



# Cala at Kingsmere

Bicester



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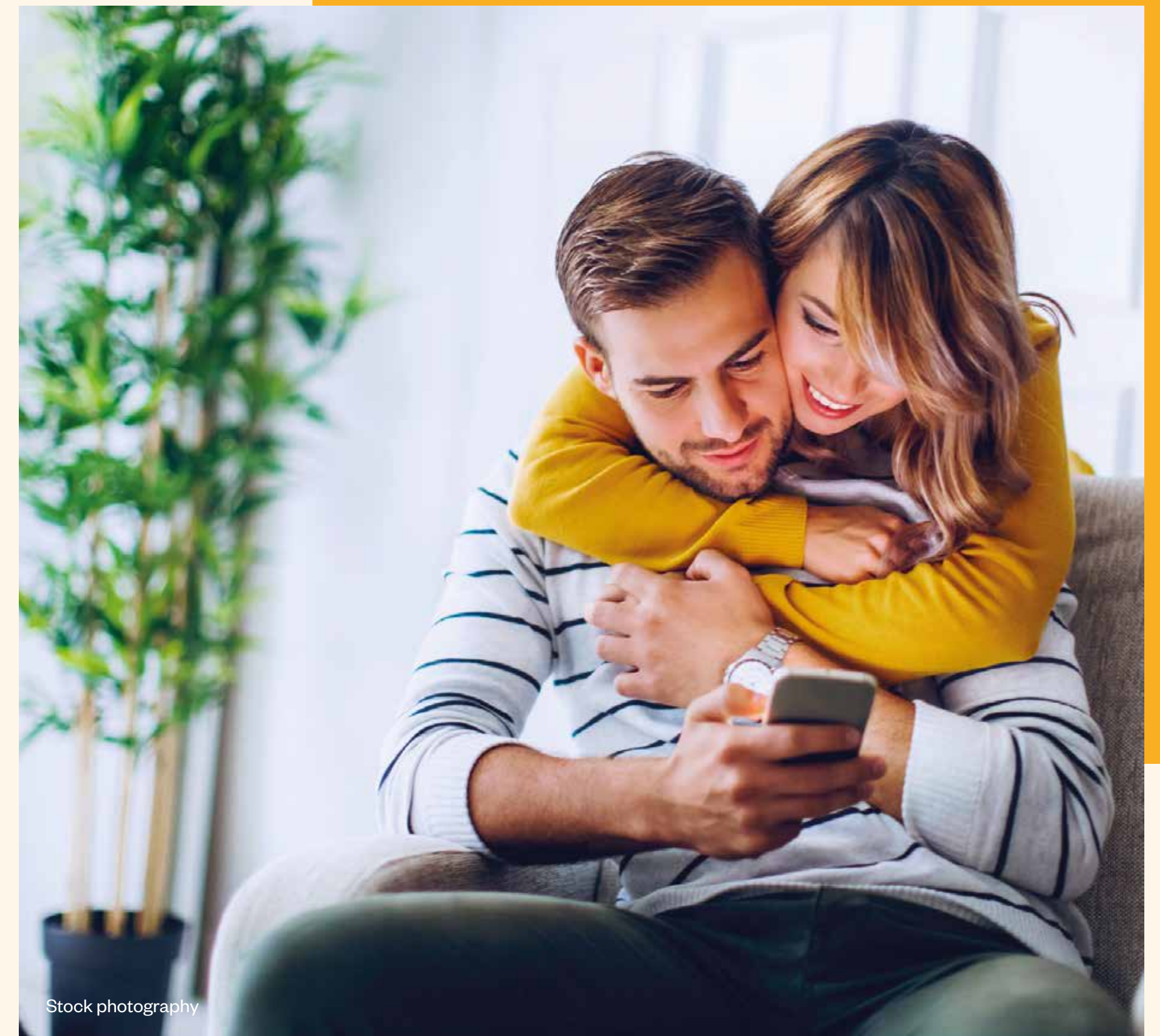
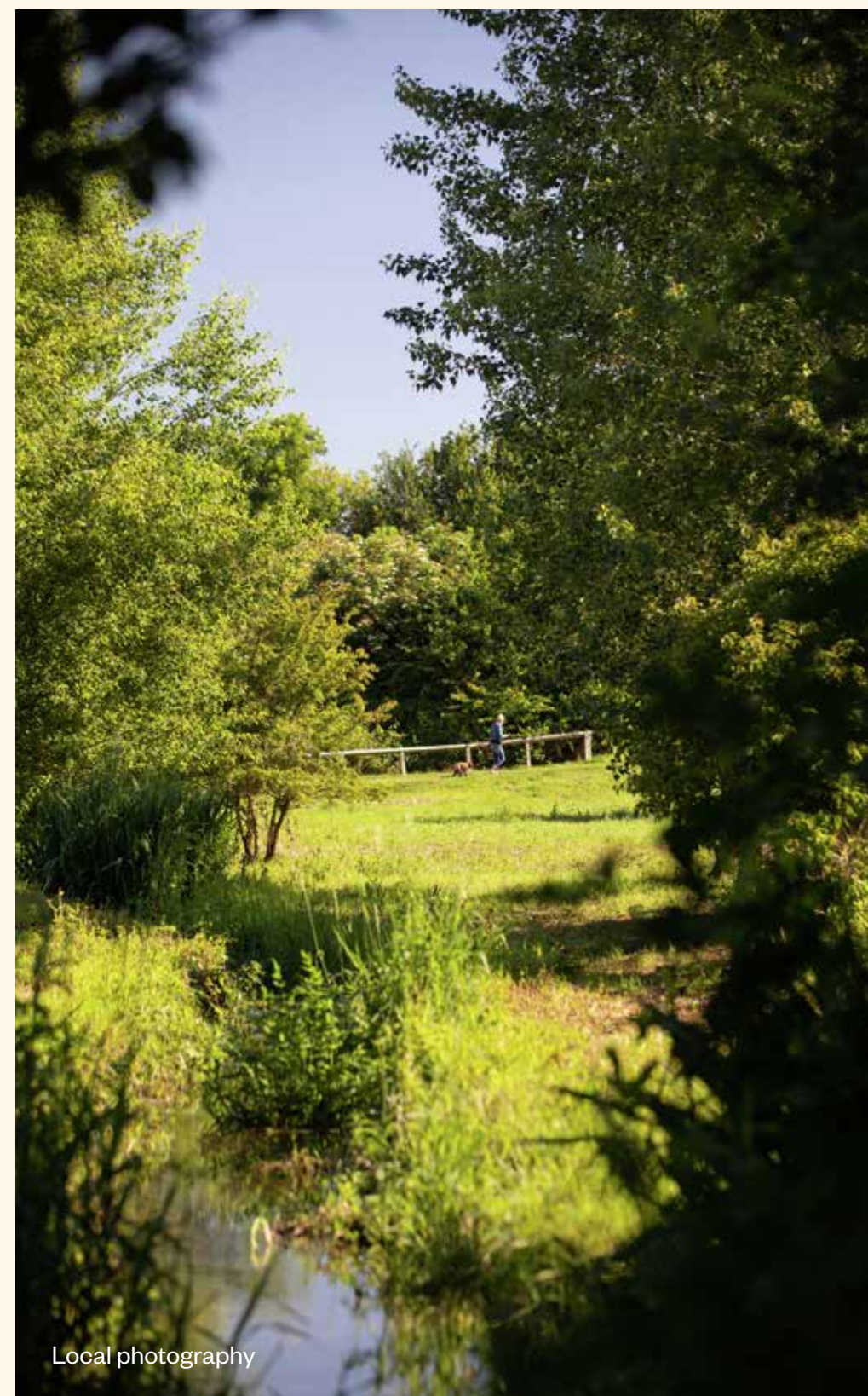




# A new home, a new community

Kingsmere is a vibrant new village community set on the edge of the historic market town of Bicester. Set among beautiful green spaces, our new phase of stylish homes at Kingsmere offers you all the things you're looking for in the perfect place to live.

Shops and schools close at hand, space to play and relax, a welcoming village centre and a great lifestyle – with delightful countryside on your doorstep and the convenience of a thriving and lively town, with outstanding connections by road and rail, just a mile or so down the road.





# Ideal for every life stage

Whether you're looking for your first home, flexible space for a growing family, upsizing or downsizing, you'll find it all at Kingsmere.

From smart 2 bedroom apartments to elegant 2, 3 and 4 bedroom detached, semi-detached and terraced homes, every design is full of light and space, with superb specifications throughout and thoughtful, sustainable features built-in.

Carefully laid out green spaces and community areas enhance the 'village life' vibe of Kingsmere... a warm and welcoming place to call home.



Stock photography



# Green spaces abound

Bicester is surrounded by glorious Oxfordshire countryside and charming Cotswold villages for you to explore – but you don't have to travel to savour the great outdoors.

There are abundant play areas and public spaces, community woodlands, parks and sports pitches, ponds and brooks and havens for wildlife and nature within Kingsmere itself. Great green spaces, connected by walking and cycling tracks and paths – making it easy to get out and enjoy a breath of fresh air.





# The perfect modern village

Kingsmere is designed to be a complete and self-contained village. There are primary and secondary schools close to the multi-use community and youth centres, a day nursery, a retail park and convenience store, Brewers Fayre restaurant and newly opened healthcare centre.

Add all those green spaces, play areas and sports and leisure facilities and you've got everything you could want, within easy walking distance.





# Bustling Bicester

Bicester's charming old Market Square, with its 16th century buildings, hosts regular traditional and farmer's markets along with events and entertainments – which also take place at Garth Park.

The town has a great blend of ancient and modern, and Bicester Village, with its 160+ designer outlets is a shopper's paradise, served by its own railway station – which, like Bicester North station, is handily located for Kingsmere.





# First class for education

Kingsmere is first class for education at all levels, with St Edburg's CofE Primary School for 2-11 year old pupils rated Good by Ofsted - and an extension planned too, even closer to our Cala homes.

The brand new Whitelands Academy is a secondary school for 11-16s with outstanding facilities including a sports hall, pitches and multi-use games areas, and it's also opposite the Whitelands Sports Village. You'll find a great range of other options in and around Bicester too.







# Fantastic family days out

With the glorious Cotswolds countryside to explore, and the many delights of Oxford and its 'dreamy spires' less than 15 miles away, there's always plenty to do for all ages and interests. How about some high-octane activity with Banzai Events?

A stroll around tranquil Waterperry Gardens or Shotover Country Park? Or maybe a visit to magnificent Blenheim Palace? You're spoilt for choice, and all within easy travelling distance.

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





# Places to go



**Eating out** – a great choice of worldwide cuisines in and around Bicester, country pubs galore and fine dining at five Michelin-starred restaurants in Oxford.



**Sports and leisure** – Whitelands Farm Sports Village at Kingsmere has a smart pavilion, floodlit astro-turf pitches, full size rugby, football and cricket pitches and wheelchair-friendly cycle track.



**History and heritage** – Oxford city centre is alive with historic and heritage buildings, as is the whole county of Oxfordshire, from Blenheim to Banbury.



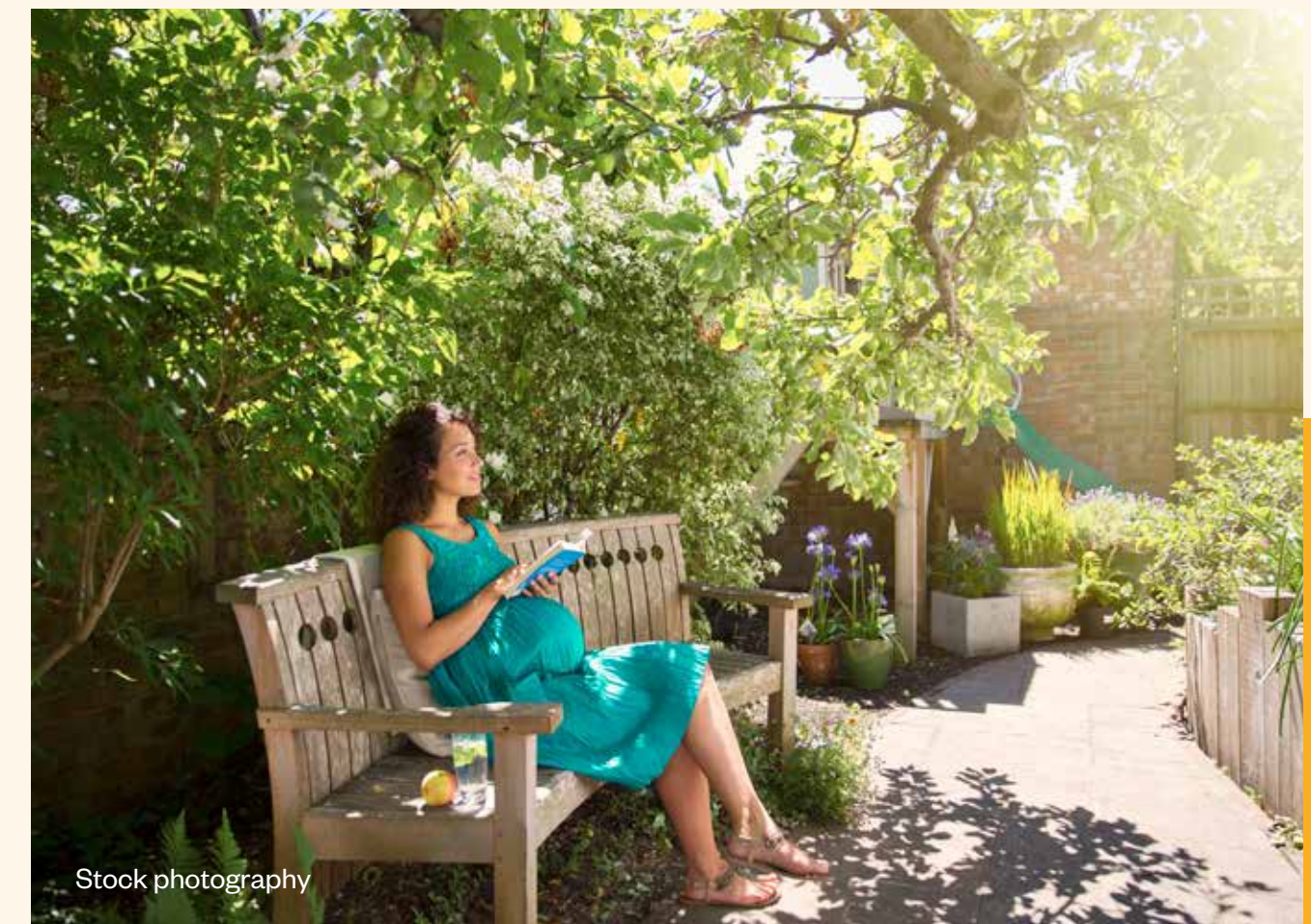
**Parks and nature** – Kingsmere Park, the community woodlands, Pringle Brook with its wildlife and ponds and Whitelands Parks for wide open spaces and an adventure playground; they're all within walking or cycling distance.



Local photography



Local photography



Stock photography





**Entertainment & culture** – Vue in Bicester is a state-of-the-art multi-screen cinema, and Oxford has a wealth of entertainment and cultural option.



**Shopping** – with a retail park and Bicester Village on your doorstep, along with supermarkets, traditional and farmers markets and a host of stores in Bicester, this is retail heaven!

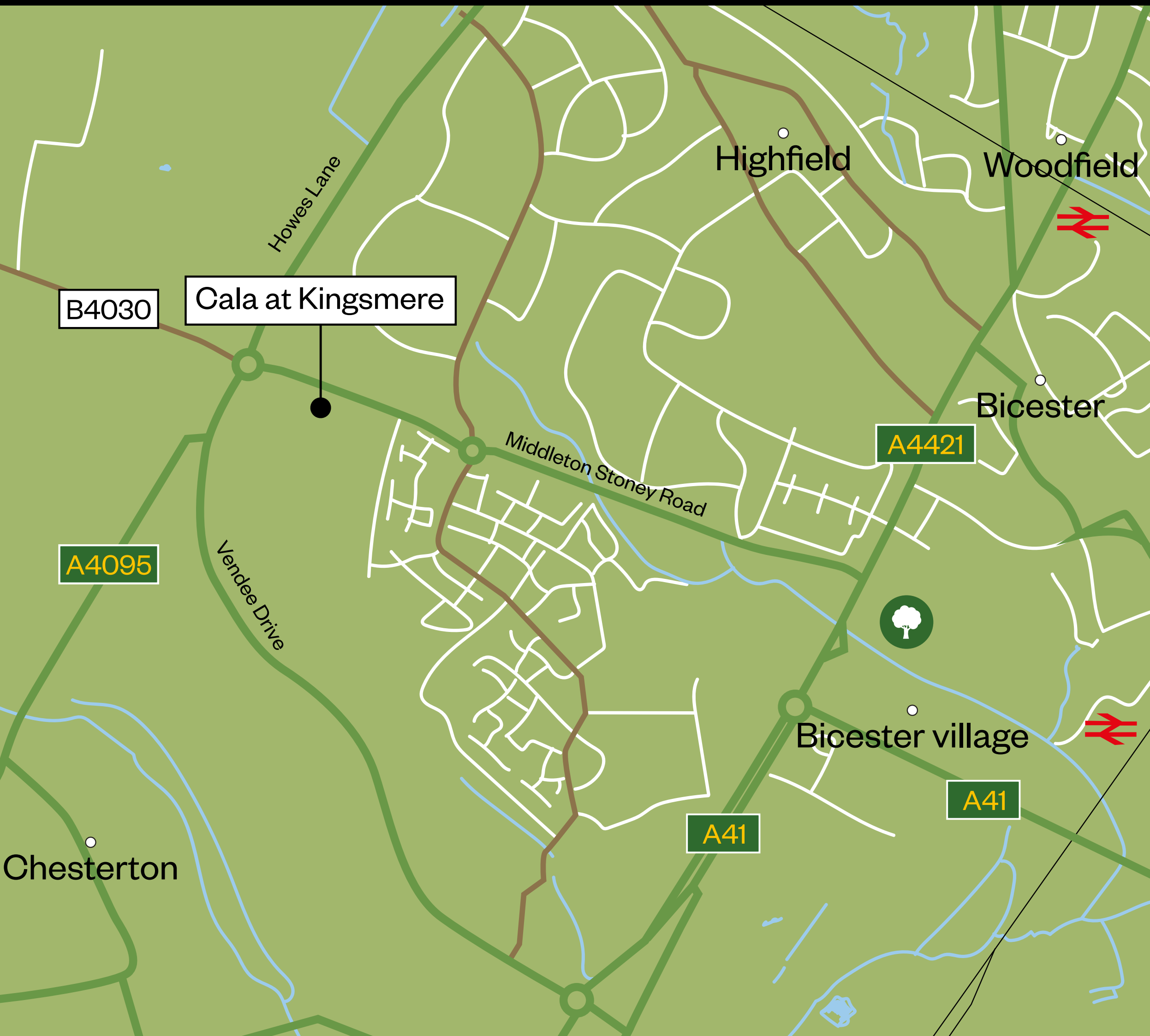


**Family days out** – Bicester Leisure Centre, Bernwood Butterfly Trail, Cutteslow Park and Miniature Railway, Evenley Wood Garden, the Cotswolds – there's always something new to explore.

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







# Getting around



By foot: Kingsmere's primary and secondary schools are less than a mile away, as is the village centre and shops. It's a mile and a bit to Bicester Village.



By cycle: Kingsmere and Bicester are extremely cyclist-friendly, with extensive dedicated on-road and off-road routes.



By bus: Kingsmere has two bus services running through the village for Bicester and Oxford, and a new Park and Ride is just outside the development.



By car: Kingsmere is just 3 miles from the M40 and 12 from Oxford.



By train: Bicester Village and Bicester North are both within walking distance, and offer services to Oxford in 12 minutes and London Marylebone in 49 minutes.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of April 2022 and are sourced from thetrainline.com



# Superbly connected



## On foot

- Co-op Kingsmere – 0.6 miles
- Kingsmere Community Centre – 0.7 miles
- St Edburg’s CofE Primary School – 0.8 miles
- Whitelands Farm Play Area – 1 mile
- Whitelands Farm Sports Village – 1 mile
- Bicester Shopping Park – 1 mile
- Bicester Village Railway Station – 1.2 miles
- Bicester Village – 1.2 miles



## By car

- Bicester North Railway Station – 1.6 miles
- Bure Park Nature Reserve – 1.9 miles
- M40, Junction 9 – 3.3 miles
- Kirtlington Golf Club – 6.4 miles
- Blenheim Palace – 10.6 miles
- Oxford – 14.8 miles
- Milton Keynes – 26 miles
- Luton Airport – 43.8 miles
- London Heathrow Airport – 50.5 miles



## By rail

### From Bicester North Station

- London Marylebone – 49 minutes
- Birmingham Moor Street – 1 hour
- Stratford Upon Avon – 1 hour 14 minutes

### From Bicester Village

- Oxford – 15 minutes
- London Marylebone – 58 minutes

Journey times are approximate. Train journey times are accurate as of April 2022 and are sourced from thetrainline.com

See a detailed view of the area and get directions >



# Cala at Kingsmere

## Phase 2

- 

**The Keelcroft**  
4 bedroom detached house
- 

**The Nenhurst**  
4 bedroom detached house
- 

**The Bampton**  
4 bedroom detached and semi-detached house
- 

**The Kinfield**  
4 bedroom semi-detached house
- 

**The Madeley**  
4 bedroom semi-detached house
- 

**The Oatfield**  
4 bedroom detached and link-detached house
- 

**The Oatvale**  
4 bedroom link-detached house
- 

**The Himscot**  
3 bedroom detached, link-detached and semi-detached house
- 

**The Hurwick**  
3 bedroom link-detached house
- 

**The Hulsfield**  
3 bedroom terraced and semi-detached house
- 

**The Jenhurst**  
3 bedroom terraced & semi-detached house
- 

**The Corbrook**  
2 bedroom semi-detached house
- 

**The Vendee**  
2 bedroom coach house
- 

**The Whiteland**  
2 bedroom coach house
- 

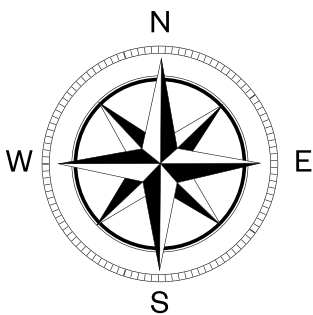
**The Edlourg**  
2 bedroom apartment over garage
- 

**Blewbury apartments**  
2 bedroom apartments
- 

**Cooper apartments**  
2 bedroom apartments
- 

**Affordable housing**
- 

**Solar panels**



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

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View our interactive siteplan for our latest availability



# Choose the home that's right for you



**The Bampton**  
4 bedroom  
detached and  
semi-detached  
house



**The Kinfield**  
4 bedroom  
detached,  
link-detached and  
semi-detached  
house



**The Nenhurst**  
4 bedroom  
detached house



**The Keelcroft**  
4 bedroom  
detached house



**The Madeley**  
4 bedroom  
detached,  
link-detached and  
semi-detached  
house



**The Oatfield**  
4 bedroom  
detached and  
link-detached  
house

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



[See our Virtual Tours](#)







**The Oatvale**  
4 bedroom  
detached house



**The Hulsfield**  
3 bedroom  
semi-detached or  
terraced house



**The Jenhurst**  
3 bedroom  
semi-detached  
and terraced  
house



**The Himscot**  
3 bedroom  
semi-detached  
house



**The Hurwick**  
3 bedroom  
detached and  
link-detached  
house



**The Vendee**  
2 bedroom  
coach house

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



[See our Virtual Tours](#)







**The Corbrook**  
2 bedroom  
semi-detached  
house



**The Edlourg  
Plot 81**  
2 bedroom  
coach house



**The Whiteland**  
2 bedroom  
coach house



**Blewbury  
Apartments**  
2 bedroom  
apartments



**The Edlourg  
Plot 215**  
2 bedroom  
coach house

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



[See our Virtual Tours](#)





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

[Click here to view the specification](#)







This image includes upgrades at an additional cost



Photography from a previous Cala development

# What our customers say

*“ We visited all of the home builders on site at Kingsmere but, for us, Cala Homes clearly stood out. The home are exceptionally light and airy with stunning fixtures and fittings, plus they have high ceilings which was a must-have for us.*

*We always wanted to buy a new home, as we both love a modern, clean, minimalist interior. Renovating a second-hand home can throw up all kinds of nasty surprises and additional cost, so we just felt that we’d get better value for money with a new property.*

*Kingsmere offers everything we could possibly need, and we don’t plan to move again for a very long time. We’re excited to properly start our married life here together in our perfect home and would highly recommend the experience we’ve had buying with Cala Homes to anyone.* ”

Samir & Avni

Purchasers at Kingsmere, Bicester

See more customer stories, reviews and ratings







Computer generated image of view towards Community Centre



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.



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 icons 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 Kingsmere,  
Middleton Stoney Road,  
Kingsmere, OX26 1AD

[Click here to arrange your viewing](#)



Stock photography

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