



# Sambrooke Park

Potters Bar

A lifestyle to aspire to



Stock photography







# Country calm meets city buzz

Welcome to Sambrooke Park, an attractive collection of 3, 4 & 5 bedroom homes located in upmarket Potters Bar in the heart of leafy Hertfordshire.

You really can enjoy the best of all worlds here, with these stylish new houses nestled on the edge of town, with open countryside all around and yet just minutes from the M25 motorway and A1 trunk road. With Potters Bar's rich and diverse shopping and eating out scenes and a wide selection of schools nearby too, Sambrooke Park is a development that will suit buyers of all kinds.





# Homes to suit you and your lifestyle

A range of stylish new homes await at Sambrooke Park, with thoughtful design and spacious, light-filled interiors. You can also expect attractive exteriors, with nature-friendly features and a quality specification throughout.

With their flexible living spaces, these are homes that will adapt to your needs as they change, with luxurious fixtures and fittings and an emphasis on sustainability too.



Internal Photography of Sambrooke Park Showhome



# A breath of fresh air

With rolling fields stretching as far as the eye can see, you'll never have to go far to enjoy the great outdoors here. The Jubilee Woods nature reserve and Gobions Wood are perfect places for a relaxing walk, bike ride or picnic, both featuring local wildlife in abundance. If you feel like doing something more strenuous, the Go Ape outdoor activity centre in nearby Cockfosters offers an exhilarating tree-to-tree challenge, complete with zip wires and rope crossings.





# Everything you need is nearby

You'll find a lively shopping scene in Potters Bar town centre, located just a mile from home. Whether you're picking up essentials at one of the supermarkets or convenience stores or browsing for clothes, shoes or tech in one of the independent boutiques, there will be much to enjoy here.

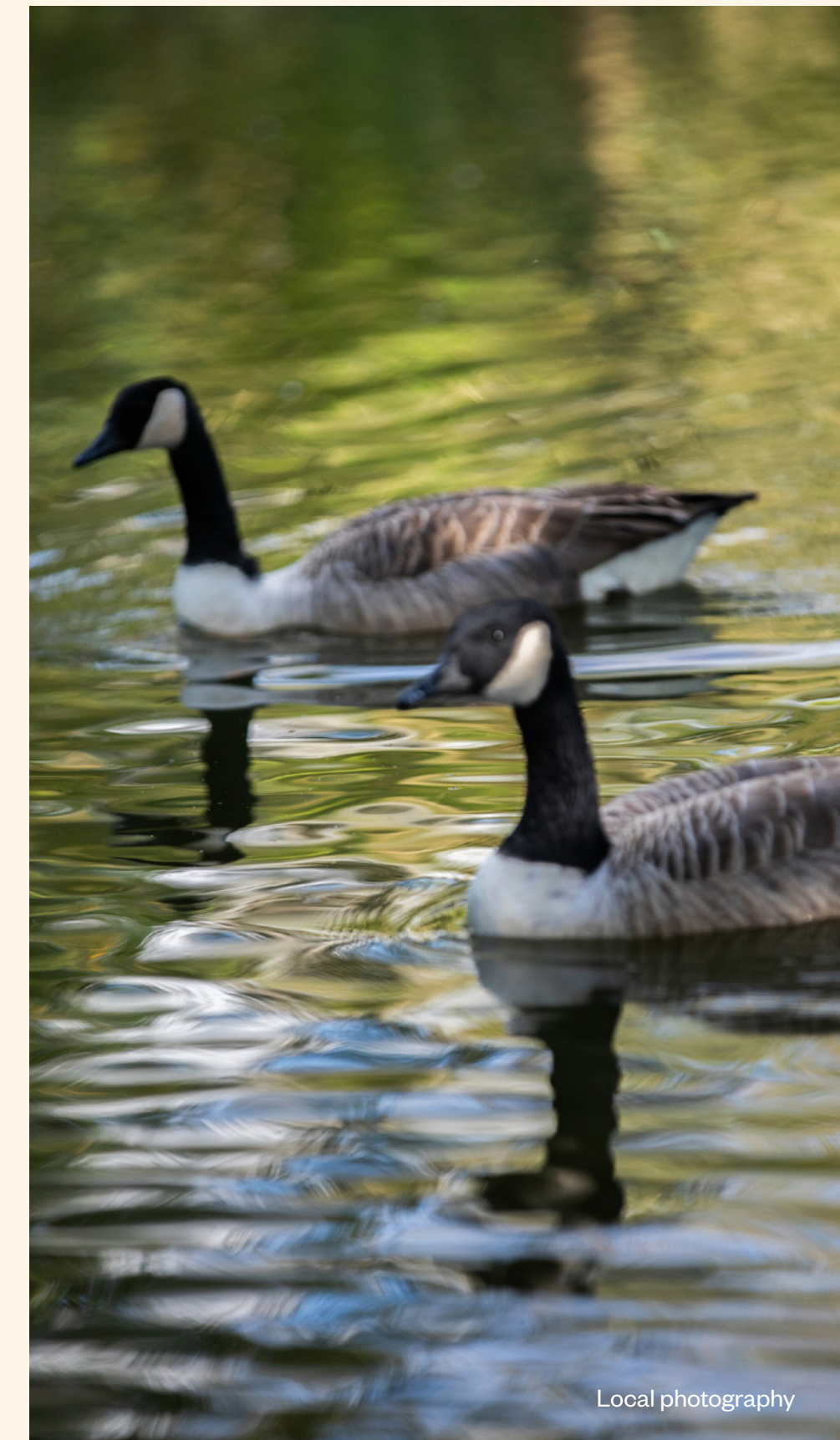
Whether you're in the mood for a coffee and a catch-up in a local café, a quiet pint in one of the cosy pubs or a sumptuous meal out, there will be plenty of choice.





# Tranquillity and connectivity

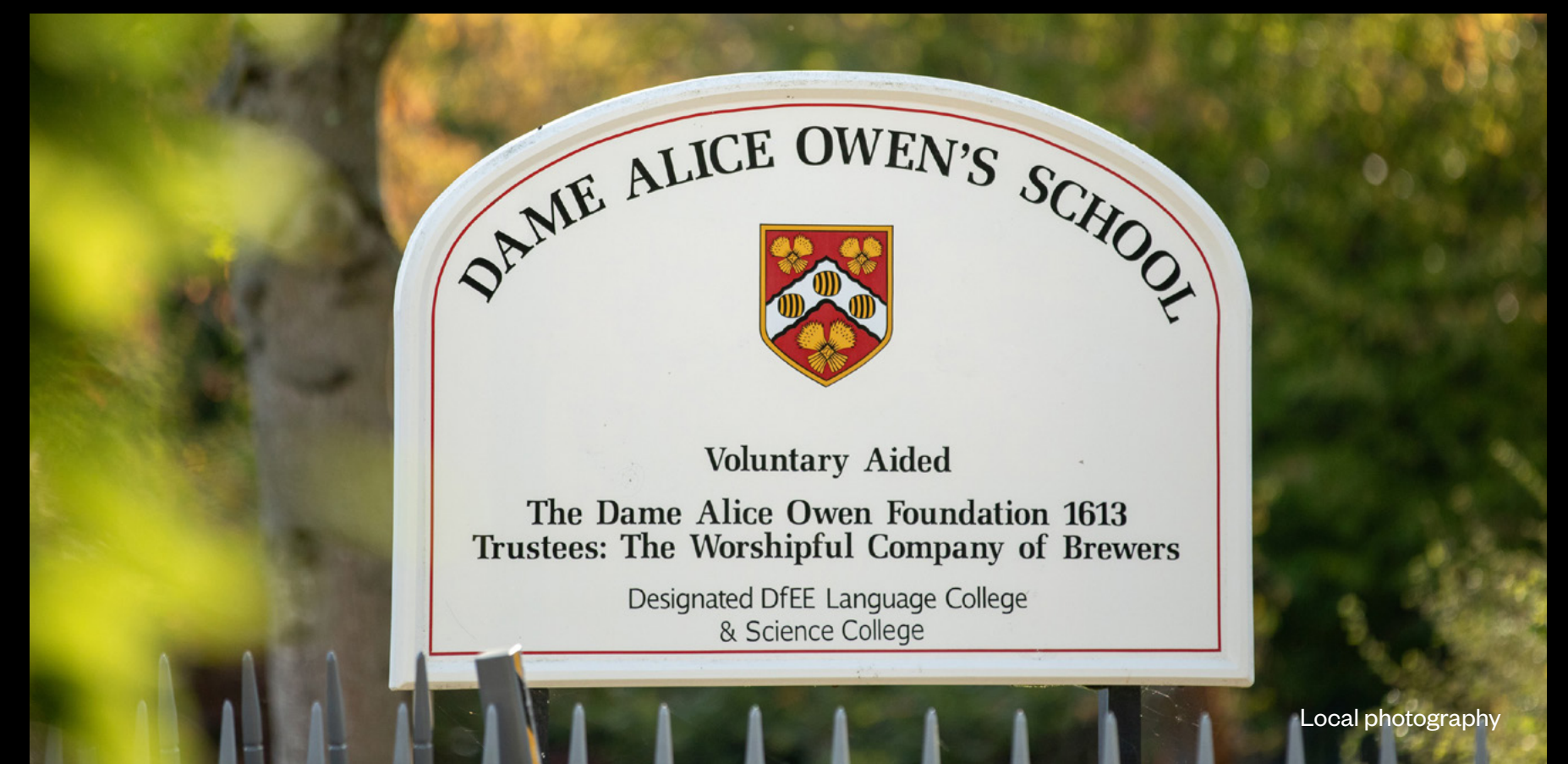
While the serenity of the countryside may be on your doorstep here, this does not come at the expense of convenience or connectivity. Junction 24 of the M25 motorway is less than 10 minutes away, for onward travel to Berkshire, Surrey, Kent and Essex, and for straightforward journeys to Heathrow and Gatwick airports. The A1 trunk road is also moments away, taking you to Central London in around 1 hour and 15 minutes.





# Top of the class for education

Parents will be pleased to find a good range of schools for all ages located in the surrounding area. For younger pupils, Little Heath and Brookmans Park primaries are both within a two-mile radius, while for older students, Chancellor's School and Dame Alice Owen's School both come highly rated. The mix of independent schools is no less impressive, with Lochinver House and Stormont schools catering for boys and girls at preparatory level respectively, and the co-ed Mount House School offering a high quality secondary education.







Stock photography

# Fun days out, for all the family

Sambrooke Park's carefully considered location means there will always be plentiful options for fun days out. For an inspirational outing with your little ones, Dinosaur Safari Adventure Golf in nearby Barnet is perfect for families, with a prehistoric-themed crazy golf course that will test the putting skills of adults and children alike. If you prefer the company of more modern-day creatures, Hertfordshire Zoo in Broxbourne is home to more than 400 animals, with a petting zoo and soft play area for youngsters.



# Places to go



**Eating out** – From Turkish treats at Aksular and mouthwatering Green grills at the Fig Tree to succulent steaks at Miller & Carter and the best of British at The Old Manor, there will be a venue in Potters Bar to suit all moods and occasions.



**Sports and leisure** – Furzefield Leisure Centre has a swimming pool, gym, spa, sports hall, floodlit pitch and weekly racket sports club. Golfers can also enjoy a round or two at Brookmans Park Golf Club in neighbouring Hatfield.



**History and heritage** – Looking to soak up some local heritage? The historic city of St Albans is a great place to start, with its Norman cathedral, built from bricks and tiles saved from the ruins of the ancient Roman Verulamium. The city museum also has exhibits spanning more than 2,000 years.



Local photography



Local photography



Local photography





Stock photography



Stock photography



Local photography



**Parks and nature** – You'll be spoilt for choice when it comes to open green spaces, from the elegant gardens of Morven Park to Parkfield Open Space and the Wash Lane Nature Reserve.



**Entertainment** – Partial to a night at the movies, or an afternoon taking in a show? Wylllyotts Theatre & Cinema is the place to go, for screenings of the latest blockbusters and a varied programme of music, comedy and drama.



**Shopping** – Potters Bar town centre is home to a wide selection of shops, from household name retailers to independent outlets. For an even greater selection of stores, The Galleria in Hatfield has an A to Z of high street brands, plus a cinema and dining options too.

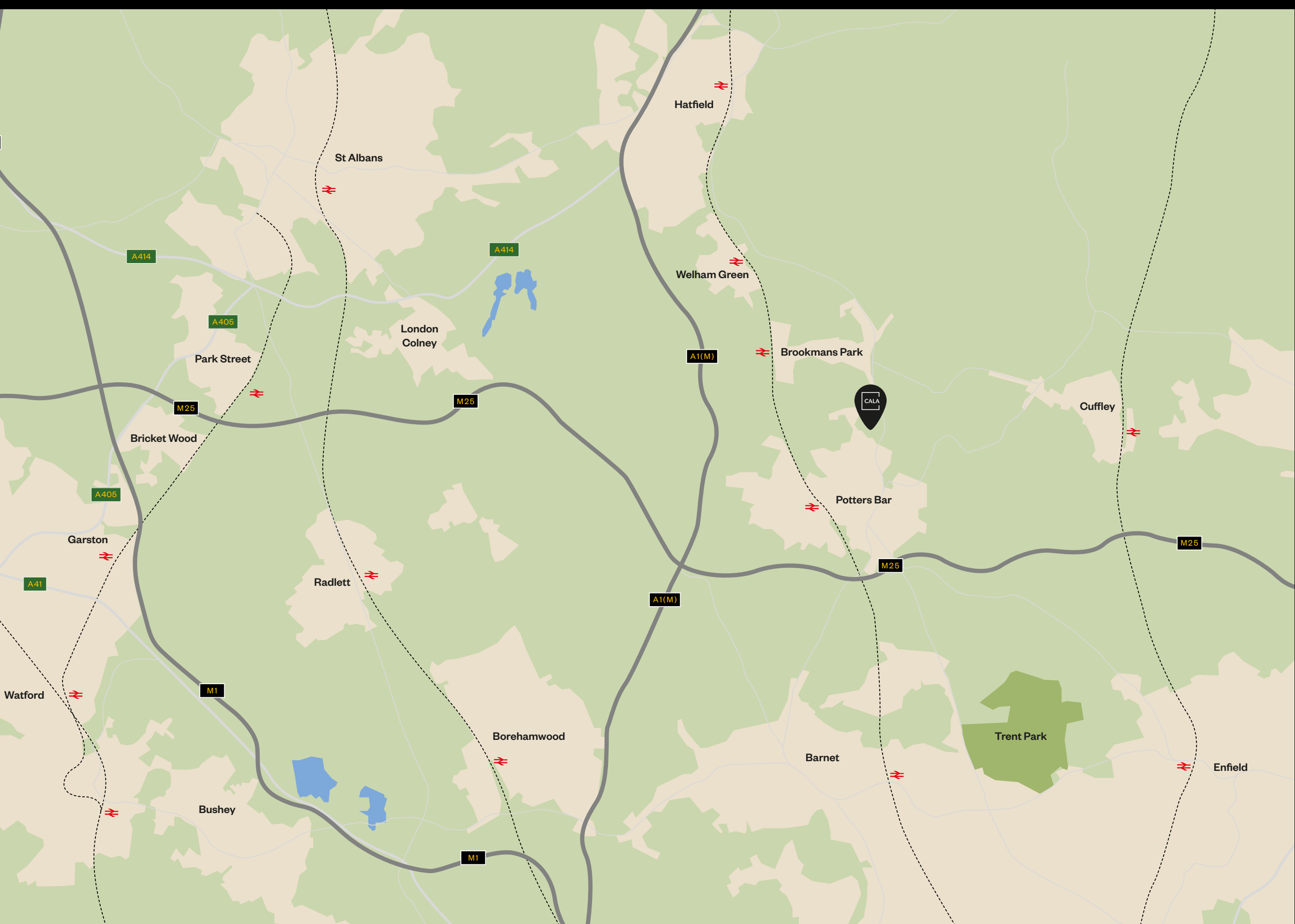


**Family days out** – For a magical day out with your little ones, the Warner Brothers Studio Tour London is a must. See first-hand how the Harry Potter films were made, before taking a break with a glass of refreshing Butterbeer.

[Click here to find out more about the local area](#)







# Getting around



**By foot:** Little Heath Primary School is on your doorstep, as is the Builders Arms pub and the Next Gen Fitness gym.



**By car:** Sambrooke Park is well located for journeys to neighbouring counties via the M25, and into Central London on the A1 trunk road.



**By rail:** From Potters Bar station there are regular services into London King's Cross, taking around 20 minutes, and also to Hatfield, Stevenage and Cambridge.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of March 2025 and are sourced from thetrainline.com



# Superbly connected



## On foot

- Folly Arch – 0.1 miles
- Little Heath Nursery Playgroup – 0.3 miles
- National Trust - Morven Park – 0.5 miles
- Little Heath Primary School 0.8 miles
- Lochinver House School  
(Boys 4 – 13) – 0.8 miles
- Bengal Paradise Indian restaurant – 0.8 miles
- Next Gen Fitness gym – 0.9 miles
- Oakmere Tea & Dining Room – 1 mile
- Potters Bar train station – 1 mile
- Potters Bar Hight Street – 1 mile



## By car

- Potters Bar Town Football Club – 1.6 miles
- Wyllyotts Theatre & Cinema – 1.6 miles
- Chancellor’s School (Mixed 11 – 18 ) – 1.7 miles
- Brookmans Park Golf Club – 1.8 miles
- Furzefield Leisure Centre – 2 miles
- The Dutch Marketplace  
(Garden Centre) – 2.2 miles
- Dame Alice Owen’s School  
(Mixed 11 – 18) – 2.5 miles
- Palace Gardens Shopping Centre – 7 miles
- Warner Bros. Studio Tour London – 13.8 miles



## By rail

- London King’s Cross – 18 mins
- London Liverpool Street – 47 mins
- London Paddington – 50 mins
- Cambridge – 1hr 7 mins
- Watford – 1hr 15 mins

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See a detailed view of the area and get directions





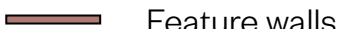





# Sambrooke Park

## The development

- **The Yew**  
5 bedroom detached home
- **The Yarrow**  
5 bedroom detached home
- **The Willow**  
5 bedroom detached home
- **The Whitethorn**  
5 bedroom detached home
- **The Waltham**  
4 bedroom detached home

- **The Twinflower**  
4 bedroom detached home
- **The Pinewood**  
4 bedroom detached/semi-detached home
- **The Pine**  
4 bedroom semi-detached home
- **The Mulberry**  
3 bedroom detached/semi-detached home
- **Affordable Homes**

-  Block paving
-  Timber fences
-  Feature walls
-  Sub station
-  Pumping station
-  Bin collection point



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

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View our interactive siteplan for our latest availability >



# Choose the home that's right for you



**The Yew**  
5 bedroom  
detached home



**The Yarrow**  
5 bedroom  
detached home



**The Willow**  
5 bedroom  
detached home



**The Whitethorn**  
5 bedroom  
detached home



**The Waltham**  
4 bedroom  
detached home



**The Twinflower**  
4 bedroom  
detached home

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







### The Pinewood

4 bedroom  
detached/  
semi-detached  
home



### The Pine

4 bedroom  
semi-detached  
home



### The Mulberry

3 bedroom  
detached/  
semi-detached  
home



Stock image

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







Photography from a previous Cala development

# Desirable in every way

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

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

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



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



Photography from a previous Cala development





# What our customers say



“Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home. I can’t speak highly enough of the Cala team. The end-to-end management has been exceptional. Looking

back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all.”

Beau Steele,  
Purchaser at Audley Chase



See more customer stories, reviews and ratings







Photography from a previous Cala development



Stock photography

# 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



[Click here to find out more about the top reasons to buy new](#)





# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

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

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

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





# Welcome to your new home

Sambrooke Park  
Hawkshead Road, Little Heath,  
Potters Bar, EN6 1LX

[Click here to arrange your viewing](#)



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