

CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



BUCKLER'S PARK

THE PERFECT HOME IN THE PERFECT SETTING

Sitting on the edge of leafy woodlands, with a country park on the doorstep and a sense of open space all around, Buckler's Park in the lovely Berkshire village of Crowthorne is a breath of fresh air for home buyers.

Whether you're setting up on your own for the first time, a growing family or escaping from the hustle and bustle of the city, there's a choice of smart, contemporary 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom designs at Buckler's Park which tick off everything on your new home wish list. Light and spacious interiors, with a high quality specification throughout, attractive exteriors and a green and sustainable environment for you to relax in and enjoy.



Local area photography



Photography from a previous CALA development



Stock photography





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.



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.



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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:



"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





COUPLE RESERVE FIRST HOME DURING LOCKDOWN SEPARATION

The prospect of spending months apart during the coronavirus lockdown spurred on Grace Presswell and her partner Matt Smith to take the plunge and reserve their first home together. Thanks to CALA Homes' range of virtual buying options and the opportunity to reserve a home remotely, Grace and Matt were able to continue with their property search.

Grace says: "When I came across the CALA development at Mindenhurst, I expected that the development would be temporarily closed, so visited the CALA website to view some images and the site plan. However, I was pleasantly surprised to see a range of virtual tours and remote buying options available. We viewed a number properties virtually including 3D models and walk-around features. This gave us a great feel for the space, layout and quality of each home."

The two-bedroom Dinfield home features an impressive sitting room with French doors opening out to the rear garden, alongside a separate kitchen and cloakroom. Upstairs, the master bedroom has an en suite and fitted wardrobe, while the second bedroom has use of the main family bathroom.

Grace says: "We really can't wait to move into our first home together – it's certainly been a long time coming. Our experience with CALA has been great so far and a real pleasure. Someone has always been available to speak to us and, as first time buyers, it's nice to have some expert guidance, which is exactly what the CALA team provided."

GRACE PRESSWELL & MATT SMITH, PURCHASERS AT CALA AT MINDENHURST



"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 heads 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



CROWTHORNE

ONE OF THE BEST PLACES TO LIVE AND BRING UP A FAMILY

Once a sleepy hamlet at the crossing of paths across the Berkshire moors, Crowthorne was transformed with the arrival of Wellington College in 1859.

Since then, the village itself has developed in harmony with its surroundings and now offers an attractive combination of rural charm and easy connectivity. Including Buckler's Park, which is transforming an old brownfield site into a sustainable 'green' environment, complete with shops, a pub, neighbourhood centre, community gardens, sports facilities and a play area. All against the backdrop of a brand new 100 acre park, complete with walking and cycling trails.

Less than a mile away, Crowthorne Village centre is lined with independent shops, handy amenities, eateries, and there's some great gourmet dining locally too, including the Latymer at Bagshot with its 4 AA Rosettes.

To work off the effects of all that fine food you'll find plenty of opportunities for sports and fitness at the Pinewood Leisure Centre just north of the village. A little further afield, The Lexicon in Bracknell offers outstanding retail therapy, restaurants and entertainment. Reading is nearby too and has extensive shopping and leisure attractions, along with rapid train services into London.

Great family days out around Crowthorne include California Country Park, with its lakes and paddling pool, near Wokingham – and play parks and walks amongst the water meadows at Shepherd Meadows and Sandhurst Memorial Park.

Back in the village, there's a healthy choice of educational options, from nursery schools within walking distance to Crowthorne Church of England Primary School and Oakland Junior School around a half mile away. As well as, Edgbarrow School and sixth form college, rated 'Outstanding' by Ofsted just 1.2 miles away, and the independent Wellington College offering boarding and day schooling options.

No wonder Crowthorne has been named as one of the best places to live in England and Wales*...whatever stage of life you're at, it's a wonderful place to call home.

*2013 Crowthorne was voted "2nd best place to live in England and Wales for families in a report by Family Investments.



Local area photography





WELL CONNECTED FOR LOCAL LIFE AND LONDON COMMUTING

Buckler's Park offers you the best of both worlds...a village setting, with the countryside and all the essentials of daily life close at hand, along with excellent connections to neighbouring towns, commercial centres and onwards to London.

The M4 and M3 corridor is accessed conveniently via the B3732, taking you to the M25 and M40, while Bracknell and Wokingham are 4 miles away and Reading 13 miles.

Crowthorne Station is 1.8 miles from Buckler's Park, travel to London for work or play is quick and easy too — hop on a train from Crowthorne to Reading, taking only 13 minutes, for connections to Paddington and you're there in just 50 minutes. Alternatively, services to Waterloo via Wokingham take an hour and a half. If you need to travel further afield Heathrow Airport is reachable in 20 miles, or alternatively Gatwick Airport in 45 miles.

There is also a network of handy bus services running through the village with connections to Bracknell, Sandhurst and Farnborough.

Wherever you want to get to, Buckler's Park is your ideal starting point.

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

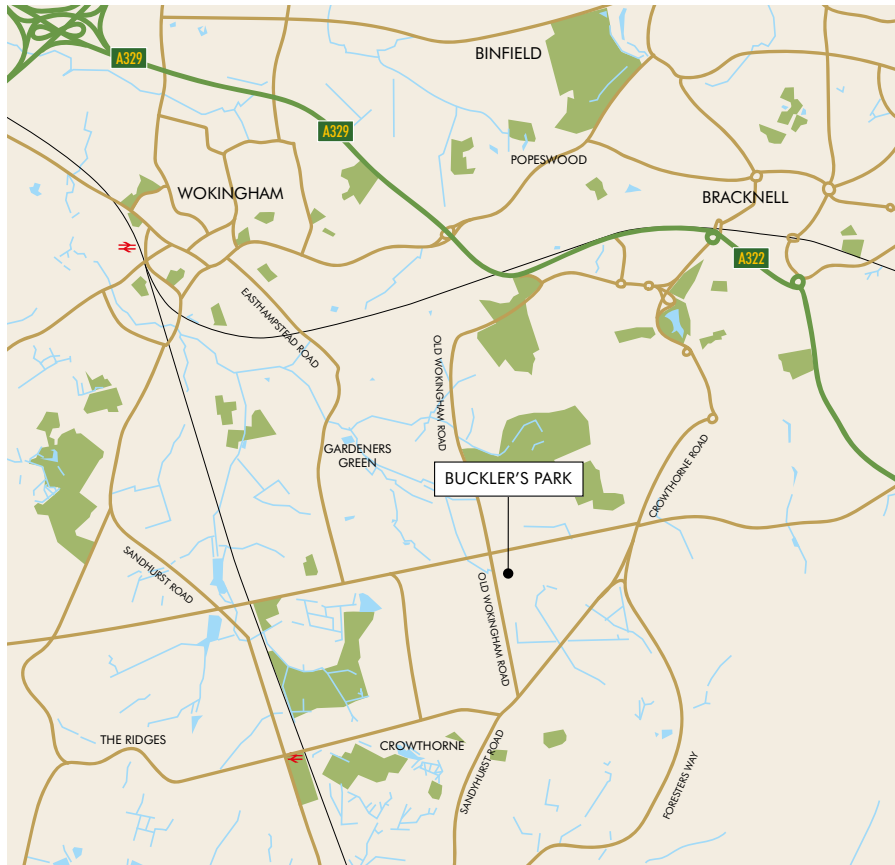


Local area photography



PERFECTLY LOCATED

CALA AT BUCKLER'S PARK, OFF WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE, RG45 6HQ



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Buckler's Forest Country Park – 0.1 miles
- Hatch Ride Primary School – 0.4 miles
- Oaklands Junior School – 0.6 miles
- Pinewood Activity Centre – 0.6 miles
- Crowthorne Church of England Primary School – 0.7 miles
- Crowthorne Village – 0.9 miles
- Edgbarrow School – 1.3 miles
- Golden Retriever Pub – 1.4 miles



BY CAR

- Crowthorne Station – 1.8 miles
- Wellington College – 2 miles
- Coral Reef Waterworld – 2.7 miles
- Swinley Forest – 3.0 miles
- Bracknell Lexicon – 4.2 miles
- Waitrose (Bracknell) – 4.3 miles
- Shepherds Meadows – 5 miles
- California Country Park – 5 miles
- Ascot Racecourse – 6.8 miles
- Latymer Michelin Star – 7.2 miles
- Windsor Great Park – 11.2 miles
- Reading Oracle – 12 miles
- Heathrow Airport – 20 miles
- Gatwick – 45 miles



BY RAIL FROM CROWTHORNE STATION

- Reading – 13 mins
- London Paddington via Reading – 50 mins
- London Waterloo via Wokingham – 1 hr 25 mins



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



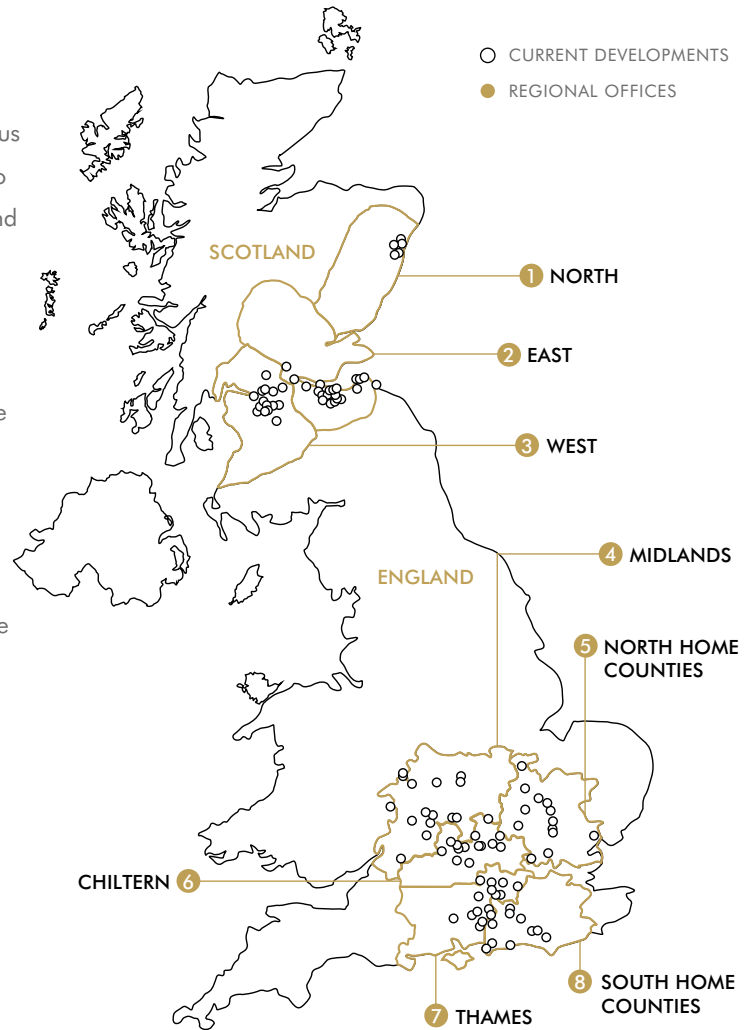
INVESTMENT IN
OUR PEOPLE



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.

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