



CALA AT KINGSMERE
BICESTER

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



CALA AT KINGSMERE

BE AT THE HEART OF IT ALL

The attraction of CALA at Kingsmere is easy to see. Situated just a mile from the historic town of Bicester, it's the latest addition to an exclusive new village community, ranging from stylish 2 bedroom apartments to elegant 3 & 4 bedroom terraced, semi-detached and detached homes.

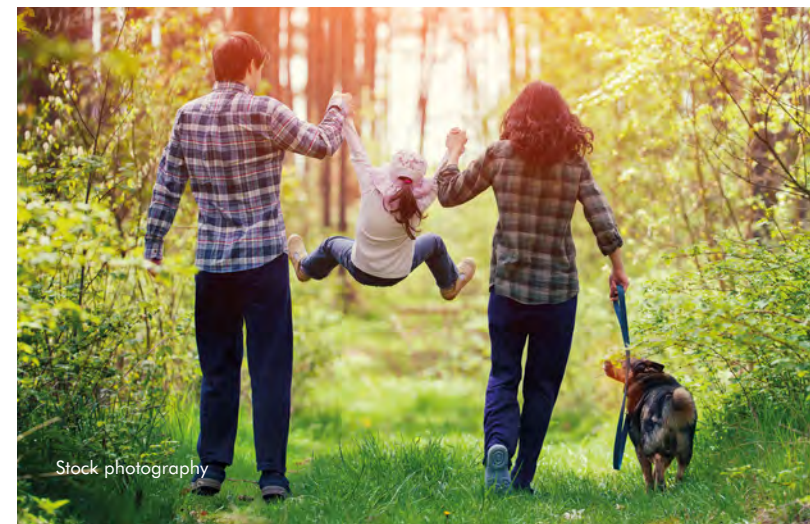
Designed for contemporary, sustainable living and finished to a quality specification, CALA's impressive homes bring plenty of kerb appeal to a thriving new neighbourhood, with purpose-built facilities and picturesque Oxfordshire country surroundings. Here you can look forward to being part of a vibrant family community, perfectly positioned for easy access to a wealth of amenities, good schooling and commuter links to Oxford and London.



Computer generated image of The Bampton



Image contains upgrades at an additional cost



Stock photography





Photography from a previous CALA development



Photography from a previous CALA development



Image contains upgrades at an additional cost



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.



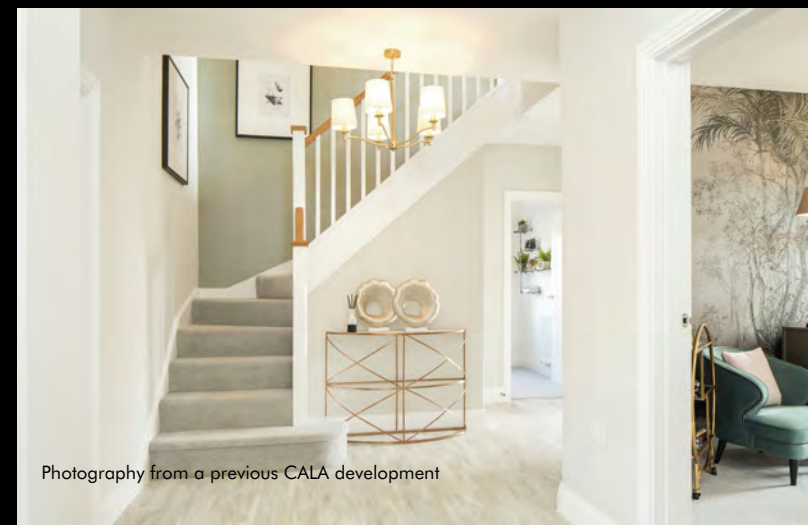
CONSUMER CODE FOR HOMEBUILDERS

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

**CONSUMER
CODE FOR
HOMEBUILDERS**

www.consumercode.co.uk

*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.



Stock photography

Photography from a previous CALA development

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.

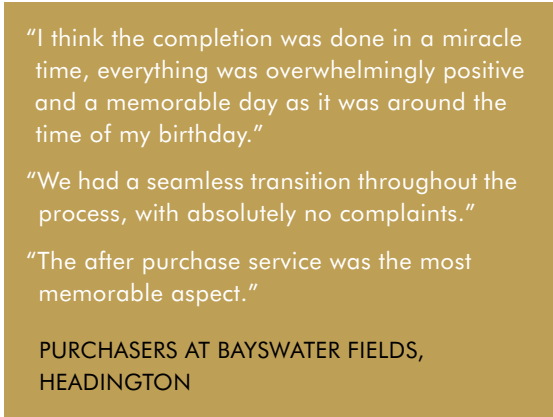
Here are just some of the many happy comments we've received from CALA homeowners:



Stock photography

"We've been really impressed with the CALA experience and the way the company delivers – not only on the quality of the homes, but also customer experience. Everything we could have wanted in our new home came as standard, without the hidden costs we'd become accustomed to hearing from various other developers."

**DIANE AND DAVID MCCARTNEY,
PURCHASERS AT ELMWOOD PARK, BANBURY**



"I think the completion was done in a 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**



Photography of Baywater Fields



"After lots of research, we found that CALA was the only homebuilder in the area offering Part Exchange at a reasonable market price. CALA was way ahead of the other developers at Whitehouse in terms of quality specification, design and aftercare support."

**ASWIN AND VIDYA, PURCHASERS AT
WHITEHOUSE, MILTON KEYNES**

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 John's Wood near Regent's 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 attractive option to 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



"We cannot recommend CALA enough, and have already told all our friends and family about our dream move."

RUTH & RICHARD HARRISON, PURCHASERS AT WYCHBURY FIELDS, HAGLEY



BICESTER

ENJOY THE BEST OF TOWN AND COUNTRY LIFE

Kingsmere residents already benefit from a new primary and secondary school, village shops and state-of-the-art sports facilities.

Neighbouring Bicester town centre offers a wide range of attractions, including a multi-screen cinema, bars and restaurant located in Pioneer Square and monthly farmers markets. While Kingsmere's new retail park will feature an M&S Simply Food and Next, along with the potential of a brand-new health village.

Close to home, you'll also discover more than 160 fashion brands at the world-famous designer outlet of Bicester Village. Or a short drive away, you can enjoy the further retail experiences of Templars Square and Westgate Shopping Centres in Oxford, as well as relax amidst the historic University spires in its wonderful selection of bars, eateries and parks.

Within walking distance, Whitelands Farm Sports Village boasts a café, function room, running track, floodlit astroturf pitches, three full-size rugby pitches, three junior football pitches and a cricket pitch, together with many events and fitness classes available at Kingsmere's community centre.

For family fun, Bicester Leisure Centre comes complete with a swimming pool and bowling alley. Or if you fancy a play on the fairway, you can choose from the two very different courses of Bicester Hotel & Spa and Kirtlington Golf Club.

Bicester is surrounded by picturesque countryside and Cotswold villages, perfect for exploring on foot or bike. The National Trust's Boarstall Tower and Duck Decoy are also in close reach and the beauty of Blenheim Palace is a mere 20-minute drive away. What's more, an abundance of recreational areas, play parks and cycle paths are available in Kingsmere itself.

In addition there is one brand-new primary school, another on its way and a secondary school. There are several other schools throughout the local area, including St Edburg's CofE Primary, which is rated 'Good' and situated on the development. The well-regarded Bicester School and Cooper School cater for older students, and of course the world-renowned University of Oxford is situated a short drive away.



Local area photography



Computer generated image of Kingsmere retail park





DESIRABLE AND ACCESSIBLE IN EVERY WAY

The perfect balance to work, explore and relax can be found at Kingsmere. Only three miles from the M40, you can easily access Birmingham and London by car, or pop into Oxford via the A34, just 12 miles away.

If you need to catch a train, Bicester Village station is just over a mile from your door, with regular services to Oxford in about 15 minutes. Also within walking distance, Bicester North station provides trains to London Marylebone in about 46 minutes, while regular Park and Ride services run directly from the edge of Kingsmere to the centres of Bicester and Oxford.

You're equally well-placed for London Heathrow, which is around 50 miles away, and Luton Airport, some 44 miles from Bicester. So whether you need to be in the city for business, want to escape to the Cotswold countryside at the weekend, or dream of taking off to more exotic shores, Kingsmere offers a highly convenient gateway.

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



Local area photography



SUPERBLY CONNECTED

CALA AT KINGSMERE, MIDDLETON STONEY ROAD, BICESTER, OXFORDSHIRE, OX26 1AD



ON FOOT

- Co-op Kingsmere – 0.6 miles
- Kingsmere Community Centre – 0.7 miles
- St Edburg's C of E Primary School – 0.8 miles
- Whitelands Farm Play Area – 1 mile
- Whitelands Farm Sports Village – 1 mile
- Brewers Fayre – 1.1 miles
- Bicester Leisure Centre and Bowl – 1.3 miles
- Pizza Express – 1.4 miles
- Vue Cinema – 1.6 miles



BY CAR

- Bicester Village Railway Station – 1.2 miles
- Bicester Village – 1.2 miles
- Bicester North Railway Station – 1.6 miles
- Bicester Hotel Golf and Spa – 1.6 miles
- Pioneer Square – 1.7 miles
- Bure Park Nature Reserve – 1.9 miles
- M40, Junction 9 – 3.3 miles
- Kirtlington Golf Club – 6.4 miles
- Blenheim Palace – 10.6 miles
- Oxford – 14.8 miles
- University of Oxford – 15.2 miles
- Milton Keynes – 26 miles
- Luton Airport – 43.8 miles
- London Heathrow Airport – 50.5 miles
- Birmingham Airport – 54.3 miles



BY RAIL FROM BICESTER NORTH STATION

- London Marylebone – 46 minutes
- Birmingham Moor Street – 1 hour 12 minutes
- Stratford Upon Avon – 1 hour 14 minutes



BY RAIL FROM BICESTER VILLAGE

- Oxford – 15 minutes
- London Marylebone – 47 minutes



A



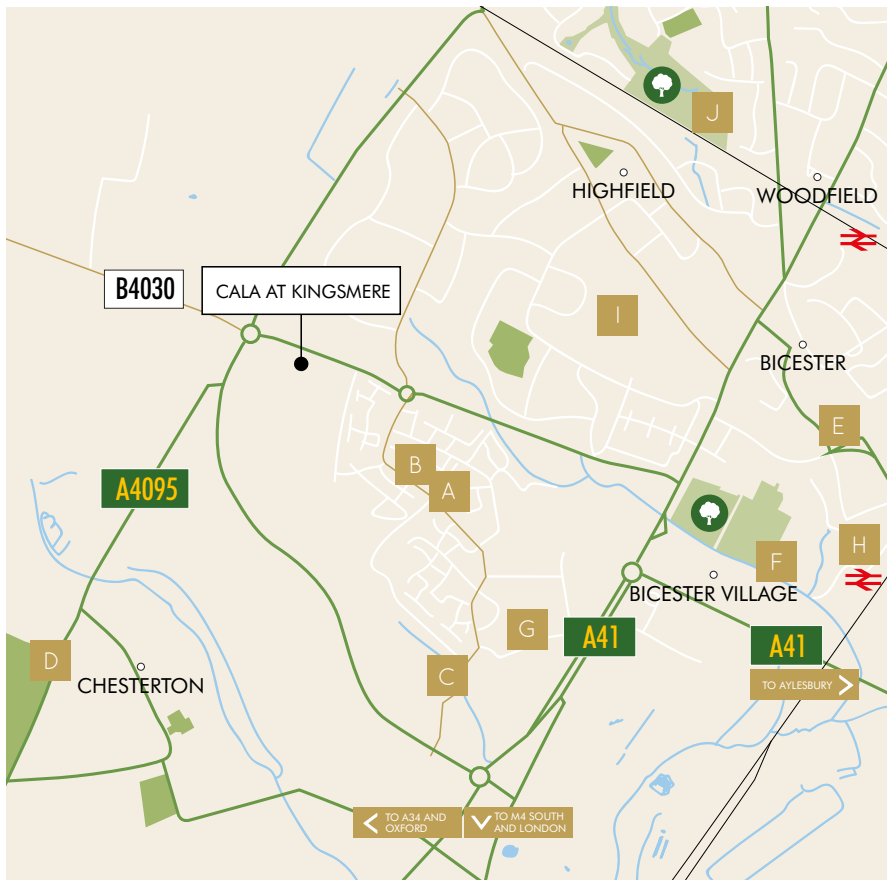
J



I



B



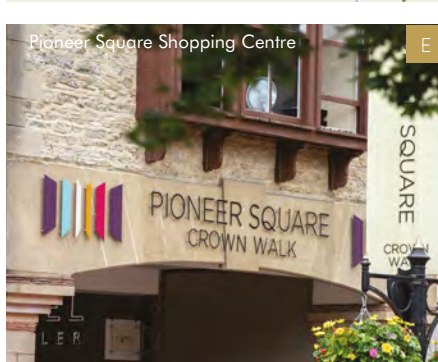
H



C



D



E



F



G





Photography from a previous CALA development





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



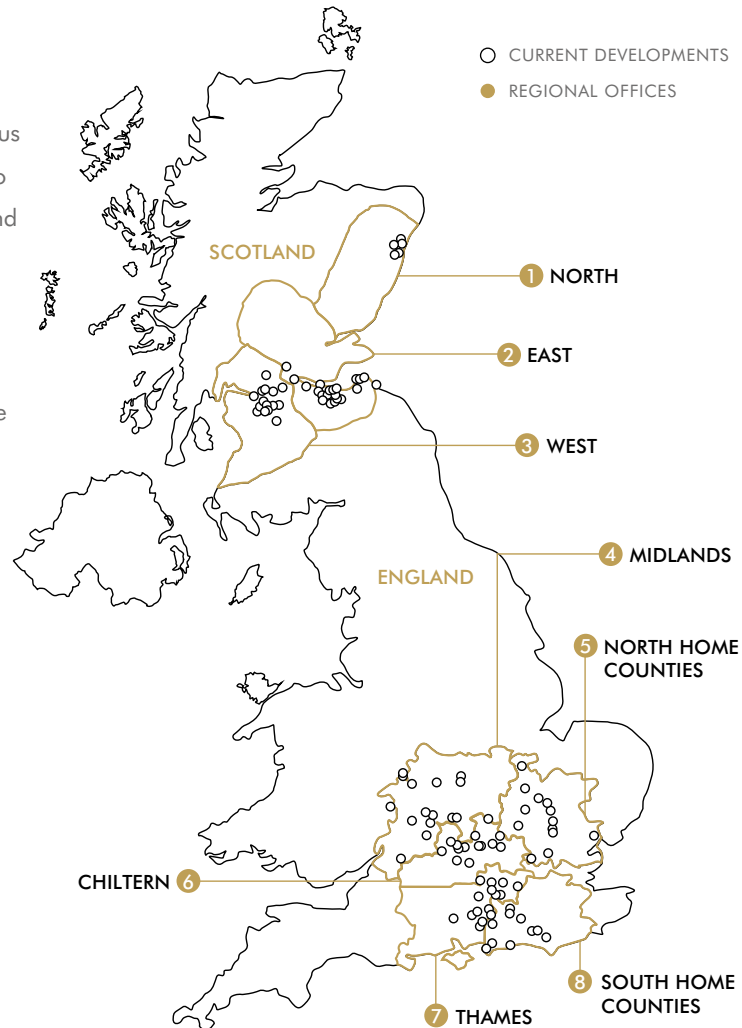
INVESTMENT IN
OUR PEOPLE



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.



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)



CALA.CO.UK