

FULLERS MEADOW

WANTAGE



CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



FULLERS MEADOW

COUNTRY LOVING CONTEMPORARY LIVING

Get ready to enjoy the best of both town and country living at Fullers Meadow. Situated on the eastern edge of Wantage, this is the latest exciting addition to the landmark development of Kingsgrove.

Ranging from contemporary 1 and 2 bedroom apartments to spacious 2, 3, 4 and 5 bedroom homes, every single property features CALA's quality specification and inimitable style throughout.

Surrounded by extensive green spaces and open countryside, the stunning 227-acre site at Kingsgrove will deliver up to 1,500 homes with a range of local amenities, creating a magnet for families of all sizes. A purpose-built primary school, neighbourhood centre and community hall will form part of its heart, with further facilities and recreational offerings, including pub/restaurant, retail space, sports pitches and employment space, promising to encourage a thriving community.

With the added convenience of major commuter links on its doorstep, and further popular amenities and schools of Wantage close by, Fullers Meadow is set to become an exclusive pocket in a much sought-after new community.







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.



*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:



"As soon as we saw the plans for Hopefield Grange, we knew it was the right place for us to raise our family. Everything about the development was ideal for what we were looking for, from the close proximity to the local nursery and school to the open green spaces and playing fields. The house itself was perfect, with plenty of room both indoors and out, and a good sized garden for our son to play in."

**ALEX AND KATIE JUPP, PURCHASERS AT
HOPEFIELD GRANGE, BENSON**

"I think the completion was done in miracle time, everything was overwhelmingly positive and a memorable day as it was around the time of my birthday."

"We had a seamless transition throughout the process, with absolutely no complaints."

"The after purchase service was the most memorable aspect."

PURCHASERS AT BAYSWATER FIELDS, HEADINGTON



HELP TO BUY SCHEME SECURES DREAM HOME FOR FIRST TIME BUYERS MOVING OUT OF LONDON

Matt comments: "We rented a one-bedroom flat in St Johns Wood near Regents Park for six years, as it was ideal for getting into Central London where we both work. I'm 41 years old and Nikki is 35, and we had reached that point where we wanted to buy our own house, get a dog and enjoy everything the countryside had to offer."

Matt, who works in technology, and Nikki, who works for a retailer, used the Government-backed Help to Buy scheme to purchase their dream home at Aspen Park.

Matt continues: "As first-time buyers, we'd done our research into schemes available to help us onto the property ladder and into our perfect home, and the Help to Buy scheme had always been an option for us. The scheme helped us to budget and understand what we could afford, and it seemed like a no-brainer to take advantage of it. Thanks to the scheme, we've been able to purchase a four-bedroom semi-detached home, offering plenty of space for myself, Nikki and our Labrador, Monty, but also allowing us space to grow."

MATT EVANS AND NIKKI PRICE, PURCHASERS AT ASPEN PARK, HADDENHAM



Andy said: "We were amazed by the spaciousness of the rooms, and the garden was a great size for a new build. We feel really lucky to have found such a lovely house, in a beautiful location, at a cost we could afford."

Carolyn said: "Location was really important to us and we really love the area, so it's great we didn't have to move too far in order to find our dream home. We enjoy shopping, sports, going out for meals, seeing our family and local friends and, most importantly, walking our Irish Setter, Rudi, in the beautiful green open fields in the village."

ANDY THORBURN AND CAROLYN KNOWLES, PURCHASERS AT LONGHORN GARDENS, ASTON CLINTON



ALL ON YOUR DOORSTEP

Quintessentially English and rich in heritage, the centre of Wantage is a vibrant hub for visitors, shoppers and businesses alike. An eclectic mix of independent boutiques and high street names sit alongside welcoming places to relax, keep fit and get together with family or friends.

FLOWERS BY KIRSTY

Having had an unyielding love for flowers since childhood, Abingdon-born Kirsty Grieve relinquished her radio career in 2012 to embark on a new venture in floristry. She launched Flowers by Kirsty from the kitchen table in 2013 and is now the proud owner of a beautiful floral workshop, originally the village dairy, in Ardington, one of Wantage's many delightful neighbouring civil parishes.

Kirsty caters for a range of events and prepares bespoke bouquets but is predominantly a wedding florist. For her, there is nothing better than delivering all the carefully prepared floral displays on a wedding morning, and personally hand-delivering the bouquet to the bride.

In the workshop full-time alongside Kirsty is her sister, Rebecca Priestley, who she whimsically claims brings the brains to the business. Having Rebecca on board allows Kirsty the time and creative freedom to lovingly prepare her exquisite flower arrangements, as well as focus her attentions on client care. Also in the workshop now and then is Kirsty's baby girl, Edie, who enjoys the sensory experience that the flowers provide – so it truly is a family operation!



“Since launching the business, we have gone from strength to strength – purely through word of mouth. Anyone who comes is instantly in love with it, and we often welcome passing dog walkers and local groups who simply drop in for a chat! That’s the beauty of Wantage – the pretty countryside invites people to get out and explore, and instils a sense of community.”

KIRSTY GRIEVE, OWNER OF FLOWERS BY KIRSTY



THE KINGS ARMS

The Kings Arms on Wallingford Street is a quality drinks-led public house which specialises in real ale and gin. Dubbed by its owners as a traditional pub with a modern twist, the listed building, with its inviting historic frontage and gold leaf signage, is complemented by a fully refurbished interior. Low lighting, polished wooden floors and panelling, along with an expansive garden, provide a relaxed and welcoming space for locals and visitors alike.

Family-based Oxfordshire business, Oak Taverns, took over the pub in summer 2018. With manager Stuart Fanson at the helm, they have introduced a weekly quiz and a Gin Club, and warmly welcome any local groups that wish to use the pub as a meeting place.

Listed in the Good Beer Guide, the team at the Kings Arms prides itself in its superior range of cask ales from nearby micro brewers as well as niche nationals, and taps into the best that the local breweries have to offer with its rotating craft beer option. An extensive selection of gins line the bar, some of which Oak Taverns have produced themselves featuring enticing flavours of plum, raspberry and thyme.



“Wantage is a charming place that has really embraced the new look and feel of this historic pub. We are one of three drinking outlets within a stone’s throw of each other, and there is a true sense of camaraderie amongst our fellow publicans.”

SIMON COLLINSON, MD OF OAK TAVERNS



PETER CASEY JEWELLERY

Having a passion for the jewellery trade, which was born from a Saturday job amidst London's jewellery trade, Peter Casey branched out on his own in the early 1980s and opened his first store in Wantage. Following a successful launch, Peter's jewellery business became a truly family-run operation when he was soon joined by wife, Donna, and son, Stephen.

Today, the Casey family operates from two outlets within Wantage. Drawing on traditional values of personal service and attention to detail, they are highly-reputed locally for their friendly and courteous approach, as well as their superior craftsmanship when undertaking repairs, alternations and jewellery restorations. Helping customers make inspired choices for some of their most important life purchases, Peter Casey Jewellery is able to create beautiful CAD designs so customers are able to view images of their new individual piece of jewellery before it is even made.



"Wantage is a lovely place to own a business and we have such a close-knit community here. It gives us great joy each and every time we are approached for a Wantage wedding, christening or anniversary, as we can help make these very personal life events even more special."

PETER CASEY, OWNER OF PETER CASEY JEWELLERY



THE REGENT FURNITURE AND BOOK SHOP

Starting from rather humble beginnings, The Regent was a second-hand furniture store opened by Sue and Phil with their daughter, Linda, over 25 years ago. Despite having insufficient funds to make their next big step to a bespoke furniture shop, they approached a furniture seller in the 1980s with the offer to promote and sell their products in Wantage. Fast forward to 2019, and the store is able to offer truly bespoke pine pieces, custom-made to clients' unique requirements.

Joined more recently by Linda's partner Phil, The Regent comprises two adjoining stores, featuring a book shop alongside a furniture and gift outlet. From what started as a few books on a shelf, there are now over 100,000 books at The Regent, making it one of the largest collections of rare and second-hand books south of Hay-on-Wye. The shop is known worldwide, and people flock from all around the globe in pursuit of a particular literary item. The business also offers a free house clearance service for those who have a volume of books in need of a loving new home.

Alongside bespoke furniture and handmade rugs, The Regent is the perfect place to buy a birthday gift, and features a number of labels including Sophie Allport, Wrendale and Tilnar Art.



"As a business, we serve the Wantage community as much as they serve us. We rely heavily on the kind donations from local residents, whether it's the odd book from a passer-by or an entire collection from a full house clearance. We have also gone from solely selling second-hand furniture to now being able to offer people a truly custom-made piece, completely individual to them."

LINDA MASON, OWNER OF THE REGENT FURNITURE
AND BOOK SHOP



WANTAGE

BE AT THE HEART OF IT ALL

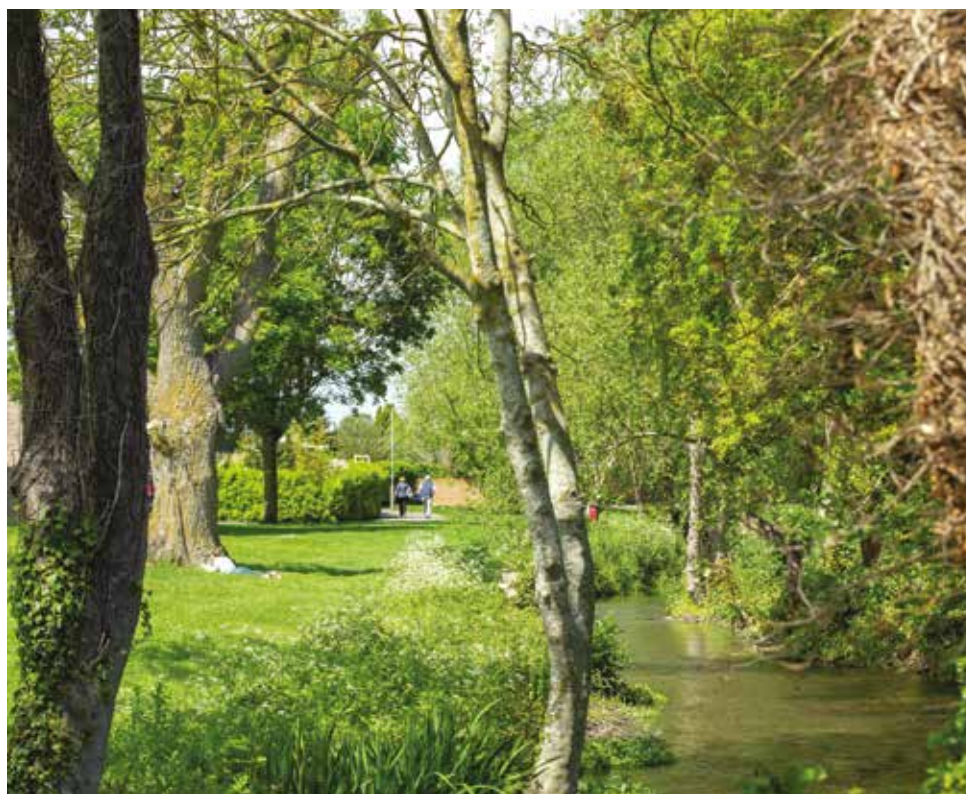
Famed as the birthplace of King Alfred the Great, this historic Oxfordshire market town is set amidst the picturesque Vale of White Horse district.

Your everyday needs are well catered for in Wantage, offering a wide selection of high street shops, restaurants and pubs, to major supermarkets, leisure facilities and other local amenities.

Part of the Science Vale Enterprise Zone, nearby Didcot offers plenty of retail opportunities and scenic parks, while for more cosmopolitan choice, you can enjoy a family day out shopping, sightseeing or simply having fun, with Oxford, Swindon and Reading all a short drive away.


To stay active, Wantage Leisure Centre offers extensive facilities, together with a variety of golf courses and country parks situated throughout the area. There are plenty of rolling hills and open countryside to explore too, as Wantage sits on the edge of the North Wessex Downs Area of Outstanding Natural Beauty, with the Uffington White Horse as its most prominent landmark.

Education plays an important factor for families who will also appreciate the choice of schooling available, with King Alfred's Academy, Wantage CofE Primary and Fitzwaryn School located close by.





FULLERS MEADOW THE DEVELOPMENT

- | | | | |
|---|--|---|---|
|  | THE SOLVILLE 5 BEDROOM DETACHED HOME |  | THE HORNFORD 3 BEDROOM HOME |
|  | THE NENHURST 4 BEDROOM DETACHED HOME |  | THE HURWICK 3 BEDROOM DETACHED/SEMI-DETACHED HOME |
|  | THE OATVALE 4 BEDROOM DETACHED HOME |  | THE HULSCOTT 3 BEDROOM SEMI-DETACHED HOME |
|  | THE OSMORE 4 BEDROOM DETACHED HOME |  | THE ICKHURST 3 BEDROOM SEMI-DETACHED/TERRACED HOME |
|  | THE MADELEY 4 BEDROOM SEMI-DETACHED/DETACHED HOME |  | THE GUYDON 2 BEDROOM SEMI-DETACHED HOME |
|  | THE SAYCOURT 4 BEDROOM DETACHED HOME |  | LARK HILL APARTMENTS 1 & 2 BEDROOM APARTMENTS |
|  | UFFINGTON HOUSE 3 BEDROOM DETACHED HOME |  | BLACKTHORN APARTMENTS 1 & 2 BEDROOM APARTMENTS |
|  | THE HIMSCOT 3 BEDROOM SEMI-DETACHED/TERRACED HOME |  | 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. Landscaping is indicative only. Please confirm the most up-to-date details of our development as well as the wider development with our Sales Consultant prior to reservation.





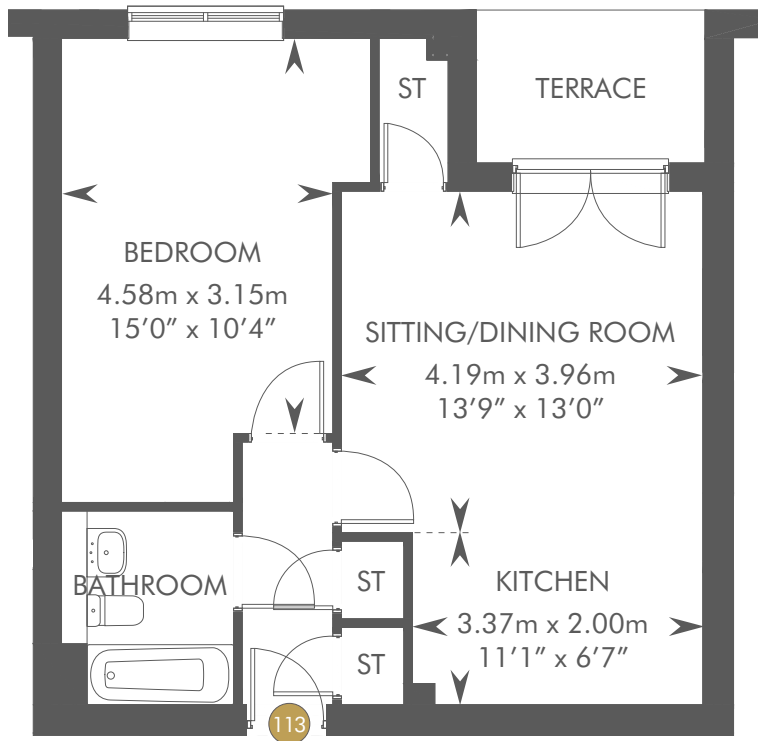
Computer generated image - Blackthorn Apartments

BLACKTHORN APARTMENTS

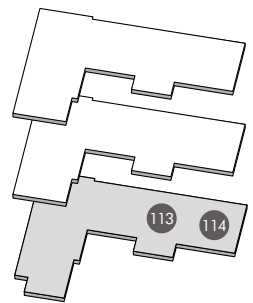
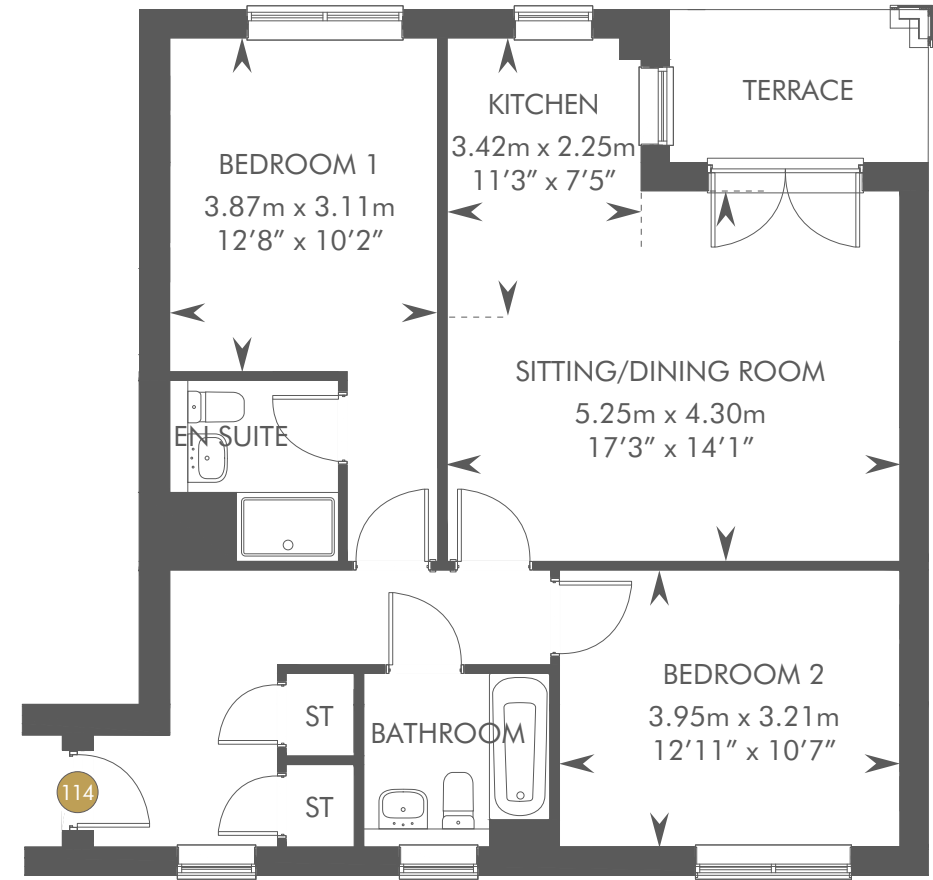
1 & 2 BEDROOM APARTMENTS



BLACKTHORN APARTMENTS
PLOT 113 – AS SHOWN



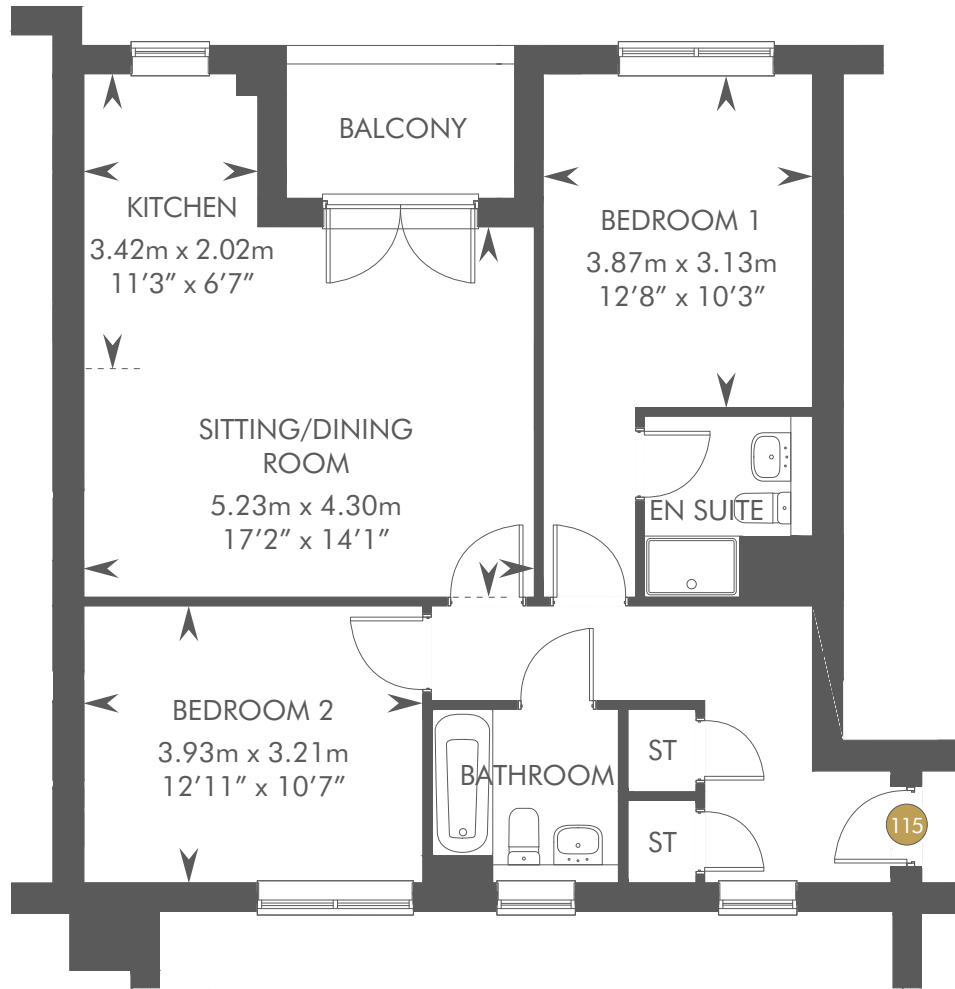
BLACKTHORN APARTMENTS
PLOT 114 – AS SHOWN



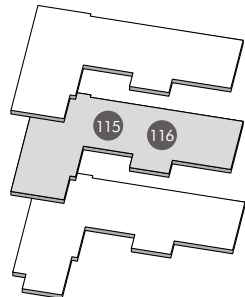
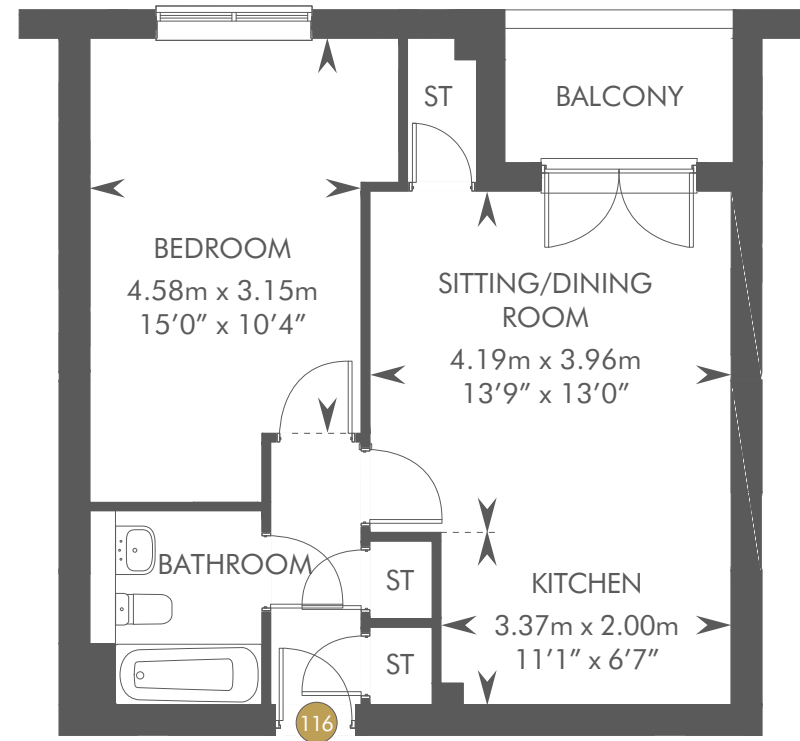
GROUND FLOOR

ST: Store cupboard..

BLACKTHORN APARTMENTS
PLOT 115 – AS SHOWN

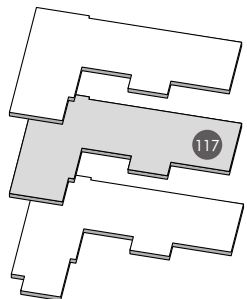
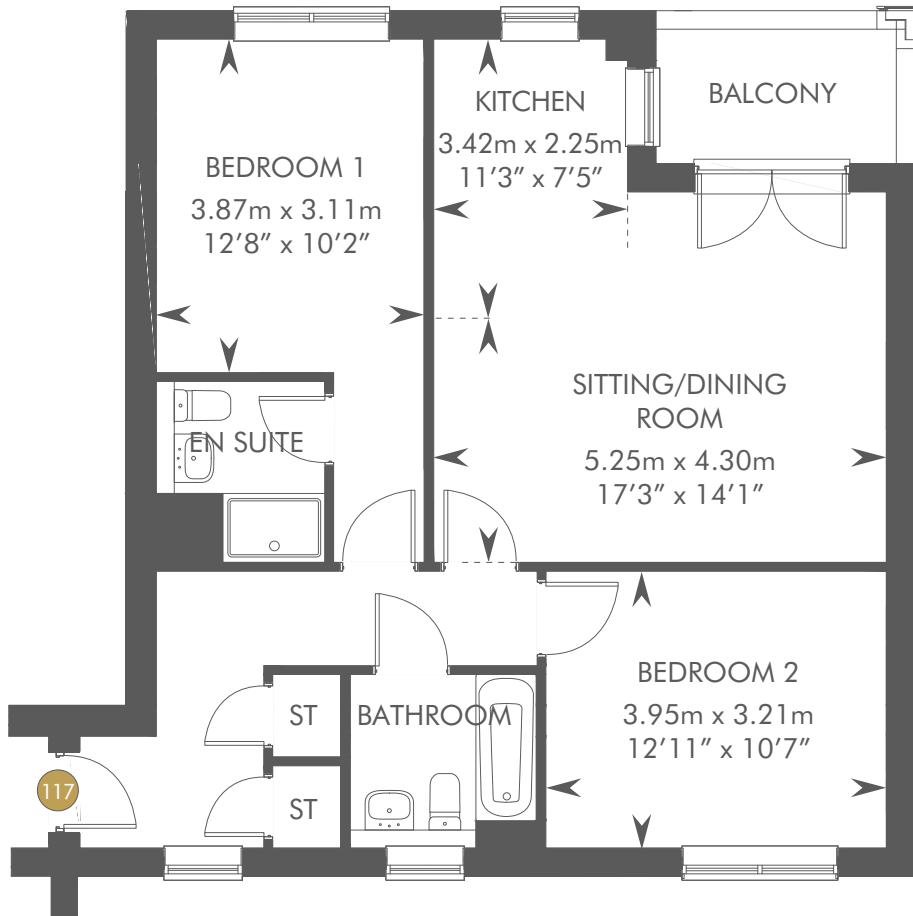


BLACKTHORN APARTMENTS
PLOT 116 – AS SHOWN



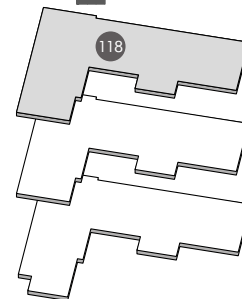
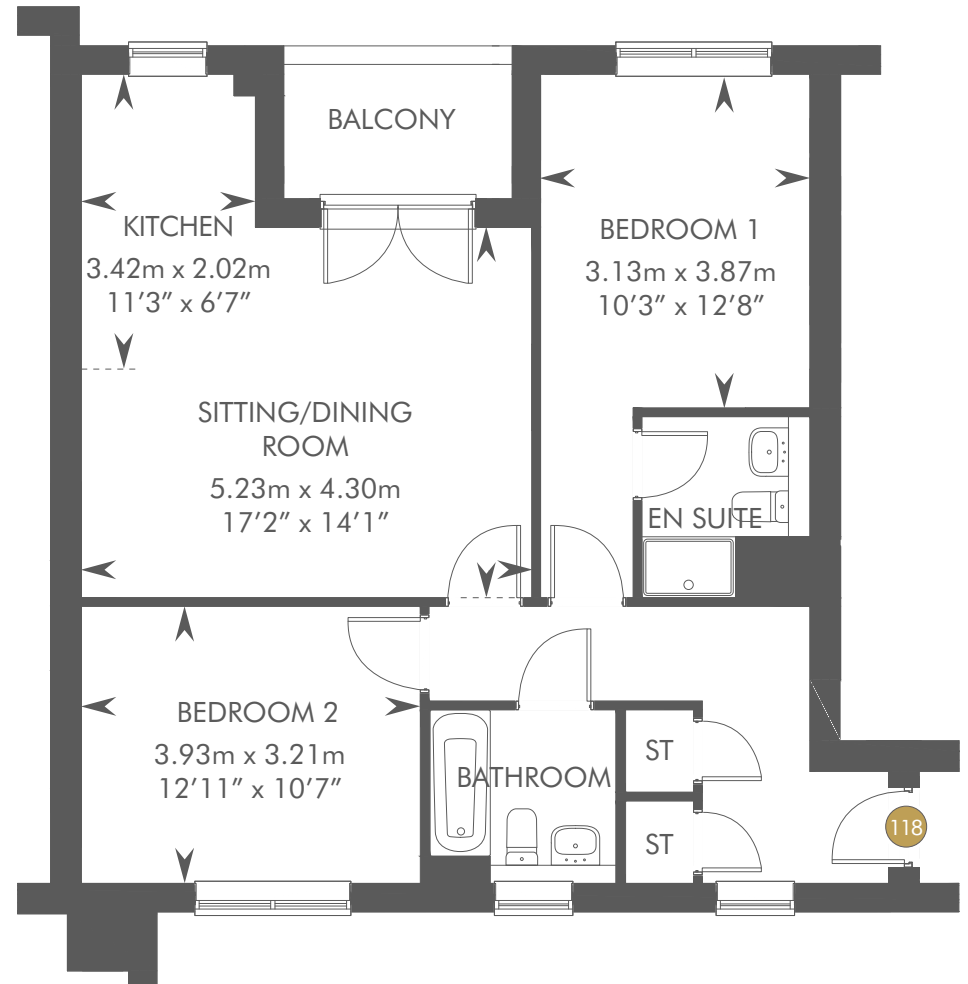
FIRST FLOOR

BLACKTHORN APARTMENTS
PLOT 117 – AS SHOWN



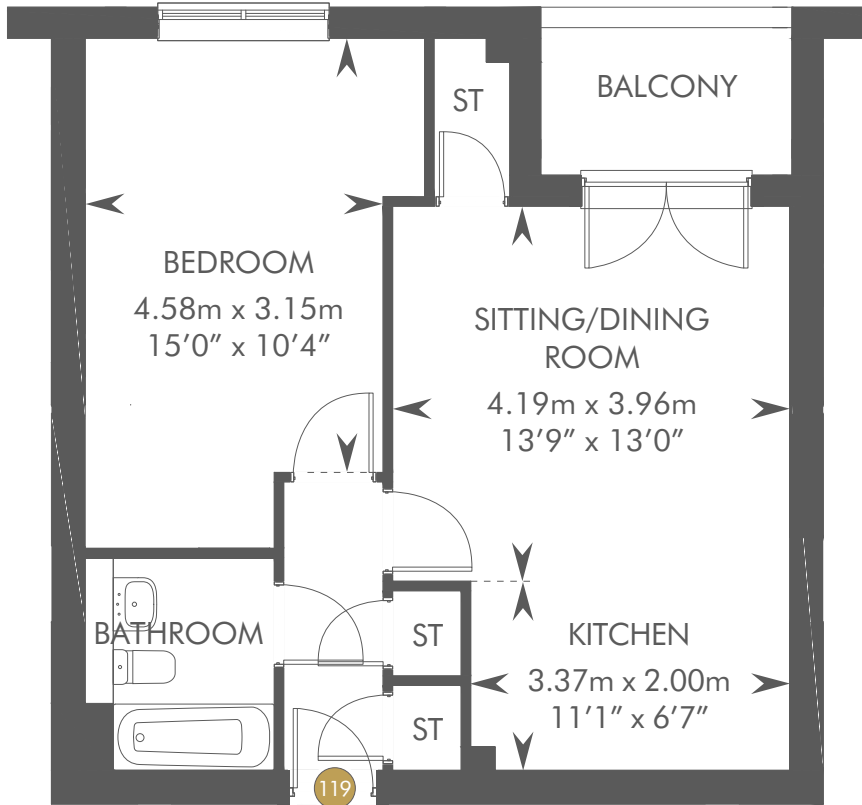
FIRST FLOOR

BLACKTHORN APARTMENTS
PLOT 118 – AS SHOWN

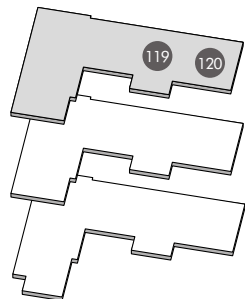
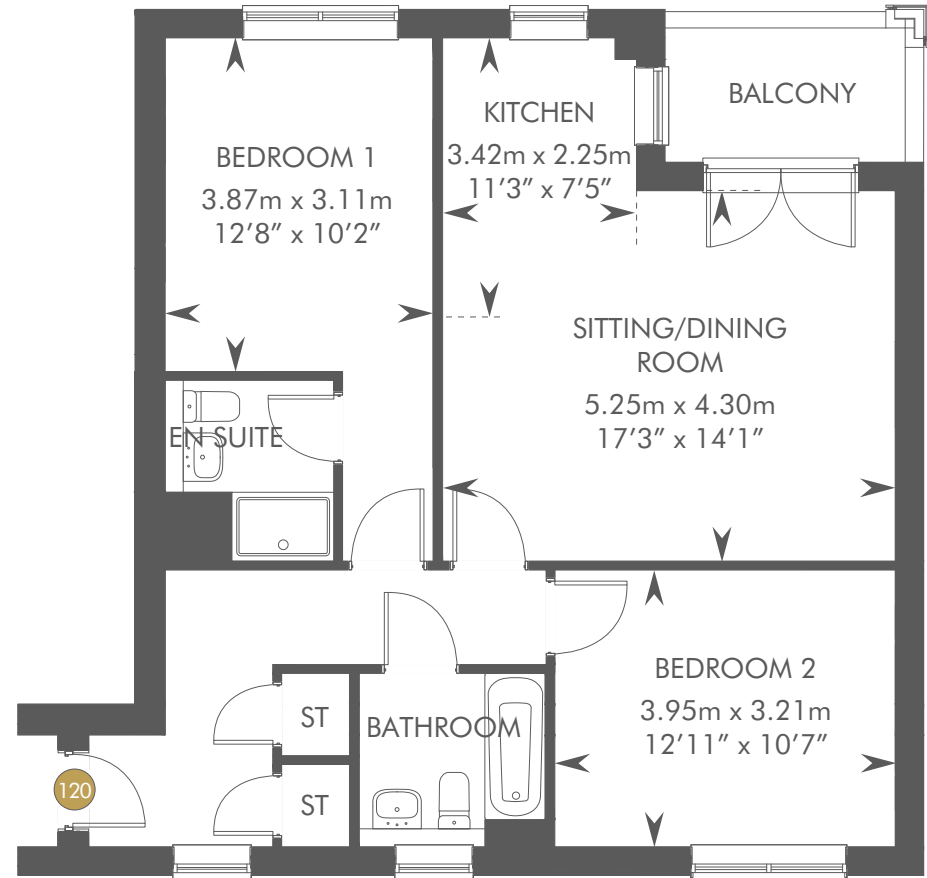


SECOND FLOOR

BLACKTHORN APARTMENTS
PLOT 119 – AS SHOWN



BLACKTHORN APARTMENTS
PLOT 120 – AS SHOWN



SECOND FLOOR



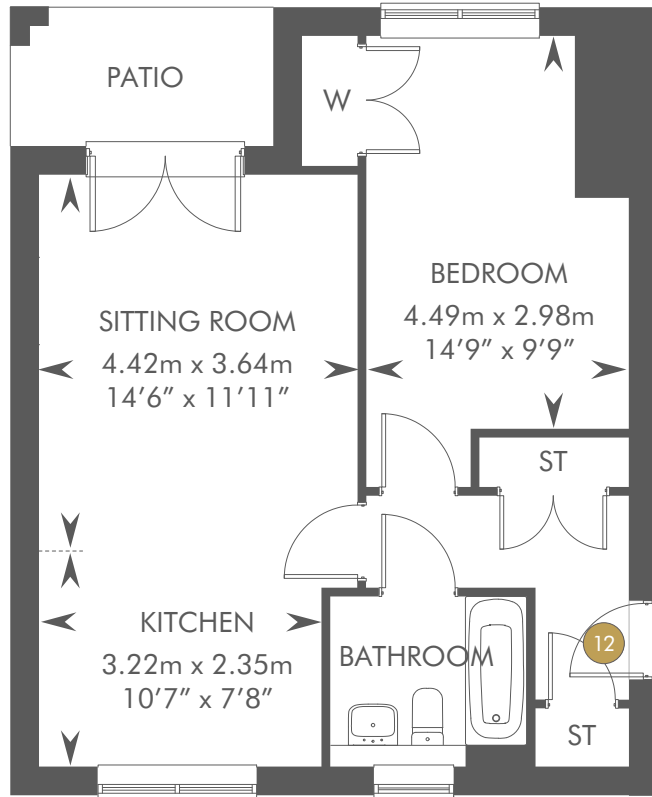
Computer generated image - Lark Hill Apartments

LARK HILL APARTMENTS

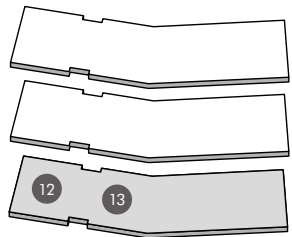
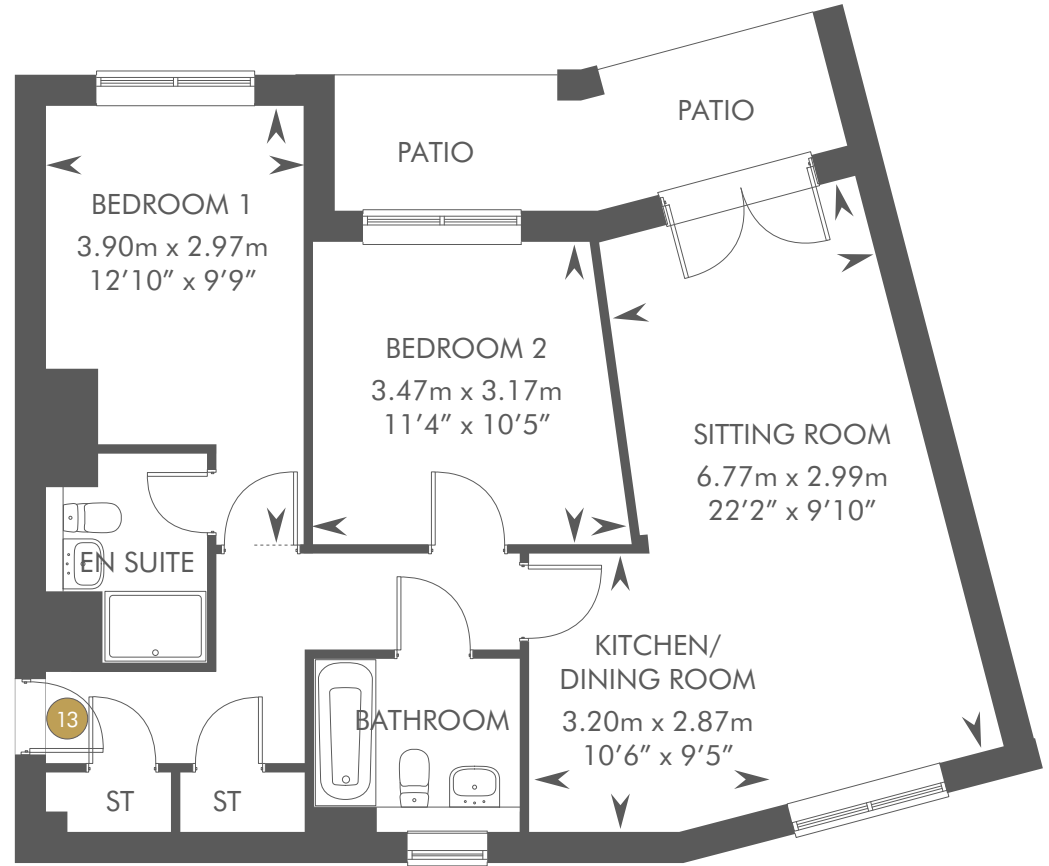
1 & 2 BEDROOM APARTMENTS



LARK HILL APARTMENTS
PLOT 12 – AS SHOWN

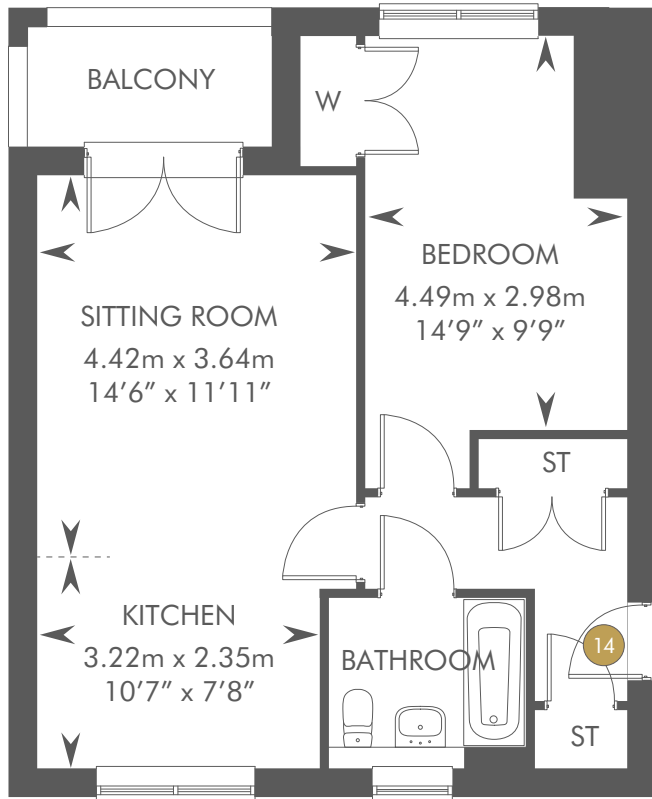


LARK HILL APARTMENTS
PLOT 13 – AS SHOWN

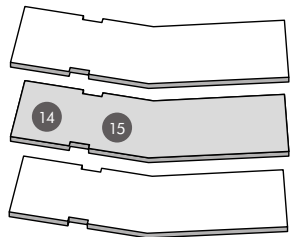
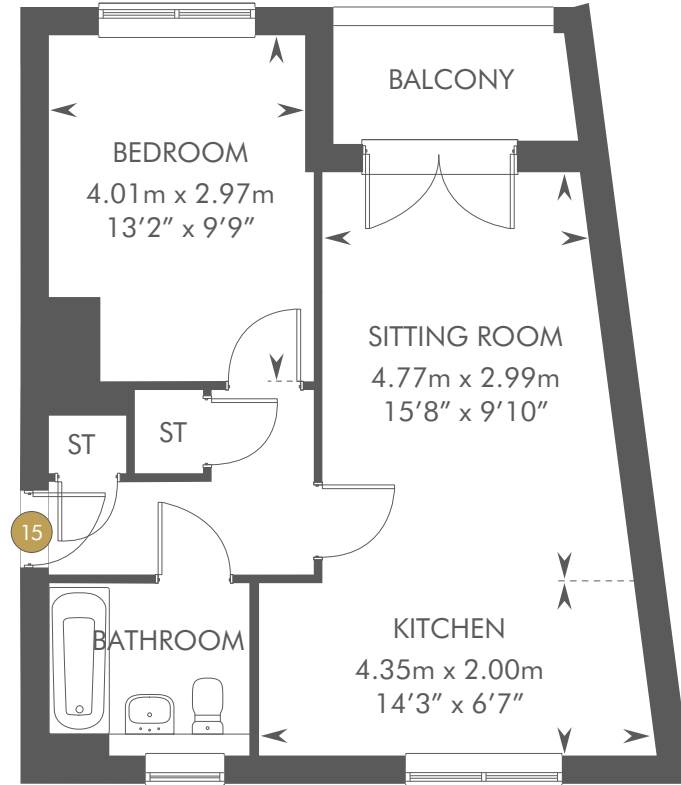


GROUND FLOOR

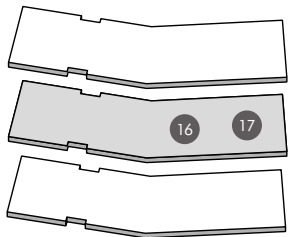
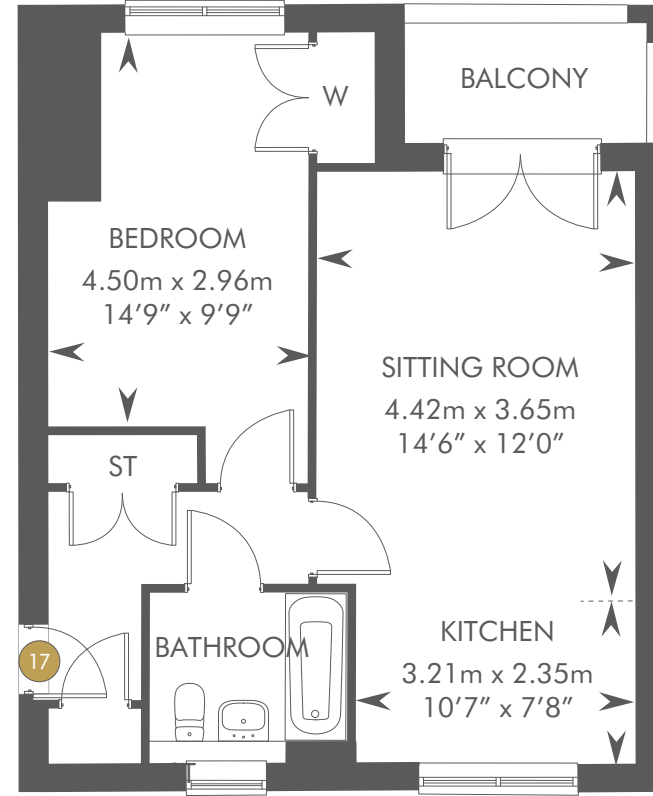
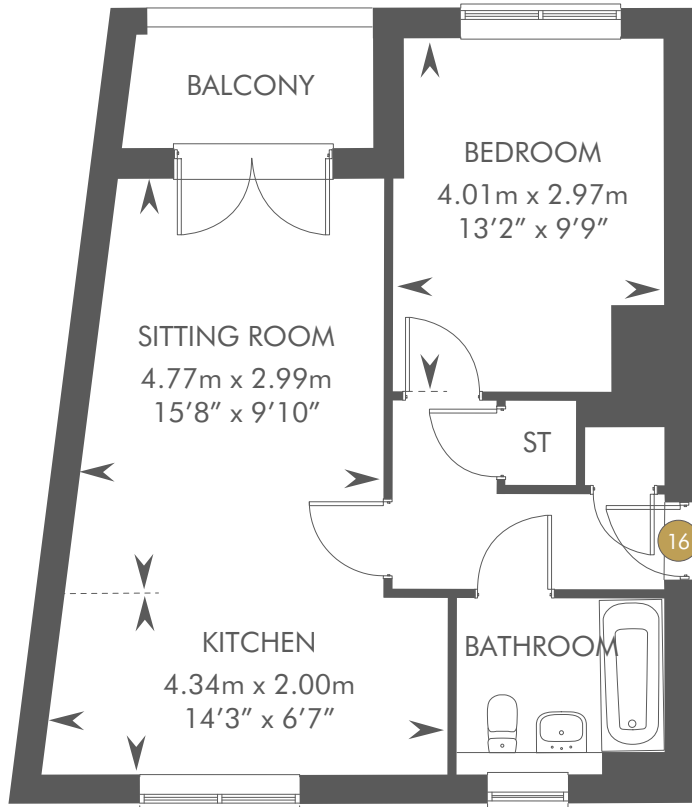
LARK HILL APARTMENTS
PLOT 14 – AS SHOWN



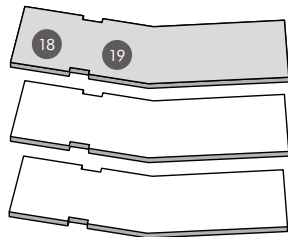
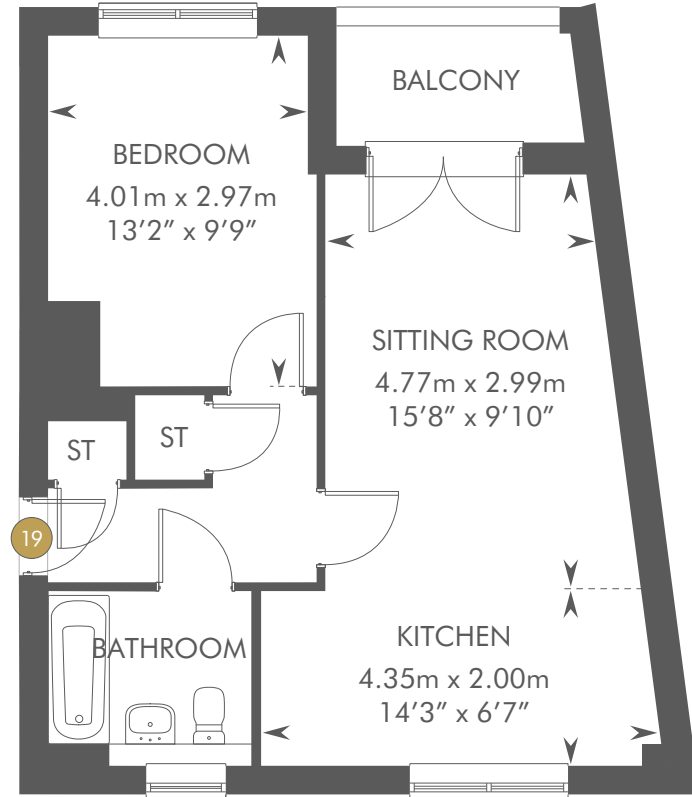
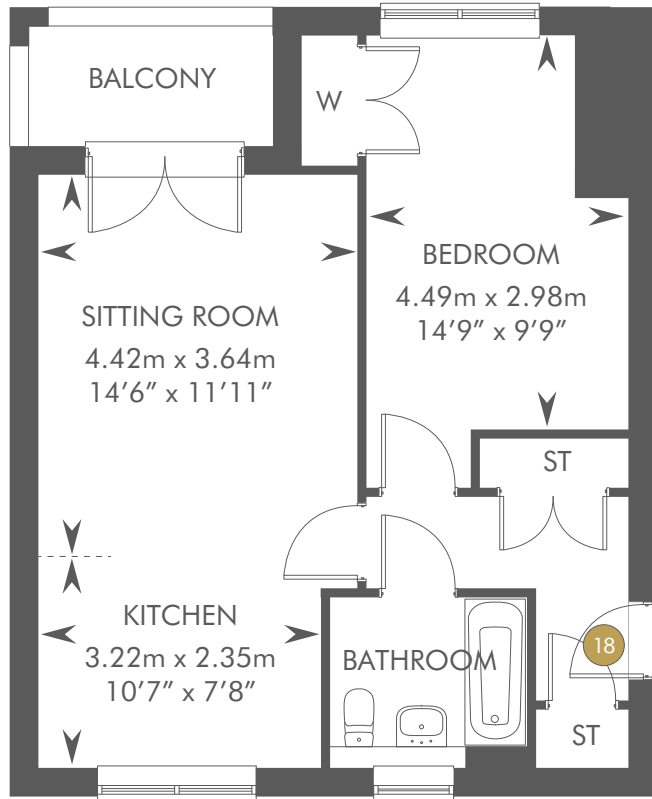
LARK HILL APARTMENTS
PLOT 15 – AS SHOWN



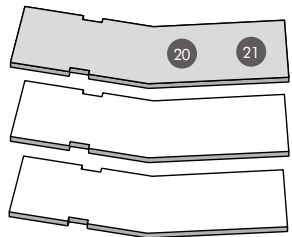
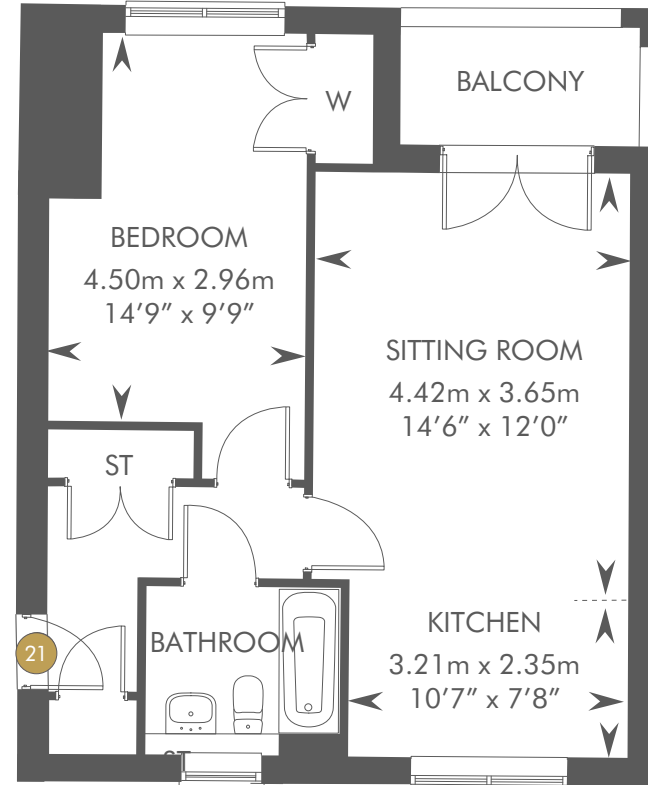
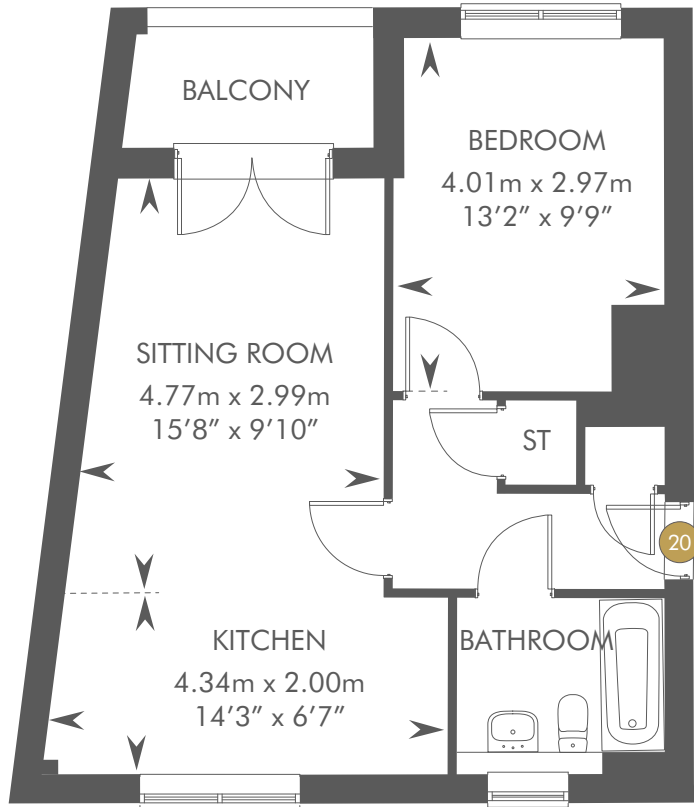
FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



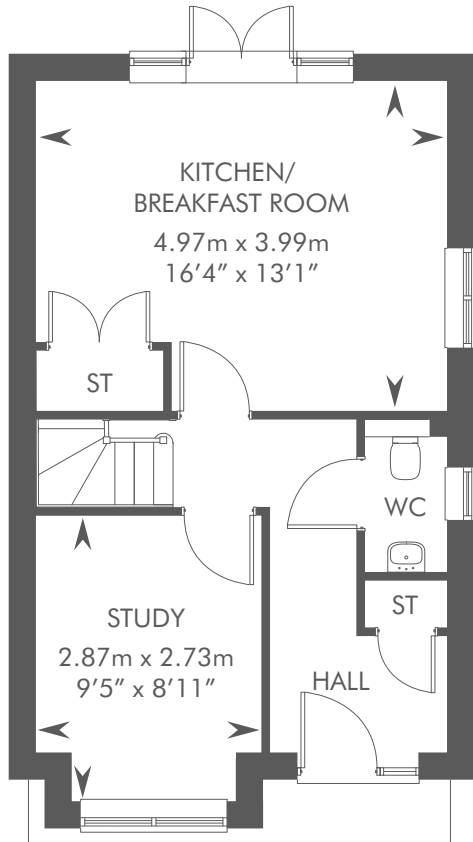


UFFINGTON HOUSE

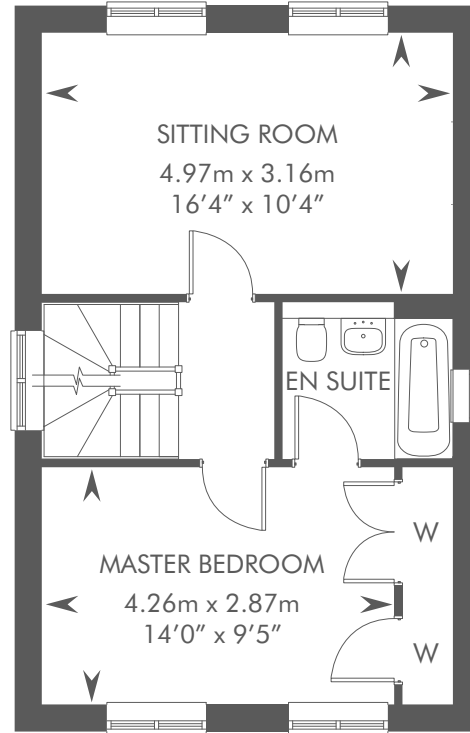
3 BEDROOM DETACHED HOME



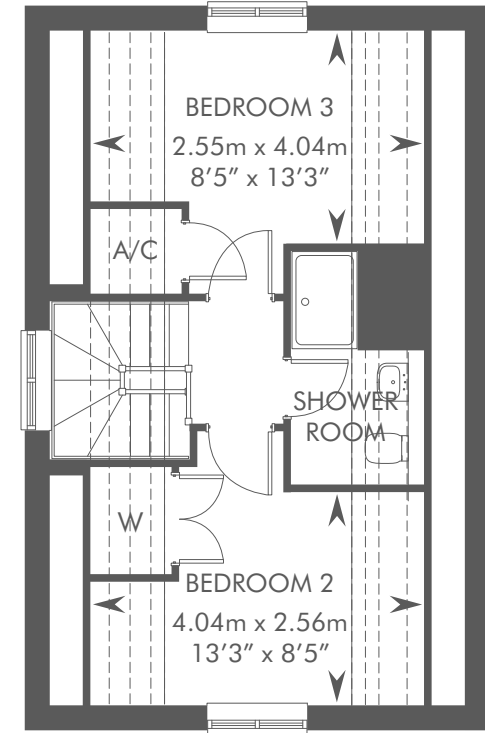
UFFINGTON HOUSE
 PLOTS 53, 54, 55 & 56 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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. 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.





THE GUYDON

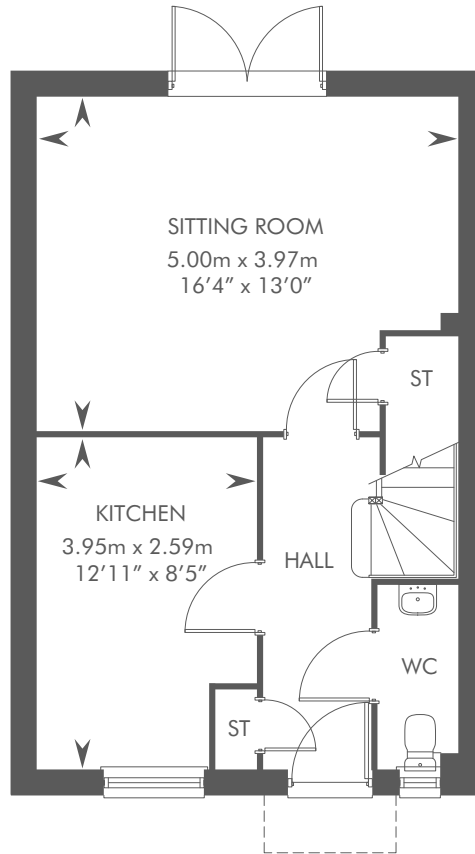
2 BEDROOM SEMI-DETACHED HOME



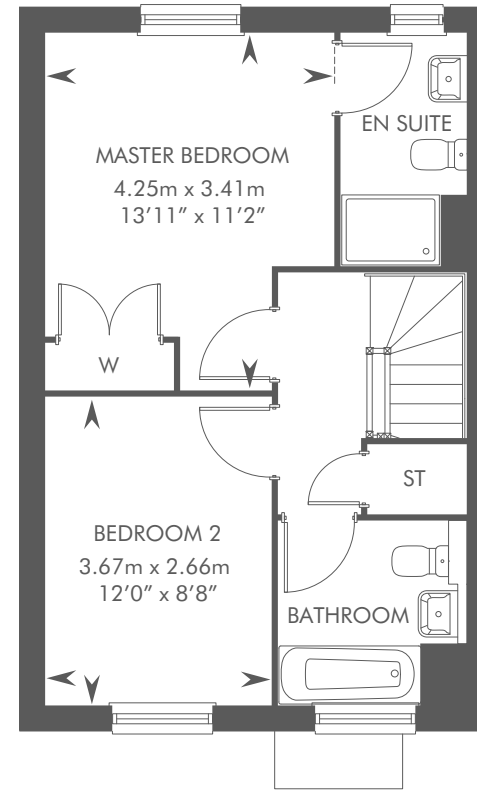
THE GUYDON

PLOTS 58, 67, 69, 75, 83, 144, 166 & 168 – AS SHOWN

PLOTS 59, 68, 70, 84, 101, 167 & 169 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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. 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.





Computer generated image - The Himscot

THE HIMSCOT

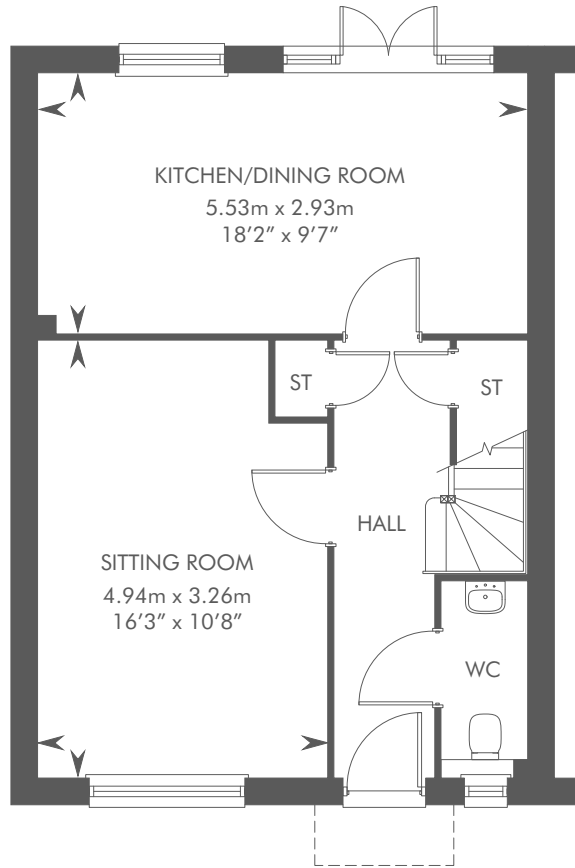
3 BEDROOM SEMI-DETACHED/TERRACED HOME



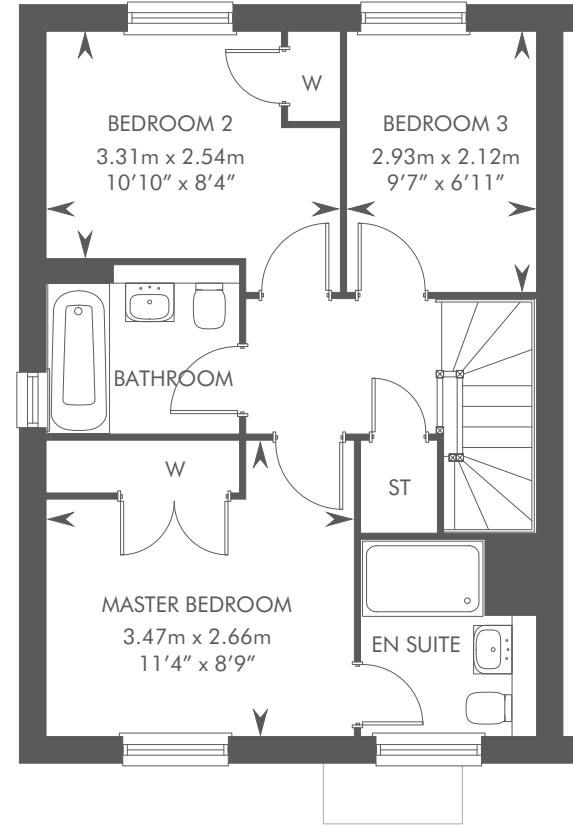
THE HIMSCOT

PLOTS 87, 98, 104, 148, 170 & 173 – AS SHOWN

PLOTS 88, 99, 105, 149, 171, 172 & 174 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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. 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.



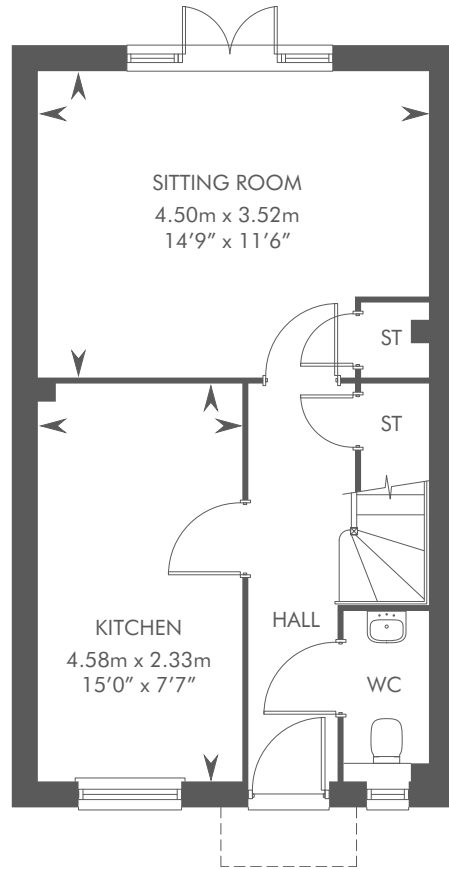


THE HULSCOTT

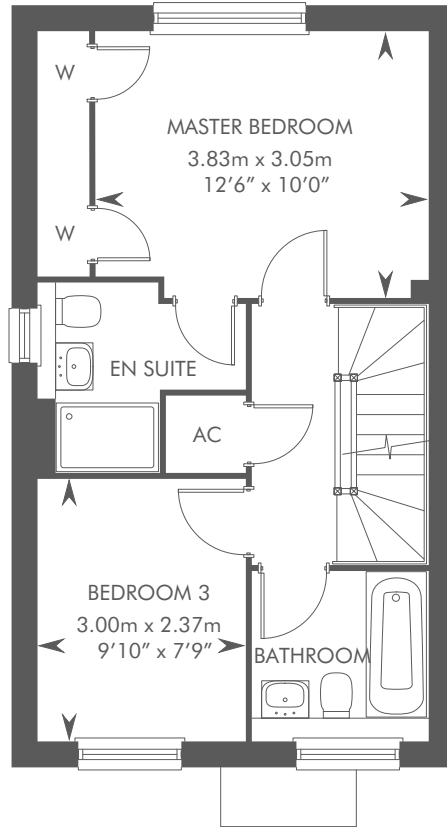
3 BEDROOM SEMI-DETACHED HOME



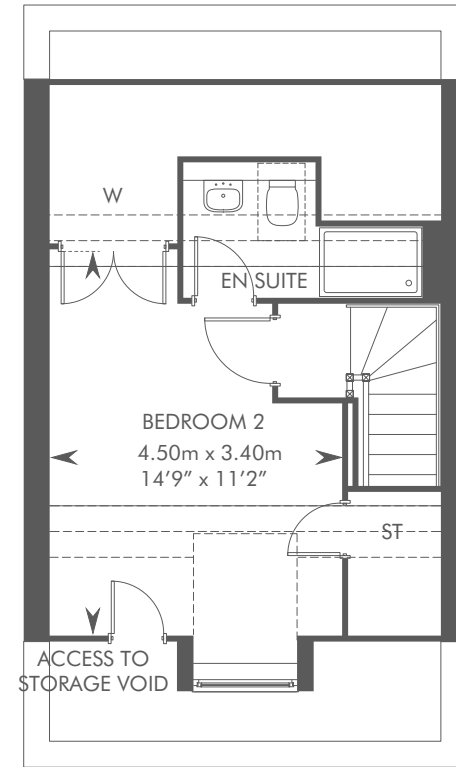
THE HULSCOTT
 PLOT 128 – AS SHOWN
 PLOT 129 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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. 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.





Computer generated image - The Hurwick

THE HURWICK

3 BEDROOM DETACHED/SEMI-DETACHED HOME



THE HURWICK

DETACHED WITH GARAGE

PLOTS 71 & 89 – AS SHOWN

PLOTS 57, 80 & 165 – HANDED

SEMI-DETACHED

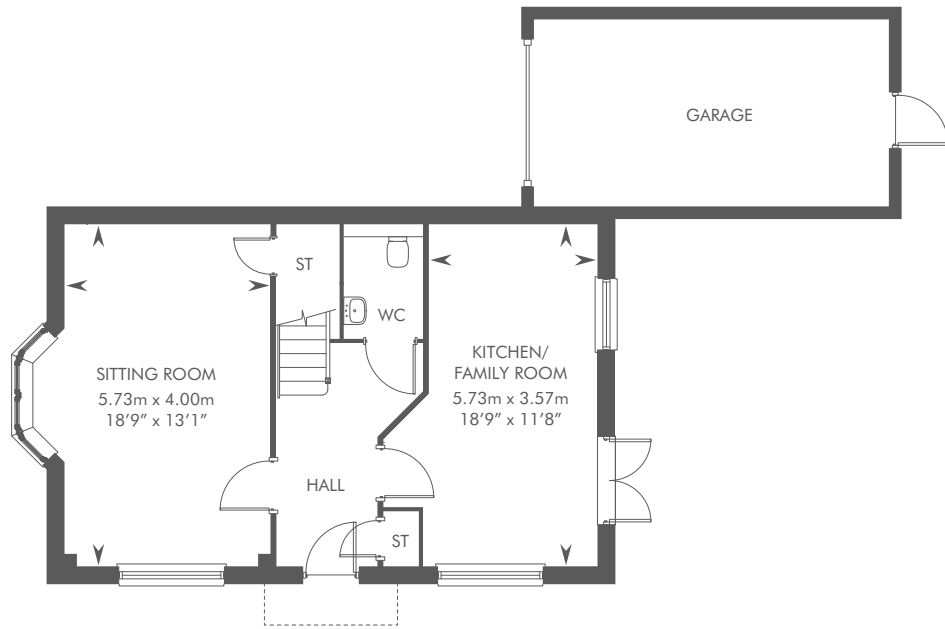
PLOTS 76 & 145 – AS SHOWN

PLOT 100 – HANDED

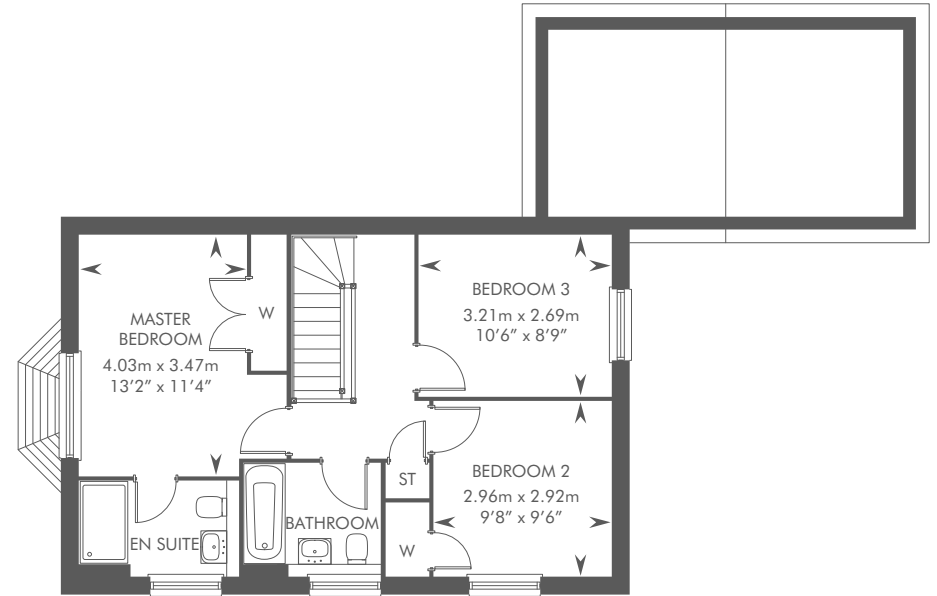
DETACHED

PLOTS 102, 106 & 134 – AS SHOWN

PLOTS 57, 66, 103, 121 & 165 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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. 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.



THE ICKHURST

3 BEDROOM SEMI-DETACHED/TERRACED HOME



THE ICKHURST

SEMI-DETACHED

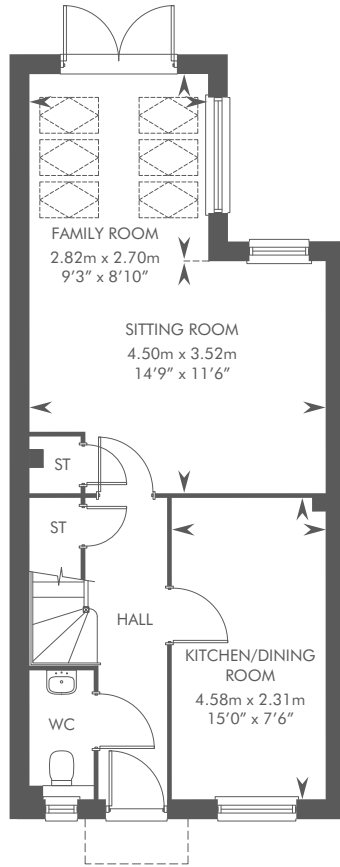
PLOTS 39, 41 & 96 – AS SHOWN

PLOTS 40, 42 & 97 – HANDED

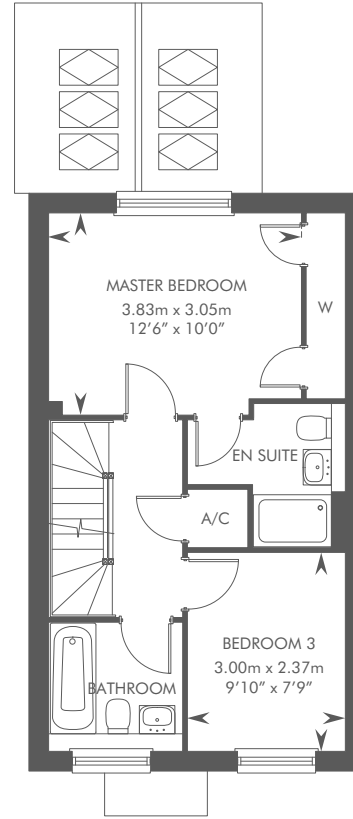
TERRACED

PLOT 77 – AS SHOWN

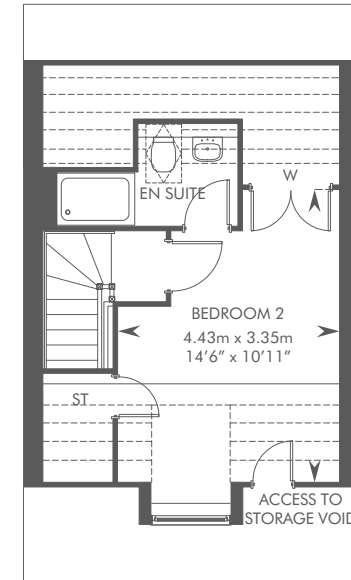
PLOTS 78 & 79 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. : Velux window.

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. 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.



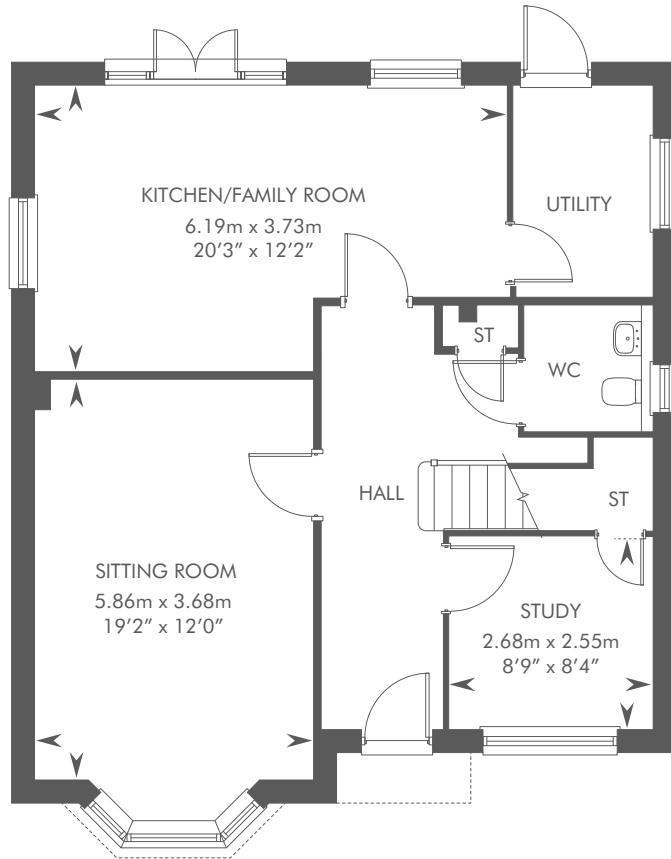


THE NENHURST

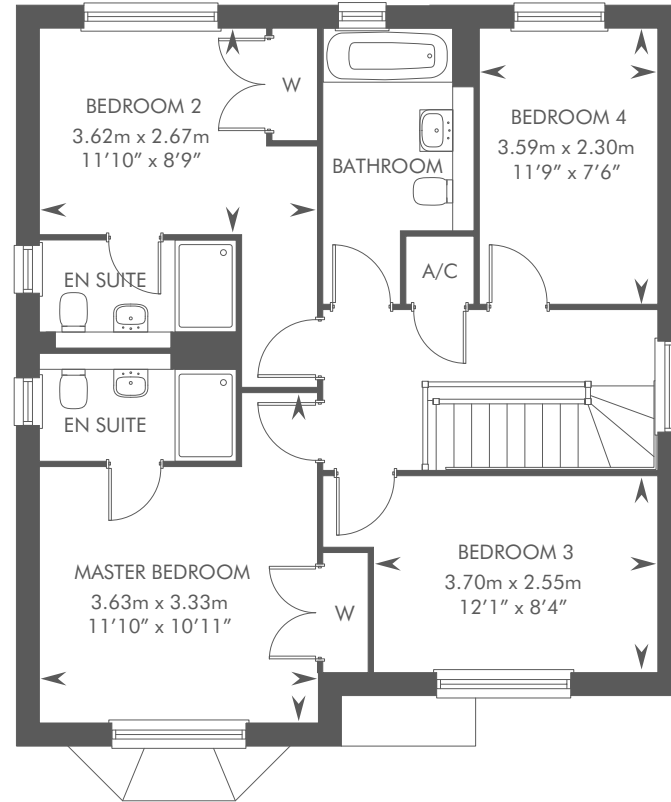
4 BEDROOM DETACHED HOME



THE NENHURST
 PLOTS 60 & 72 – AS SHOWN
 PLOTS 61 & 82 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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. 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.





Computer generated image - The Oatvale

THE OATVALE

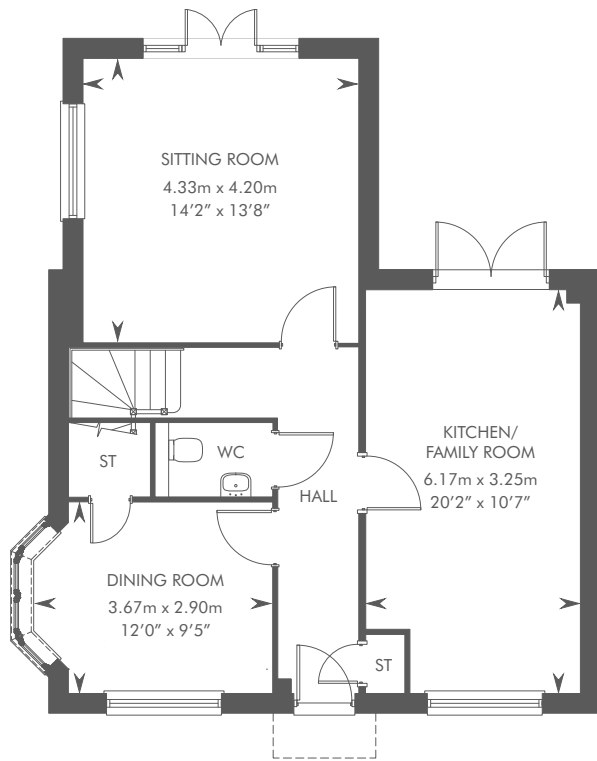
4 BEDROOM DETACHED HOME



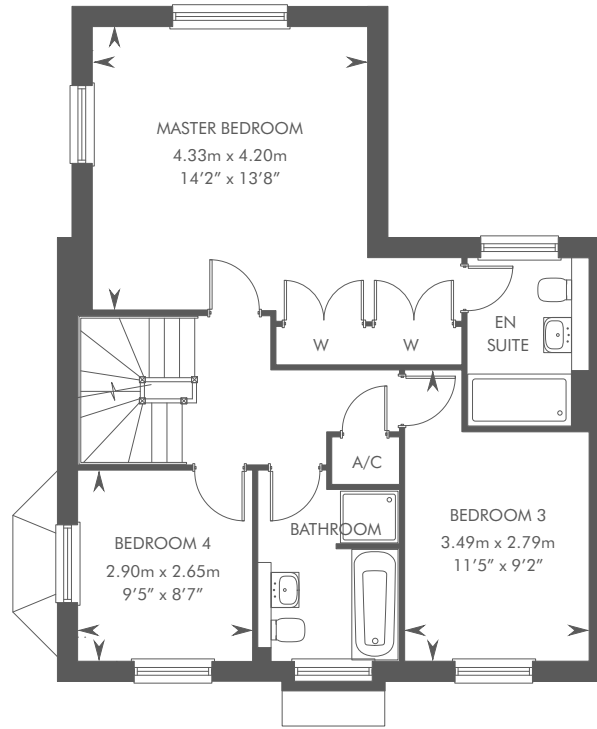
THE OATVALE

PLOTS 36, 49 & 164 – AS SHOWN

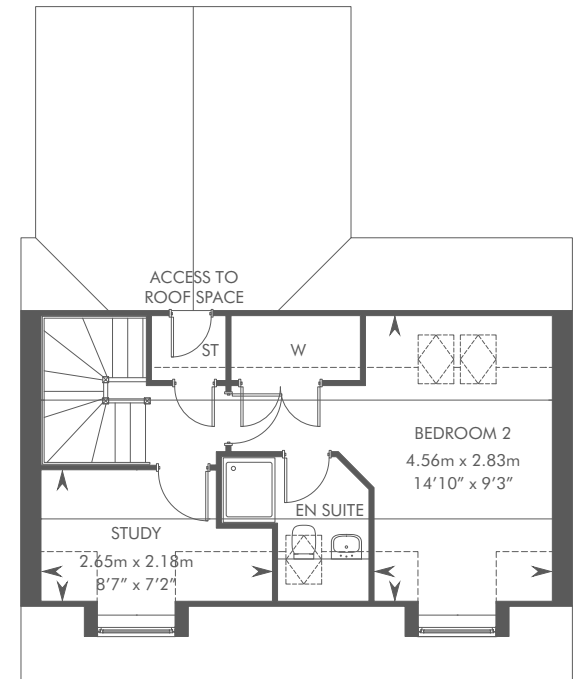
PLOTS 38, 48, 126 & 127 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. ☒: Velux window.

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. 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.





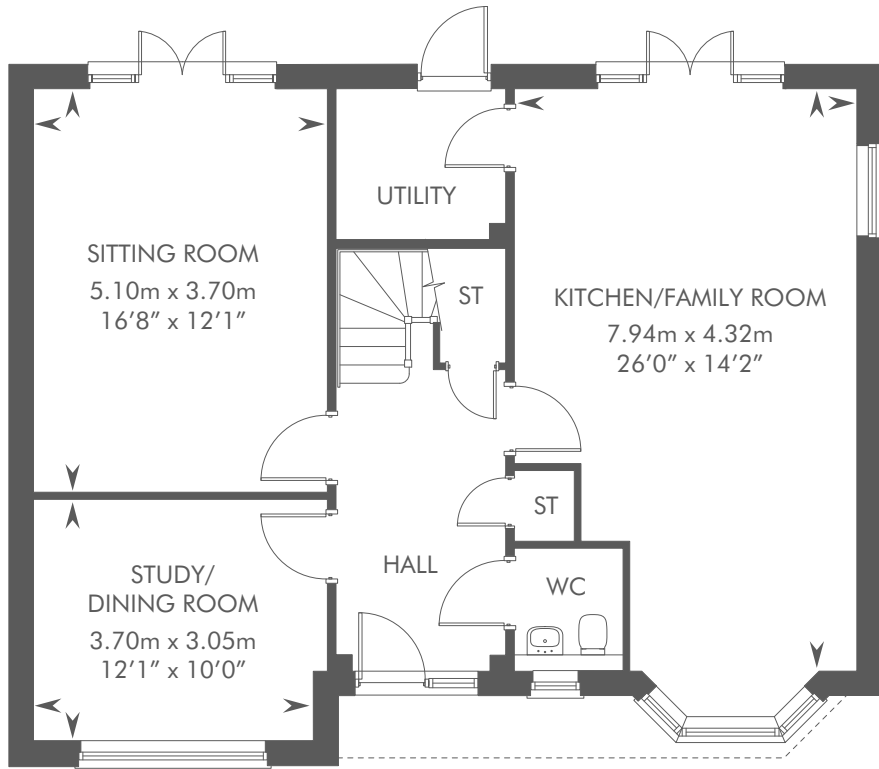
Computer generated image - The Osmore

THE OSMORE

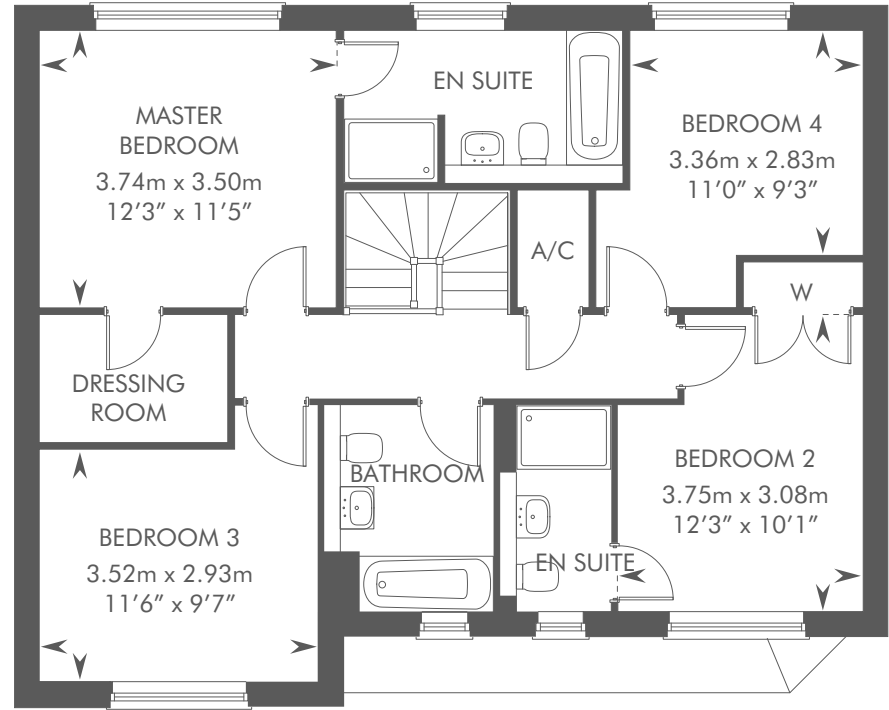
4 BEDROOM DETACHED HOME



THE OSMORE
 PLOTS 37 & 147 – AS SHOWN
 PLOT 81 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard.

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. 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.



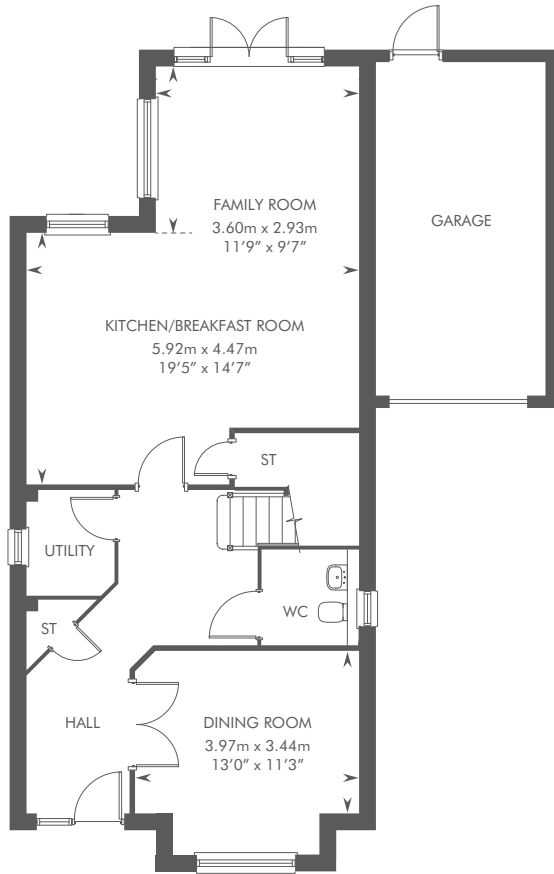


THE SAYCOURT

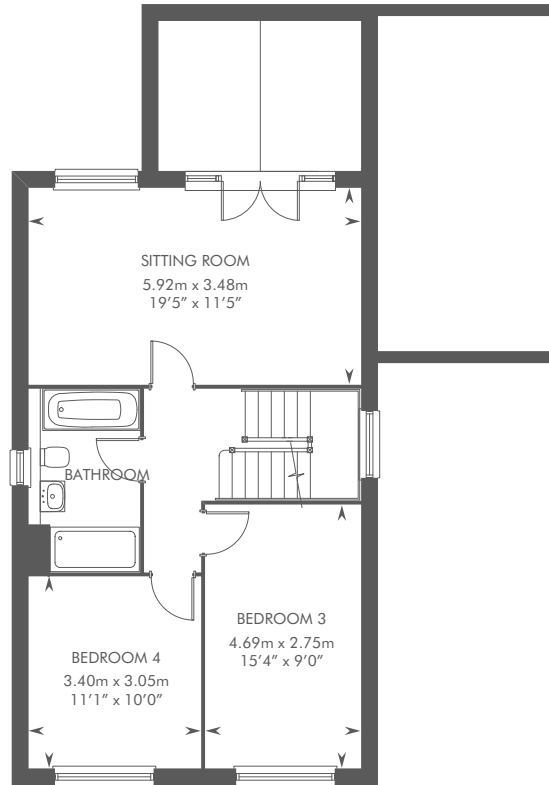
4 BEDROOM DETACHED HOME



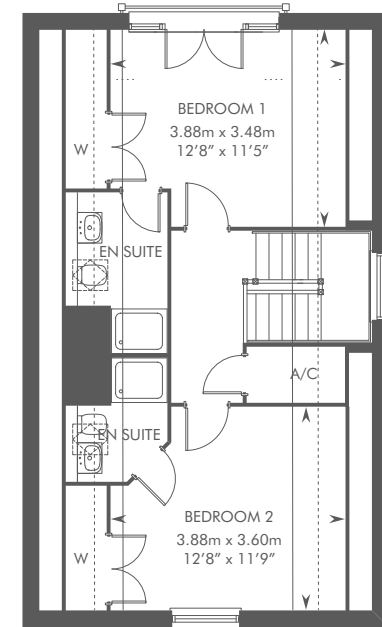
THE SAYCOURT
PLOTS 50, 51 & 52 – AS SHOWN




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. : Velux window.

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. 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.





Computer generated image - The Solville

THE SOLVILLE

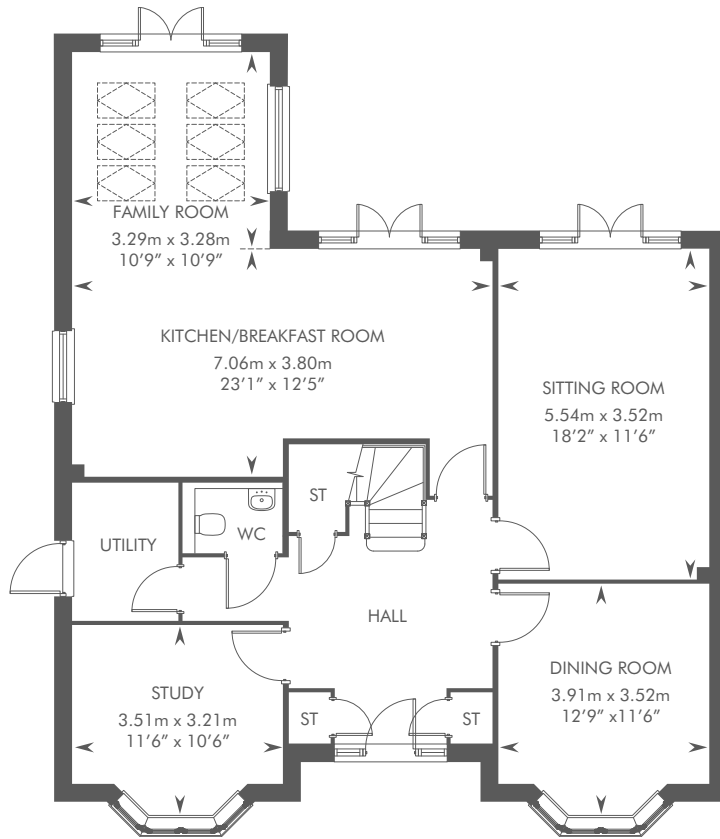
5 BEDROOM DETACHED HOME



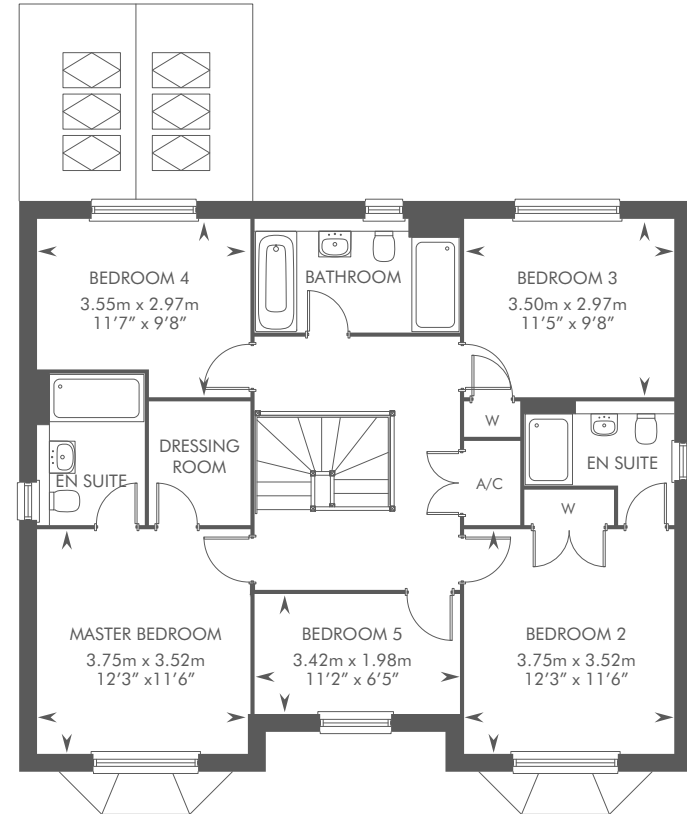
THE SOLVILLE

PLOTS 63, 64 & 65 – AS SHOWN

PLOTS 62, 73, 74 & 146 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing Cupboard. : Velux window.

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. 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.





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 quality 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

KITCHEN*

- Professionally designed kitchen with quality units and laminate work surfaces (Granite work surfaces to The Solville)
- Kitchen island to Saycourt, Solville and Osmore
- 1½ bowl undermount, inset stainless steel sink with single drainer, engraved and chrome mixer tap with swivel spout
- Indesit built-in single oven (1, 2 & 3 bed homes and apartments excl. Uffington House)
- Bosch built-in single oven (Uffington House)
- Bosch built-in/under double oven (4 & 5 bed homes)
- Indesit 4 burner gas hob and extractor (1, 2 & 3 bed homes and apartments excl. Uffington House)
- Bosch 4 burner gas hob and extractor (Uffington House)
- Bosch 5 burner wok gas hob and extractor (4 & 5 bed homes)
- Indesit built-in fridge/freezer (1, 2 & 3 bed homes and apartments excl. Uffington House)
- Bosch built-in fridge/freezer (Oatvale, Osmore, Madeley, Saycourt, Nenhurst, Solville and Uffington House)

- Indesit built-in dishwasher (Hurwick, Ickhurst, Guydon, Himscot, Hulscott, Hornford and all apartments)
- Bosch integrated dishwasher (Oatvale, Osmore, Madeley, Saycourt, Nenhurst, Solville and Uffington House)
- Indesit built-in washer/dryer (Hurwick, Ickhurst, Guydon, Himscot, Hulscott, Hornford and all apartments)
- Bosch built-in washer/dryer (Oatvale, Madeley, Saycourt and Uffington House)

UTILITY ROOM (NENHURST, OSMORE, SAYCOURT & SOLVILLE ONLY)

- Space for two appliances
- Laminate work surfaces (granite work surfaces to The Solville)
- Stainless steel single bowl sink with drainer and chrome mixer tap with swivel spout (excluding The Saycourt)

FAMILY BATHROOM, EN SUITES, SHOWERROOMS^ AND CLOAKROOMS*^

- Roca sanitaryware
- Double door vanity unit to family bathroom and master en suite (4 & 5 bed homes and Uffington House and Saycourt)
- Thermostatic exposed shower valve where applicable

- Shower and door screen over bath (if no shower in bathroom)
- Heated white towel rails to family bathroom and en suites (1, 2 & 3 bed homes and apartments excl. Uffington House & Saycourt)
- Heated chrome towel rails to family bathroom and en suites (4 & 5 bed homes and Uffington House & Saycourt)
- Shaver socket to family bathroom, en suites and shower rooms*

MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast/family room, sitting room, study^ and all bedrooms
- Virgin and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- BT Fibre throughout homes with additional hyperoptic to single point for immediate broadband access (once registered with three months free subscription)
- Designated data distribution system to specific rooms consisting of CAT6 wiring allowing for a faster high definition connection, following purchase and installation of suitable equipment
- Telephone sockets to sitting room, kitchen and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor (Apartment PCC floors)
- Traditional gas fired boiler and central heating system
- Walk-in dressing room to master bedroom (Osmore, Madeley and Solville)
- Built-in wardrobes (please see floor plans for details)
- Recessed downlights to kitchen/breakfast/family room, utility room^, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms
- Pelmet lighting to kitchen units (Oatvale, Osmore, Madeley, Saycourt, Nenhurst, Solville and Uffington House)
- Amtico flooring to kitchen/breakfast room, utility room^, family bathroom, en suites, shower room^ and cloakroom
- Provision for the Nest Thermostat following purchase and installation of suitable equipment

*Design is subject to change. Please ask your Sales Consultant for more information.

^ To selected plots only, please see floor plans for details.

†Proportions may vary, please refer to Sales Consultant for more information.



Photography from a previous CALA development



SPECIFICATION

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external cavity walls to limit heat loss in the winter and reduce heat gain in the summer
- High performing thermally insulating low E-Glazing for increased thermal efficiency
- Ecological site design enhancing local wildlife and habitats
- Dusk to dawn sensors to primary external lighting to reduce electricity usage
- Low energy lighting to all homes†
- Significant recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

SECURITY

- Provision for the Nest Learning Thermostat, Nest Protect and Nest Cam security cameras following purchase and installation of suitable equipment
- Outside lights to front, rear and side doors
- Outside lights to patio and balconies (apartments only)
- Contemporary wall lights to porch
- Dusk to dawn sensor lights outside front door
- Multi-point locking system to front door
- Spur fitted for wireless alarm
- Lockable windows

EXTERNAL DETAILS

- Provision for electric car charging points to homes with a private garage, following purchase and installation of suitable equipment
- Spur fitted for electric garage door opener
- Outside electrical point to rear patio
- Dusk to dawn sensor lighting to footpath and parking areas
- Landscaped front garden
- Outside water tap

†Proportions may vary, please refer to Sales Consultant for more information.

ALL THE RIGHT CONNECTIONS

Fullers Meadow offers a haven for commuting to London or the Midlands. Connecting the A338 and A417 with a new spine road, you can enjoy easy access to the A34 and A420, which link to both the M40 and M4 motorways.

Nearby employment centres include Harwell Science & Innovation Campus and Southmead Industrial Park at Didcot, as well as business and science parks in Abingdon. The Williams F1 Conference Centre is located in neighbouring Grove.

Didcot Parkway is the nearest station for regular services to Oxford in approximately 15 minutes and London Paddington in around 45 minutes, as well as trains to Bristol and Cardiff.

Far off destinations suddenly fall within easy reach, with London Heathrow just 57 miles from home.

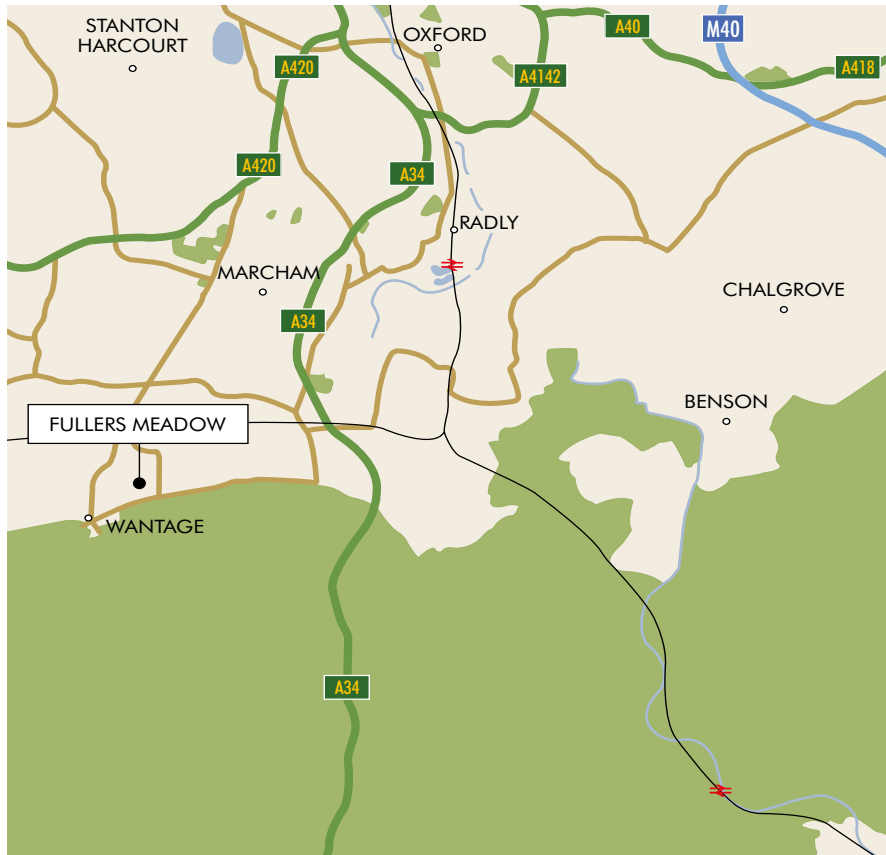
Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com



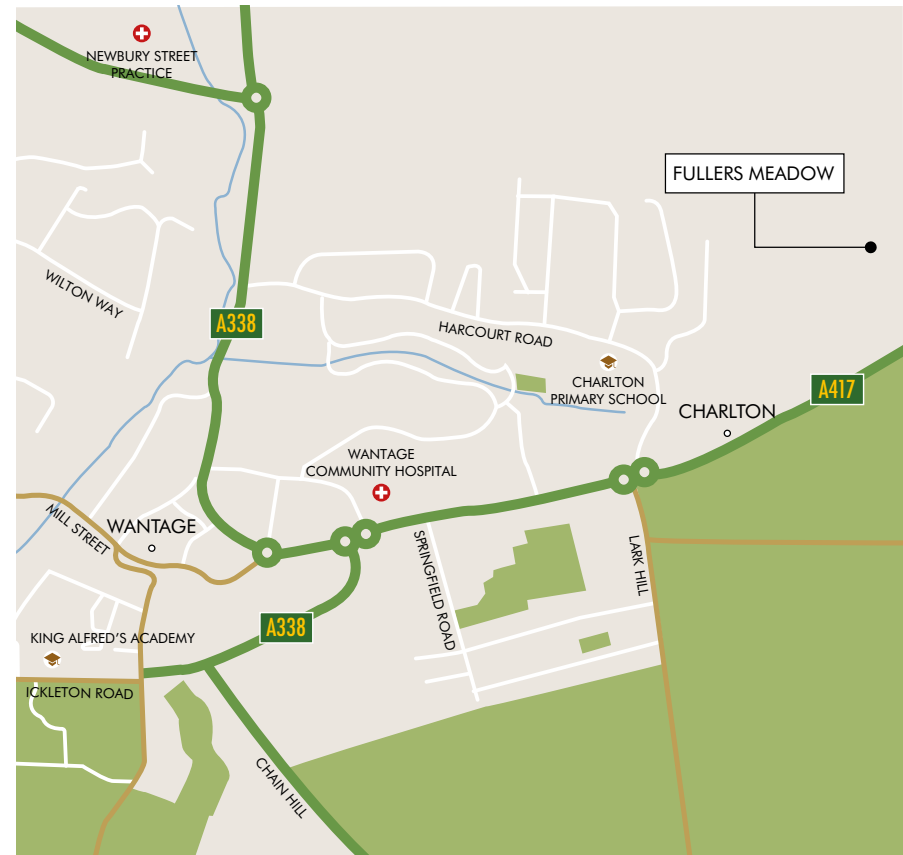
Local area photography

PERFECTLY LOCATED

FULLERS MEADOW, WANTAGE, OXFORDSHIRE, OX12 8HT



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Charlton Acorns Pre-School – 0.5 miles
- Charlton Primary School – 0.5 miles
- Icknield Secondary School – 0.6 miles
- Wantage Community Hospital – 0.7 miles
- The Chestnuts Play Area – 0.7 miles
- Wantage High Street – 0.8 miles
- Waitrose – 0.9 miles
- Wantage Nursery & Pre-School – 1 mile
- Umami Delicatessen – 1 mile
- Yummy Thai – 1 mile
- House of Spice – 1 mile
- Sainsbury's – 1.1 miles
- The Vale & Downland Museum – 1.1 miles



BY CAR

- Wantage C of E Primary School – 1.2 miles
- Kings Park Shopping Centre – 1.2 miles
- King Alfred's Academy – 1.2 miles
- Wantage Leisure Centre – 1.3 miles
- Newbury Street Practice – 1.5 miles
- Stockham Primary School – 1.6 miles
- The Funky Teapot Pottery Studio – 2 miles
- Drayton Park Golf Club – 7.3 miles
- Didcot Parkway Train Station – 8.6 miles
- Cineworld Cinema, Didcot – 8.7 miles
- The Orchard Shopping Centre, Didcot – 8.4 miles
- St Hugh's Prep School – 11.5 miles
- Heathrow Airport – 57.1 miles



BY RAIL FROM DIDCOT PARKWAY TRAIN STATION

- Oxford – 14 minutes
- Reading – 15 minutes
- Bicester Village – 36 minutes
- London Paddington – 45 minutes
- Bristol Temple Meads – 1 hour 6 minutes
- Birmingham New Street – 1 hour 30 minutes



Computer generated image of streetscene at Fullers Meadow



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.



ASPIRATIONAL
HOMES



FIRST CLASS
CUSTOMER
SERVICE



QUALITY
DESIGN AND
BUILD



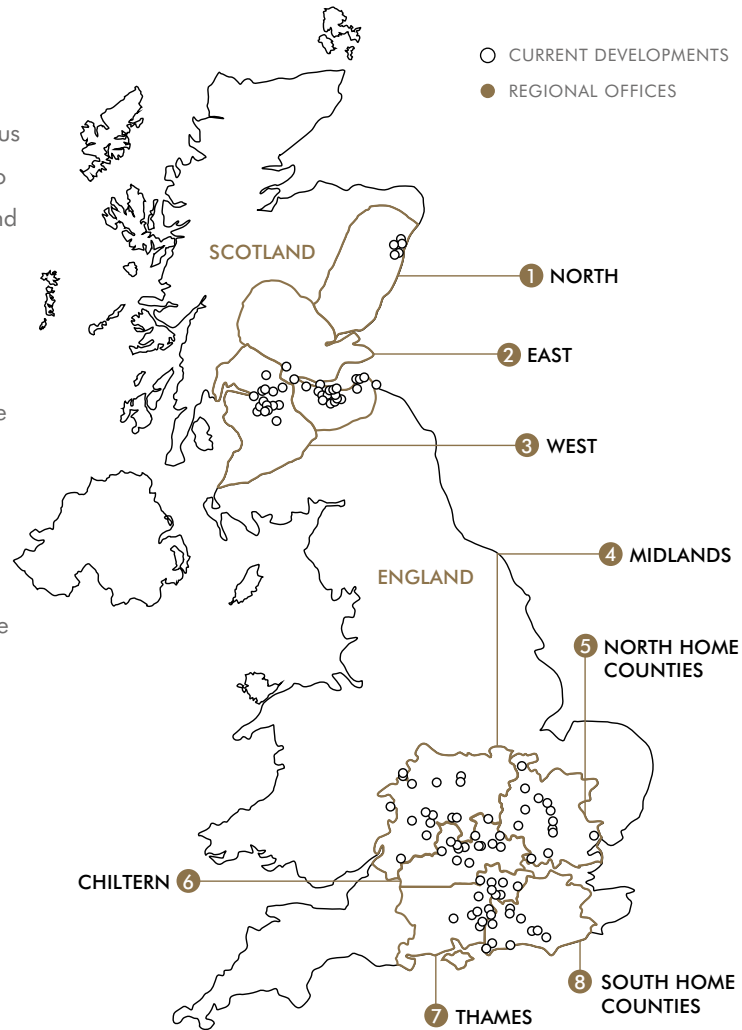
INVESTMENT IN
OUR PEOPLE



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.

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