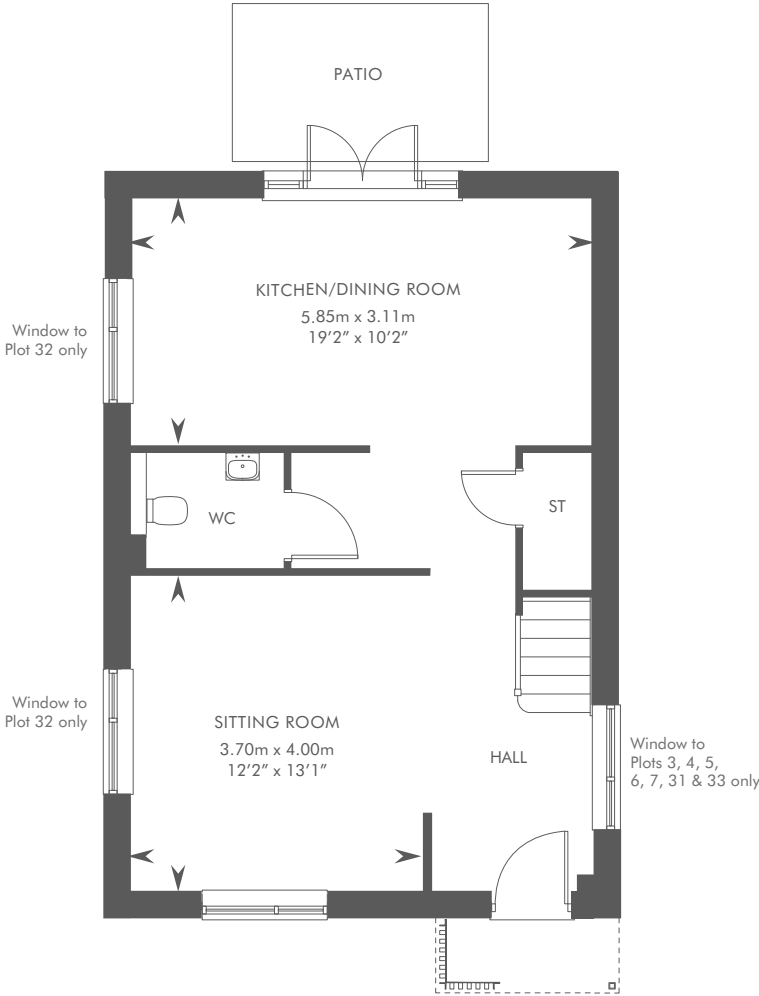


Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

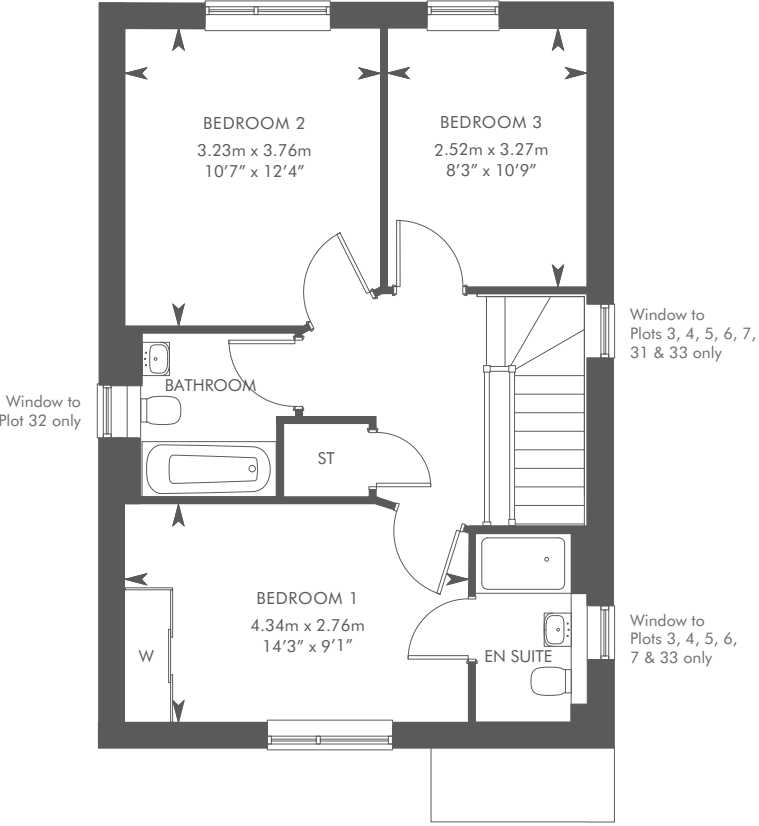


Photography of The Witley (Plot 4)

THE WITLEY
PLOTS 3, 4, 5, 6 & 7 – AS SHOWN
PLOTS 31, 32 & 33 – HANDED



GROUND FLOOR



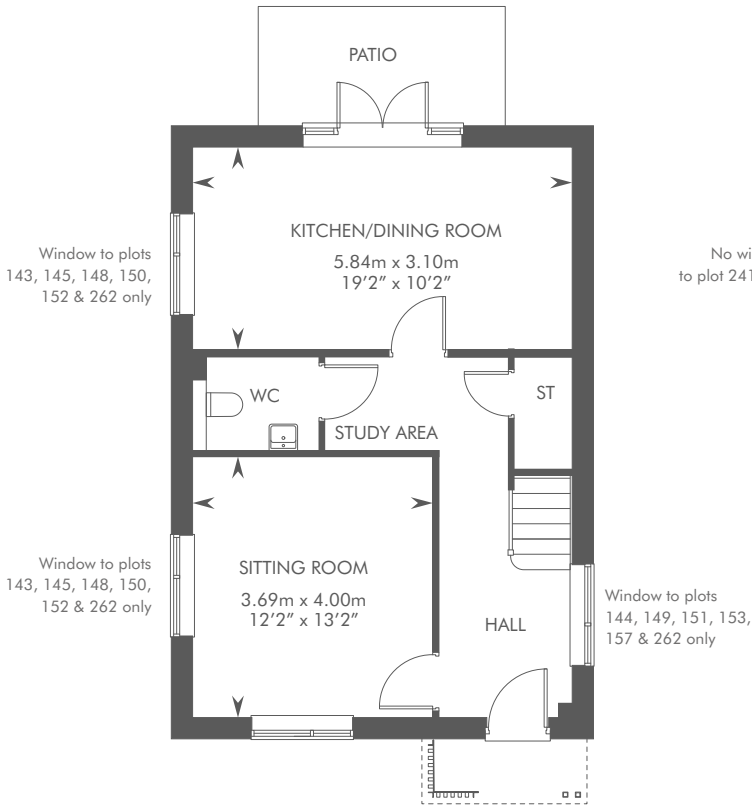
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

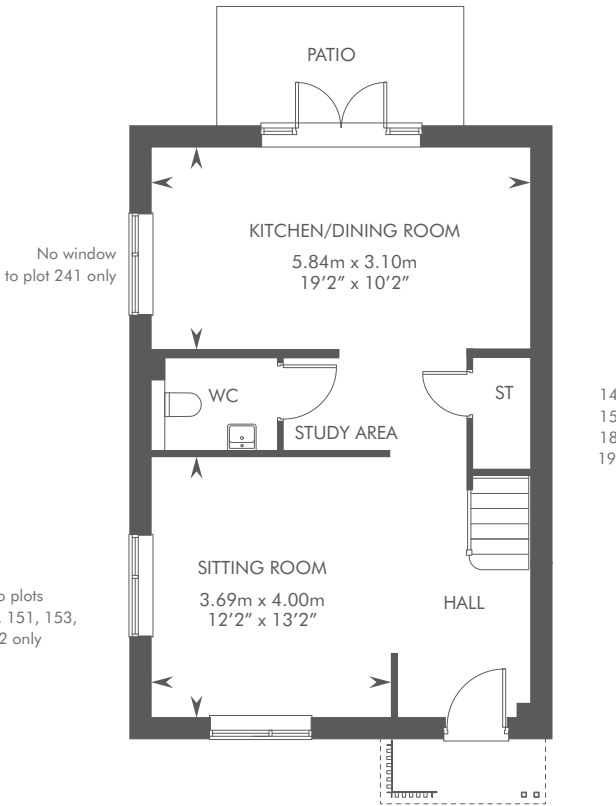


Computer generated image - The Abbot (Plot 140-141)

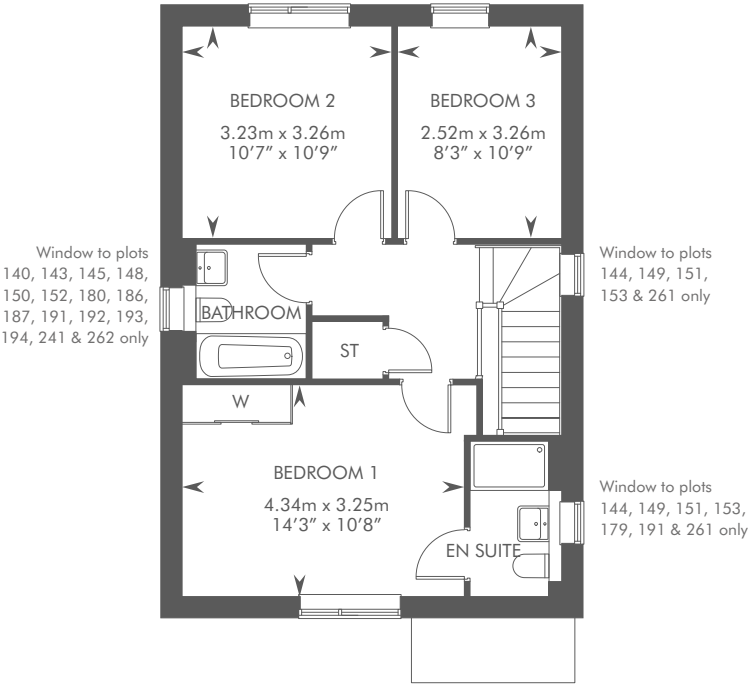
THE ABBOT
PLOTS 179, 180, 191, 192 & 193 – AS SHOWN
PLOTS 140, 141, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 157, 186, 187, 194, 241, 261 & 262 – HANDED



GROUND FLOOR
PLOTS 179, 180, 140, 141, 143, 144, 145,
146, 147, 148, 149, 150, 151, 152, 153, 157,
261 & 262 ONLY



GROUND FLOOR
PLOTS 186, 187, 191, 192, 193, 194 & 241
ONLY



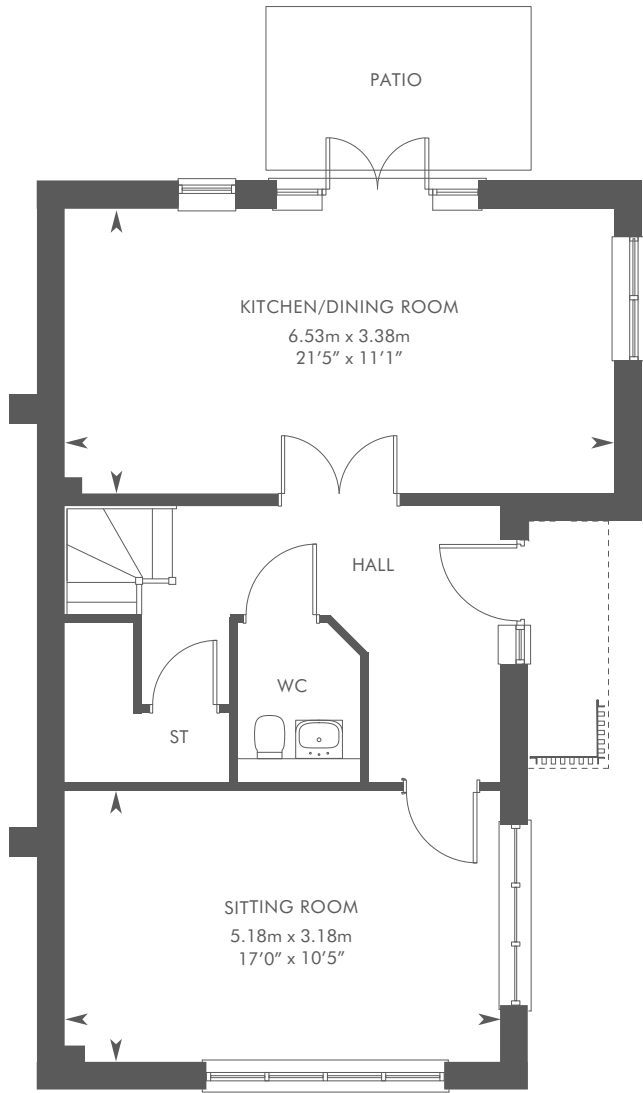
FIRST FLOOR
ALL PLOTS



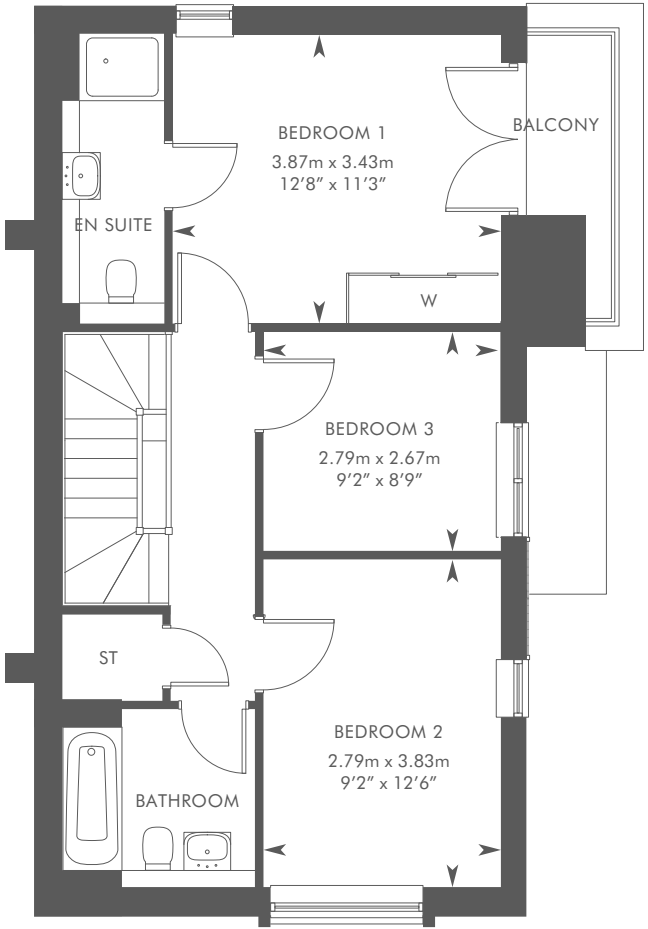
Photography of The Munstead (Plot 1)

THE MUNSTEAD
3 BEDROOM SEMI-DETACHED HOME

THE MUNSTEAD
PLOT 1 – AS SHOWN
PLOT 177 – HANDED



GROUND FLOOR



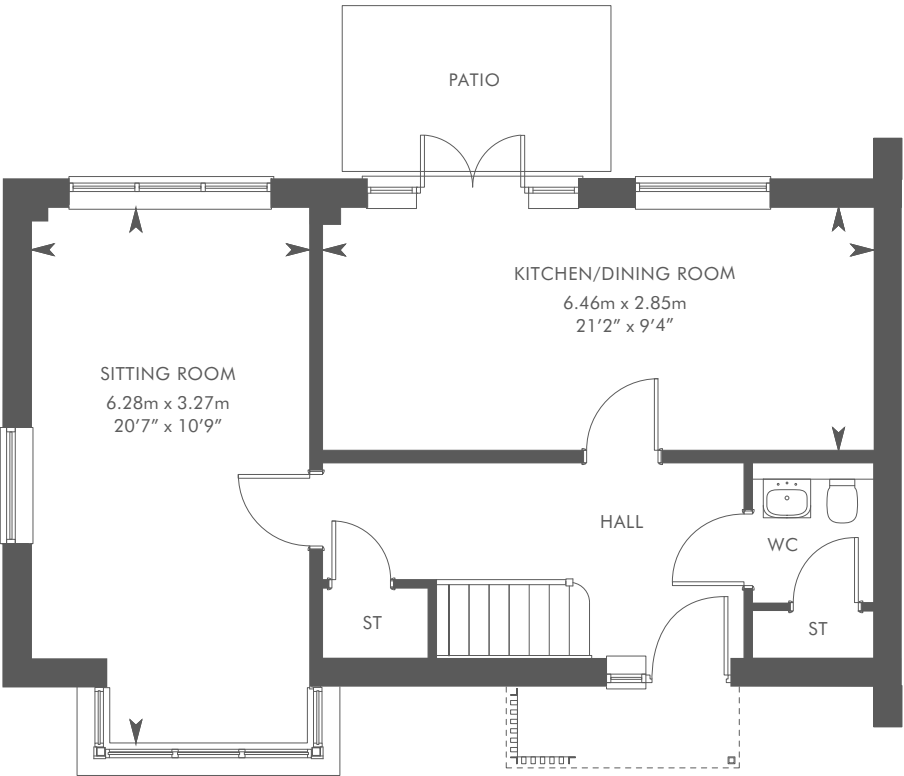
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

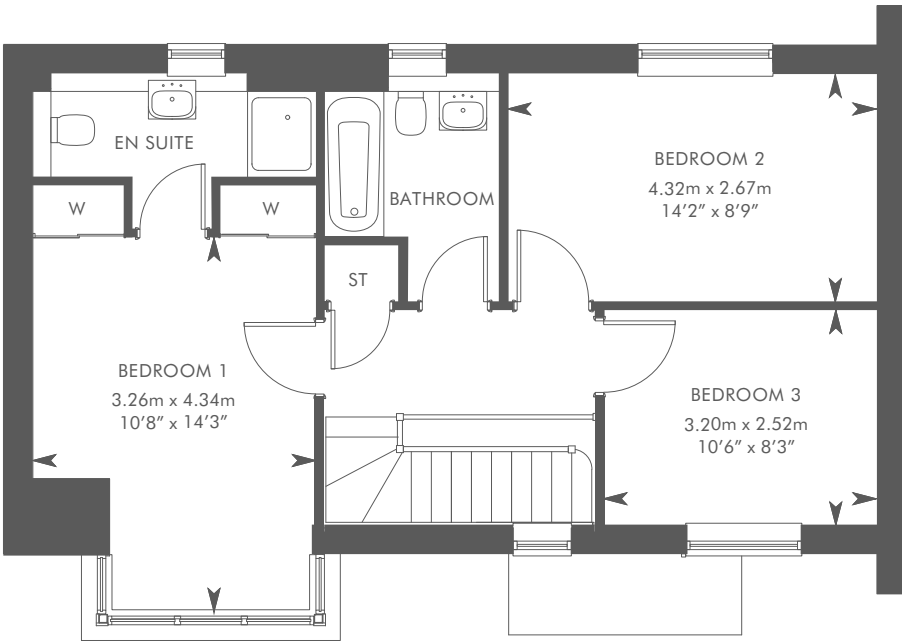


Photography of The Silkmill (Plot 2)

THE SILKMILL
PLOT 2 – AS SHOWN
PLOT 176 – HANDED



GROUND FLOOR



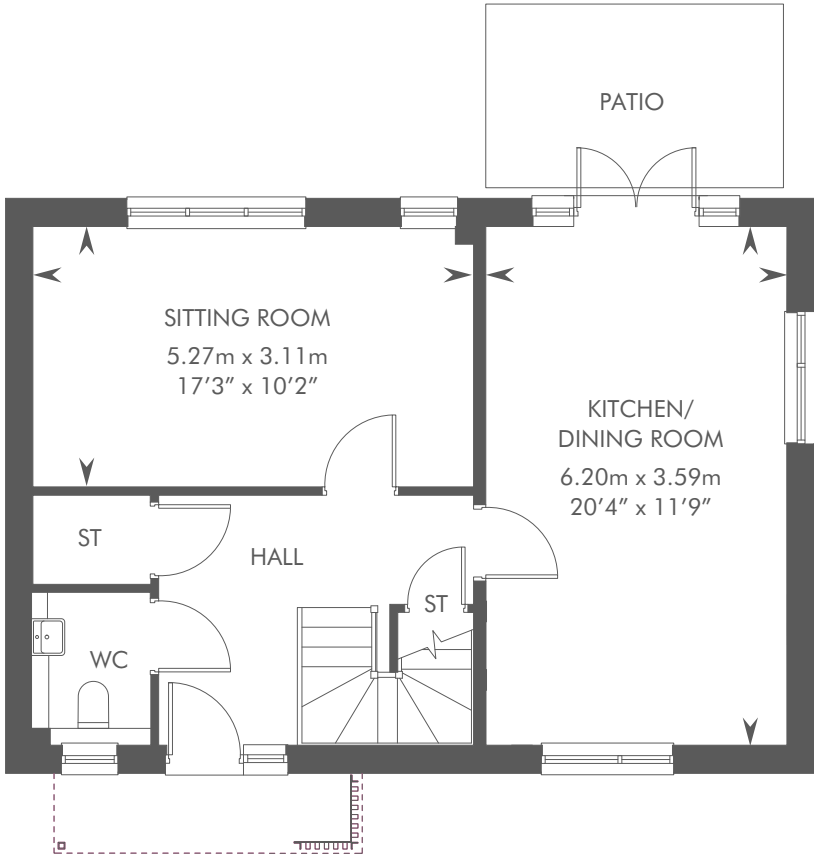
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

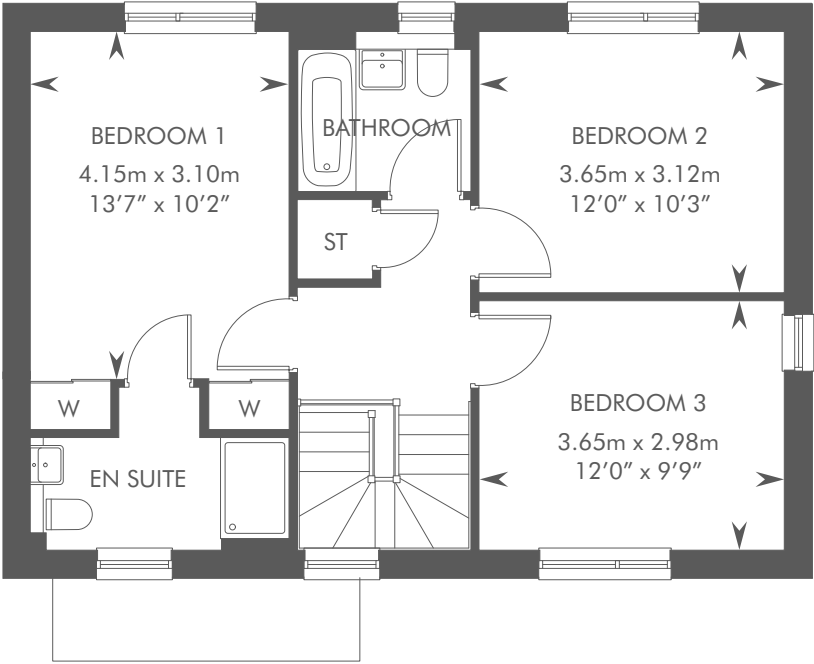


Computer generated image - The Thursley

THE THURSLEY
PLOT 34 – AS SHOWN
PLOT 58 – HANDED



GROUND FLOOR



FIRST FLOOR

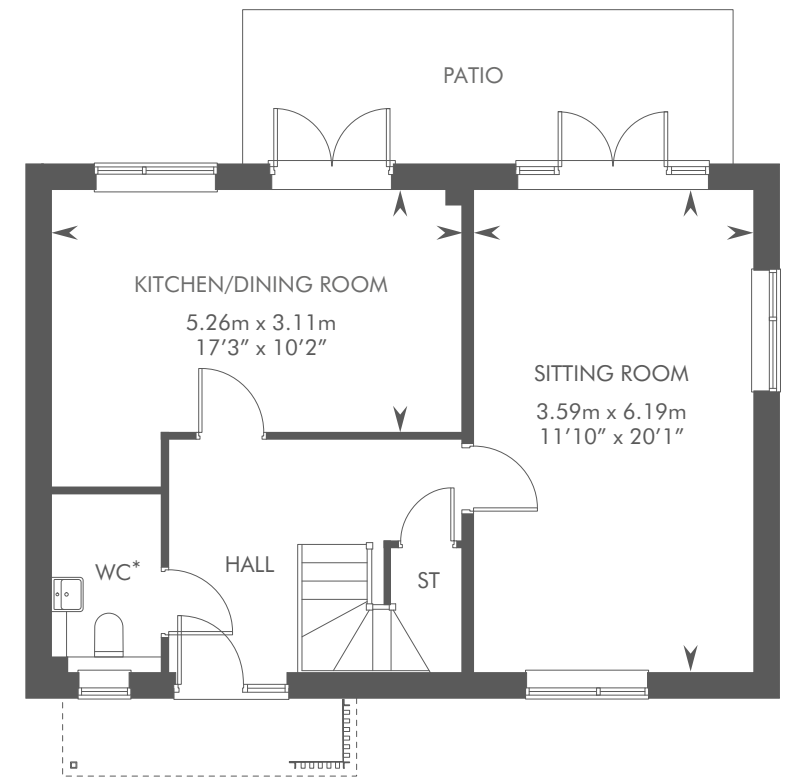
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

THE WESTBROOK
3 BEDROOM SEMI-DETACHED OR DETACHED HOME

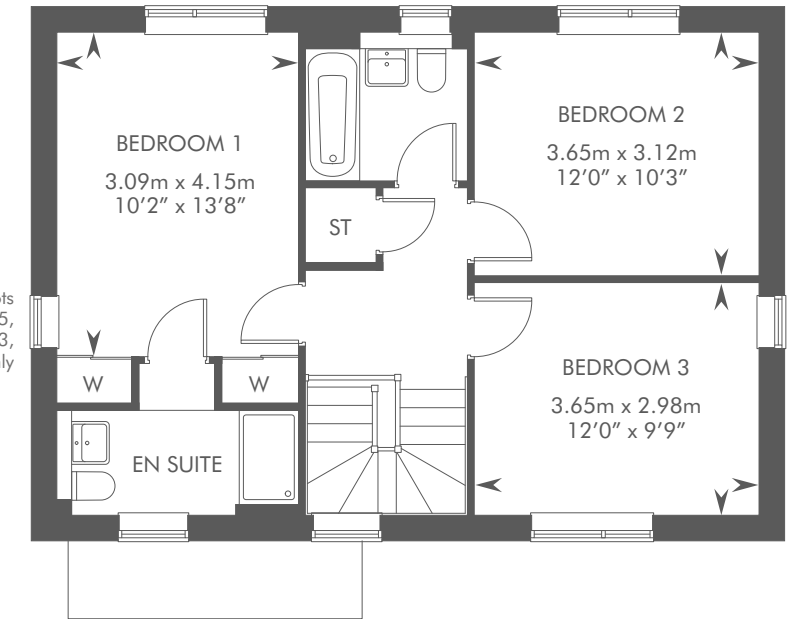


Computer generated image - The Westbrook (Plot 252)

THE WESTBROOK
PLOTS 127, 189, 195, 216, 223, 224, 251 & 252 – AS SHOWN
PLOTS 105, 158, 159, 210 & 260 – HANDED



GROUND FLOOR



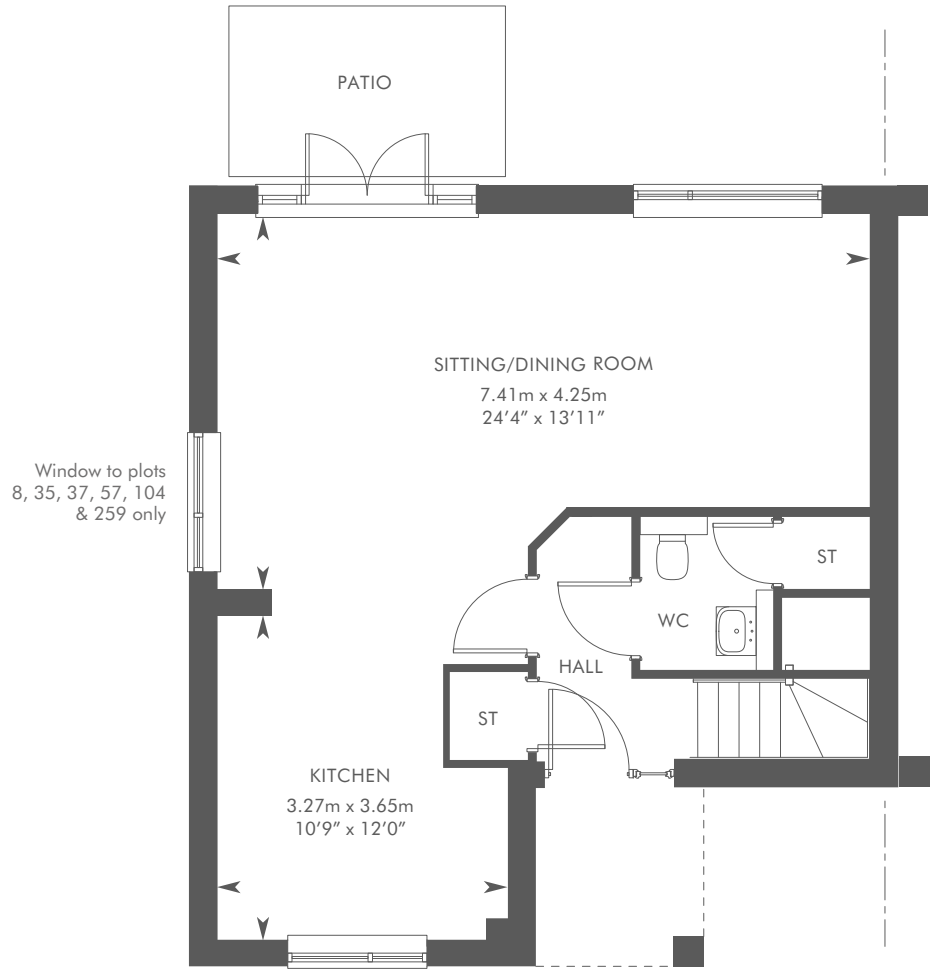
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative only. * Washing machine located in WC.

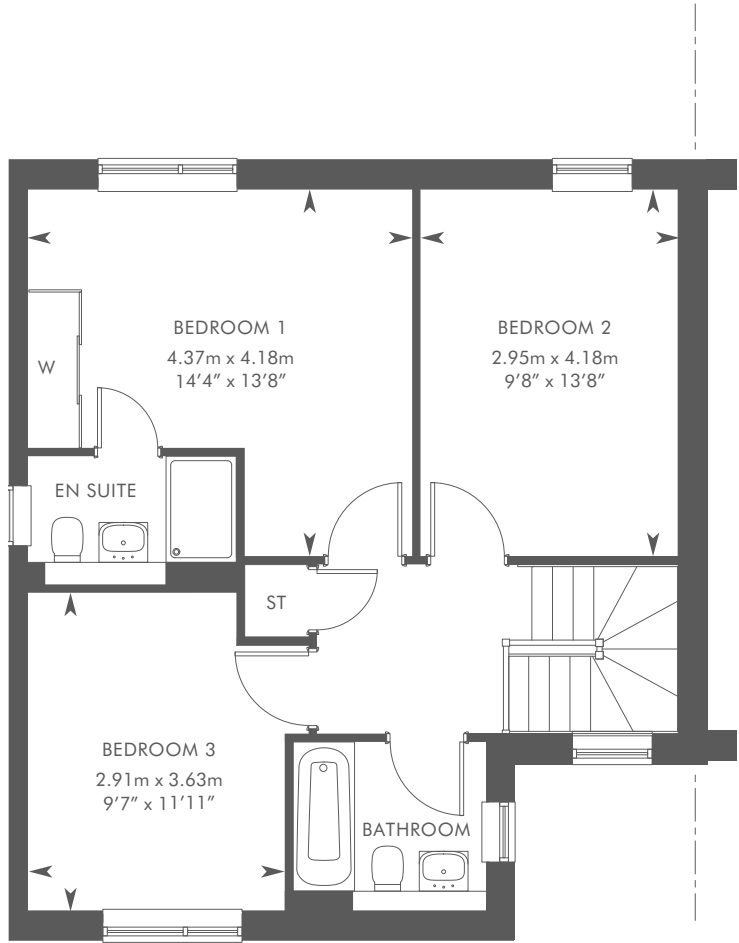


Photography of The Busbridge (Plot 8)

THE BUSBRIDGE
PLOTS 8, 35 & 128 - AS SHOWN
PLOTS 30, 57, 104, 137, 209 & 259 - HANDED



GROUND FLOOR



FIRST FLOOR

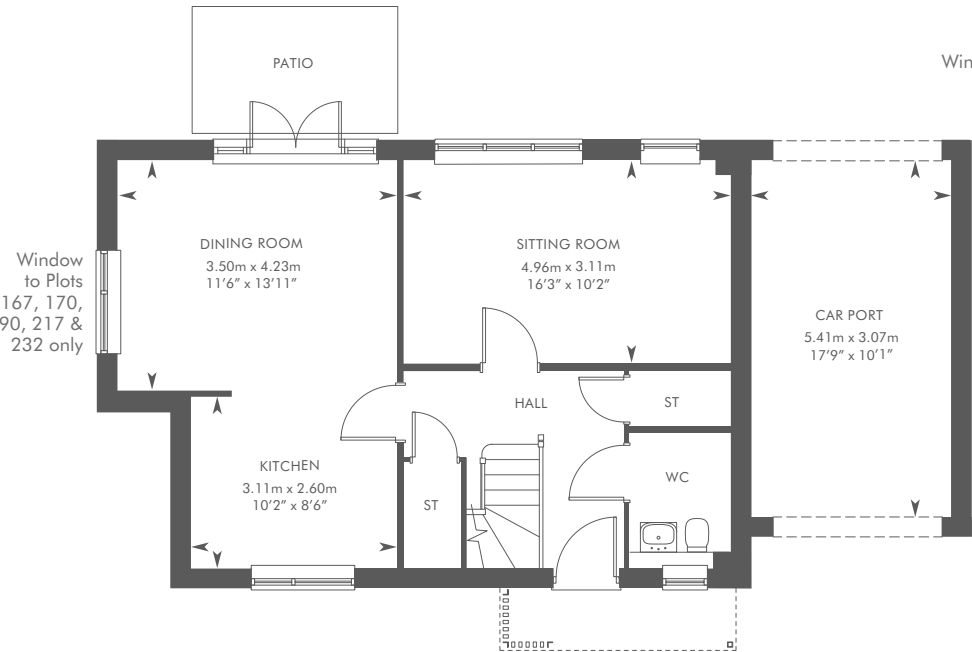
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

THE WINKWORTH
4 BEDROOM SEMI-DETACHED OR DETACHED HOME

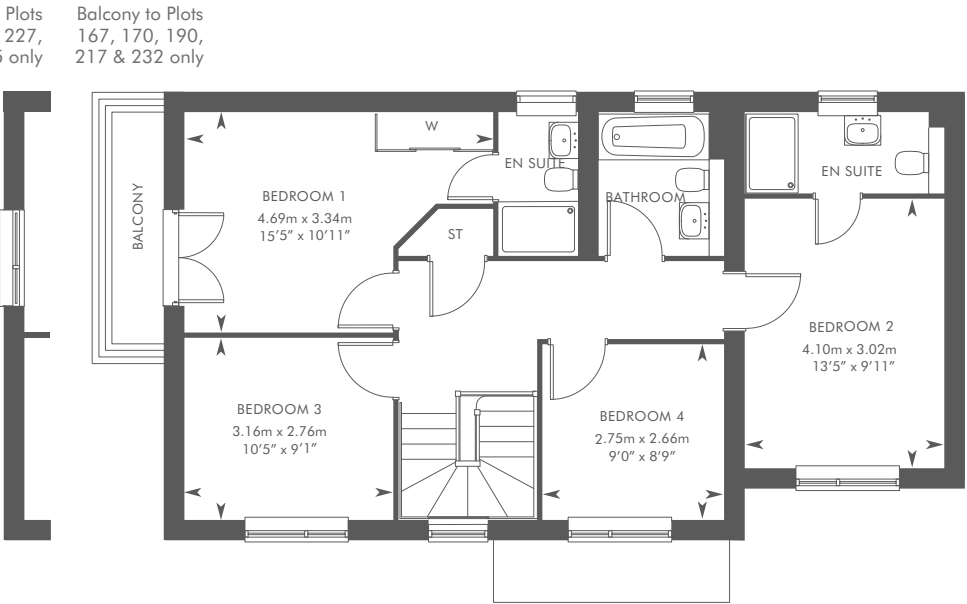


Computer generated image - The Winkworth (Plot 190)

THE WINKWORTH
PLOTS 190, 217 & 232 - AS SHOWN
PLOTS 167, 170, 204, 227 & 255 - HANDED



GROUND FLOOR



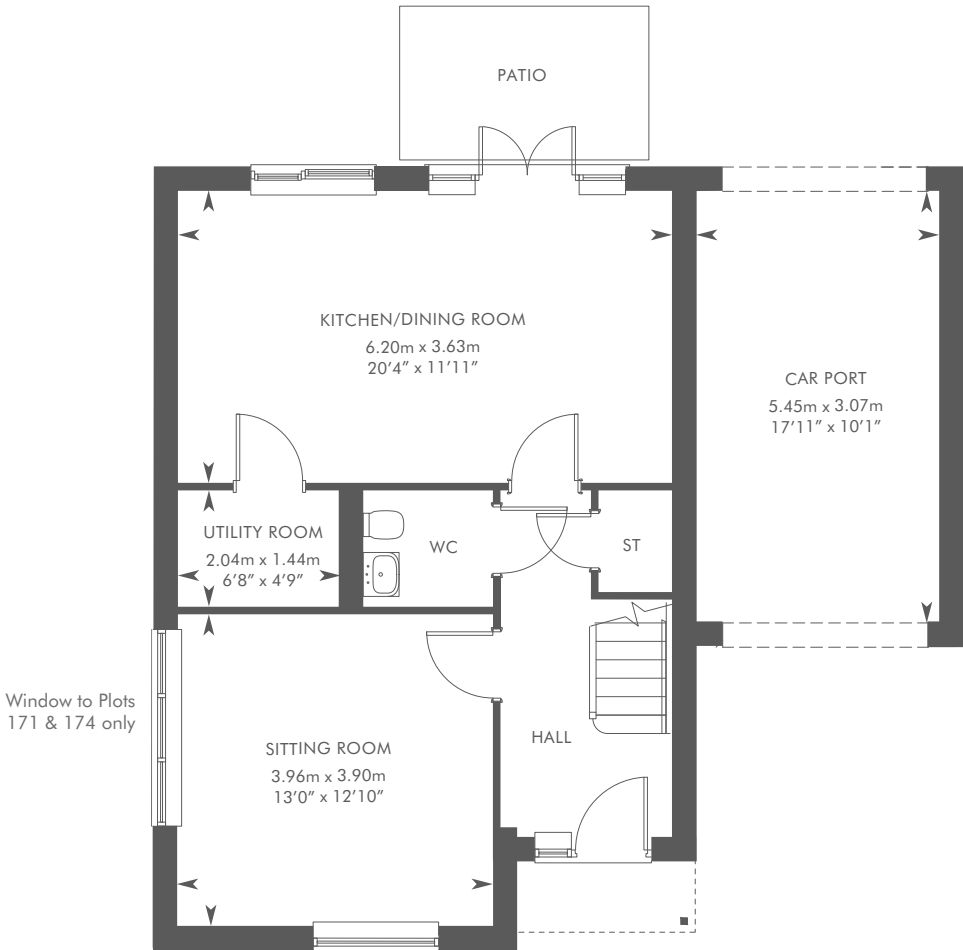
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

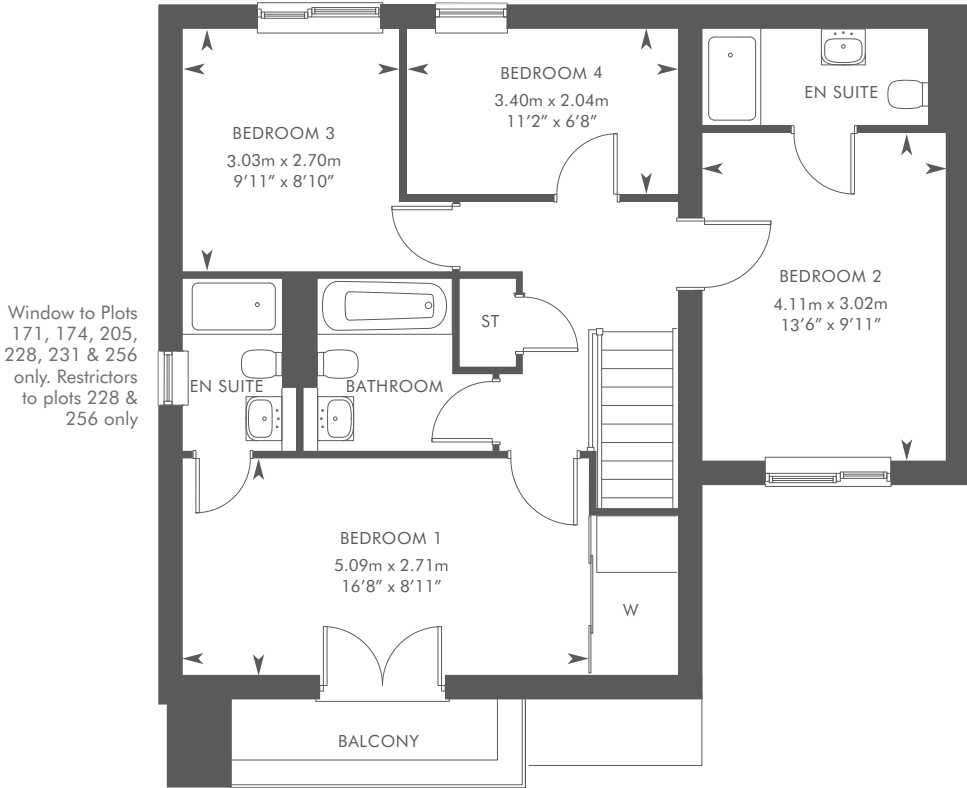


Computer generated image - The Loseley (Plot 171)

THE LOSELEY
PLOTS 142, 171, 174, 205, 228 & 256 - AS SHOWN
PLOT 231 - HANDED



GROUND FLOOR



FIRST FLOOR

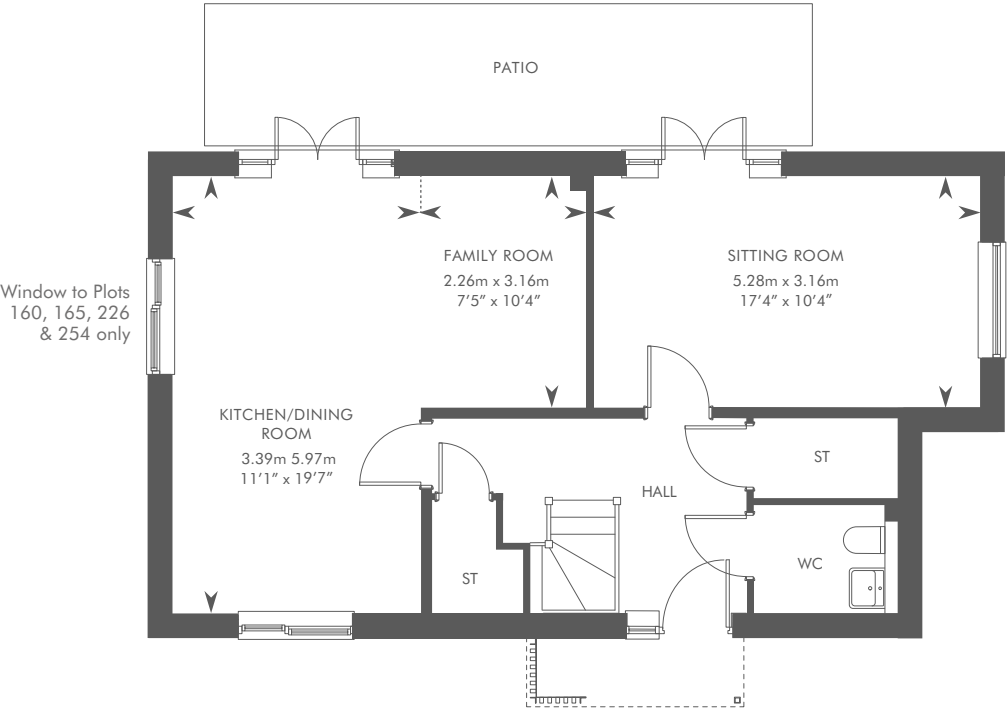
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.



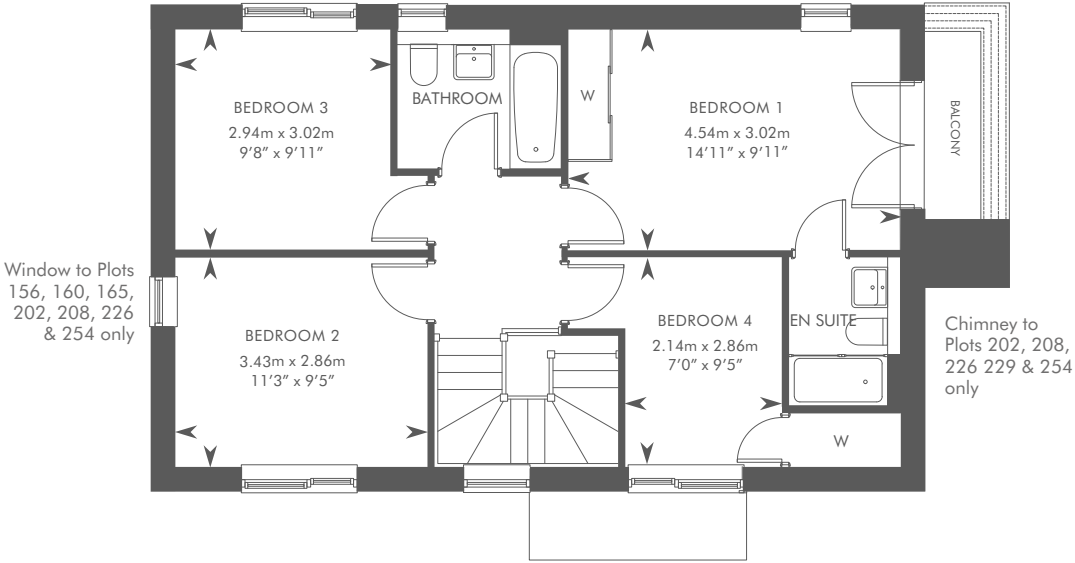
THE BROADWATER
4 BEDROOM DETACHED HOME

Computer generated image - The Loseley (Plot 171)

THE BROADWATER
PLOTS 156, 165, 202, 208, 226, 229, 254 – AS SHOWN
PLOT 160 – HANDED



GROUND FLOOR



FIRST FLOOR

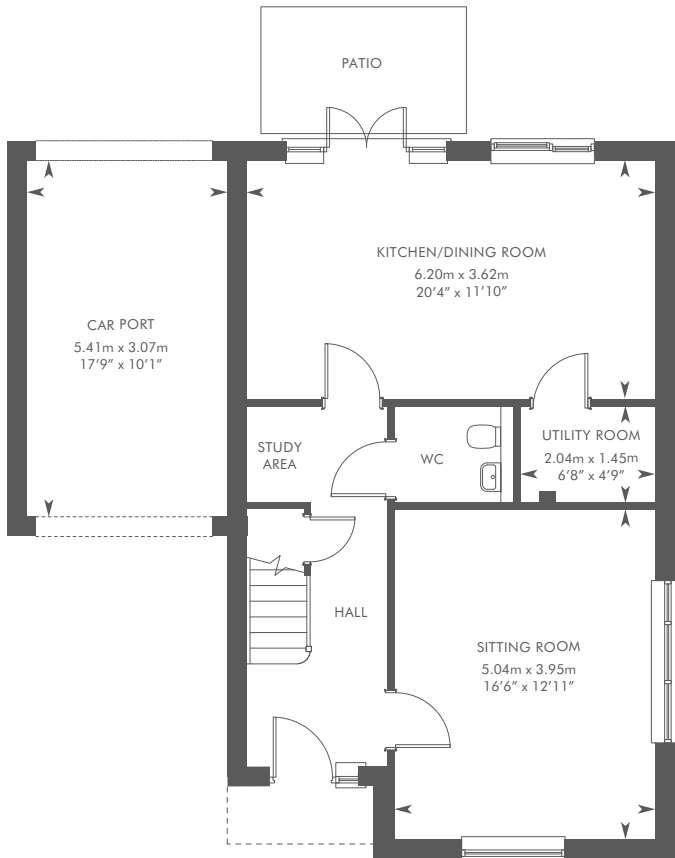
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.



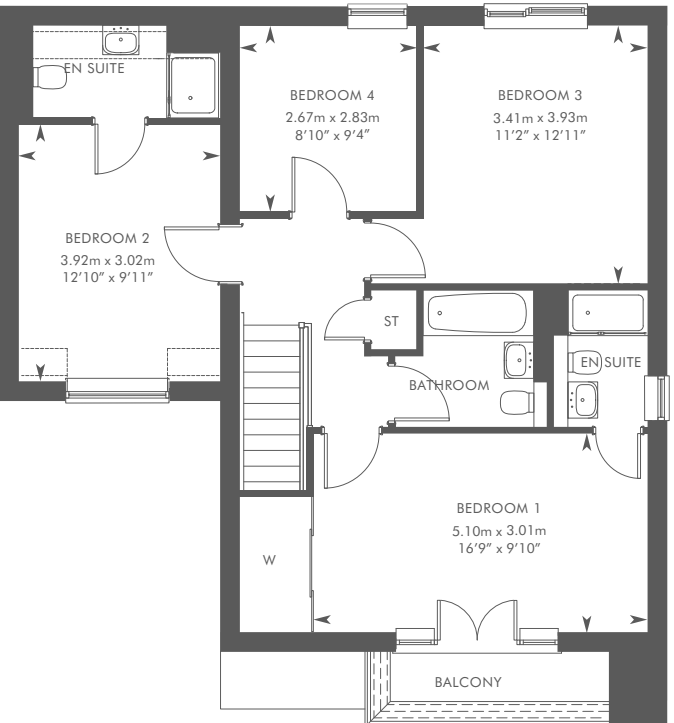
Computer generated image - The Clandon (Plot 201)

THE CLANDON
4 BEDROOM DETACHED HOME

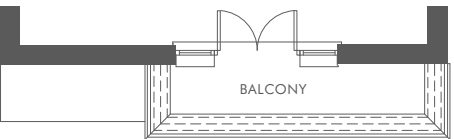
THE CLANDON
PLOTS 139, 166, 178 & 182 – AS SHOWN
PLOTS 172, 185, 201, 203, 206 & 257 – HANDED



GROUND FLOOR



FIRST FLOOR



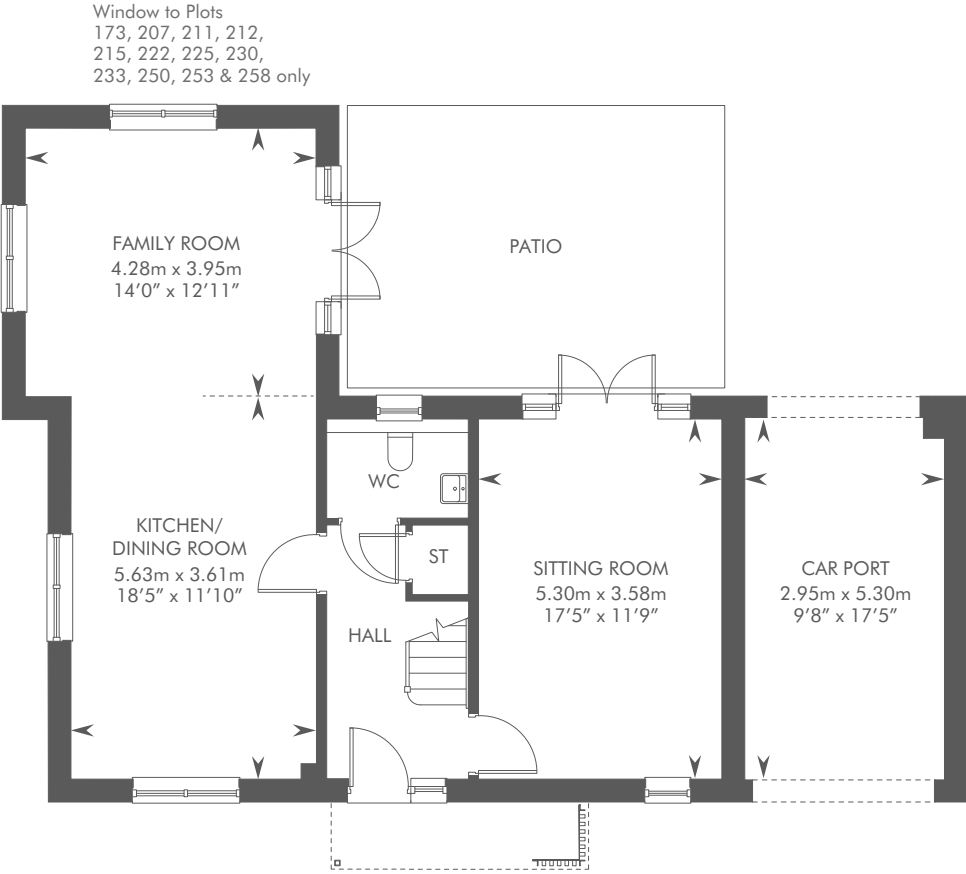
Plots 166, 172, 178, 182, 201, 203, 206 & 257 only

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative. Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above and approximate position of 2400mm ceiling height.

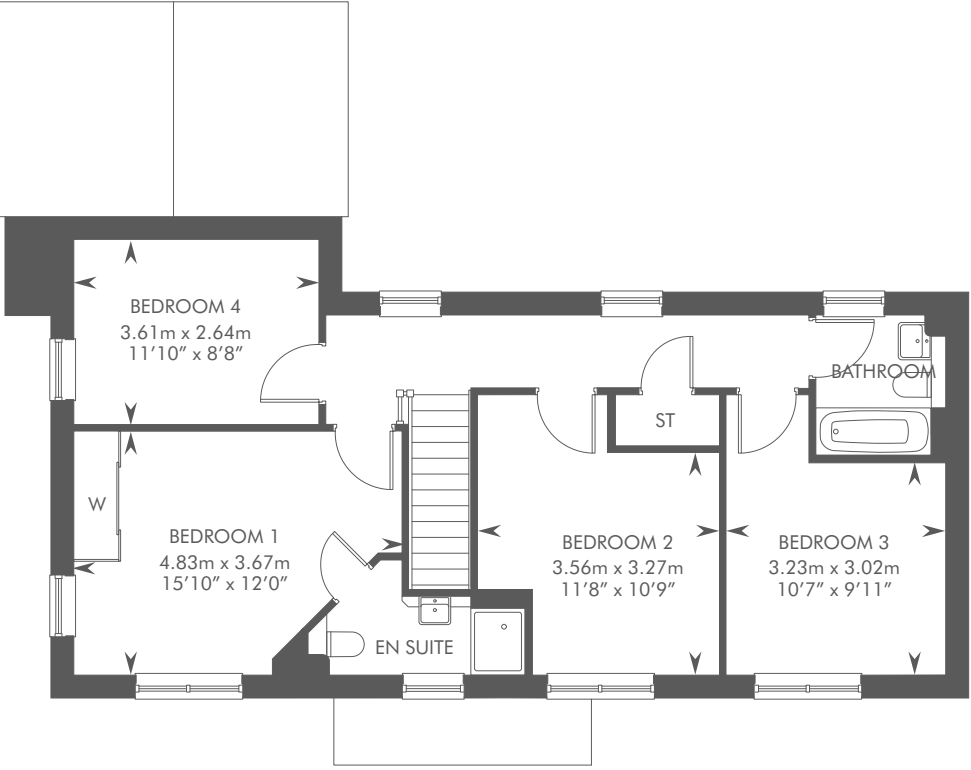


Computer generated image - The Ramster (Plot 253)

THE RAMSTER
PLOTS 173, 188, 207, 211, 215, 222, 225, 230, 240, 250 & 258 – AS SHOWN
PLOTS 200, 212, 233, 243 & 253 – HANDED



GROUND FLOOR



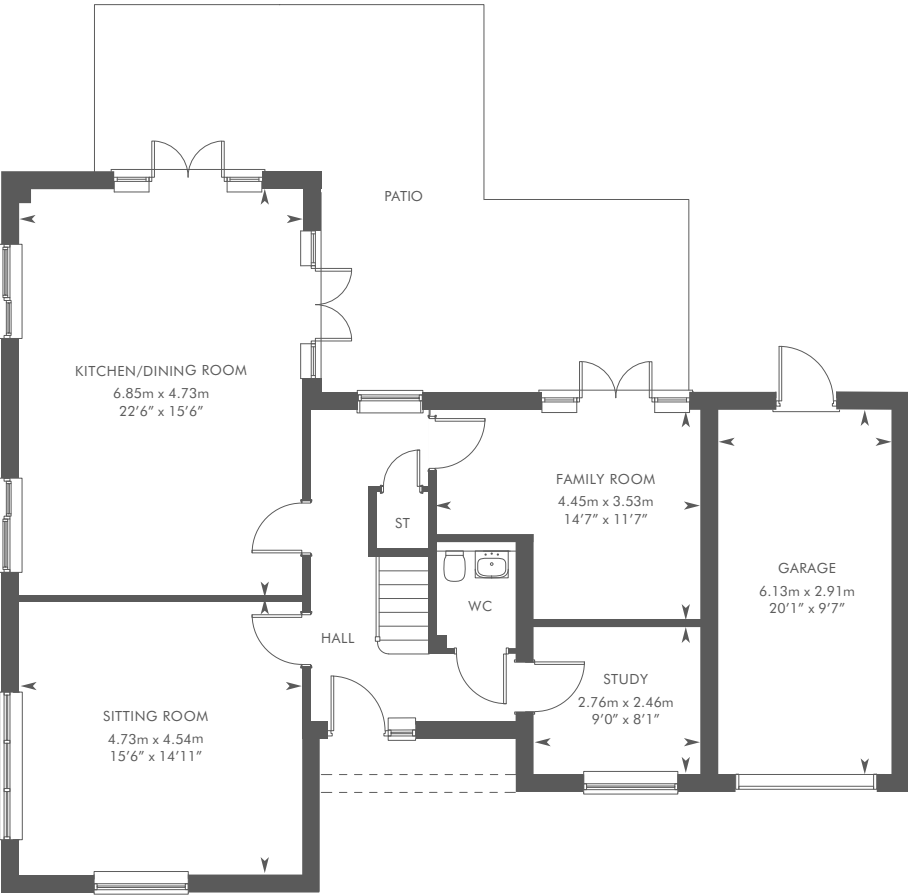
FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

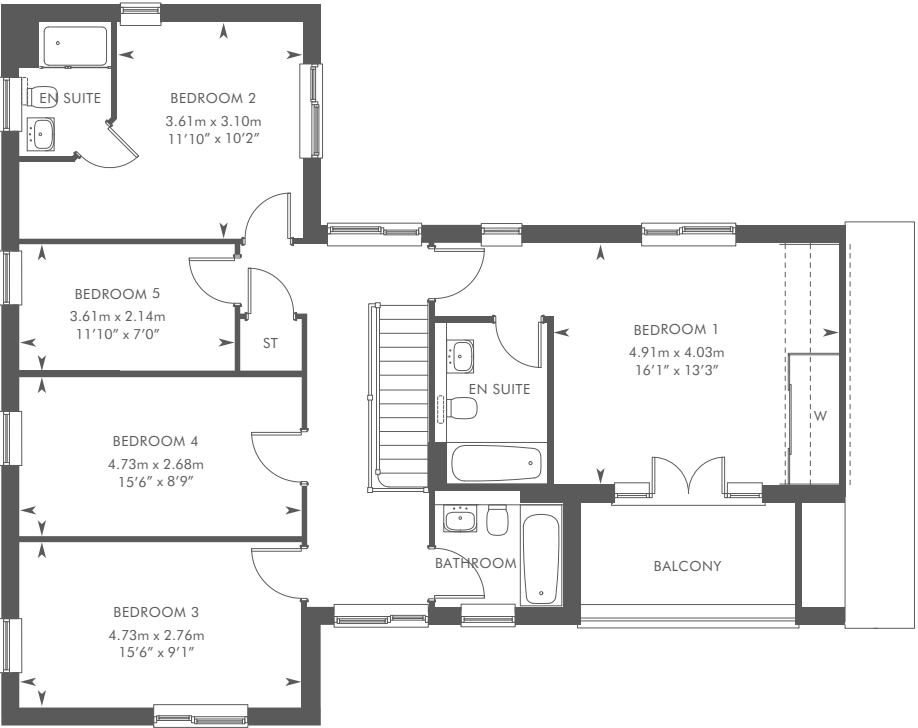


Computer generated image - The Ockford (Plot 181)

THE OCKFORD
PLOTS 175 & 181 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Dotted line denotes reduced head height. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.



Showhome photography

A HOME THAT WORKS FOR YOU

Now more than ever we are reflecting on our surroundings and considering how and where we want to live. Space, for many of us, has become a priority, and the chance to create your own new normal could be the opportunity you've been waiting for.

Many of us are now working from home, spending more time with family or finding new ways to relax and unwind. Wouldn't it be wonderful to keep it that way? At CALA, we believe your new home should mirror this new way of life without compromising on space. Just think of the ways you could use an extra bedroom. Would you turn it into a study, nursery, guest bedroom or games room? The choice is yours.

From a home office to a private garden, additional bedrooms or entertaining space, our range of contemporary homes have been designed to tick all your new home 'must haves'. With generous living spaces, your home can flexibly adapt and change as your family grows. At Ockford Park, we hope you will find a life that looks better but, perhaps more importantly, one that definitely feels better.

We care about the things you care about, that is why we want you to find your dream home where you can live, work and play.



Showhome photography



Stock photography



Showhome photography



Showhome photography



Showhome photography

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.

And with working from home more important than ever, one of those little things we provide is high-speed network cabling to all our homes. So whether you choose a home with a dedicated study, or decide to turn that extra bedroom into one, working from home is easier than ever.



Photography from a previous CALA development

SPECIFICATION

KITCHEN*

- Stylish & contemporary fitted kitchens designed and manufactured in the United Kingdom by Stolz Kitchens Ltd
- Choice of kitchen options subject to build stage of the home. Please speak to your sales adviser for more details

2 & 3 BEDROOM HOMES*

- Laminate work surfaces and up-stand
- 1½ bowl inset stainless steel sink with drainer and mixer tap
- Built-in Bosch single oven**, Serie | 4 electric ceramic hob and extractor hood
- Stainless steel splashback to hob
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/dryer

4 & 5 BEDROOM HOMES*

- Composite stone work surfaces and up-stand
- 1½ bowl under-mounted stainless steel sink with drainer and mixer tap
- Built-in or built-under Bosch double oven**, Serie | 4 electric ceramic hob and extractor hood
- Composite stone splashback to hob
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/dryer fitted where no utility room

- Homes with utility room are provided with space for freestanding appliances, laminate work surfaces and upstand, single bowl inset stainless steel sink with drainer and mixer tap

BATHROOM, SHOWER ROOMS, EN SUITE(S)^ AND CLOAKROOM*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en suite(s)^
- Multi-function spray pattern shower head and braided shower hose with slide rail to all baths
- Double door vanity unit to bathroom and bedroom one en suite^ to all 3, 4 & 5 bedroom homes only
- Heated chrome towel rails to all bath/shower rooms and en suites^ and radiator to cloakrooms
- Ceramic wall tiling:
 - Choice of bathroom tiling options subject to build stage of the home. Please speak to your sales adviser for more details
 - Full height tiling to shower cubicles
 - Full height to bath where shower screen is fitted, half height if no screen fitted
 - Half height tiling to rear of WC and basin in all cloakrooms, bathrooms and en suites

MEDIA AND COMMUNICATIONS

- TV & power sockets fitted in kitchen, sitting room, separate family rooms^, study^, dining room^ and all bedrooms
- Telephone sockets to sitting room, study^, bedroom 1 and additional bedroom where there is no study
- CAT6 cabling to storage cupboard under stairs, sitting room, study^ and smallest bedroom to enable high speed broadband

HEATING, LIGHTING AND ELECTRICAL

- Traditional gas fired central heating
- Recessed LED downlights to kitchen, utility^, cloakroom and all bath and shower rooms to 2, 3 and 4 bedroom homes
- Recessed LED downlights to the hallway, landing, kitchen, utility^, cloakroom and all bath and shower rooms to 5 bedroom homes
- Pendant light fittings to all other rooms
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Pendant light and double socket to garage where applicable^
- Ropec EVWP2020 Fast Charge Units or Ropec EVWP0020 EV Ready Wall Pod units to selected plots only. Please speak to your sales adviser for further details and charging specifications

INTERNAL FINISHES

- Double-glazed PVCu windows
- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork and timber stairs finished in white paint
- Oak handrail
- Amtico flooring to kitchen, utility room^, cloakroom, bathroom, shower room and en suite(s)^

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Energy efficient kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage

- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

SECURITY

- External bollard lighting, with dusk-to-dawn sensors
- External street lighting to development
- Multi-point locking system to front door

EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden - Please speak to your sales adviser for more details
- Turf to the rear garden

MANAGEMENT SERVICES

- CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide on-going management services. Please refer to your sales consultant for further details



Showhome photography



Showhome photography



Showhome photography

*Design subject to change. Please note due to current nationwide shortages some appliance brand/models may be substituted depending on availability. This will be advised at the time of reservation. Please speak to your sales adviser for further details. ^Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant for further details. ††Proportions may vary, please refer to Sales Consultant for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. ** If oven is fitted directly under the hob, an upgrade to induction hobs is not possible. For more information please speak to a Sales Consultant.

2 bedroom homes: The Wey & The Enton. 3 bedroom homes: The Hankley, The Witley A&B, The Busbridge, The Thursley, The Silkmill & The Munstead. 4 bedroom homes: The Winkworth, The Loseley, The Broadwater, The Phillips, The Clandon & The Ramster. 5 bedroom homes: The Ockford & The Hatchland.

The consumer protection from unfair trading regulations 2008. CALA Homes (South Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves 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. Floor plans, dimensions and specifications are correct at the time of print.

SERVICE WITH A 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 move come true.

Here are just some of the many happy comments we've received from CALA homeowners:



"We viewed a number of new developments in the area, but Amlets Place really stood out to us. It's well-designed, doesn't look overcrowded and the green spaces throughout are a really nice touch - it was certainly the nicest development we visited by far"

LIAM & LUCIE, AMLETS PLACE, CRANLEIGH

"With our children all grown up and moved out, and with both of us now at 62 years old, we realised that we no longer needed the hustle and bustle of Guildford so we began looking for a new home in a rural location. With our previous home being a massive project for us, we didn't want a home that would require a lot of work, which is why we focussed our house hunt on new builds."

MR & MRS PAYNE, SWEETERS FIELD, ALFOLD



PART EXCHANGE SAVES FAMILY'S HOUSE MOVE

The Lee family sold their Worthing home in December 2019, preparing to move to CALA Homes' Cresswell Park development in the nearby village of Angmering, but this fell through due to the COVID-19 lockdown.

Concerned that they wouldn't be able to move into their new dream home, CALA saved the day when it presented the family with the option of its Part Exchange Service.

Mr Lee said: "We were devastated when the sale of our previous home fell through in April this year, as we were concerned this would break the chain and our purchase at Cresswell Park would fall through too. We returned to CALA to express our difficulties and they made us aware of their Part Exchange Service, which we had not needed to consider previously as our home had already sold.

"We received a quote from CALA and realised we could get the same price for our home as what we had sold it for previously. This was amazing as we didn't think we would be able to get as much money without selling it on the open market."

THE LEE FAMILY, CRESSWELL PARK, ANGMERING



"From start to finish, the CALA team has been amazing. Not only were they able to get us into our dream house with the exact plot we wanted, but they also worked incredibly hard to get us into our home quickly. With our mortgage offer at risk of expiring, CALA ensured the house was completed in time, and were really accommodating of us sending tradespeople to the house before we could move in, to measure up for furniture. It's those little touches that really make CALA stand out; combined with the high-quality homes they build, I really couldn't recommend them enough."

MR & MRS WORKMANN,
SHOPWYKE LAKES, CHICHESTER



Stock photography



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.



*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



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.

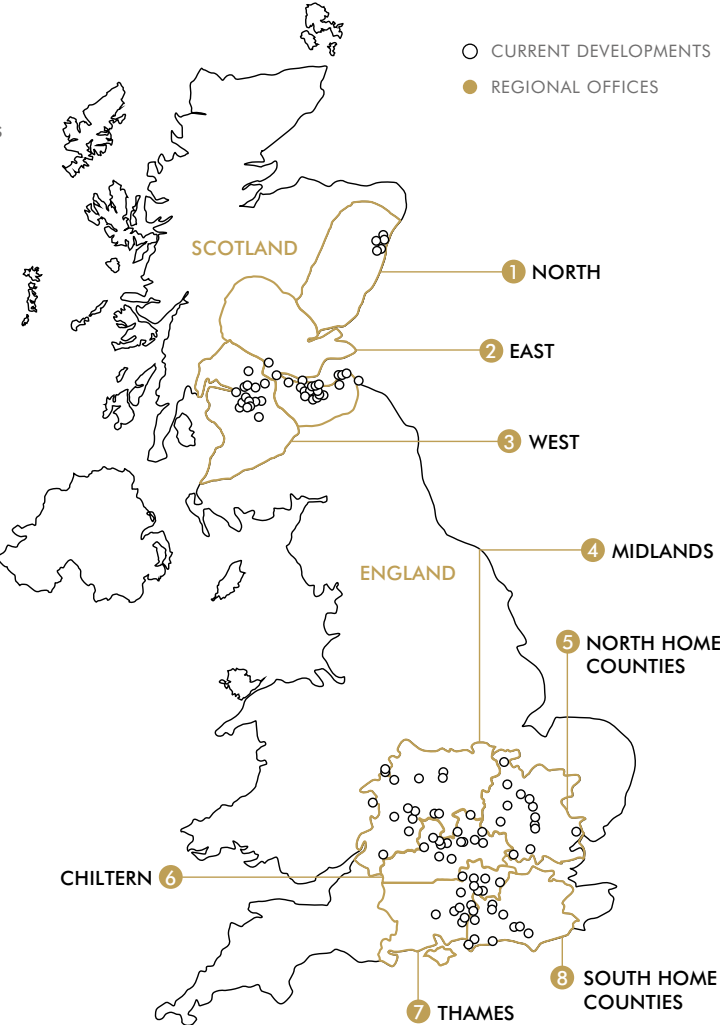
CALA is built on the foundation values of passion, quality, delivery and respect.



Photography from a previous CALA development

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.

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

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