



KINGS BARTON  
WINCHESTER

CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



# KINGS BARTON

## A NEW JEWEL IN THE CROWN

Celebrating traditional values, Kings Barton is the birth of a 21st century community and whole new way of life. With one of the UK's most historic cities right on its doorstep, this landmark CALA development offers the opportunity to be part of the heart of modern Winchester in an idyllic semi-rural setting.

Our next phase in the southern boundary features a selection of 2, 3, 4 and 5 bedroom homes, as well as contemporary 2 bedroom apartments. Whether you're a first time buyer, downsizer or growing family, there's a light and spacious, high specification home for everyone. Complete with a purpose-designed community centre, school, park-and-ride facilities and natural open spaces.



Local area photography



Photography from a previous development



Local area photography





Photography of showhome at Kings Barton



## 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](https://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. A brand new 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.



### DESIGNED FOR MODERN FAMILY LIVING

Many homes feature open plan kitchens, master en suites, media rooms, dressing rooms, studies, clever lighting and state-of-the-art wiring systems. Discover more at [cala.co.uk/design](http://cala.co.uk/design)



### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

\*Source: The NHBC Foundation 2016.



Stock photography



Photography of showhome at Kings Barton



## 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:



"It was two days before our wedding and I was in the salon having my nails done and David called me and said – you'd better come down to Brookwood and see this house. We looked at The Cotterdale property on Friday, bought it on Saturday morning and then got married on Sunday! Now we're expecting our first baby! The house is great – good quality, as you would expect from CALA, and the aftercare team are fantastic. We're really happy here."

**LUCY & DAVID HARPER, PURCHASERS AT BROOKWOOD FARM**

"We were impressed by the variety of properties on offer and decided to purchase a stunning five-bedroom townhouse, which boasts plenty of space for all our needs. I wouldn't hesitate to recommend a CALA home to my friends and family, the design of our property has been really well thought-out and the quality of the finish is the best I have seen on a new build house, having lived in two previous new builds by different developers."

**JENNIFER & TOM BOSSON, PURCHASERS AT VIRGINIA GATE**



## FIRST HOME, FIRST RESIDENTS

First time buyers Darren and Rhiannon were the first to reserve their new two bedroom home at Kings Barton in Winchester. CALA invited the couple to have a commemorative date plaque added to mark the occasion.

Darren said: "This is our first home together and it's been very exciting to be able to watch the whole building process right from the beginning. Adding the date brick was a fabulous touch, it feels like we're making our own little mark on the history of Winchester.

I was already aware of CALA Homes because of a development I'd seen in Scotland. I was really impressed with the design and quality of the homes there, so when we saw that they were building in Winchester it seemed too good an opportunity to miss.

We went along to the launch weekend and reserved our new home pretty much straight away. The sales team have been brilliant. As first time buyers we didn't really know what to expect but they have been extremely helpful and the whole process has gone very smoothly so far."

DARREN WRIGHT & RHIANNON KERRIDGE-JOHNS, PURCHASERS AT KINGS BARTON



"We were keen to find our new family home before our daughter was born. We had looked at other new build developments in the area but the homes at Imber Riverside were head and shoulders above the rest. The property is ideal for our needs as a family and gives us plenty of space to grow. We have already become good friends with another couple at Imber Riverside who have also recently had a child. It's been really nice to feel like part of a new community.

The sales team have been brilliant. They were really knowledgeable and after talking through the available options, we knew the ease and convenience of Part Exchange was perfect for us."

FRANCIS & LOUISE SCHUBERT, PURCHASERS AT IMBER RIVERSIDE



# WINCHESTER

## A RICH TAPESTRY OF CHARACTER AND CULTURE

Winchester's characterful city delights are immediately surrounded by the rustic beauty of the chalk downs, giving you the best of cosmopolitan and country life.

Shrouded in a wealth of architectural heritage, the many historic buildings, monuments and museums of Hampshire's thriving capital are all within short walking distance of each other. From the imposing Norman cathedral and The Great Hall of Winchester Castle to the elegantly restored Edwardian Theatre Royal Winchester and 14th century high street.

The city boasts an abundance of top brand shops, upmarket boutiques, inviting cafés and sophisticated restaurants like River Cottage and Rick Stein. You can also enjoy one of the UK's largest and most popular farmers' markets every

fortnight, or for everyday convenience, there's a local Waitrose close to Kings Barton.

Sports enthusiasts will find ample leisure facilities to choose from, including Royal Winchester Golf Club and Winchester Racquets and Fitness. While for exploring the great outdoors, Winnall Moors Nature Reserve is right on your doorstep, the South Downs National Park is nearby and the south coast is a short drive away.

Families will also be drawn to Winchester's broad range of excellent state and independent schools, including The Pilgrim's School, Henry Beaufort School, King's School and Winchester College, the UK's oldest public school.



Local area photography



## PERFECTLY PLACED FOR TRAVELLING HERE, THERE AND EVERYWHERE

With such superb transport links, it's little surprise that Winchester is a highly desirable destination for commuters to call home.


















Winchester railway station is only a mile away, so you can hop on a train and reach London Waterloo in around 58 minutes, or Southampton in about 19 minutes. Micheldever station also offers similar journey times, along with ample parking nearby.

By car, you're within close reach of the A34, which connects north to the A303 and south to Junction 9 of the M3, providing wider access to the Midlands, South West and London, with Southampton Airport around 13 miles away.

Journey times taken from [www.thetrainline.com](http://www.thetrainline.com)



# KINGS BARTON, PHASE 3 - THE DEVELOPMENT

- 
**THE LARFIELD**  
 4 BEDROOM DETACHED/LINK-DETACHED HOME  
 PLOTS 434, 456, 462, 463, 470, 471, 474, 491, 492, 496, 623, 638, 639, 640, 641, 654 & 658
- 
**THE LAWRENCE**  
 4 BEDROOM DETACHED HOME  
 PLOTS 428, 454, 476 & 477
- 
**THE LENHAM**  
 4 BEDROOM DETACHED HOME  
 PLOTS 431, 432, 457, 458, 461, 481, 489, 490, 495 & 497
- 
**THE NENHURST**  
 4 BEDROOM DETACHED HOME  
 PLOTS 427, 452, 480, 483 & 484
- 
**THE SAXON**  
 4 BEDROOM DETACHED HOME  
 PLOTS 426, 453, 455, 475 & 479
- 
**THE BILSON**  
 3 BEDROOM DETACHED HOME  
 PLOTS 435, 436, 467, 478, 485, 486, 487, 488 & 498
- 
**THE HIMSCOT**  
 3 BEDROOM SEMI-DETACHED/TERRACED HOME  
 PLOTS 615, 616, 631, 632 & 633
- 
**THE HUNSLEY**  
 3 BEDROOM DETACHED HOME  
 PLOTS 429, 430, 437, 442, 443, 450, 451, 464, 465, 482, 493, 494, 499, 500, 621, 637, 655 & 662
- 
**THE KISWICK**  
 3 BEDROOM DETACHED/LINK-DETACHED HOME  
 PLOTS 433, 448, 449, 459, 460, 468, 469, 472, 473, 501, 642, 647, 648, 653 & 661
- 
**THE CHENYNE**  
 3 BEDROOM SEMI-DETACHED HOME  
 PLOTS 619, 620, 622, 656, 657, 659 & 660
- 
**THE GODARD**  
 2 BEDROOM SEMI-DETACHED/TERRACED HOME  
 PLOTS 634, 635, 636, 643, 644, 645, 646, 649, 650, 651, 652, 663, 664 & 665
- 
**THE SWITHUN**  
 2 BEDROOM SEMI-DETACHED/TERRACED HOME  
 PLOTS 502, 503, 504, 505, 506, 507, 508, 617 & 618
- 
**NEWTON HOUSE APARTMENTS**  
 1 & 2 BEDROOM APARTMENTS  
 PLOTS 538-548
- 
**ROSS HOUSE APARTMENTS**  
 1 & 2 BEDROOM APARTMENTS  
 PLOTS 549-559
- 
**VACHER HOUSE APARTMENTS**  
 1 & 2 BEDROOM APARTMENTS  
 PLOTS 593-603
- 
**JOHNSON HOUSE APARTMENTS**  
 1 & 2 BEDROOM APARTMENTS  
 PLOTS 604-614
- 
**HOUSING ASSOCIATION**



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



Computer generated image - The Larfield

# THE LARFIELD

4 BEDROOM DETACHED/LINK-DETACHED HOME

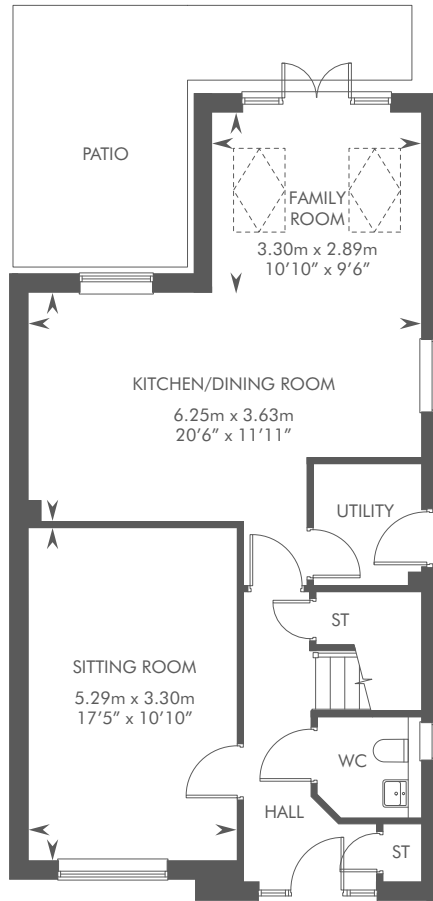




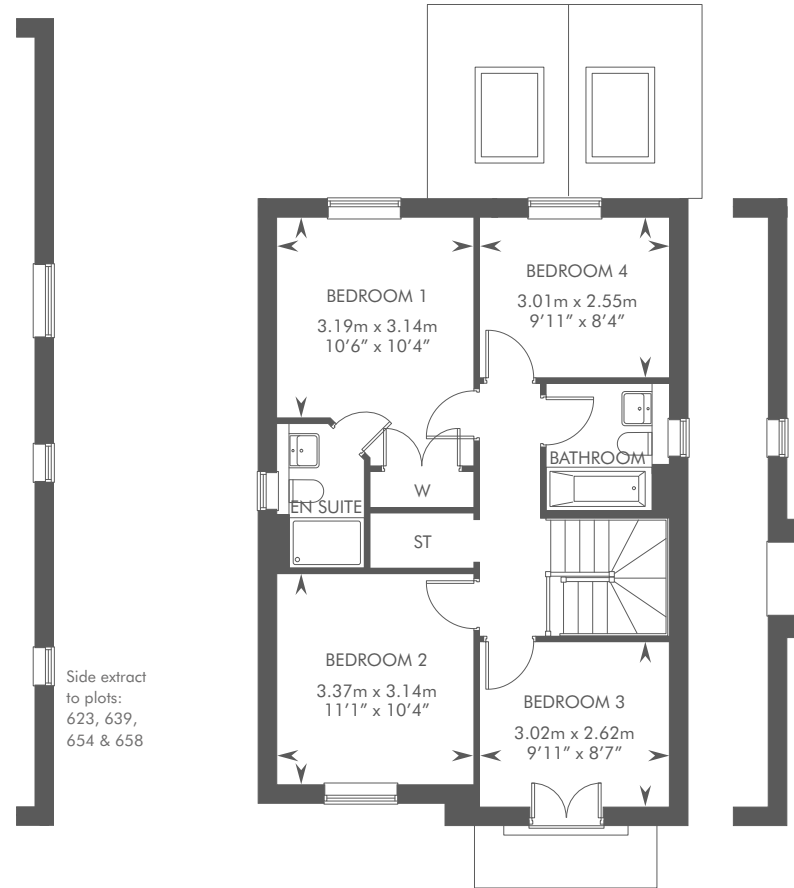
THE LARFIELD

PLOTS 434, 456, 471, 492, 496, 639 & 658 – AS SHOWN

PLOTS 462, 463, 470, 474, 623, 638, 640 & 641 – HANDED



GROUND FLOOR



FIRST FLOOR

Side extract  
to plots:  
623, 639,  
654 & 658

Side extract  
to plots:  
623, 639,  
654 & 658

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Roof light.

The consumer protection from unfair trading regulations 2008. CALA Homes (Thames) 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.





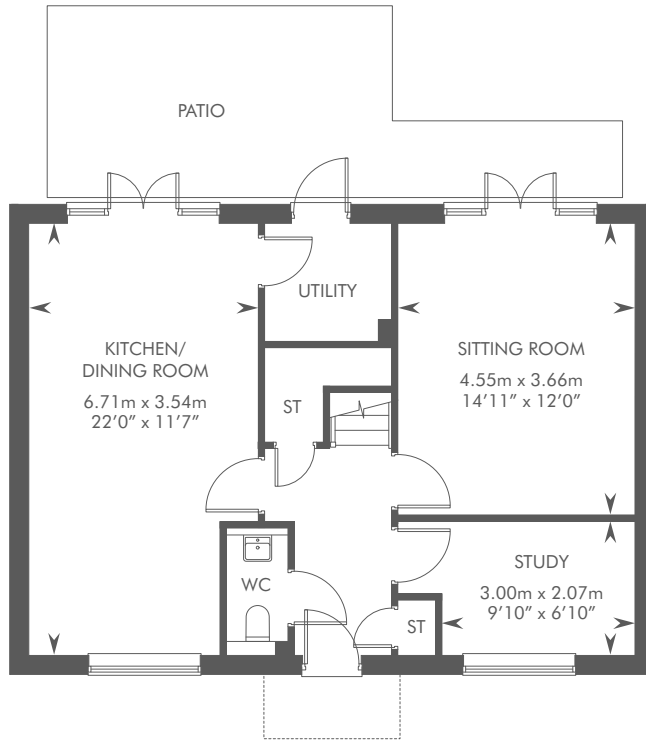
Computer generated image - The Lenham

# THE LENHAM

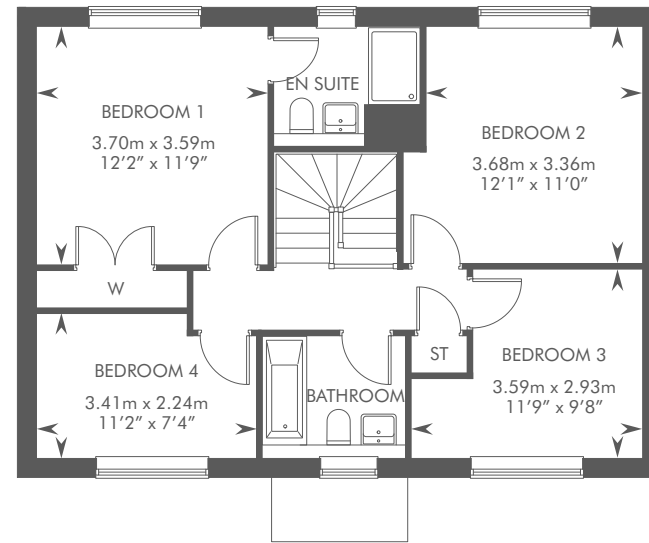
4 BEDROOM DETACHED HOME



THE LENHAM  
 PLOTS 458, 461, 481, 489 & 497 – AS SHOWN  
 PLOTS 431, 432, 457, 490 & 495 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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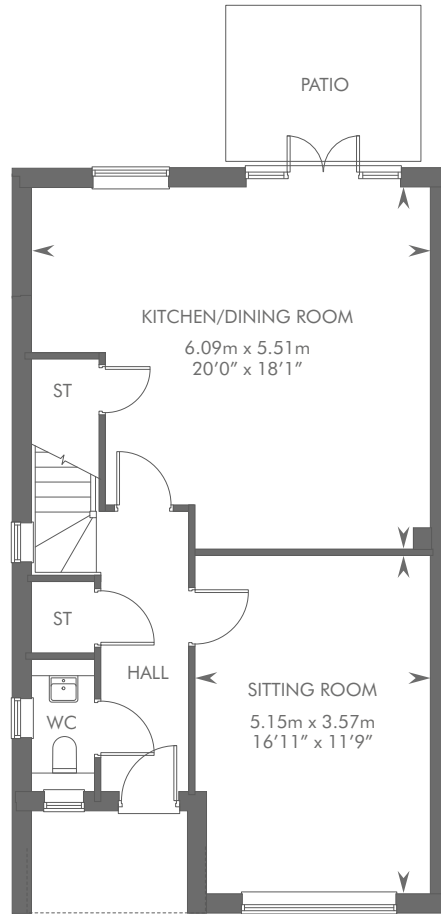


# THE BILSON

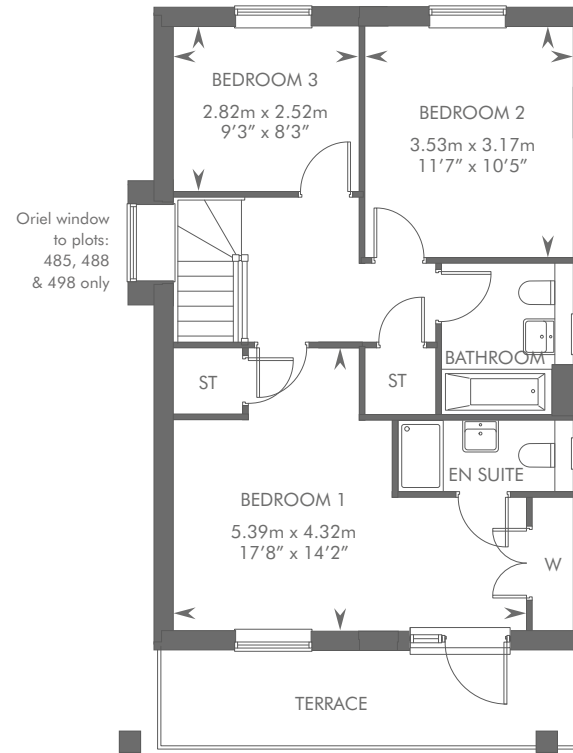
3 BEDROOM DETACHED HOME



THE BILSON  
 PLOTS 436, 478, 486, 487 & 488 – AS SHOWN  
 PLOTS 435, 467, 485 & 498 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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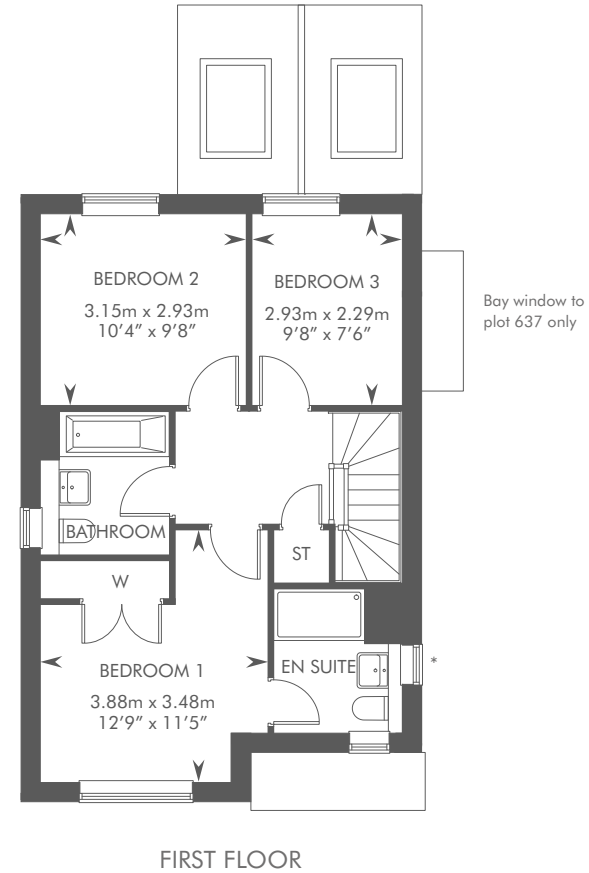
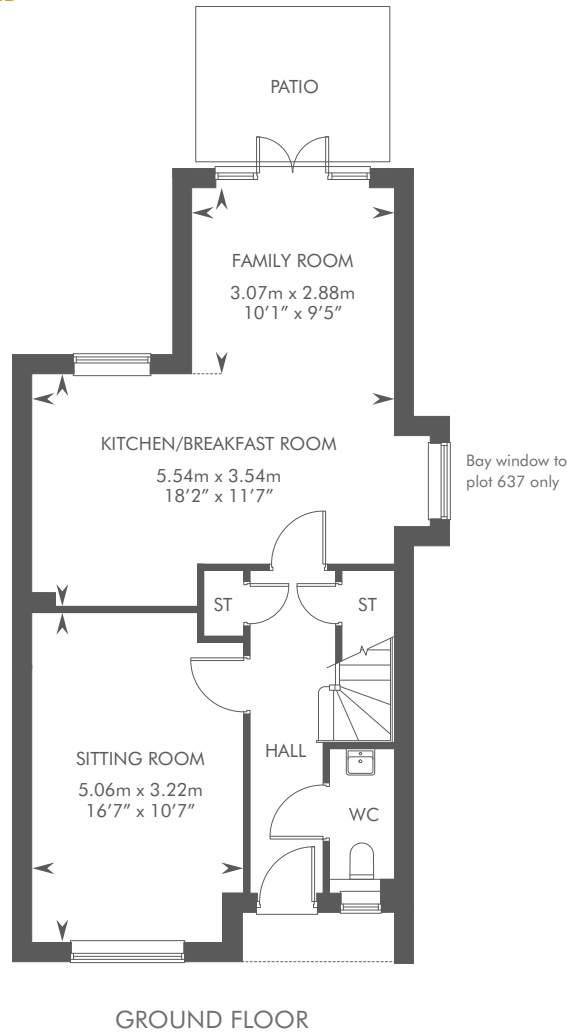


# THE HUNSLEY

3 BEDROOM DETACHED HOME



THE HUNSLEY  
 PLOTS 429, 430, 450, 464 & 637 – AS SHOWN  
 PLOTS 437, 442, 443, 451, 465, 482, 493,  
 494, 499, 500, 621, 655 & 662 – HANDED



Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.  
 \*En-suite window omitted to plots, 429, 430, 450, 451, 465, 493 & 494

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Computer generated image - The Kiswick

# THE KISWICK

3 BEDROOM DETACHED/LINK-DETACHED HOME

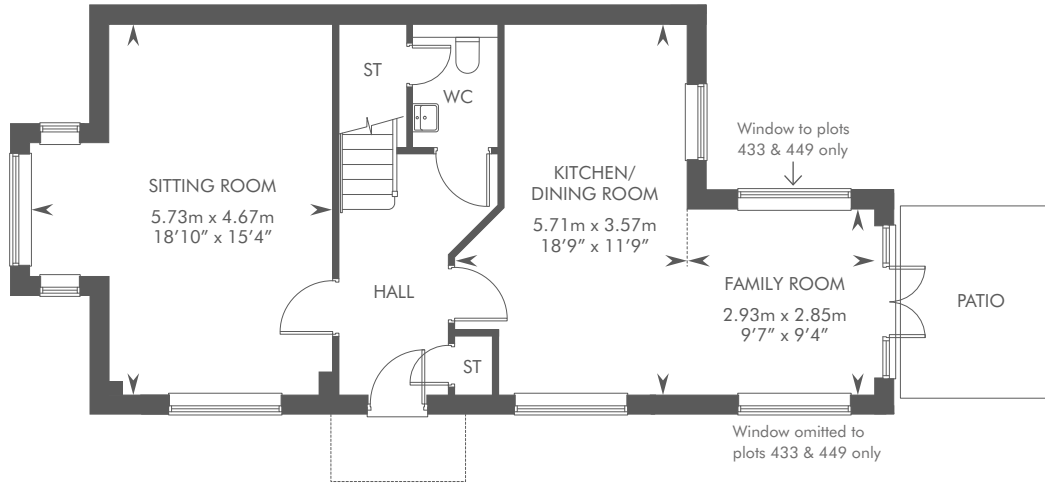




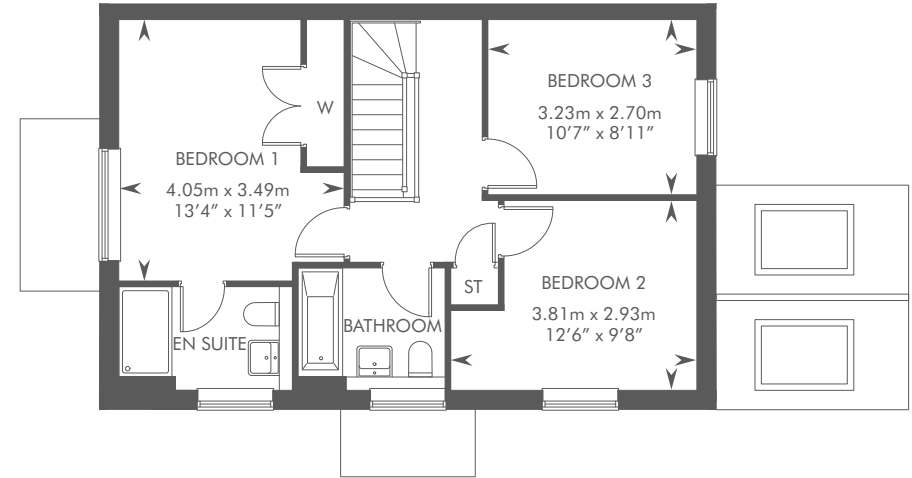
THE KISWICK

PLOTS 433, 448, 449, 460, 469, 473, 647, 653 & 661 – AS SHOWN

PLOTS 459, 468, 472, 501, 642 & 648 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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KINGS BARTON  
PHASE 3

HOUSES SPECIFICATION



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

# SPECIFICATION

## KITCHEN

- Individually designed kitchen
- Laminate work surfaces with matching upstand (to The Swithun, Godard, Chenyne)
- Stone work surfaces with matching upstand (all other home types)
- 1 & ½ bowl stainless steel sink with drainer and mixer tap (to The Swithun, Godard, Chenyne)
- Undermounted sink (to all other home types)
- Stainless steel splashback to the hob (to The Swithun, Godard, Chenyne)
- Stone splashback to the hob (where applicable, to all other home types)
- Under cupboard lighting
- Bosch single oven (to The Swithun, Godard, Chenyne)
- Bosch double oven (all other home types)
- Bosch 4-burner induction hob (to The Swithun, Godard & Chenyne)
- Bosch 5-burner induction hob (to all other home types)
- Bosch stainless steel extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch integrated washer/dryer (where there is no utility room, laundry room or utility cupboard in the home)
- Amtico flooring in the open plan kitchen area

## UTILITY ROOM, LAUNDRY ROOM AND UTILITY CUPBOARD

- Individually designed utility room
- Laminate work surfaces with matching upstand
- Stainless steel sink with mixer tap (where applicable)
- Space for freestanding washing machine\*
- Space for freestanding tumble dryer\*
- Space for freestanding washer/dryer\*
- Amtico flooring

## CLOAKROOM, BATHROOM & EN SUITES

- White Roca sanitaryware
- Midnight grey gloss wall-hung vanity unit to the basin in the bathroom and bedroom one en suite
- VADO mixer taps
- VADO showers
- Glass shower doors
- Porcelanosa tiling to walls\*
- Amtico flooring
- Shaving point in the bathroom and the bedroom one en suite

## PLUMBING & HEATING

- Gas-fired boiler heating system with radiators
- Chrome ladder style radiators in the cloakroom, bathroom and en suites

## ELECTRICAL

- White LED downlights in the open plan kitchen area
- White LED downlights in the hall, utility room, laundry room, dressing room, cloakroom, bathroom and en suites
- Pendant lighting in all of the other rooms
- External lights to the front and rear of the house
- External light to the balcony or terrace area (where applicable)
- White electrical fitting in all rooms
- TV/satellite point (high and low level position) in the living room, open plan kitchen area and master bedroom
- TV point (high and low level position) in all of the remaining bedrooms
- Phone and data point in the home office location
- Fibre to the home for superfast wireless broadband
- Development-wide communal TV
- Development-wide communal satellite
- Fused spur for the future installation of a wireless alarm system (to The Swithun, Godard, Chenyne)
- Wireless alarm system in the house only
- Power and lighting in the garage\*
- Fused spur in the garage for the future installation of an electric garage door opener\*
- Electric vehicle charging points



Photography from a previous CALA development



# SPECIFICATION

## INTERNAL FINISHES

- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a stained handrail
- Fitted furniture in the bedroom one dressing area (to The Saxon only)
- Wardrobe in the bedroom one
- Wardrobe in bedroom two\*
- Amtico flooring in the entrance hall
- Carpet in the living room, dining room, study, stairs, landing and all of the bedrooms

## DOORS & WINDOWS

- PVCu or timber windows in various colours\*
- PVCu or timber French doors in various colours leading out to the garden\*
- Internal doors with four horizontal grooves finished in white paint (satinwood)

## EXTERNAL DETAILS

- Canopy style garage doors (where applicable)
- Paved paths and patio areas
- Balcony or terrace area to some of the homes\*
- Landscaping to the front garden
- Turf to the front and rear garden
- External garden tap
- External lighting to the private roads
- External lighting to the adopted roads

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double glazed PVCu or timber windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Solar thermal panels to some of the houses\*
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will provide ongoing management services. Please refer to your Consultant for further details.

# PERFECTLY LOCATED

KINGS BARTON, GRANADIERS ROAD, WINCHESTER, SO22 6GR



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Peter Symonds College – 0.3 miles
- Orange Theory Fitness – 0.6 miles
- Waitrose – 0.7 miles
- Aldi – 0.7 miles
- Winchester Racquets and Fitness – 0.8 miles
- Winchester Railway Station – 0.8 miles
- The Henry Beaufort School – 0.9 miles
- City Centre – 1.1 miles
- Winchester College – 1.5 miles



## BY CAR

- Winchester Railway Station – 1.0 miles
- River Cottage Kitchen – 1.5 miles
- University of Winchester – 1.5 miles
- Rick Stein Restaurant – 1.6 miles
- The Ivy Brasserie – 1.7 miles
- Royal Winchester Golf Club – 2.2 miles
- St Peter's Catholic Primary School – 2.4 miles
- M3 Junction 9 – 3.3 miles
- M27 Junction 4 – 11 miles
- Southampton – 14.9 miles
- Heathrow – 54 miles



## BY RAIL FROM WINCHESTER STATION

- Basingstoke – 14 minutes
- Southampton – 19 minutes
- Clapham Junction – 56 minutes
- London Waterloo – 58 minutes



## BY RAIL FROM MICHELDEVER STATION

- London Waterloo – 57 minutes







Photography of showhome at Kings Barton



## 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



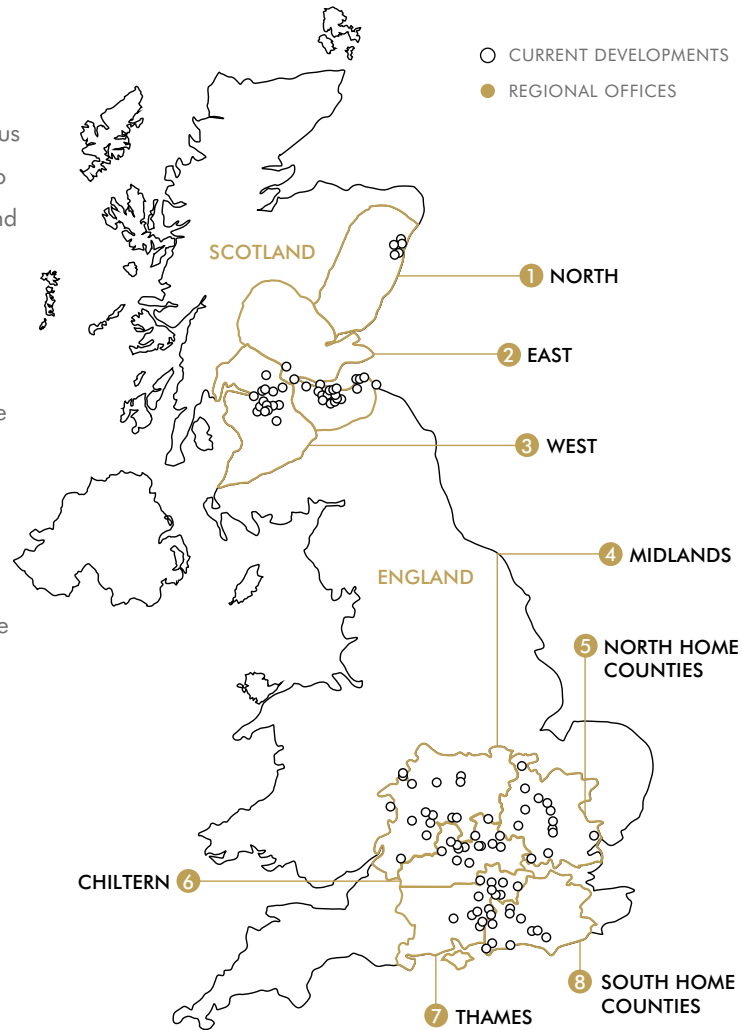
INVESTMENT IN  
OUR PEOPLE



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.



## Prince's Trust

## PRINCE'S TRUST

CALA is proud to have been a Gold Patron of The Prince's Trust since 2015. The charity gives vulnerable and disadvantaged young people across the UK the chance to build themselves a brighter future.

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

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