



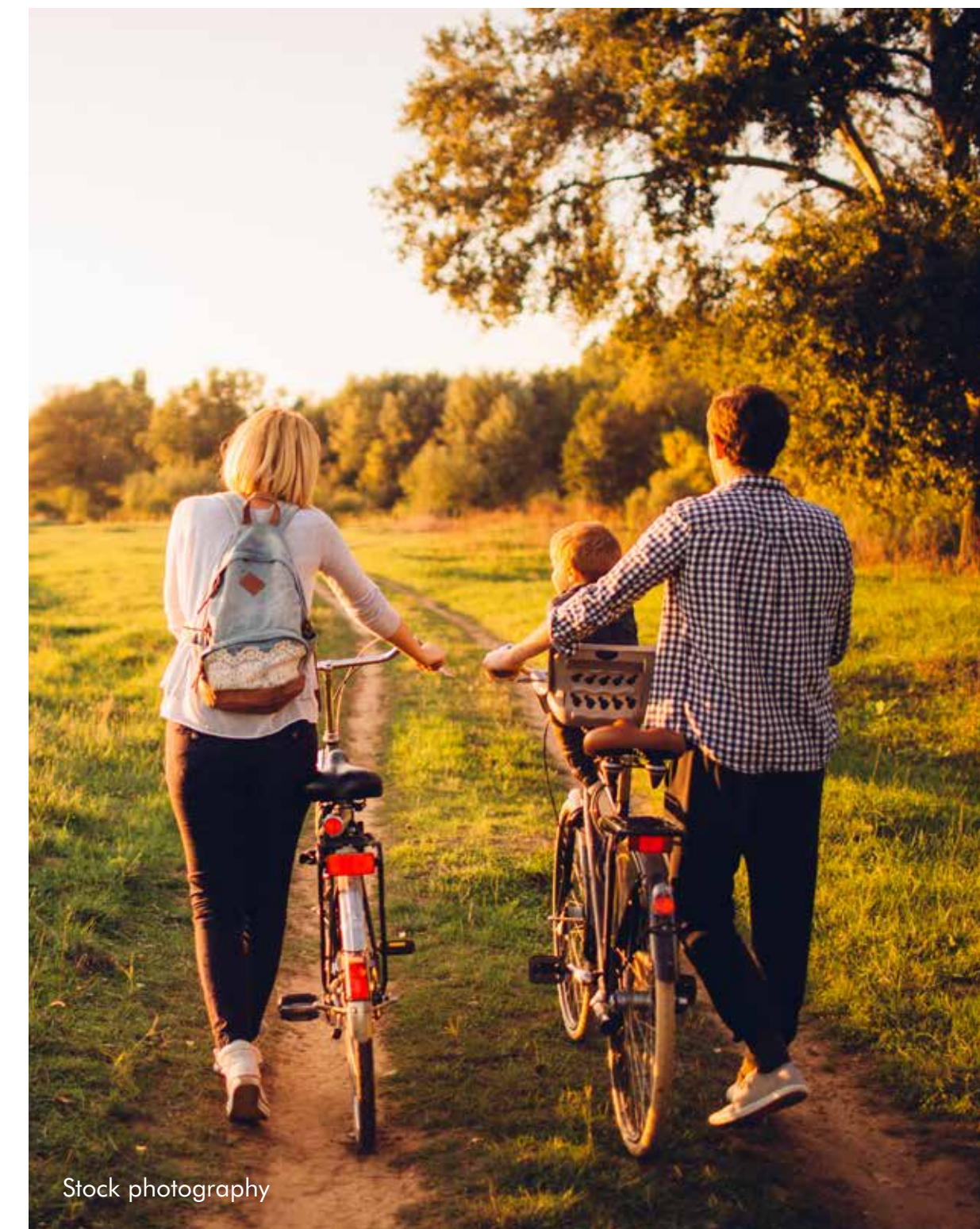
THIS IS CALA  
AT AYLETT'S GREEN

KELVEDON





STYLISH HOMES  
IN A SEMI-RURAL SETTING



Set on the edge of the historic village of Kelvedon, and positioned around five distinct characterful areas, Aylett's Green offers you an outstanding selection of homes – ranging from 2,3,4 and 5 bedroom detached, semi-detached and terraced houses to 2 bedroom bungalows and 1 and 2 bedroom apartments.

Aylett's Green features extensive open spaces for relaxation and leisure, including a play area, pond and conservation area with Kelvedon station for commuting just down the road, and the high street nearby, it's a wonderful place to settle down and call home.



# IDEAL FOR YOUR LIFESTYLE

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With a wide range of home styles and sizes on offer for every lifestyle and life stage, a new community is taking shape at Aylett's Green. All our designs offer light and roomy living spaces, with great features and a quality specification throughout, complemented by attractive exteriors and landscaping. Whether you're looking for your first property to call your own, more space for a growing family or an escape from the city, you'll find it all at Aylett's Green.



# AYLETT'S GREEN - PHASE 1

 **THE LILBURN**  
5 BEDROOM DETACHED HOME WITH GARAGE  
PLOT 9

 **THE STONETHWAITE**  
3 BEDROOM DETACHED HOME WITH GARAGE  
PLOT 5


 **THE MERE**  
5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE  
PLOTS 19 & 58


 **LANGLEY APARTMENTS**  
1 & 2 BEDROOM APARTMENTS  
PLOTS 230-238

 **THE ALN**  
4 BEDROOM DETACHED HOME WITH GARAGE  
PLOT 18

 **HOUSING ASSOCIATION**

 **THE EMBLETON**  
4 BEDROOM DETACHED HOME WITH GARAGE  
PLOTS 16 & 17

 **THE HETTON**  
4 BEDROOM DETACHED/SEMI-DETACHED HOME WITH STUDY  
AND GARAGE OR DRIVE-THROUGH CARPORT\*  
PLOTS 7, 8, 12, 20, 24, 26, 56 & 57

 **THE HOTHOPPE**  
4 BEDROOM DETACHED/SEMI-DETACHED HOME  
WITH GARAGE OR CARPORT  
PLOTS 1 (SHOWHOME), 6 & 23

 **THE HOWICK**  
4 BEDROOM DETACHED HOME WITH GARAGE  
PLOTS 13, 25 & 55

 **THE LINHOPE**  
4 BEDROOM DETACHED/SEMI-DETACHED HOME  
WITH GARAGE  
PLOTS 11 & 27

 **THE WOOLER**  
4 BEDROOM DETACHED HOME WITH GARAGE  
PLOTS 2 (SHOWHOME) & 10

[View our interactive siteplan for our latest availability >](#)



\*Plot specific detail. 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. V: Visitor Parking Space. SS: Sub Station. BS: Bin Store. CS: Cycle Store. GG: Gas Gov.

# THE BEST OF TOWN AND COUNTRY

Step out from Aylett's Green and there are countryside walks and trails aplenty, while down by the river, the Brockwell Meadows Local Nature Reserve is a treasured and protected public space. Agriculture and trade, attracted by fine arable land, shaped the development of Kelvedon, bringing excellent links by road and rail – and making it the perfect base for everything from commuting to enjoying a relaxed semi-rural lifestyle.

Discover more about the area >



# WARM AND WELCOMING

Kelvedon has a welcoming community spirit. The popular Kelvedon Institute on the High Street hosts activities for all ages and interests, from pre-school to pilates, gardening to dance, and drama to music. The annual Kelvedon Community Festival is a wonderful celebration, too – not to be missed. There's a wide range of sports, leisure and social clubs in the village and neighbouring villages and towns, and with plenty of green spaces close by, it's perfect for a healthy, well-balanced lifestyle.



# RICH IN HISTORY, GREAT FOR MODERN LIFE

Kelvedon dates back 2000+ years, and its heritage is reflected in some charming buildings including the Local History Museum & Library and 18c. Packhorse Bridge over the River Blackwell. Dotted along the High Street, you'll find a local supermarket, convenience stores, post office, pharmacy, health centre, butchers and fishmonger as well as a coffee shop, restaurants, takeaways and local pubs, with more on offer in neighbouring Feering, too.



Local photography



Local photography



Local photography



# WELL-PLACED FOR EDUCATION

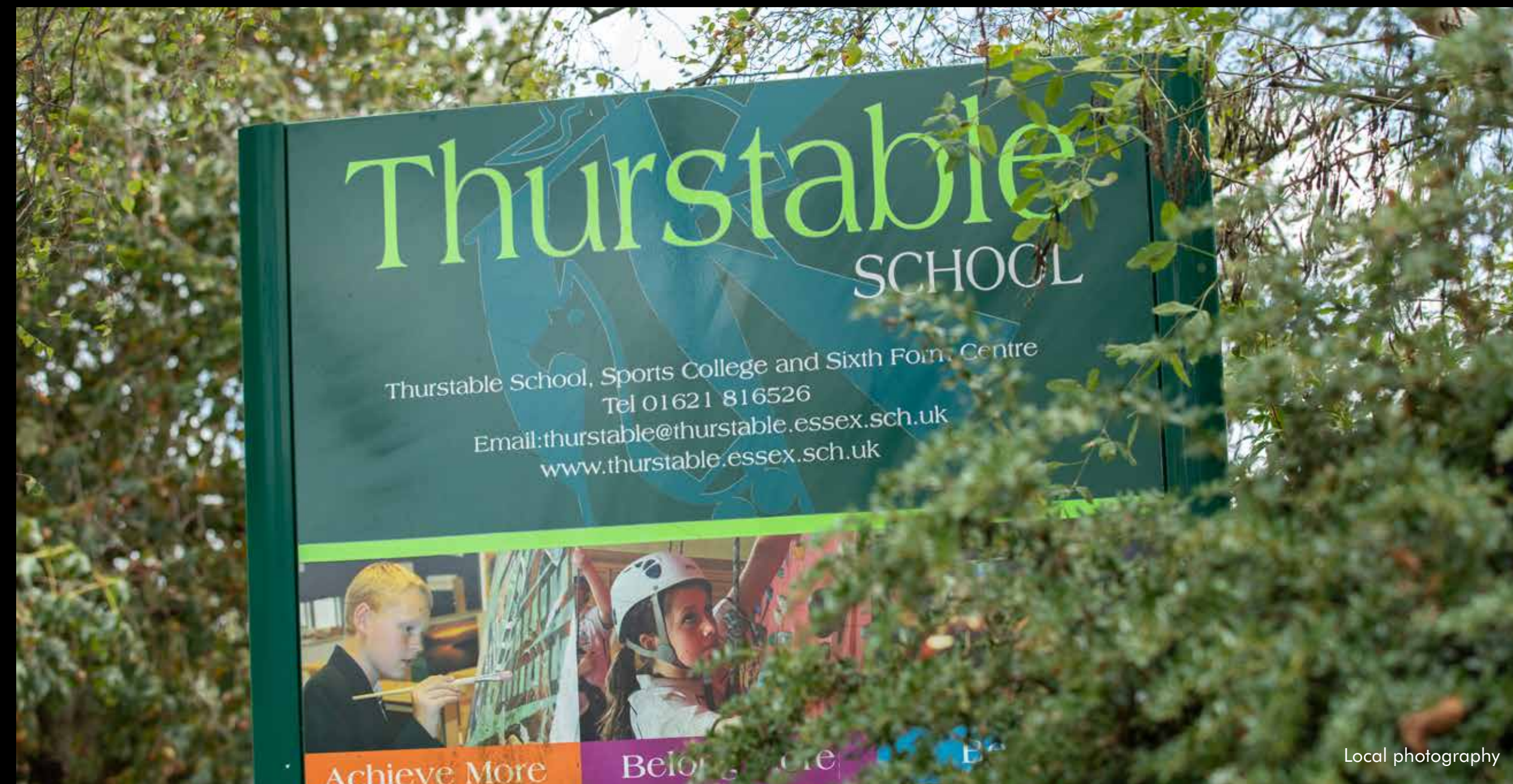
Kelvedon is handily located for a choice of primary schools, including St Mary's Church of England Primary Academy, rated 'Outstanding' by Ofsted, and Messing and Feering's primary schools, both rated 'Good'. Nearby, Colchester and Braintree also have a number of 'Good' schools to choose from at primary, secondary and sixth form levels. Colchester Institute offers courses for school leavers and adults, along with apprenticeships.



Stock photography



Local photography




Local photography


# PLACES TO GO


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-  Eating out – The Angel and The George at Kelvedon are both highly rated, and for local wines and fine dining, the award-winning West Street Vineyard in Coggeshall is a real gem.
-  Family days out - from arts and crafts at Coggeshall Grange Barn to the mystery treasure trail at Chelmsford and Colchester Zoo, there's a great choice of fun days out for all the family.
-  Sports and leisure – soft play areas for the kids, swimming and gyming for fitness fans, relaxing with a spot of angling...you won't have to go far to enjoy your favourite leisure pursuits.



 Parks and nature – with Brockwell Meadows nature reserve just down the road and local trails on your doorstep, Aylett's Green is ideal for enjoying the great outdoors.




 History and heritage – discover Kelvedon's fascinating history at the Local History Museum and explore the importance of the area to the Romans at Colchester's museums and castle.



 Shopping – there are excellent local farm stores nearby, and for bigger shopping expeditions a choice of supermarkets and shopping centres in Witham, Tiptree, Colchester and Braintree.

 Culture and entertainment – for cinema, theatre, galleries, bars and nightlife, pop down the road to Colchester or Braintree.

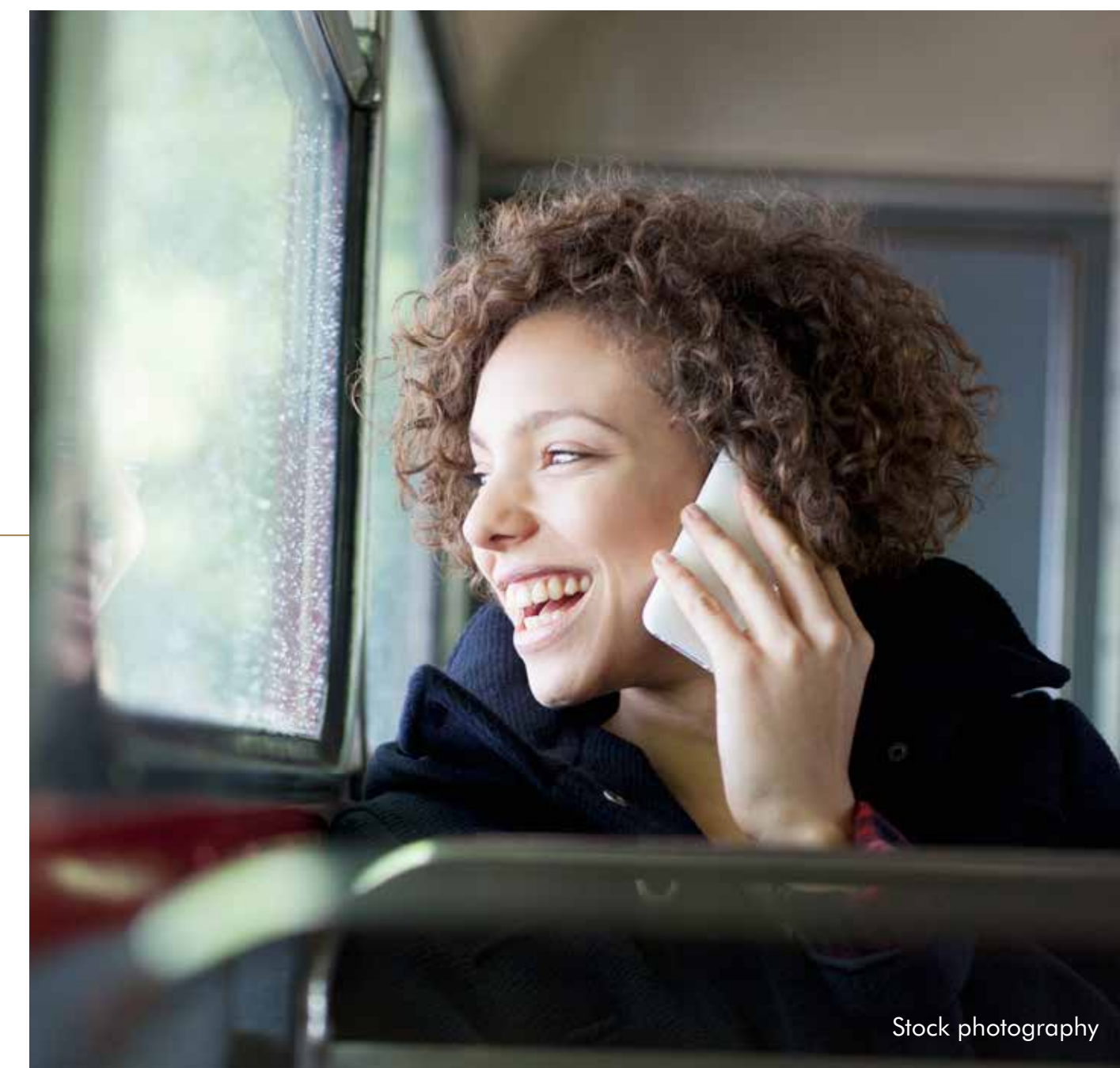


# GETTING AROUND

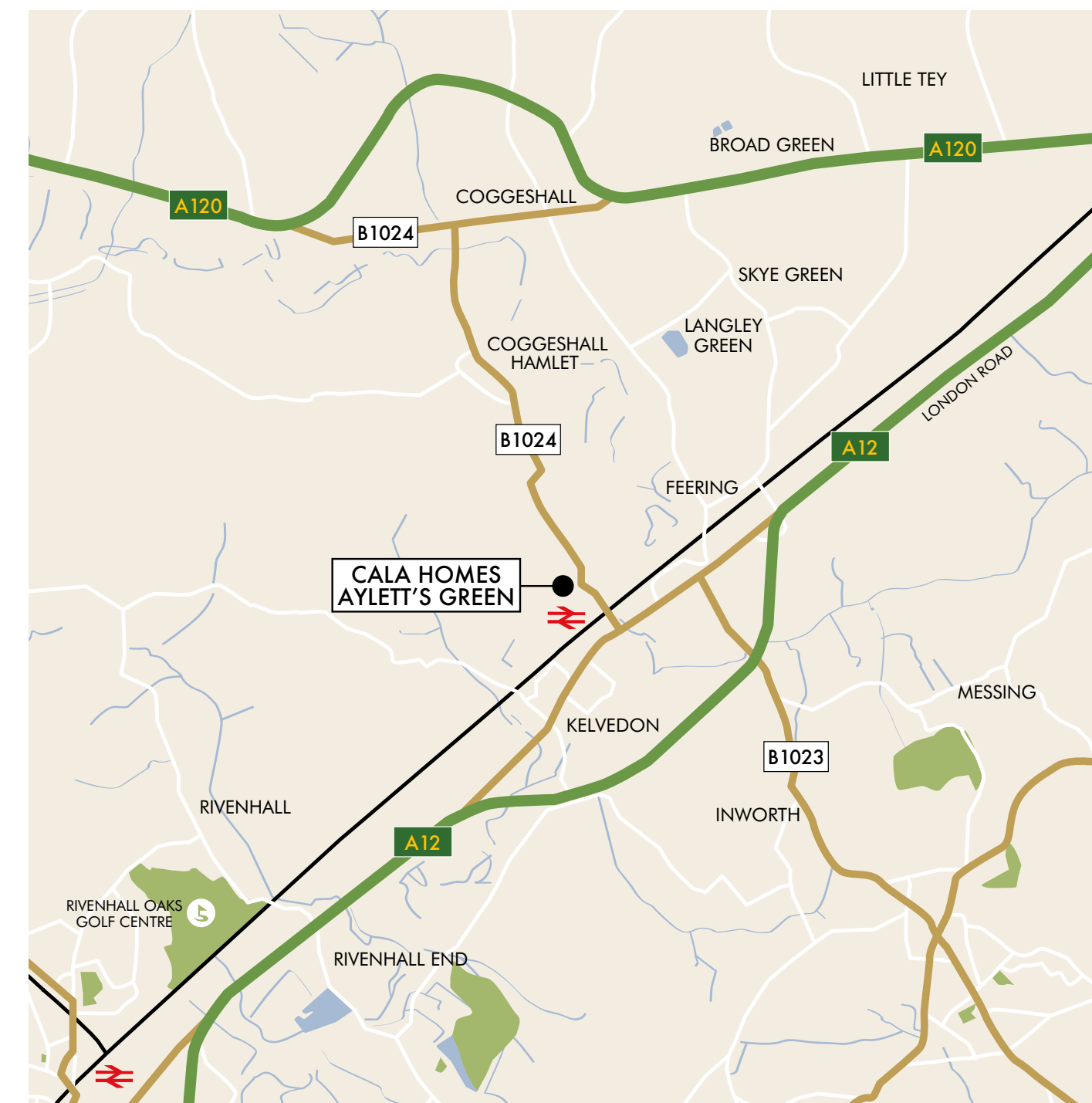
-  By foot – Kelvedon railway station is 0.3 miles from Aylett's Green, and there are two local primary schools within a mile.
-  By car – Aylett's Green is well-located for access to the A120 and A12. Colchester, Braintree and Maldon are all less than 10 miles away, with Tiptree and Witham even closer at under 5 miles.
-  By rail – Kelvedon is one of Essex's best-connected villages, with direct rail services to London Liverpool Street taking under 50 minutes and trains to Colchester in just 13 minutes.

-  By bus – Regular services run to Colchester, Chelmsford and all points between. Hop on for shopping, schools and entertainment.
-  Further afield – Stansted Airport is less than half an hour away by car, and with fast rail services into London, Gatwick and Heathrow are easy to get to as well.

See a detailed view of the area and get directions



Stock photography



# A GLIMPSE INTO THE PAST

The logo for Aylett's Green depicts a priceless treasure found during archaeological digs on the site, which lies just outside a Roman settlement called Canonium - now modern Kelvedon.

The Canonium Pendant is a beautiful copper alloy horse harness fitting, overlaid with multi-coloured enamelling featuring leaf-like motifs set in a rosette circled by rings. A real status symbol, indicating that the Romans enjoyed the good life here. Now you can too!



AYLETT'S GREEN  
KELVEDON



# CHOOSE THE HOME THAT'S RIGHT FOR YOU



## THE LILBURN

5 bedroom detached home  
with garage



## THE EMBLETON

4 bedroom detached home  
with garage



## THE MERE

5 bedroom detached home  
with double garage



## THE HETTON

4 bedroom detached/  
semi-detached home  
with study and garage  
or drive-through carport



## THE ALN

4 bedroom detached home  
with garage

[Click here for current availability](#)



[See our virtual tours](#)





### THE HOTHOPE

4 bedroom detached/  
semi-detached home with  
garage or carport



### THE HOWICK

4 bedroom detached home  
with garage



### THE LINHOPE

4 bedroom detached/  
semi-detached home  
with garage



### THE WOOLER

4 bedroom detached home  
with garage



### THE STONETHWAITE

3 bedroom detached home  
with garage



### LANGLEY APARTMENTS

1 & 2 bedroom apartments

[Click here for current availability](#)



[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 quality specification sanitaryware, for indulging in some well-deserved pampering.

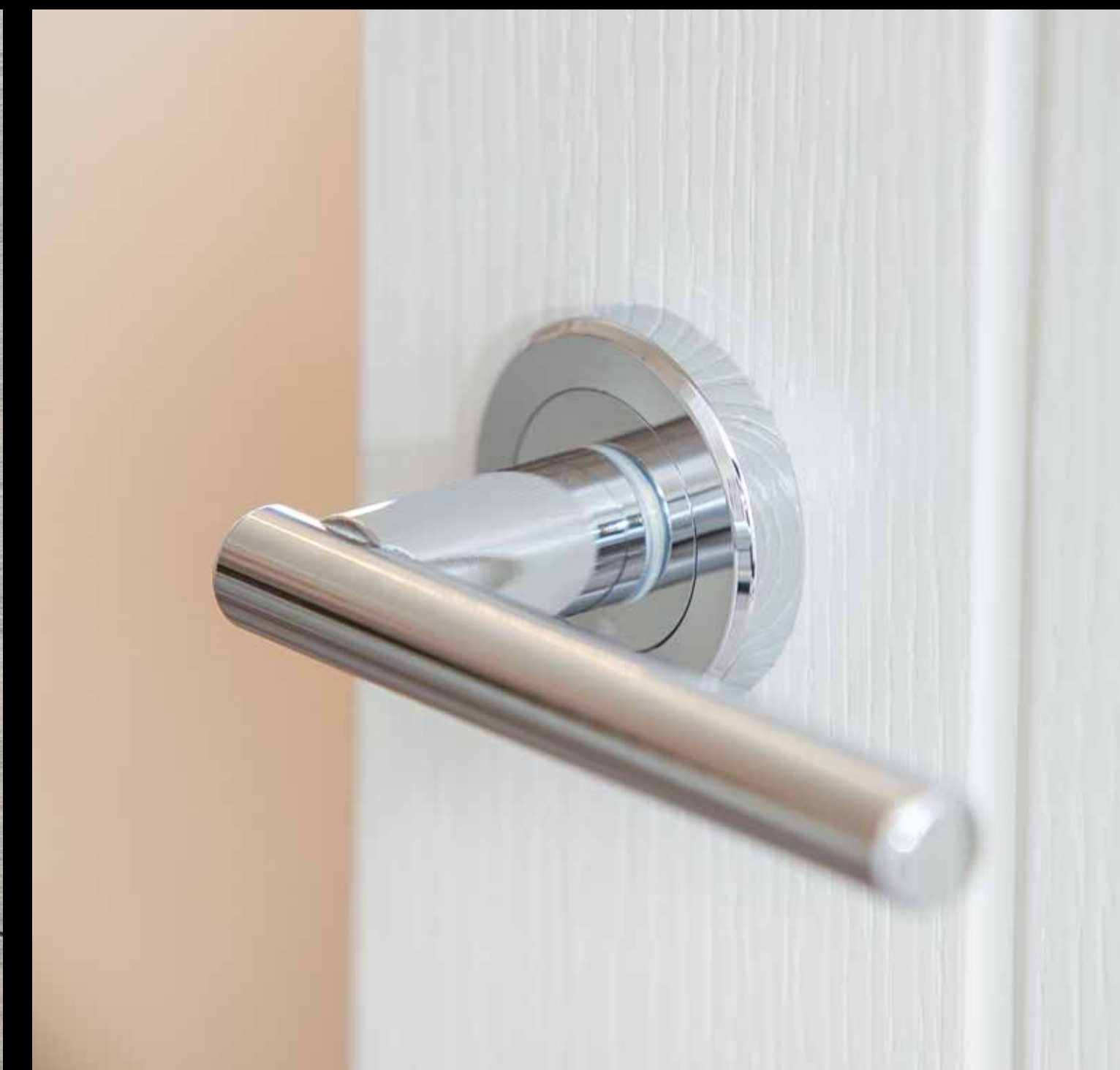
With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

Find out more about the finishes in your chosen home

[Click here to find out the full specification >](#)



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*

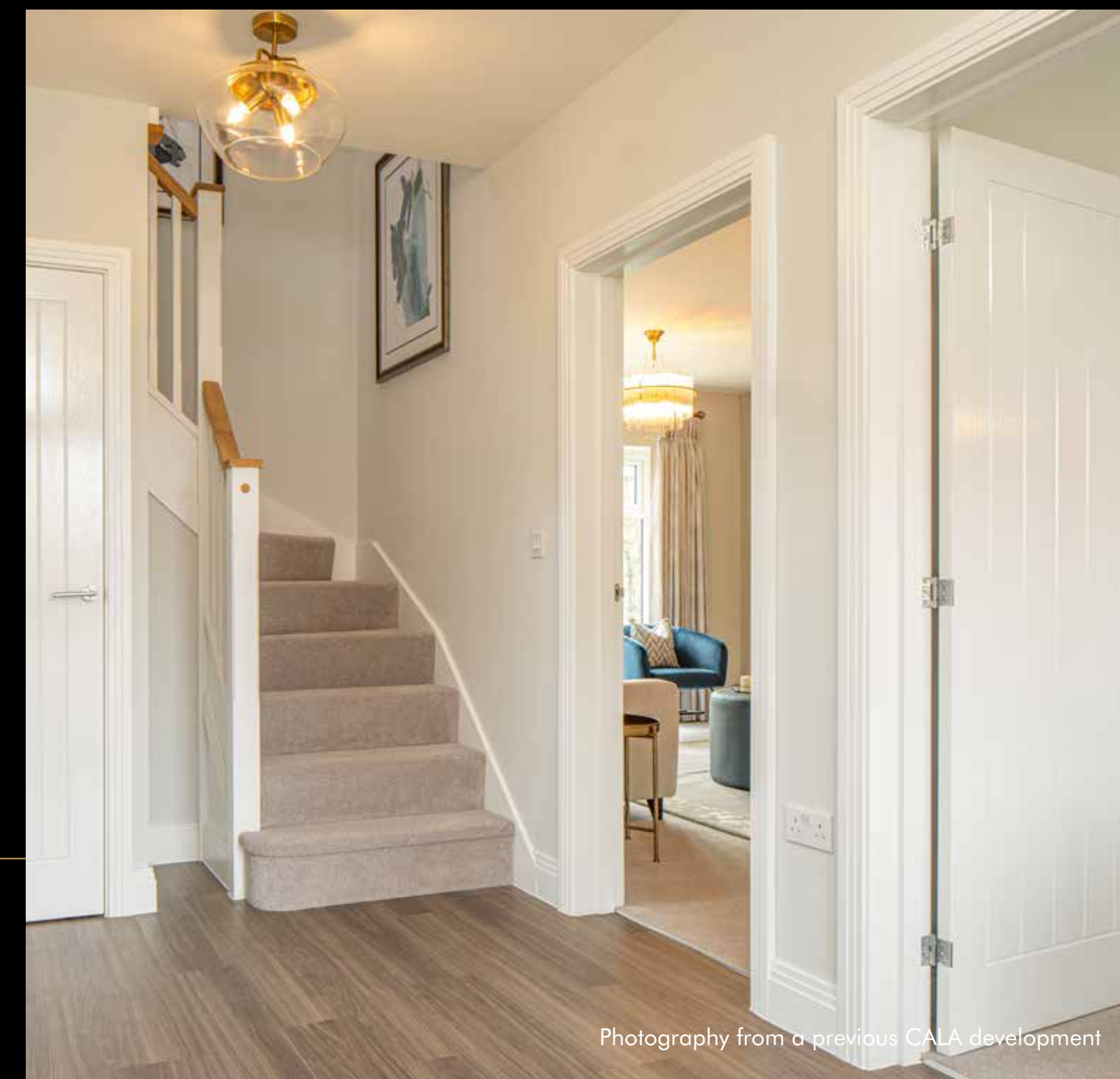
See more customer stories, reviews and ratings >



# 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.



# CALA HOMES

-  ALL THE MOD CONS
-  HYPER FAST FIBRE OPTIC BROADBAND
-  CONSUMER CODE FOR HOMEBUILDERS
-  A VIBRANT NEW COMMUNITY
-  LOCATION, LOCATION, LOCATION
-  PEACE OF MIND
-  LESS MAINTENANCE

-  ENERGY EFFICIENT
-  SAFE AS HOUSES
-  A CHAIN FREE MOVE
-  HOMES DESIGNED FOR MODERN LIFE
-  INDIVIDUAL CHOICE
-  A BLANK CANVAS



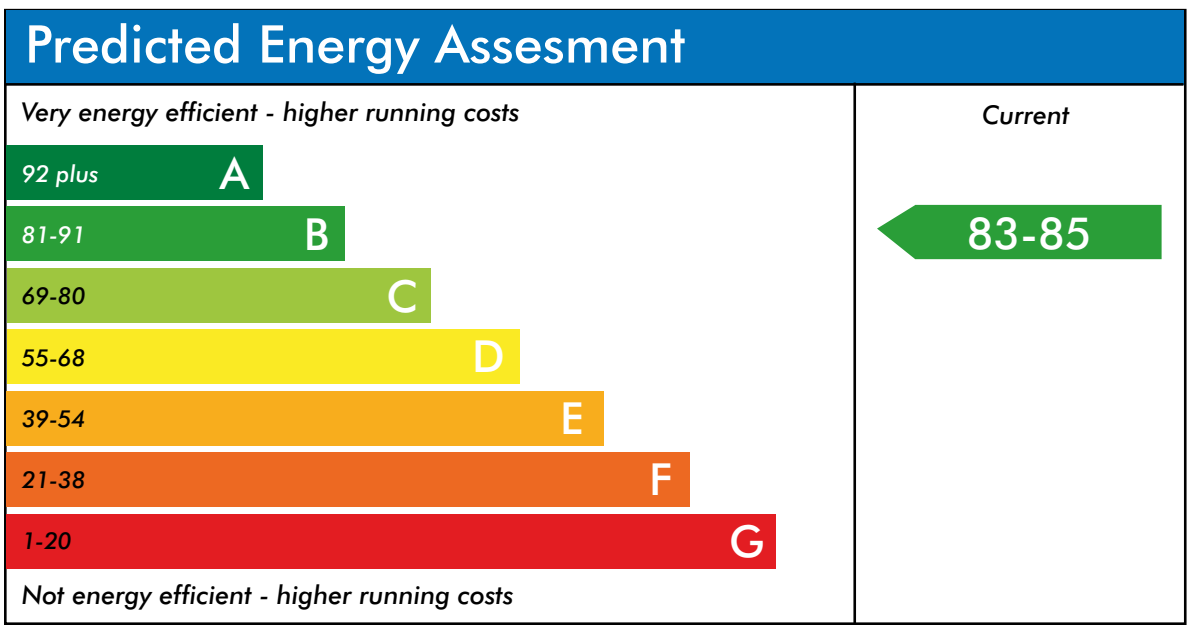
Stock photography



Photography from a previous CALA development



Stock photography



**CONSUMER CODE FOR HOME BUILDERS**  
www.consumercode.co.uk

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

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 >



# 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.

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 this brochure is now online only.

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

-  LAND >
-  COMMUNITY CONSULTATION >
-  ENVIRONMENT >
-  DESIGN >
-  PEOPLE >
-  CUSTOMERS >



Local photography



Stock photography

# PICTURE YOUR NEW LIFE AT AYLETT'S GREEN, KELVEDON.

Visit our website to find out more or register your interest >



Aylett's Green, Coggeshall Road,  
Kelvedon, Essex, CO5 9NX

For more information,  
please call 01376 386 984

