

MERLIN GARDENS AT HOPEFIELD GRANGE

BENSON



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



MERLIN GARDENS AT HOPEFIELD GRANGE

THE BEST OF BOTH WORLDS

With an attractive rural village setting running alongside the River Thames, Benson offers the best of both worlds. An idyllic location with road and rail transport links nearby, CALA's impressive development of 3, 4 and 5 bedroom homes offer the epitome of modern family living, some 15 miles from Reading and Oxford.

Generous in space and light, our well-appointed family homes range boast a quality specification and attractive landscaping throughout. Combined with the village amenities, choice of schools and commuter links that Benson enjoys, Hopefield Grange allows you to fully embrace the good life.







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.



Photography from a previous CALA development



Stock photography



*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.

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



SINCE OUR HOPEFIELD GRANGE DEVELOPMENT LAUNCHED IN BENSON IN 2017, WE HAVE SUPPORTED THE VILLAGE AND SURROUNDING AREA IN A NUMBER OF DIFFERENT WAYS, WORKING WITH THE LOCAL RESIDENTS, COMMUNITY GROUPS AND GOOD CAUSES TO PROVIDE SUPPORT WHERE IT IS NEEDED MOST.

CALA IN THE COMMUNITY

CALA Homes is passionate about playing a key role in the areas in which we build and having a positive impact on local communities. From the significant contributions we make to local facilities and services through planning conditions, to grassroots support for local good causes, we strive to leave a lasting legacy for future generations to come.



CALA COMMUNITY BURSARY

Each year, CALA supports hundreds of good causes across the UK through its Community Bursary scheme. The initiative aims to help local groups and charitable organisations by giving them the opportunity to apply for a share of a Bursary pot, with awards being made by local CALA teams.

In 2018, three worthwhile local causes received funds to help them continue the valuable work they do in the local community:

Benson Striders Running Club received £500 to fund a series of after-school coaching sessions for children at Benson Church of England Primary School, developing their running skills and fitness levels.

Friends of Benson Library, which is run entirely by volunteers, was awarded £1,000 to purchase new books.



FRIENDS OF BENSON C OF E PRIMARY SCHOOL RECEIVED £2,300 TO HELP ENHANCE THE SCHOOL'S OUTDOOR FOREST AREA WITH NEW EQUIPMENT, GAMES AND MUSICAL INSTRUMENTS FOR THE WHOLE SCHOOL TO ENJOY.

BENSON UNITED FOOTBALL CLUB,
WHICH PROVIDES YOUTH FOOTBALLING
OPPORTUNITIES CHILDREN AGED 16 AND
UNDER, BENEFITTED FROM CALA'S SUPPORT
FOR GRASSROOTS SPORT. THE CLUB RECEIVED
A DONATION OF £500 ENABLING THEM TO
UPDATE THEIR PITCHES WITH THE INSTALLATION
OF BRAND NEW GOAL POSTS.



GRASS ROOTS PROJECTS

BENSON COMMUNITY GARDENS

CALA Homes played a key role in bringing a local resident's vision to life with the creation of Benson Community Gardens, a communal and educational space for children and families. What started out as an allotment plot has grown into a space for the whole community, bringing the wellbeing benefits of gardening to local people and a forum in which mini horticultural events and workshops can be held to educate people and bring them together. CALA was delighted to get involved with the donation of a shed to safely house the group's tools and equipment and has more recently donated funds for plants and seedlings.

HOPEFIELD GRANGE COMMUNITY SKATE PARK

CALA has partnered with CANVAS Spaces to deliver a community skate park as part of its Hopefield Grange development in Benson. Designed with all-wheeled sports users and various abilities in mind, the park will include an open bowl/halfpipe, quarter pipe hip, handrail and 'hubba ledge', among other tricks and slopes. There will also be a small social/seating area and soft landscaping for those happier to just watch! The skate park is part of a wider range of community facilities provided by CALA at Hopefield Grange, which will include a brand new community building, sports pitches alongside open space, a nature walk and ecological enhancements.

SUPPORTING LOCAL CHARITIES

A HELPING HAND FOR SANTA

CALA has been proud supporters of a Secret Santa scheme which sees local companies and individuals donate presents for disadvantaged children. The gifts are distributed by Oxford Social Services, West Berkshire Social Services and Children Heard and Seen, a charity which supports young people affected by parental imprisonment. CALA donated £1,000 to help fill Santa's sack with Christmas presents, bringing some much-needed festive cheer to local children and their families.

THERE'S NOTHING LIKE A FESTIVE EVENT TO BRING A NEW COMMUNITY TOGETHER. CALA CELEBRATED THE OFFICIAL SWITCH-ON OF THE CHRISTMAS LIGHTS AT ITS HOPEFIELD GRANGE DEVELOPMENT WITH MUSIC FROM CAROL QUARTET EUPHONY VOICES AND FREE HOT CHOCOLATE, COOKIES AND MINCE PIES. A CHARITY RAFFLE ALSO RAISED MONEY FOR ASPIRE OXFORD'S CHRISTMAS APPEAL 'NO PLACE LIKE HOME' WHICH HELPED VULNERABLE PEOPLE AT RISK OF HOMELESSNESS AND PROVIDED SUPPORT FOR THOSE SLEEPING ROUGH.



BENSON

FULL OF RELAXED RIVERSIDE CHARM

Running alongside the River Thames, this thriving Oxfordshire village has a wide choice of amenities. A supermarket, chemist, hairdresser, butcher and greengrocer are only a short walk from Hopefield Grange on the High Street, with the marina and eateries of Benson Waterfront close by too.

More extensive shops, bars and restaurants can be found in Wallingford, Abingdon, Oxford and Reading. The Corn Exchange in Wallingford hosts everything from film and theatre, to music and operatic performances. For a great family day out, you could hire a boat, kayak, paddle board or canoe on the River Thames, and Oxford University Boat Club is also situated on the riverside at Wallingford.

Historic local landmarks include the Georgian mansion of Basildon Park, the medieval ruins of Wallingford Castle, and the Tudor house and gardens of Greys Court in the Chiltern Hills at Rotherfield Greys.

Whether you want to get active or enjoy some rest and relaxation, Abbey Sports Centre offers extensive leisure facilities and as well as its outstanding championship golf course, The Oxfordshire Golf Club boasts a luxurious hotel and spa.

Education is just as well-provided for, with a pre-school and C of E primary situated on Oxford Road, complemented by nearby Wallingford School for secondary level. Cranford House School is a non-selective independent day school for girls aged 3 to 16 and boys aged 3 to 11 in Moulsoford, while Moulsoford Preparatory School is a prep day and boarding school for boys aged 4 to 13 years.



Local area photography





AT H U E

BOAT HOUSE

BOAT HOUSE

DRY WATER

LISADENNE

NO MOORING

COMMUTE AT YOUR CONVENIENCE

Finding that perfect work and home balance is easy at Hopefield Grange. Cholsey station is under six miles away, from where you can catch a direct mainline train to London Paddington arriving in less than an hour or Oxford in approximately 26 minutes. For other national rail connections, Didcot Parkway provides journey times of 44 minutes to London Paddington and to Oxford in just over 10 minutes.

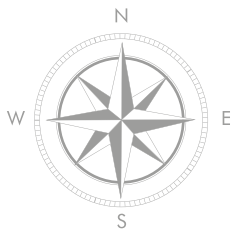
Or if travelling by car, the A4074 between Reading and Oxford bypasses to the west of Benson and meets the B4009 from Princes Risborough and Watlington, before continuing on towards Abingdon and Oxford. Junction 6 of the M40 is just over eight miles away and for international departures, London Heathrow is a 37-mile drive.

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



Local area photography

HOPEFIELD GRANGE MERLIN GARDENS



ROAD TO CONTINUE AT A LATER DATE

FUTURE ROAD EXTENSION

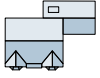
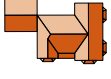






PLAY AREA

PS

COMMUNITY BUILDING

SKATE PARK

SCHOOL AMENITIES BLOCK

-  **THE RAMHILL**
5 BEDROOM DETACHED HOME
-  **THE SOLVILLE**
5 BEDROOM DETACHED HOME
-  **THE TILHURST**
5 BEDROOM DETACHED HOME
-  **THE NATLAND**
4 BEDROOM DETACHED HOME
-  **THE NENHURST**
4 BEDROOM DETACHED HOME
-  **THE OATVALE**
4 BEDROOM DETACHED HOME
-  **THE OSMORE**
4 BEDROOM DETACHED HOME
-  **THE PEBWORTH**
4 BEDROOM DETACHED HOME
-  **THE SELTEN**
4 BEDROOM DETACHED HOME
-  **THE HIMSCOT**
3 BEDROOM DETACHED AND SEMI-DETACHED HOME
-  **THE HORNFORD**
3 BEDROOM DETACHED HOME
-  **THE ICKHURST**
3 BEDROOM SEMI-DETACHED HOME
-  **THE JENHURST**
3 BEDROOM SEMI-DETACHED HOME
-  **THE KISWICK**
3 BEDROOM DETACHED HOME
-  **THE WALLINGFORD**
2 BEDROOM SEMI-DETACHED HOME
-  **COMMUNITY BUILDING**
-  **AFFORDABLE HOUSING**
-  **SOLD**

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, chimneys and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station. PP: Pocket Park. Small area of play. May contain play equipment.

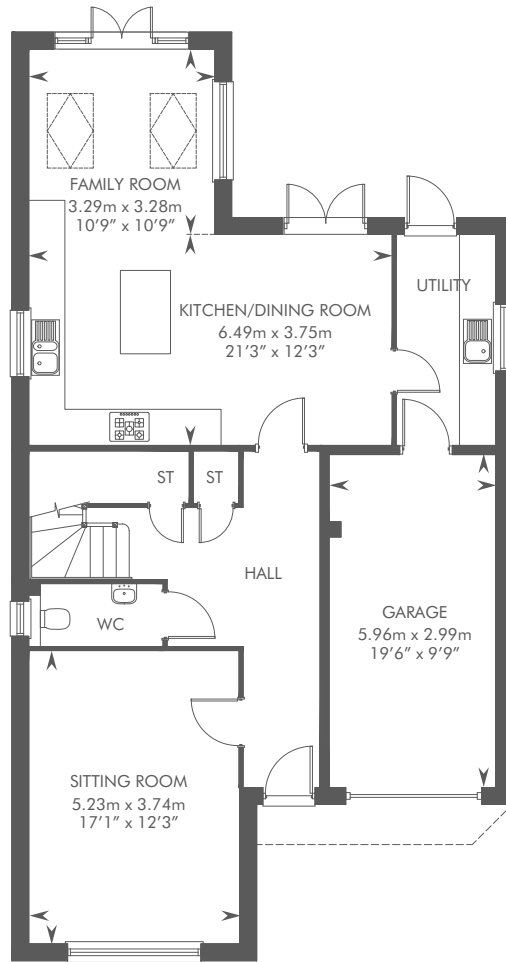


THE RAMHILL

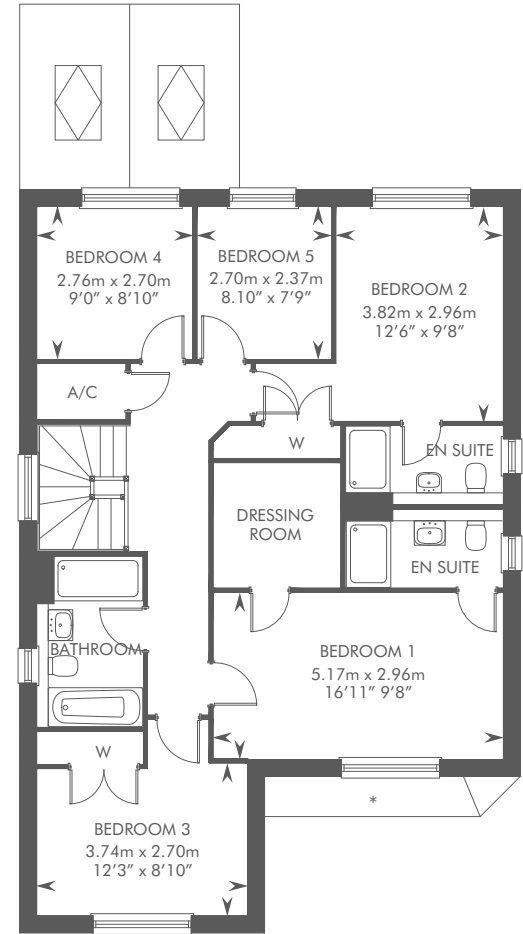
5 BEDROOM DETACHED HOME



THE RAMHILL
 PLOT 240 – AS SHOWN
 PLOT 241 – HANDED



GROUND FLOOR



FIRST FLOOR

*Please note, larger window to en suite and window variation to master bedroom in Plots 240 & 241. 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.





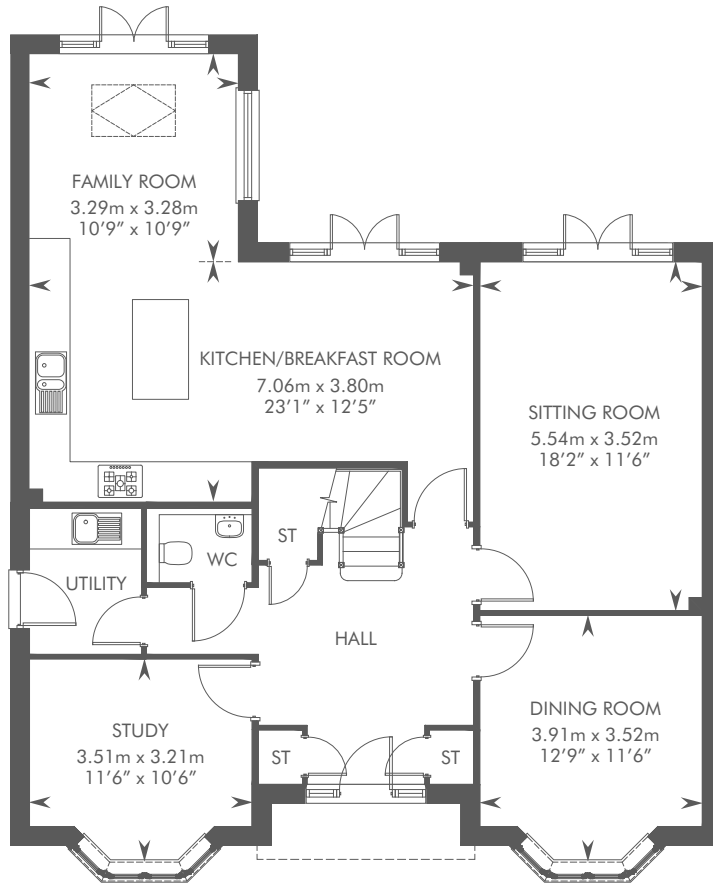
Computer generated image - The Solville

THE SOLVILLE

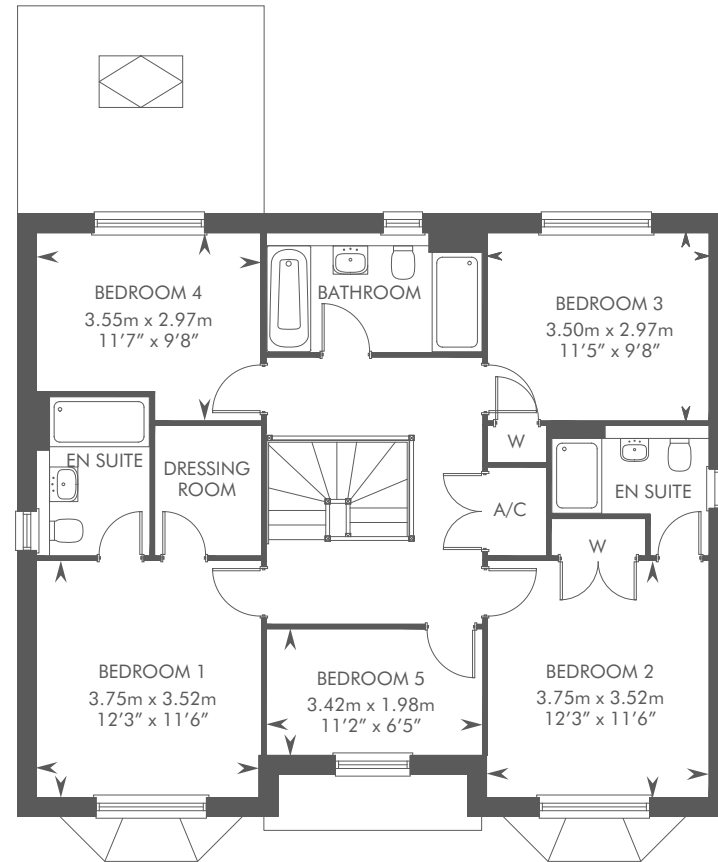
5 BEDROOM DETACHED HOME



THE SOLVILLE
PLOTS 210 & 227 – HANDED



GROUND FLOOR



FIRST FLOOR

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.



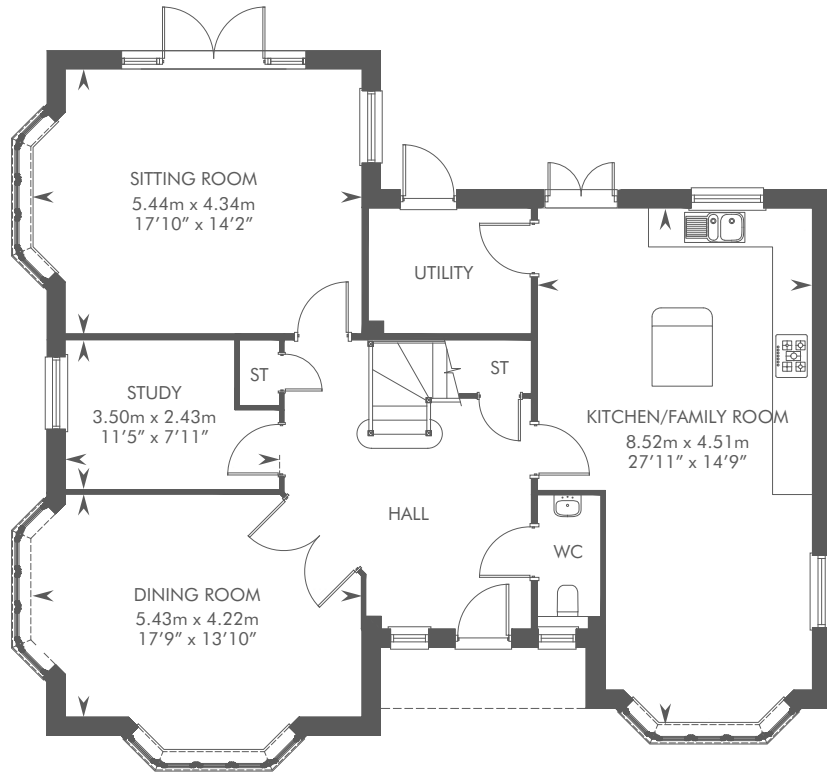


Computer generated image - The Tilhurst

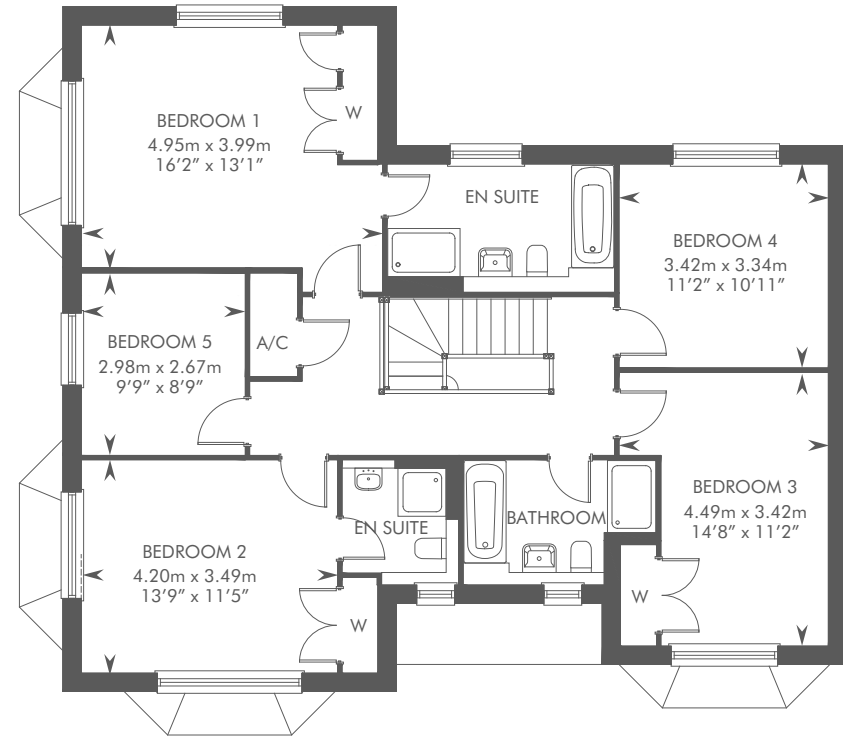
THE TILHURST

5 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. A/C: Airing 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.



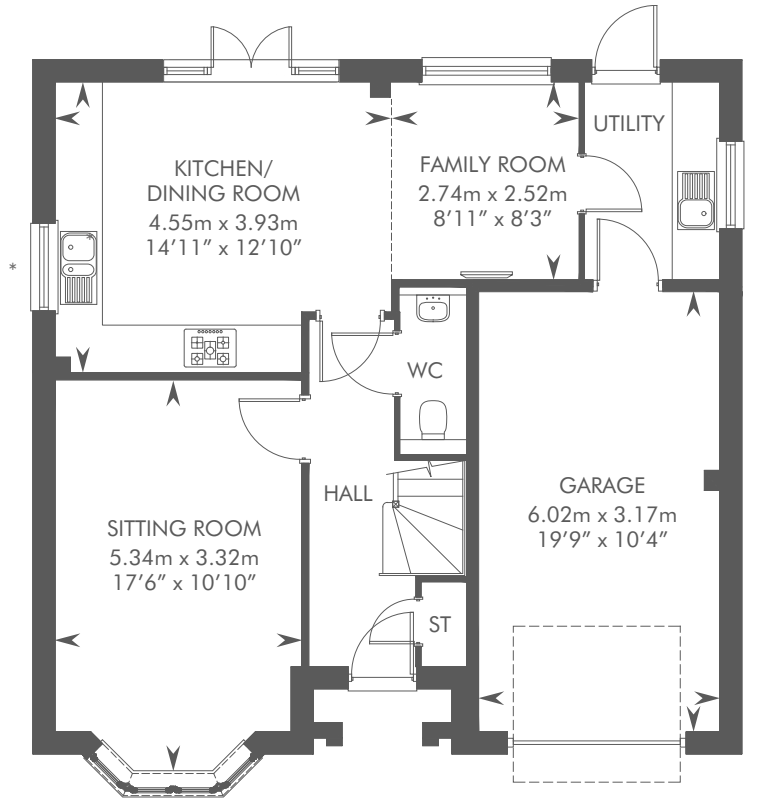
Computer generated image - The Natland

THE NATLAND

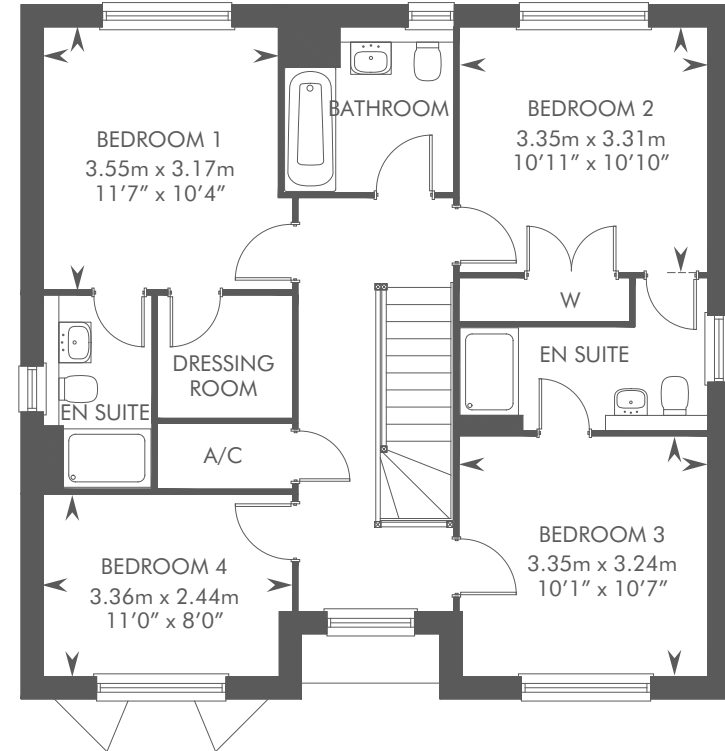
4 BEDROOM DETACHED HOME



THE NATLAND
 PLOTS 60, 61, 116 & 117 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

*Plot 60 - no window to kitchen/dining room. Plot 61 - no window to utility.
 Dotted lines denote reduced head height or structure above. 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 Nenhurst

THE NENHURST

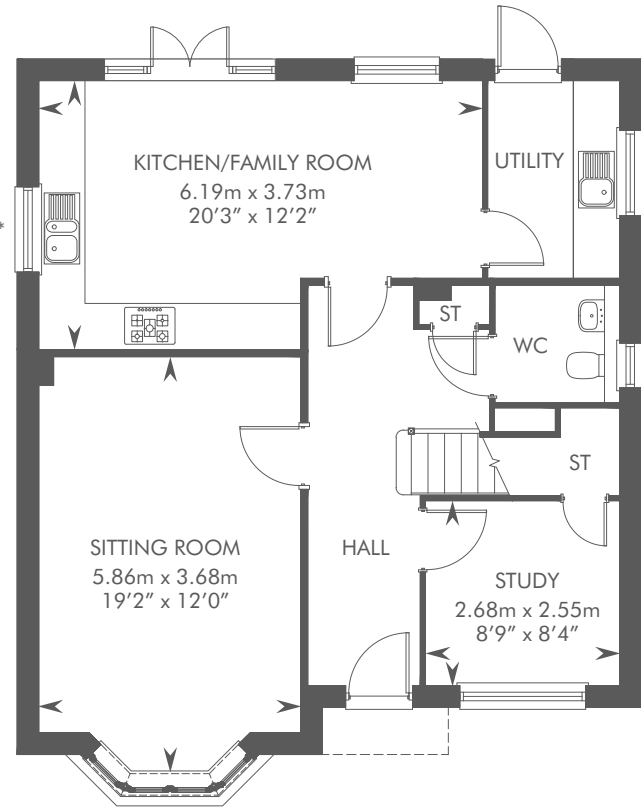
4 BEDROOM DETACHED HOME



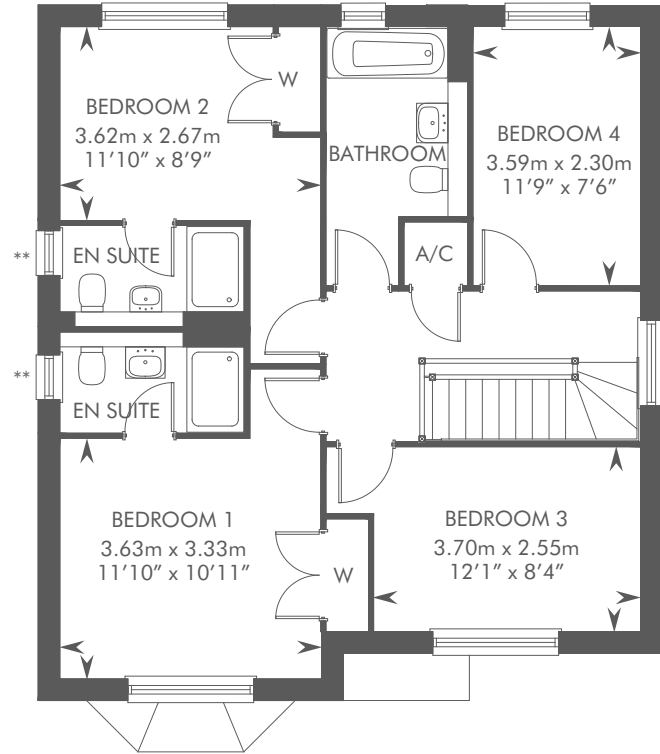
THE NENHURST

PLOTS 2, 15, 18, 21, 53, 55, 57, 73, 76 & 220 – AS SHOWN

PLOTS 3, 138 & 231 – HANDED



GROUND FLOOR



FIRST FLOOR

^ Fixed window to all plots (does not open)

*Please note there is no side window to the kitchen in Plots 15, 18 & 76. **Plots 15, 18 & 76 - this is a fixed window (does not open). ^ Fixed window to all plots (does not open). Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard





THE OATVALE

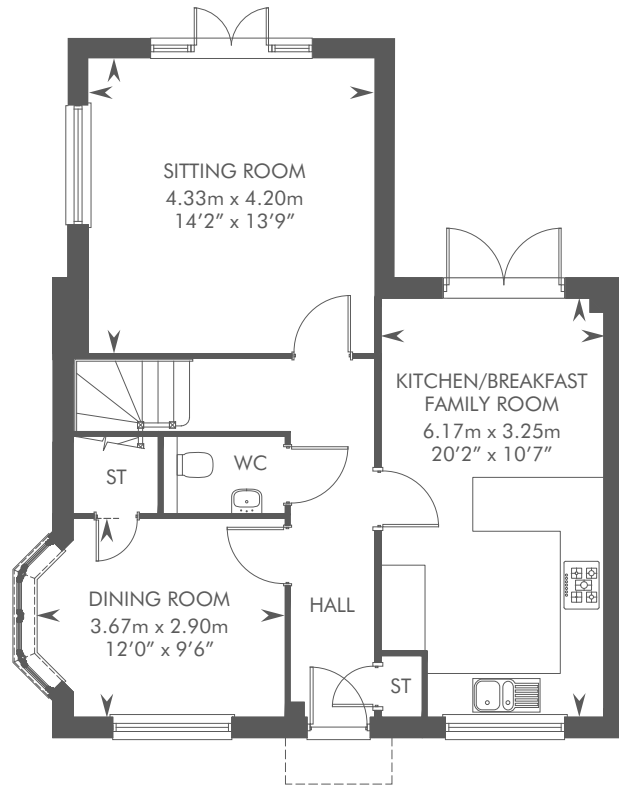
4 BEDROOM DETACHED HOME



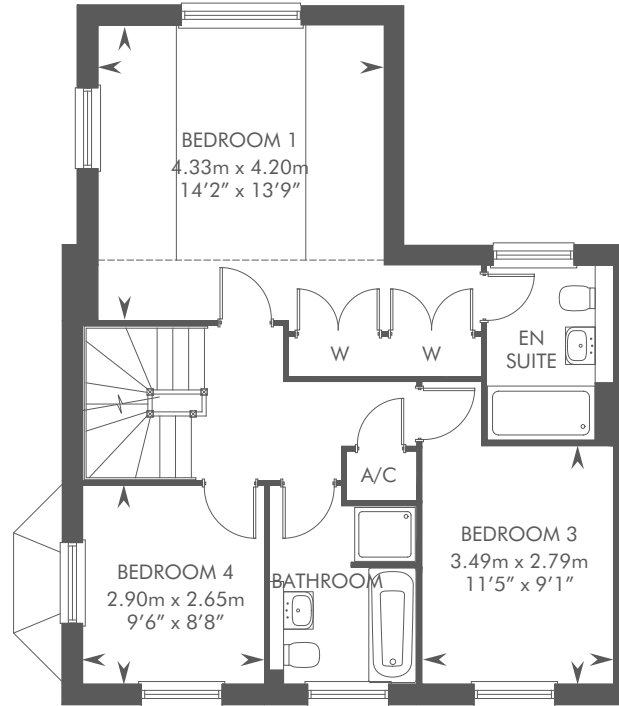
THE OATVALE

PLOTS 38, 52, 58, 118, 132, 139, 232 & 239 – AS SHOWN

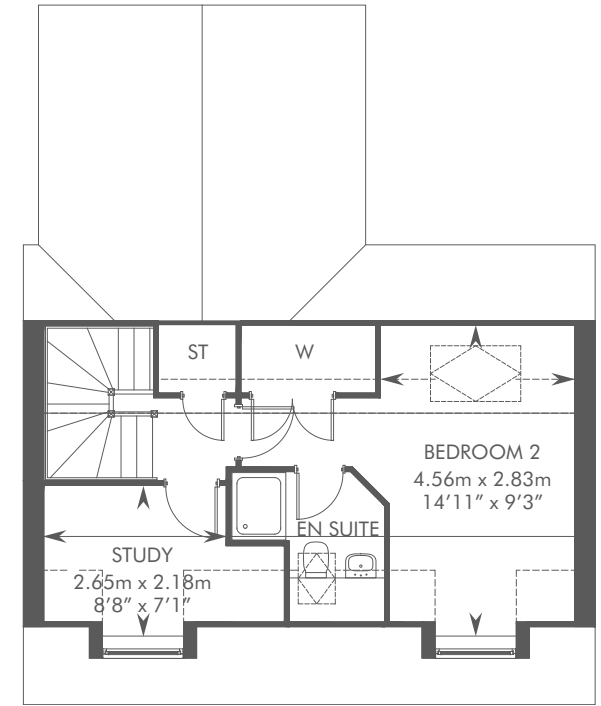
PLOTS 19, 27, 41, 42, 124, 130, 223, 229, 230 & 235 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. 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

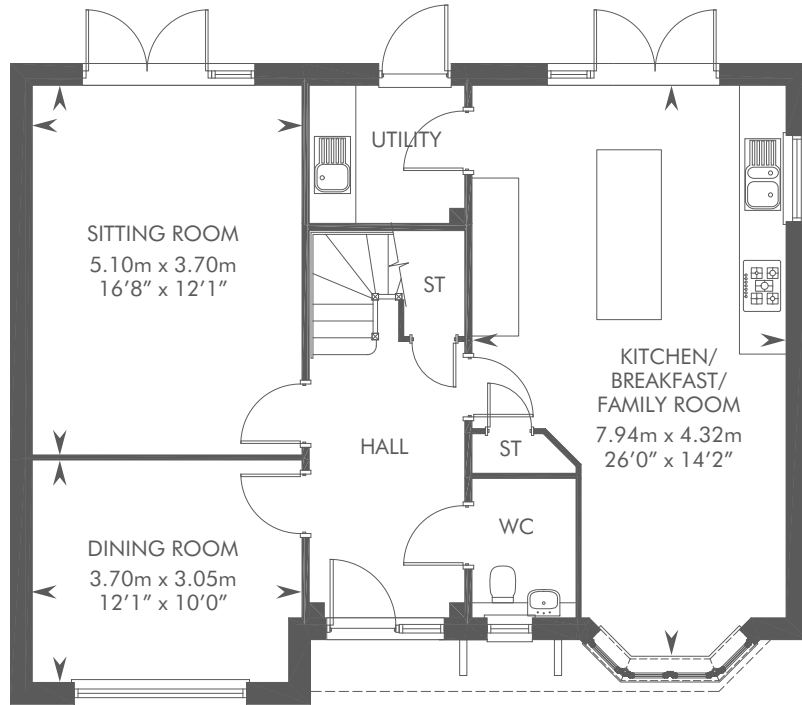
4 BEDROOM DETACHED HOME



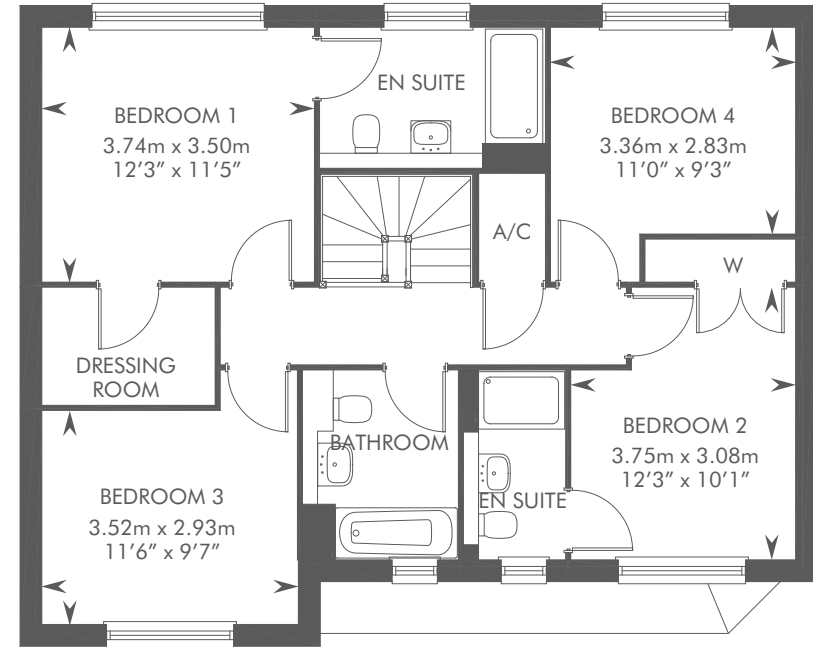
THE OSMORE

PLOTS 26, 31, 32, 204, 207, 211, 222 & 233 – AS SHOWN

PLOTS 33, 71, 72, 84, 94, 113, 159, 205, 221, 226 & 234 – HANDED



GROUND FLOOR



FIRST FLOOR

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.



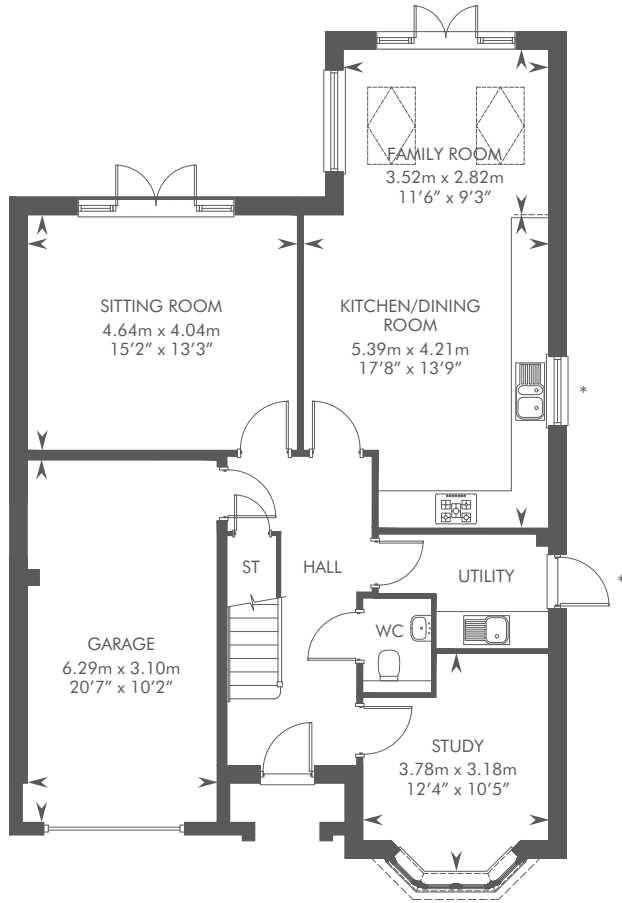


THE PEBWORTH

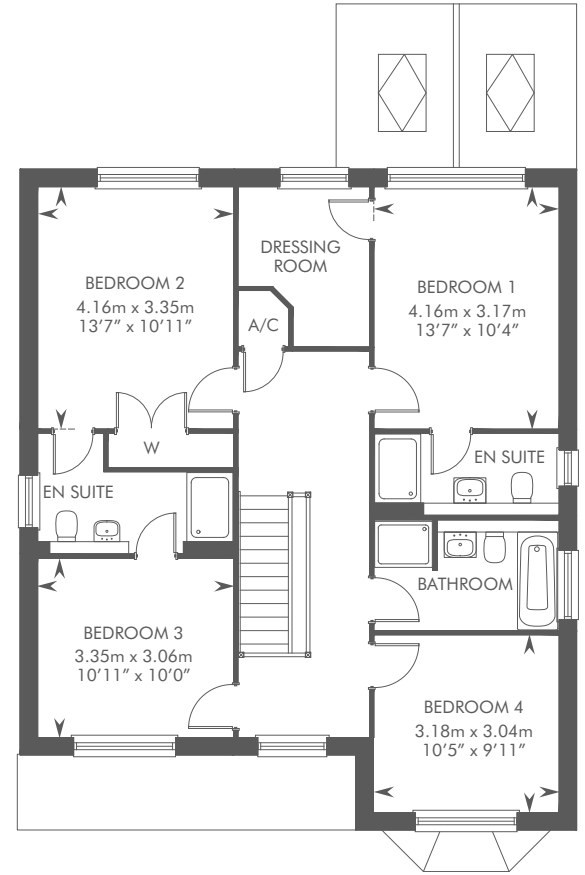
4 BEDROOM DETACHED HOME



THE PEBWORTH
 PLOTS 8 & 225 – AS SHOWN
 PLOTS 237 & 238 – HANDED



GROUND FLOOR



FIRST FLOOR

*Plots 237 & 238 - this is a fixed window (does not open). No door to utility.
 Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. : Velux window. 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.



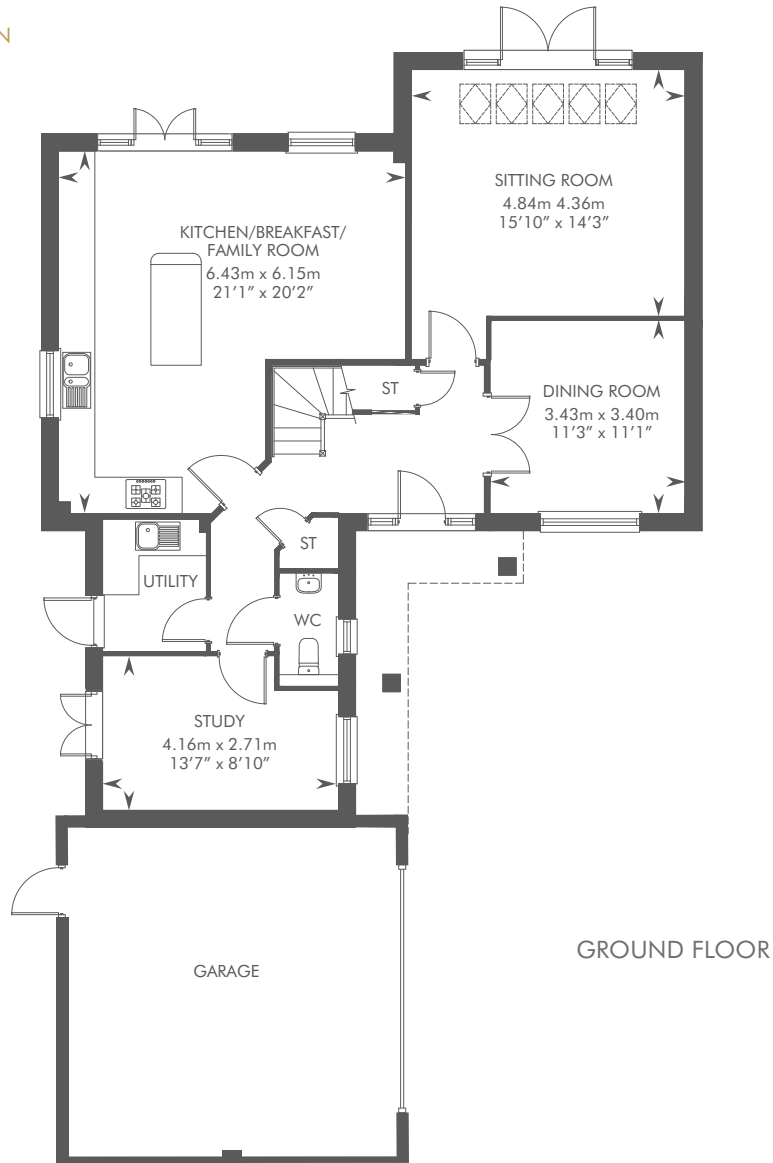


THE SELTEN

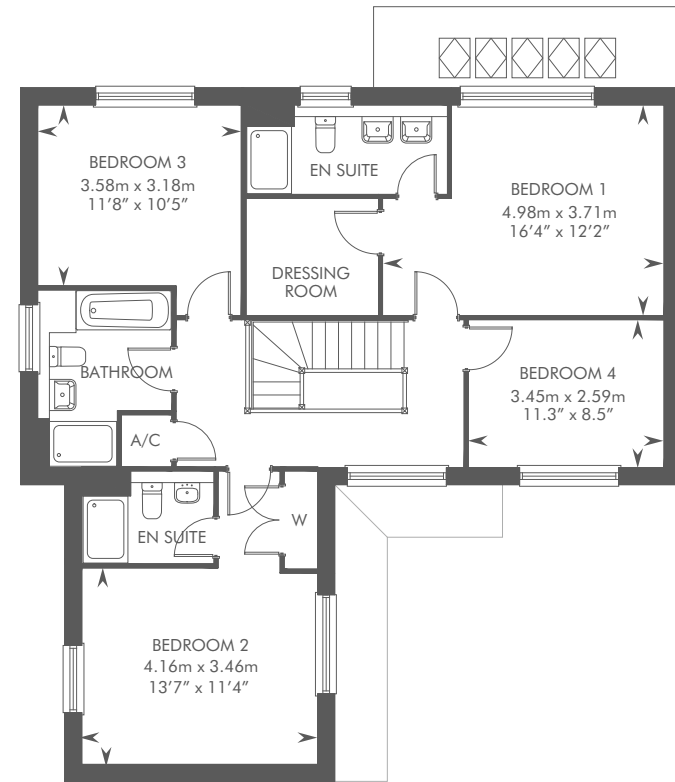
4 BEDROOM DETACHED HOME



THE SELTEN
PLOT 160 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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.



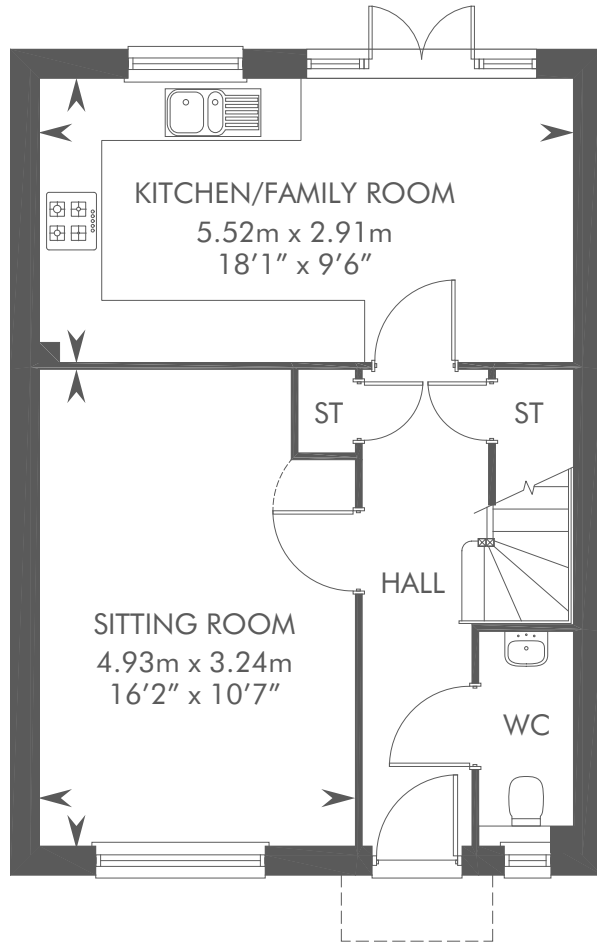


THE HIMSCOT

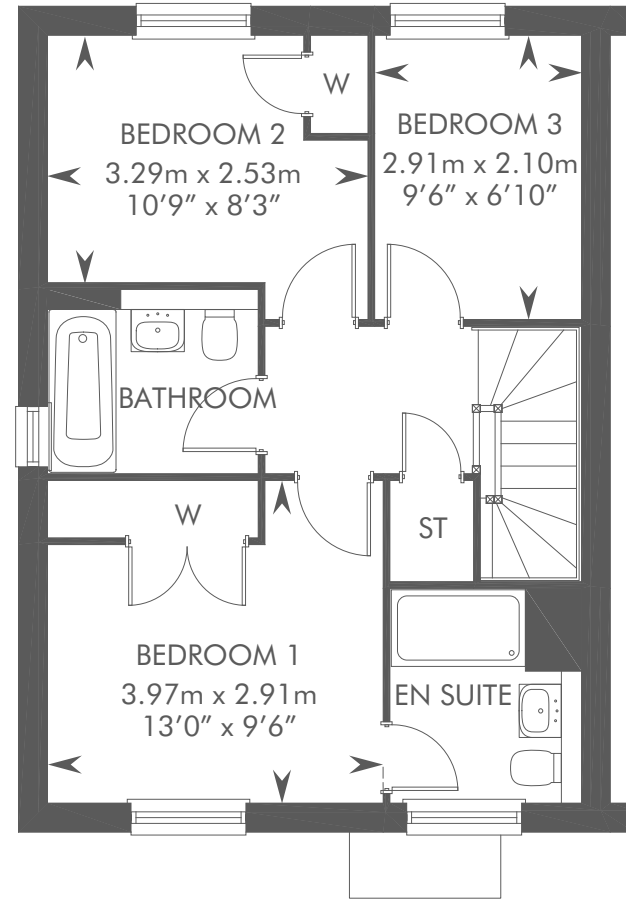
3 BEDROOM SEMI-DETACHED/DETACHED HOME



THE HIMSCOT
PLOT 217 – AS SHOWN
PLOT 216 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. 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 HORNFORD

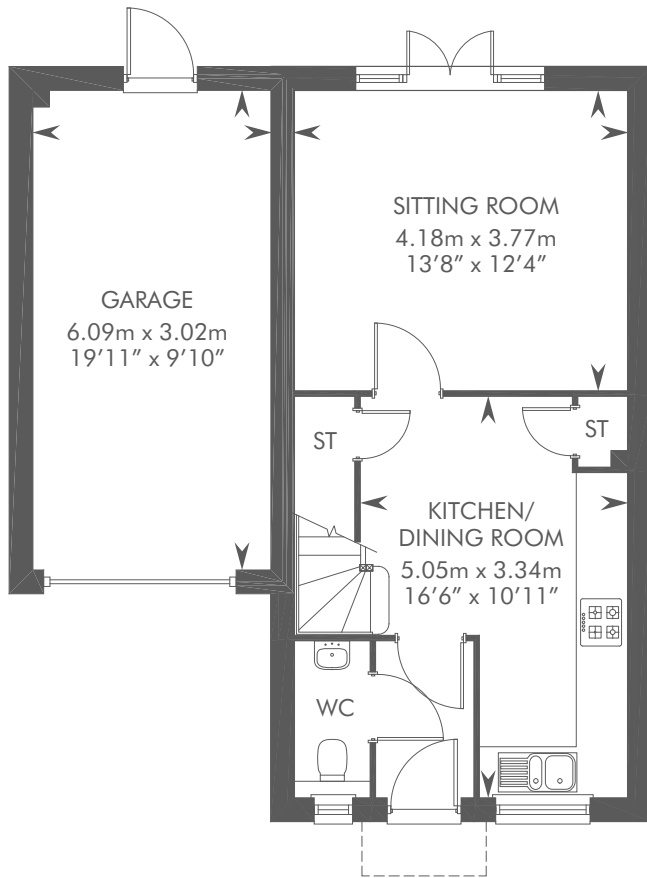
3 BEDROOM DETACHED HOME



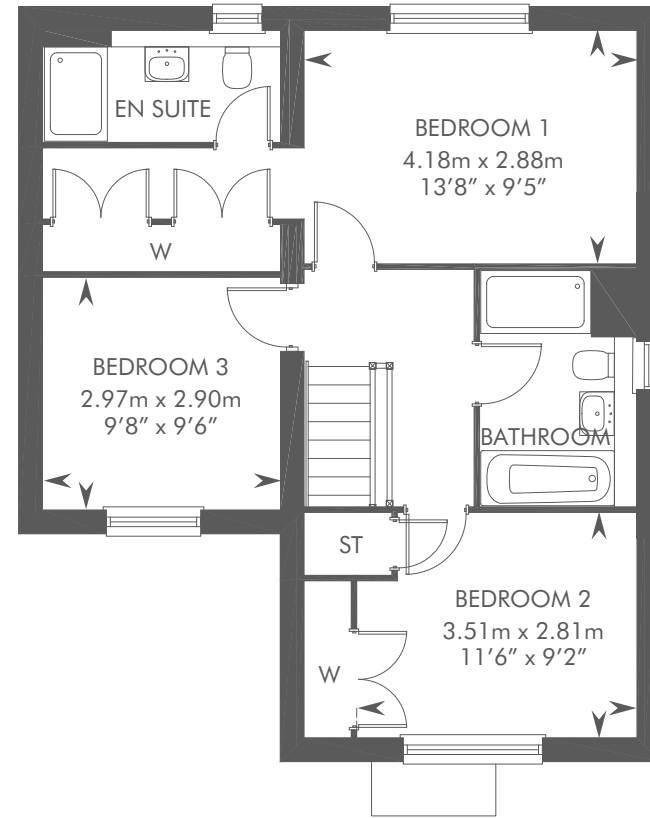
THE HORNFORD

PLOTS 17, 20, 39, 43 & 236 – AS SHOWN

PLOTS 10, 40 & 59 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. 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.





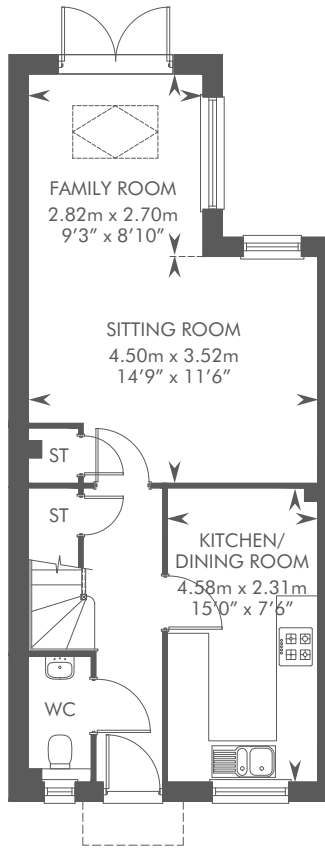
Computer generated image - The Ickhurst

THE ICKHURST

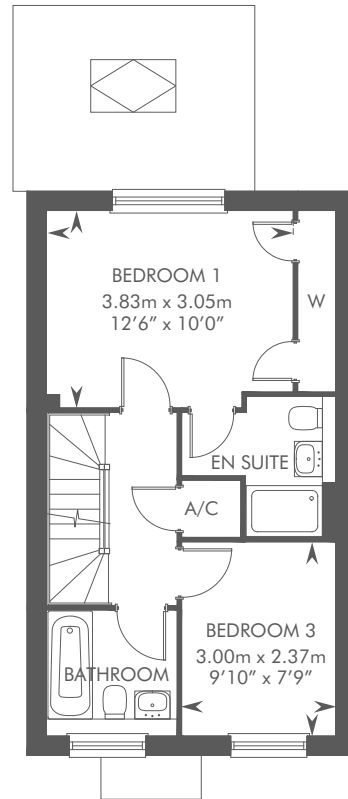
3 BEDROOM SEMI-DETACHED HOME



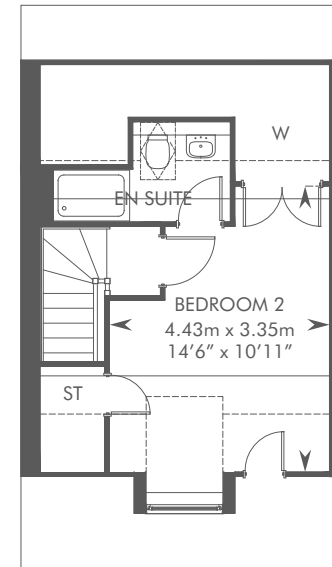
THE ICKHURST
 PLOT 36 – AS SHOWN
 PLOT 37 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. 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.





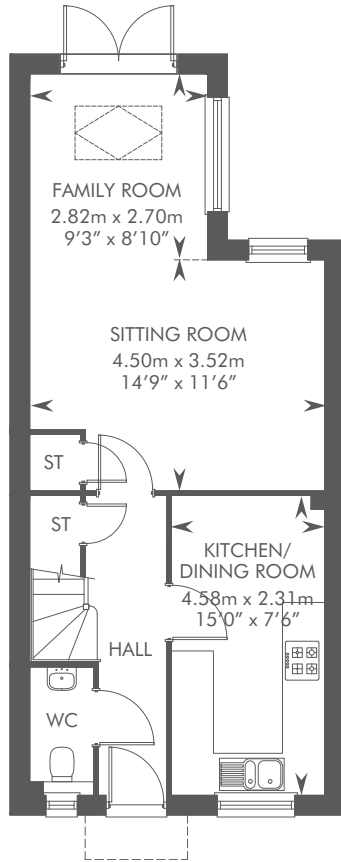
Computer generated image - The Jenhurst

THE JENHURST

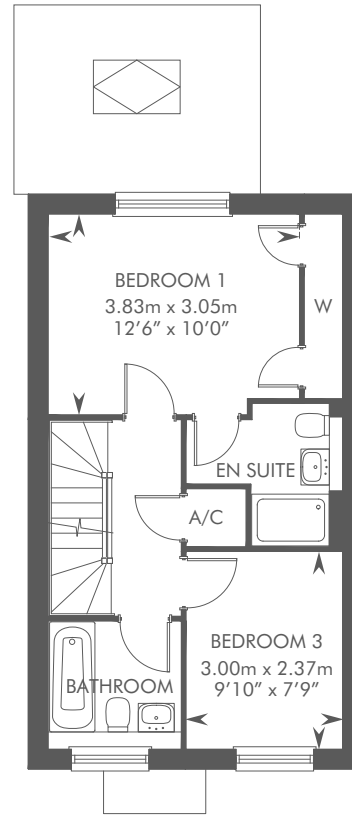
3 BEDROOM SEMI-DETACHED HOME



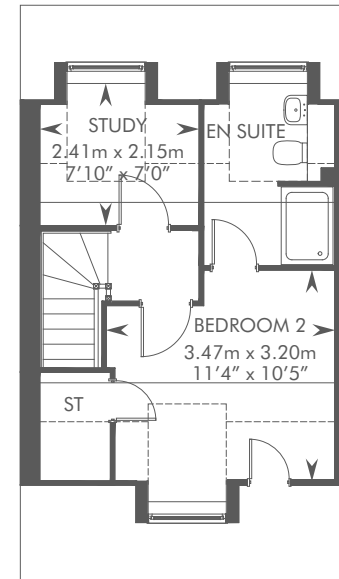
THE JENHURST
 PLOT 78 – AS SHOWN
 PLOT 77 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. 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 KISWICK

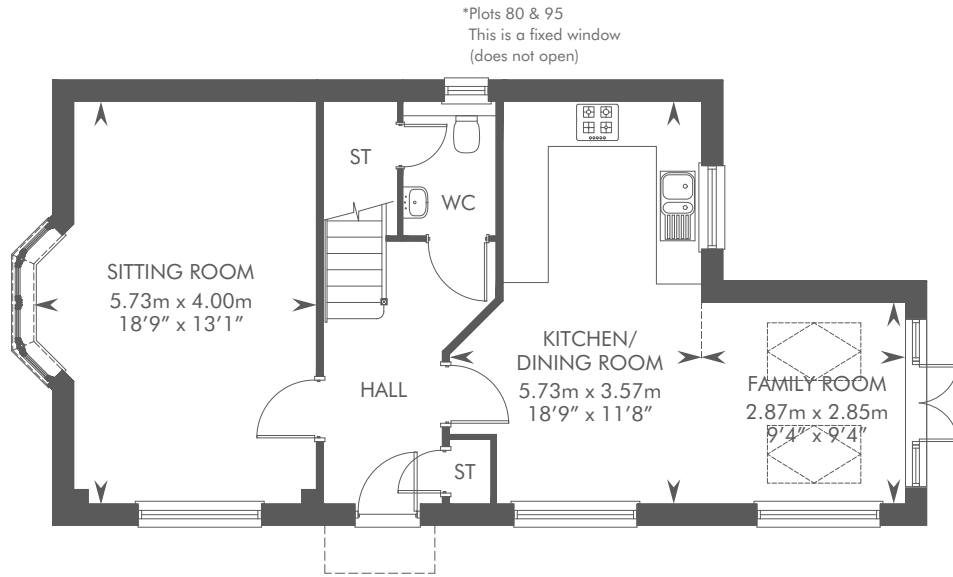
3 BEDROOM DETACHED HOME



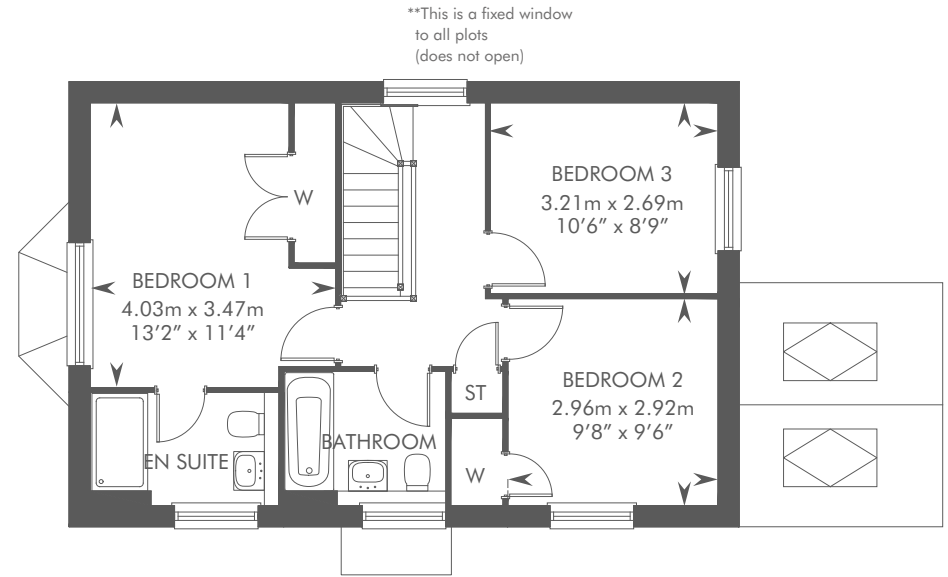
THE KISWICK

PLOTS 1, 4, 11, 14, 16, 25, 75, 137, 157, 213 & 228 – AS SHOWN

PLOTS 30, 50, 56, 80, 95, 96, 109, 115, 154 & 206 – HANDED



GROUND FLOOR



FIRST FLOOR

*Plots 80 & 95 This is a fixed window (does not open). **This is a fixed window to all plots (does not open).

Please note, plots 1, 4, 14, 16, 25, 30, 50, 56, 95, 109, 137 & 154 meet Category 2/M4 (2) of Part M Building Regulations 2010.

This means the homes are designed so that they can be adapted to the changing needs of those living in them for years to come. Please check variations and dimensions of M4(2) plots with Sales Consultant.

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

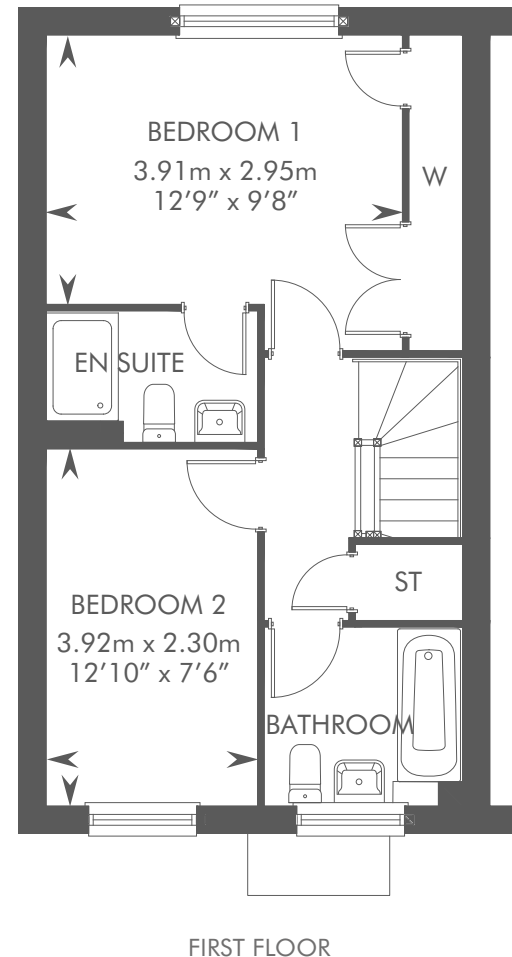
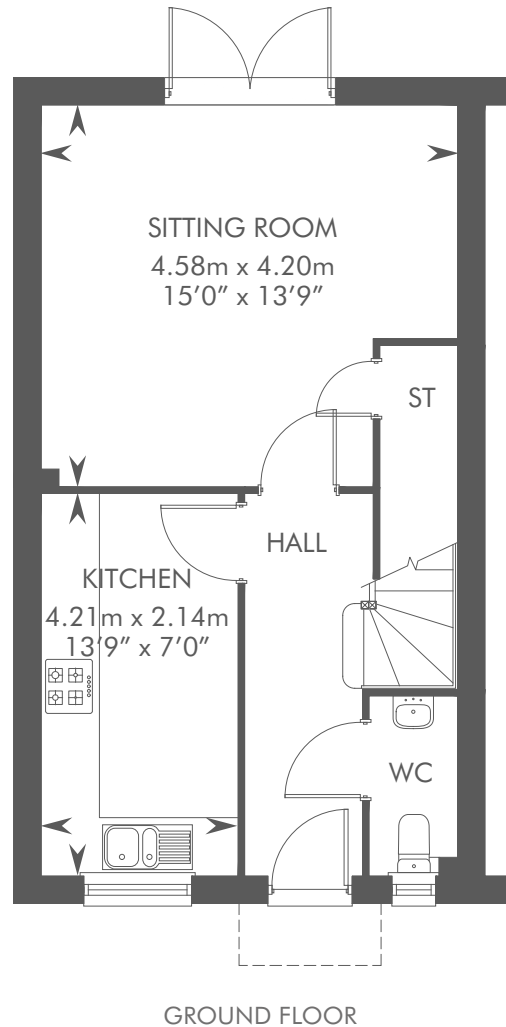
2 BEDROOM SEMI-DETACHED AND TERRACED HOMES



THE WALLINGFORD

PLOTS 90, 93, 110, 111, 112, 156, 203 & 215 - AS SHOWN

PLOTS 91, 92, 155, 202 & 214 - HANDED



*Please note, plots 90, 93, 110 & 111 meet Category 2/M4 (2) of Part M Building Regulations 2010. This means the homes are designed so that they can be adapted to the changing needs of those living in them for years to come. Please check dimensions of M4(2) plots with Sales Consultant. Please ask your Sales Consultant for further details. 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.





MERLIN GARDENS AT HOPEFIELD GRANGE

BENSON

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 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 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.

BISTRO SPECIFICATION

The Kiswick & The Hornford

CLASSIC SPECIFICATION

The Nenhurst, The Oatvale, The Osmore, The Pebworth,
The Ramhill, The Solville & The Tilhurst

Bistro	Classic	KITCHEN*
✓	✓	Professionally designed kitchen with quality units and laminate work surfaces
	✓	Kitchen island to Osmore, Ramhill, Solville and Tilhurst only
✓	✓	1 ½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout
	✓	Bosch built-in double oven
	✓	Bosch 5 burner gas hob with wok burner and extractor
	✓	Fully integrated Bosch appliances, comprising fridge freezer, dishwasher and washer/dryer (where no utility room)
✓		Indesit built-in single oven
✓		Indesit 4 burner gas hob and extractor
✓		Fully integrated Indesit appliances, comprising fridge freezer, dishwasher and washer/dryer (where no utility room)
✓	✓	Antico flooring

Bistro	Classic	UTILITY [^] (EXCLUDING THE OATVALE)
	✓	Space for two appliances
	✓	Laminate work surfaces
	✓	Stainless steel, single bowl sink with drainer and chrome mixer tap
	✓	Antico flooring

Bistro	Classic	FAMILY BATHROOM, EN SUITES AND CLOAKROOM
✓	✓	Roca sanitaryware
	✓	Vanity unit to family bathroom and master en suite
✓	✓	Thermostatic shower and full height tiling to shower cubicles
	✓	Full height tiling around bath with thermostatically controlled shower and glass shower door where applicable (except when there is a separate shower cubicle in the same room)
✓	✓	Heated chrome towel rail
✓	✓	Shaver socket to family bathroom and en suites
✓	✓	Antico flooring

Bistro	Classic	MEDIA AND COMMUNICATIONS
✓	✓	TV/FM/DAB sockets to kitchen/breakfast/family room [^] , sitting room, study and all bedrooms
✓	✓	Sky and Freeview television distribution system with a TV socket following purchase and installation of suitable equipment
✓	✓	Infrastructure for BT Fibre and other providers throughout homes with additional Hyperoptic connection for immediate broadband access
✓	✓	Telephone sockets to sitting room, kitchen and study, where applicable, or smallest bedroom

*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.
†Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.

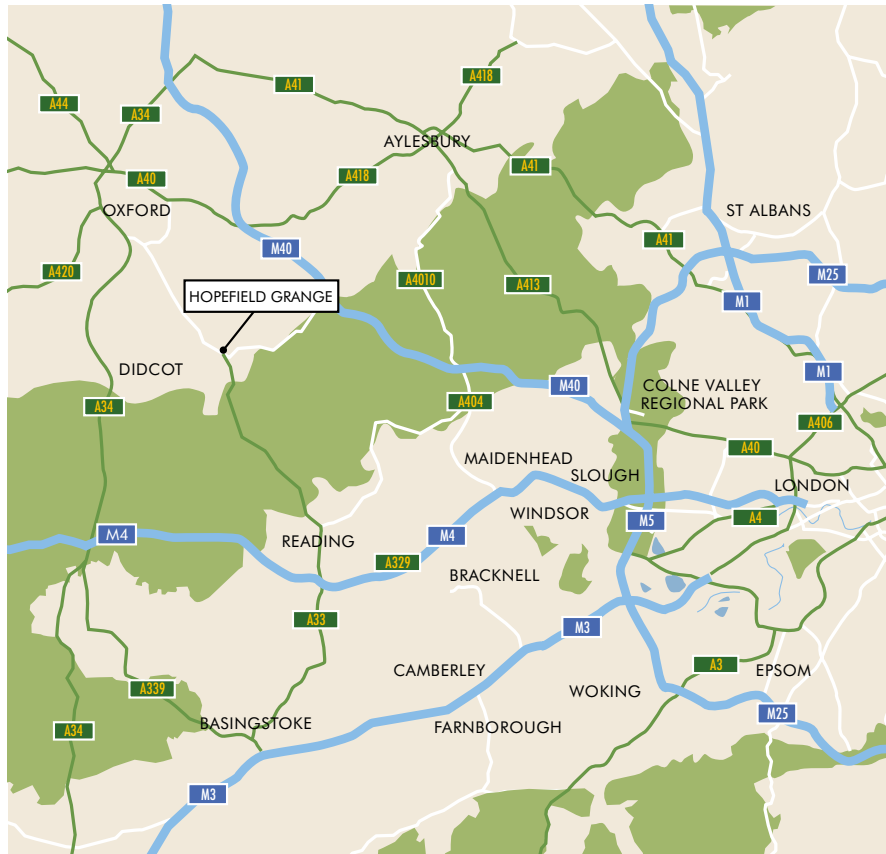
Bistro	Classic	HEATING, LIGHTING AND INTERNAL FINISHES
✓	✓	Solid ground floor for a warmer, quieter home and engineered timber joists to upper floors
✓	✓	Traditional gas fired boiler and central heating
✓	✓	Provision for electric fire following purchase and installation of suitable equipment
	✓	Walk-in dressing room to bedroom 1 to Osmore, Pebworth, Ramhill and Solville only
✓	✓	Built-in wardrobes (please see floor plans for details)
✓	✓	Recessed downlights to kitchen/breakfast room, family room, family bathroom, cloakroom and en suites. Pendant lighting to other rooms.
✓	✓	Amtico flooring to kitchen/breakfast room, utility room, family bathroom, en suites and cloakroom

Bistro	Classic	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
✓	✓	Dusk-to-dawn sensors to primary external lighting to reduce electricity usage
✓	✓	Low energy lighting to all homes††
✓	✓	Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

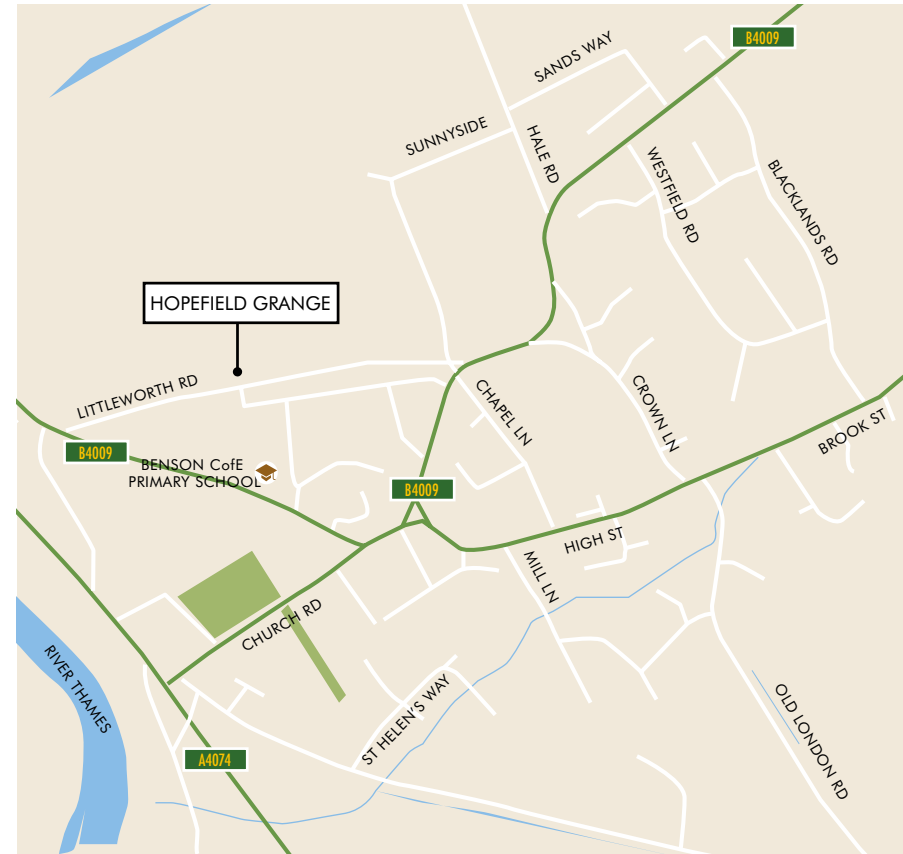
Bistro	Classic	SECURITY AND EXTERNAL DETAILS
✓	✓	Outside lights to front, rear and side doors
✓	✓	Dusk-to-dawn sensor lights outside front door
✓	✓	Multi-point locking system to front door
✓	✓	Spur fitted for wireless alarm
✓	✓	Dusk-to-dawn sensor bollard lighting to parking and footpath areas
✓	✓	Spur fitted for electric garage door opener with the purchase and installation of additional equipment
	✓	Outside electrical point to rear patio
✓	✓	Outside water tap
✓	✓	Landscaped front garden

PERFECTLY LOCATED

HOPEFIELD GRANGE, LITTLEWORTH ROAD, BENSON, OXFORDSHIRE, OX10 6LY



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Convenience Store – 0.2 miles
- High Street – 0.2 miles
- Benson Tennis Club – 0.2 miles
- Benson CofE Primary School – 0.2 miles
- The Three Horseshoes Pub – 0.2 miles
- Crown Inn Pub – 0.3 miles
- Benson Waterfront, Café and Marina – 0.4 miles



BY CAR

- Waitrose – 3.2 miles
- Wallingford Market – 3.2 miles
- Wallingford Secondary School – 3.7 miles
- The Springs Golf Club – 3.9 miles
- Abbey Sports Centre – 4.6 miles
- Cholsey Train Station – 5.5 miles
- Moulsoford Boys Prep School – 6.3 miles
- Cranford House Mixed Independent School – 6.5 miles
- J6 M40 – 8.4 miles
- Didcot Parkway Train Station – 9.3 miles
- Vue Cinema, Oxford – 9.3 miles
- Westgate Shopping Centre, Oxford – 11.9 miles
- The Oxfordshire Golf Club, Hotel and Spa – 12 miles
- The Covered Market, Oxford – 13.4 miles
- The Oracle Shopping Centre, Reading – 15.7 miles
- J16 M25 – 33 miles
- London Heathrow Airport – 37 miles
- London Luton Airport – 56.5 miles



BY RAIL (FROM CHOLSEY TRAIN STATION)

- Oxford – 26 minutes
- London Paddington – 57 minutes
- Birmingham – 1 hour 33 minutes



BY RAIL (FROM DIDCOT PARKWAY TRAIN STATION)

- Oxford – 12 minutes
- London Paddington – 44 minutes
- Bristol – 48 minutes





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



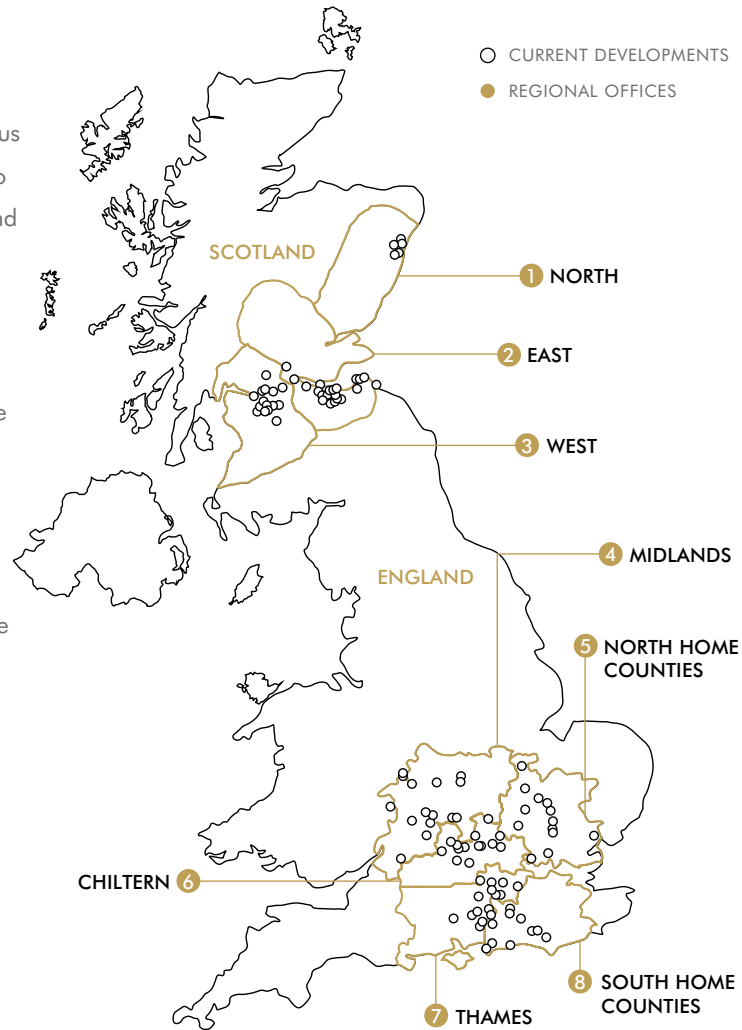
INVESTMENT IN
OUR PEOPLE



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)

CALA HOMES (CHILTERN) LTD
GEMINI HOUSE
MERCURY PARK
WOOBURN GREEN
BUCKINGHAMSHIRE
HP10 0HH
T: 01628 552 300
CALA.CO.UK

