



# Roman Park

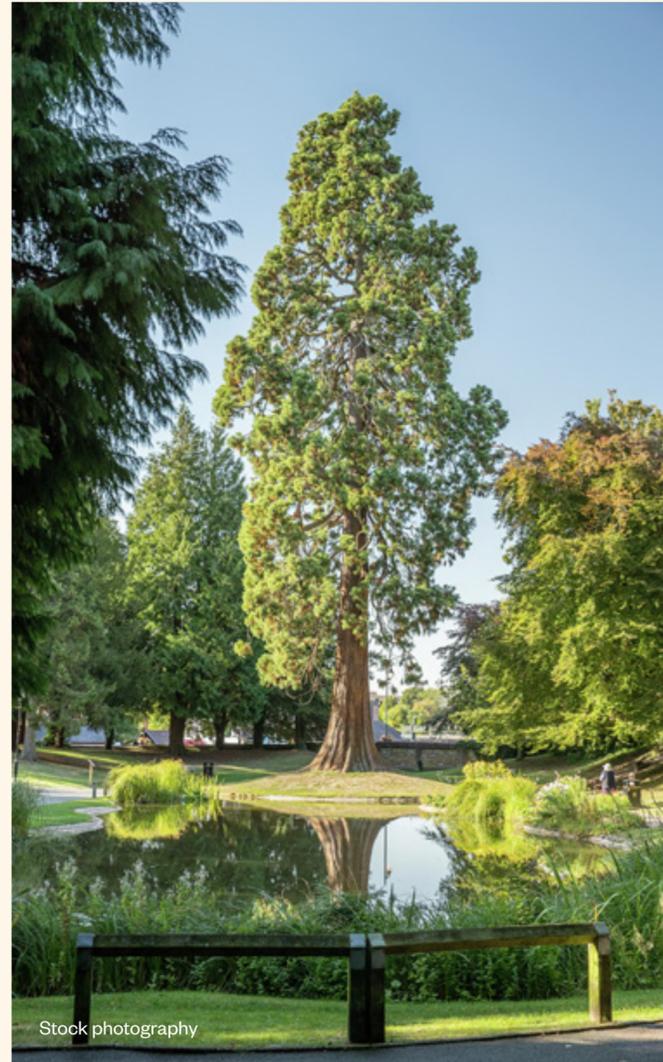
Tring





# The best of town and country

Set on ancient Icknield Way as it runs past the thriving market town of Tring in West Hertfordshire, Roman Park is ideal for enjoying the best of both town and country. Surrounded by glorious Chilterns countryside - and just a short walk from the bustling centre of Tring, with its independent shops, bars, restaurants and excellent schools and amenities - Roman Park is a delightful place to call home. It's excellently connected by road, and by rail too, for commuting into London.



# Stylish homes full of light and space

Roman Park is ideal for all lifestyles and life stages, whether you're looking for your first home or seeking more space for a growing family. All its smart and contemporary 2, 3, 4 and 5 bedroom designs come from Cala's award-winning Light & Space collection – which lives up to its name superbly, with flexible interior layouts and high specifications throughout. Characterful exteriors complement both the carefully landscaping of Roman Park and the wonderful countryside all around.



Stock photography

# Surrounded by glorious countryside

Life at Roman Park is a breath of fresh air: a semi-rural retreat in an Area of Outstanding Natural Beauty, bounded by the rolling chalk hills of the Chilterns, the dramatic sweeping landscape of the Vale of Aylesbury and the ancient woods of the Ashridge Estate and Wendover. In the town itself, you'll find the award-winning Tring Memorial Gardens, and to the south Tring Park offers 264 acres of woodlands and green spaces for leisure, sports and walking.



# Tring: a thriving and vibrant market town

Tring is an attractive and affluent small town with a wealth of independent shops and artisan boutiques, popular pubs, bars and cafes and an outstanding choice of restaurants. It has held market status since 1315, and along with the weekly Charter Market there's a fortnightly Farmers Market, where you can choose from a mouth-watering range of local produce and the speciality foods which Tring offers in abundance. Berkhamsted, just six miles away, is also great for shopping and leisure.



# A lively local community

There's a terrific community spirit in Tring, enthusiastically supporting local trades and crafts, with artists and artisans hosting popular workshops and a wide range of events for all ages and interests. Tring Book Festival, the Tringe Comedy Festival, the Blues Bar at Tring Cricket Club and Chilfest at Pedley – where you'll also find the acclaimed Court Theatre – there's always something interesting going on, from auctions to arts and exhibitions, sports and entertainments.



Local photography



Stock photography



Local photography

# First class for schooling

For families with children of school age, Tring has first class educational options. Primary schools include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Nearby, Berkhamsted provides a range of additional options and Aylesbury, less than 10 miles away, has highly rated schools at all levels.





# Lots to see, lots to do!

There's plenty to keep the family entertained in and around Tring – from the fascinating (and quirky!) Natural History Museum to ZSL London's wonderful Whipsnade Zoo, barge trips along the Grand Union Canal, walking on the Ridgeway or at Ashridge (the bluebell season is sensational), bird spotting at College Lake nature reserve and Tring Reservoirs, Go Ape at Wendover, play farms and leisure centres. London is just a short train journey away too.

[Click here for more information](#)



# Places to go



**Eating out** – fine dining tasting menus at Crockers, first class pub food at The Kings Arms and The Ackerman, great Italian menus at Storia, Francesco’s and Da Vincis, coffee at chic Black Goo, the Happy Yoga healthfood kitchen – you’re spoilt for choice!



**Sports and leisure** – the Tring area is superb for golf; there’s cricket, football and rugby too and at Tring Sports Centre swimming, ball sports courts and pitches. For a special ‘pampering time’, relax and indulge at Champneys Health Resort.



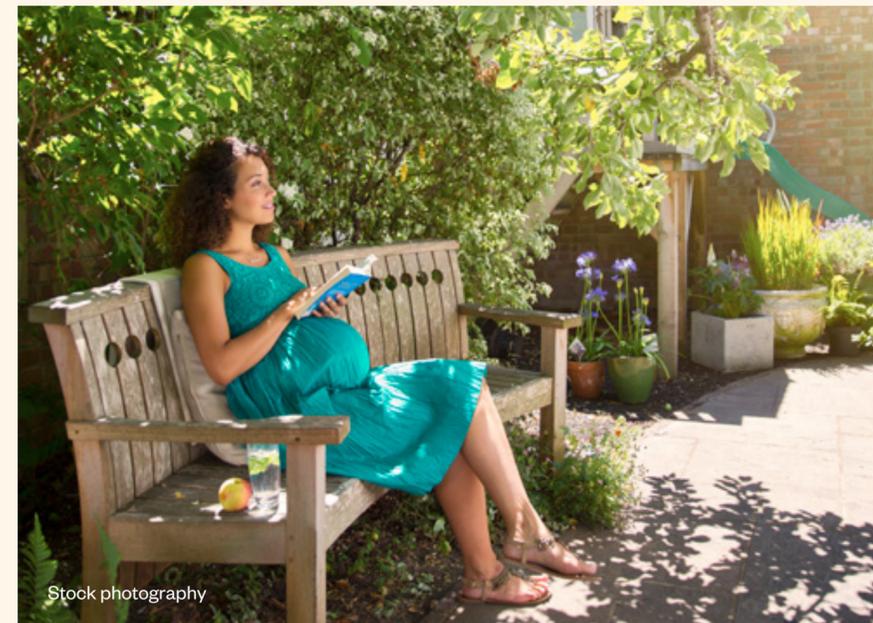
**History and heritage** – Tring is in ‘Rothschild Country’, with a range of stately homes including Jacobean Ascott, magnificent Waddesdon and nearby Tring Manor, and lies on ancient trackways used by the Romans.



Local photography



Local photography



Stock photography



Local photography



Local photography



Local photography



**Parks and nature** – explore Ashridge and Ivinghoe Beacon, Tring Park, Wendover Woods and the Ridgeway; you're surrounded by glorious countryside.



**Entertainment & culture** – there's a thriving performing arts scene in Tring, Aylesbury and Berkhamsted, where you'll also find the Art Deco Ritz cinema



**Shopping** – along with a great range of independent stores there's an M&S Simply Food in the town, a Tesco superstore just outside the centre and Waitrose at Berkhamsted.



**Family days out** – heritage railway at Leighton Buzzard, indoor karting and ice-skating at Aylesbury, the Roald Dahl Museum and Story Centre at Great Missenden: something for everyone.

Click here to find out more about the local area 

# Getting around



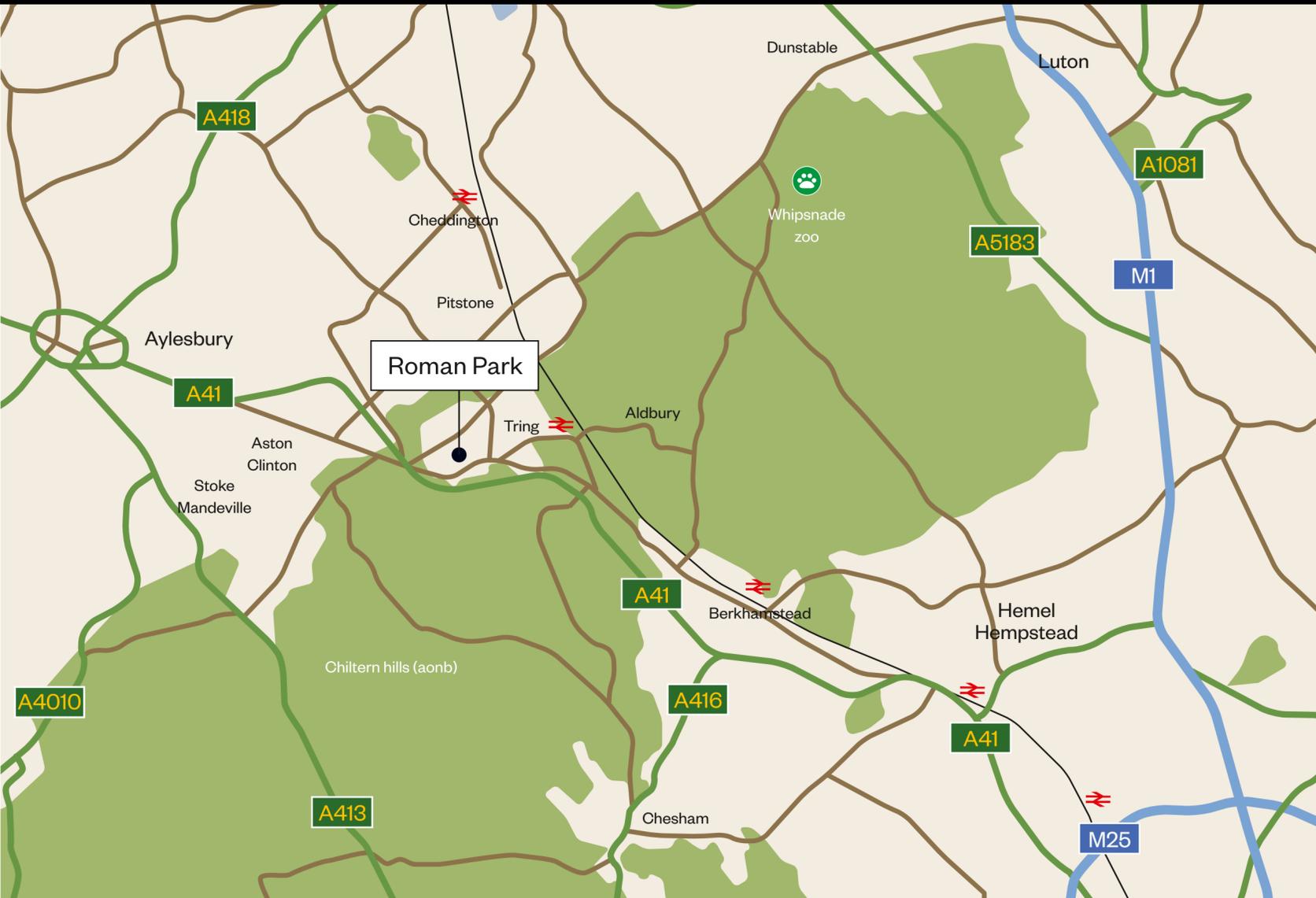
By foot: Goldfield Infants and Nursery School are within walking distance, as is Tring town centre for shops, eating out and entertainment.



By car: Tesco and Tring Station are a short drive away, and it's around half a mile to the A41 for fast connections to Aylesbury to the North and the M25 and M1 to the south.



By rail: from Tring (3.3 miles from Roman Park) there are regular fast services to London Euston (42 minutes) and to Milton Keynes and Hemel Hempstead. Berkhamsted Station serves London Paddington and Birmingham.



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

- Goldfield Infants and Nursery School – 0.8 miles
- Rothschild Doctors Surgery – 0.8 miles
- M&S Simply Foods – 1.1 miles
- Dundale Primary School & Nursery – 1.1 miles
- Natural History Museum at Tring – 1.2 miles
- Post Office – 1.2 miles



## By car

- Access to A41 – 0.5 miles
- Tring Park School for the Performing Arts – 1.4 miles
- Tring Sports Centre 1.5 miles
- Tesco Superstore – 1.6 miles
- Tring School – 1.8 miles
- Tring Train Station – 3.3 miles
- Berkhamsted Girls School – 8.1 miles
- Berkhamsted Boys School – 8.3 miles
- Berkhamsted Train Station – 8.5 miles



## By rail

### From Tring station

- Hemel Hempstead – 10 minutes
- Milton Keynes Central – 22 minutes
- London Euston – 42 minutes

### From Berkhamsted station

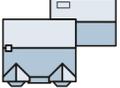
- London Paddington – 1 hour 11 minutes
- Birmingham New Street – 1 hour 45 minutes

See a detailed view of the area and get directions



# Roman Park,

## The development

-  **The Solville**  
5 bedroom detached home
  -  **The Pebworth**  
4 bedroom detached home
  -  **The Osmore**  
4 bedroom detached home
  -  **The Oatvale**  
4 bedroom detached home
  -  **The Nessvale**  
4 bedroom detached home
  -  **The Natland**  
4 bedroom detached home
  -  **The Madeley**  
4 bedroom semi-detached home
  -  **The Lenham**  
4 bedroom detached home
  -  **The Lanhurst**  
4 bedroom detached home
  -  **The Kiswick**  
3 bedroom detached home
  -  **The Jayfield**  
4 bedroom semi-detached home
  -  **The Hurwick**  
3 bedroom detached/end-of-terrace home
  -  **The Himscot**  
3 bedroom semi-detached home
  -  **The Dinfield**  
2 bedroom semi-detached/terraced home
  -  **Housing Association & Shared Ownership**
-  Blue dotted line denotes public footpath



View our interactive siteplan for our latest availability 

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. LAP: Local area for play. SS: Sub station.

# Choose the home that's right for you



**The Solville**  
5 bedroom  
detached home



**The Lanhurst**  
4 bedroom  
detached home



**The Madeley**  
4 bedroom  
detached home



**The Jayfield**  
4 bedroom semi-  
detached home



**The Lenham**  
4 bedroom  
detached home



**The Natland**  
4 bedroom  
detached home

Computer generated images are for illustration purposes only, plot specific elevations and finishes may vary.

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





**The Nessvale**  
4 bedroom  
detached home



**The Osmore**  
4 bedroom  
detached home



**The Himscot**  
3 bedroom semi-  
detached and  
terraced home



**The Oatvale**  
4 bedroom  
detached home



**The Pebworth**  
4 bedroom  
detached home



**The Hurwick**  
3 bedroom  
detached/  
end-of-terrace  
home

Computer generated images are for illustration purposes only,  
plot specific elevations and finishes may vary.

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



**The Kiswick**  
3 bedroom  
detached home



**The Dinfield**  
2 bedroom semi-  
detached and  
terraced home

Computer generated images are for illustration purposes only, plot specific elevations and finishes may vary.

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





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

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





Photography from a previous CALA development

# What our customers say



“ We were keen to move out of Stratford-upon-Avon as it has become quite a busy and built up town. We love the outdoors and spend a lot of our free time walking, running and cycling, so we felt it was the right time for us to move somewhere more rural, with the benefit of visiting Stratford whenever we wanted to.

Every small detail we look for in a home came as standard here, meaning we didn't have to increase the specification to meet our requirements. We fell in love with the three-bedroom Hunsley housetype, which has stunningly-crafted architraves and skirting, as well as the open layout we desired - perfect for entertaining friends and family. ”

Neil and Philippa Fennell, Priors Crescent, Salford Priors



See more customer stories, reviews and ratings





Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



istock photography



[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



Local photography

# 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 >



Stock photography



# Welcome to your new home

Roman Park, Icknield Way,  
Tring, HP23 4JY

[Click here to arrange your viewing](#)



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Chiltern) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve 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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office (www.metoffice.gov.uk). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on 13.05.22. Cala (Chiltern) Limited, CALA House, Second Floor, Building One, Oxford Technology Park, Technology Drive, Kidlington, Oxfordshire, OX5 1GN.