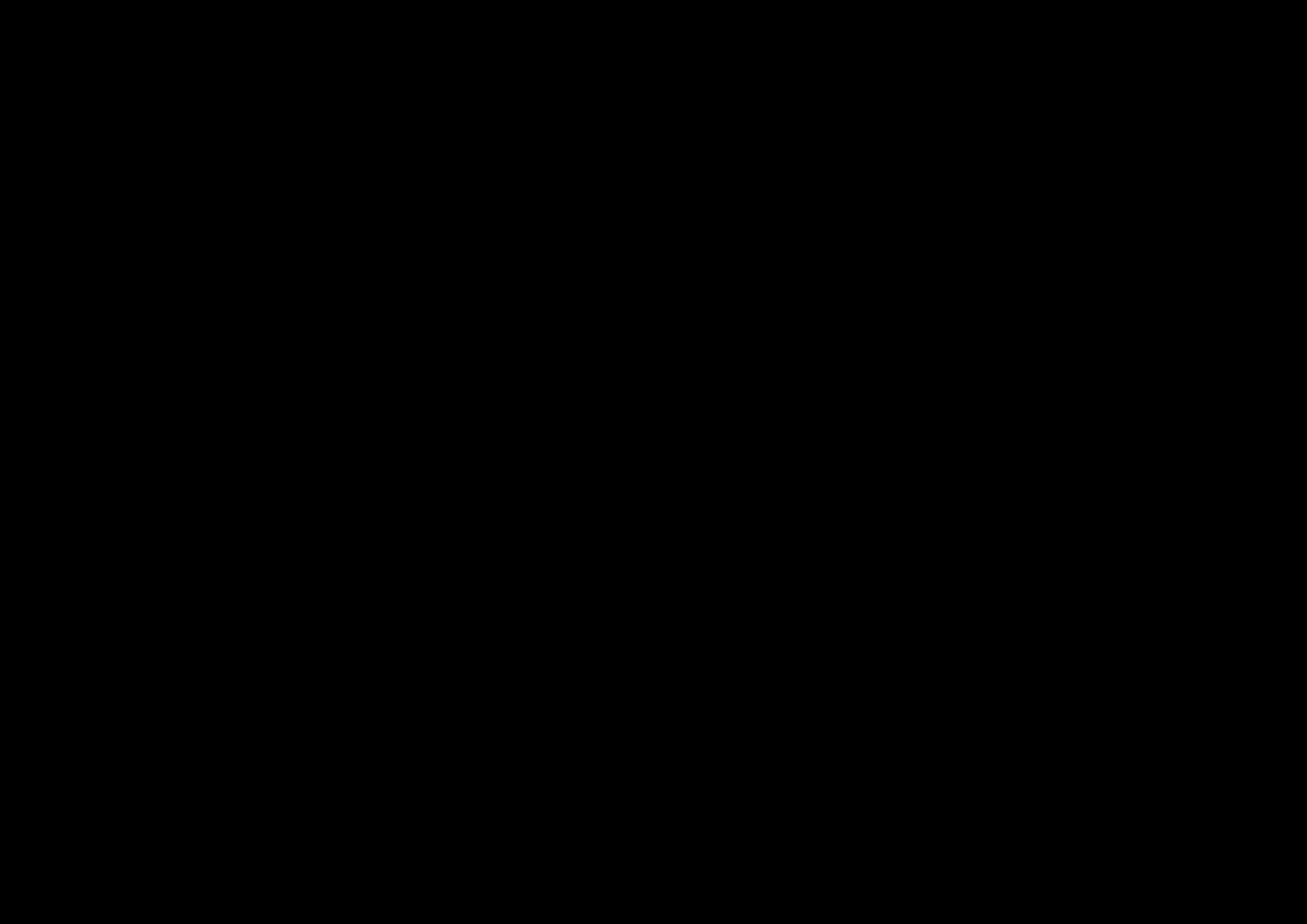




FOLLY HEIGHTS

FARNHAM



CALA HOMES  
BUILT FOR YOUR NEXT CHAPTER





Computer generated aerial overview of Folly Heights

## FOLLY HEIGHTS

### A LEAFY HAVEN TO CALL HOME

Introducing Folly Heights, CALA Homes' new collection of exceptional 2, 3 and 4 bedroom homes bringing the very best of contemporary living to Farnham. With 58 private homes, there is truly something for everyone from first time buyers and growing families, to those looking to downsize in a suburban haven.

Folly Heights will benefit from play areas and a Suitable Alternative Natural Greenspace (SANG) as well as stunning views across Farnham and the surrounding Surrey countryside right from your door.

The development is situated in an established and connected residential area, with an outstanding choice of schooling a short walk away and excellent transport connections. The historic town of Farnham is just over one mile away for your everyday needs, while larger towns such as Guildford, Camberley and Woking are all within driving distance.

Not to mention with the new Brightwells Yard regeneration project bringing a new town square, cinema, eateries and retail options to your doorstep, the world really is your oyster at Folly Heights.



Local area photography



Stock photography



Local area photography



## FARNHAM A FASCINATING PAST...

If you are in search of the quintessential English lifestyle, this historic market town, celebrated for its attractive Georgian streets, historic buildings and craft heritage, will be sure to delight. Whether you're inspired by the dramatic Surrey countryside or drawn by an easy commute, Farnham allows you to spoil yourself in fabulous surroundings with all the right connections.

Just over a mile's walk from the heart of Farnham, Folly Heights provides the tranquil escape you've longed for, yet also benefits from a characterful town centre. Quaint cobbled side streets offer the ideal locations to wander while the local Waitrose ensures that every day necessities are well within reach.

Standing on a hilltop for almost 900 years lies Farnham Castle, built in the 12th century by Henry de Blois, Bishop of Winchester and grandson of William the

Conqueror. Set in over 5 acres of stunning gardens, this spectacular venue now hosts events year round and is one of the very few remaining medieval houses of England.

For those tempted by local fare, the annual Farnham Food & Drink Festival is one of the largest of its kind in the South East of England. Over 100 producers present a mouth-watering array of delights as well as fun activities for all the family.

If you are looking to add a little more culture to life, we invite you to explore Farnham Maltings, a varied collection of craftspeople offering an array of creative talents. From photography to pottery, jewellery to textiles, theatre to dance, take a look around or, for some, be enticed to take part.



Local area photography



Local area photography



Local area photography



## FARNHAM

### ...AN EXCITING FUTURE

From catching up with friends over coffee to celebrating a special family occasion, finding the perfect gift to a tempting personal treat, Farnham offers a wide range of restaurants, cafes and boutiques. Set to complete in 2022, with the addition of a six-screen cinema, exciting new eateries and a wide range of retail offerings including M&S Simply Food, Farnham's Brightwells Yard regeneration project promises fantastic days or nights out for everyone.

Dress up your home or wardrobe with the stylish selection of home, fashion and lifestyle products at Vinegar Hill. If it's home design ideas you need, Neptune is conveniently located on the doorstep opposite Folly Heights. Heaven's Kitchen brings a mouth-watering Mediterranean steakhouse to the heart of Surrey, while Borellis Wine Bar & Grill presents a sophisticated touch to weekend or special occasion dining.

Farnham Gin Festival in September toasts the start of Autumn with over 100 gin types on display. Learn more about this popular tippie with a selection of tastings, talks and masterclasses while enjoying live music. While Farnham in Bloom brings the whole community together in celebration of all things that blossom or grow, with a wide selection of awards to confirm the town's splendid horticultural status.

And for fitness fanatics, David Lloyd, Farnham offers a quiet countryside location to get an exceptional fitness experience. With the added bonus of their Spa Retreat and Spa Garden, a touch of self-pampering is a handy and attractive option for many.



Stock photography



Local area photography



Stock photography



Local area photography





Local area photography

## A COUNTRYSIDE ESCAPE AT YOUR FEET

For those who love the outdoors and fresh air, Farnham sits on the edge of The Surrey Hills, an Area of Outstanding Natural Beauty and home to the popular visitor attractions Box Hill, Leith Hill and the Devil's Punch Bowl. Famous for its scenic views, it's a firm favourite for walking, running, cycling and equestrian trails with open commons, sunken lanes, easy access and picnic sites.

If you are looking for an outdoor trip that isn't far from your door, Farnham Park is located opposite the development. This 320 acre medieval deer park overlooks beautiful Farnham with a 1 kilometer long tree lined avenue. Besides walking trails, the park offers an adventure playground, cycleways, a cafe, golf course, cricket club and football pitches.

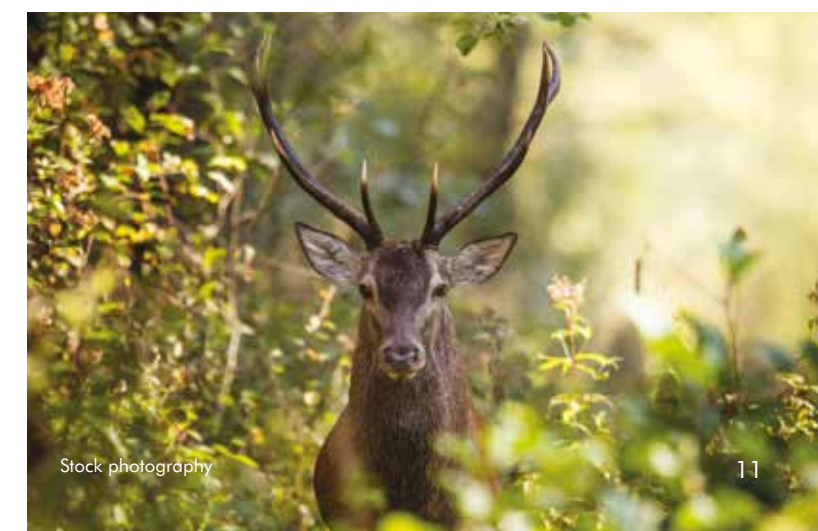
Alternately, Puttenham Common and the North Downs Way is a 5.8 km circular trail that showcases some of Surrey's most stunning countryside. Woodland, grassland, heathland and wetland provide the perfect habitats for wild flowers, heather, butterflies and dragonflies, ensuring an ever-changing backdrop for amblers, dog walkers and nature lovers.



Stock photography



Local area photography



Stock photography





Local area photography

## FAMILY SPACE IN A BEAUTIFUL PLACE

Growing families have the choice of several Primary and Secondary schools with Ofsted ‘outstanding’ status located nearby, including Folly Hill Infant School, South Farnham School, The Abbey School and Weydon School.

For further education, the town is served by Farnham College or for those with an artistic flair, Farnham is also home to the University for the Creative Arts.

If you are looking to have some outdoor adventure, take a trip to Frensham Ponds and relax with a picnic on the small beach at Frensham Great Pond or take the 2.5 mile family trail round the Frensham Little Pond finishing at the Tern Café as a reward. For more hands on fun, explore new levels at Go Ape with their treetop adventures and challenges, join the popular Gruffalo trail or set up for the day by the cafe and play park in nearby Alice Holt Forest. It’s not just for families either, anyone can walk or cycle along their many trails in this ancient woodland.

Closer to home you can stop off at the local skate park or Farnham Leisure Centre which provides superb indoor alternatives such as swimming lessons, inflatable pool sessions, pay and play activities for under 5’s, as well as children’s parties and holiday camps.



Local area photography



Stock photography



Local area photography





Local area photography

## A MOVE IN THE RIGHT DIRECTION

With easy access to major road networks like the A31, A331, A3 and M3, Farnham is perfectly placed for those wishing to commute.

Reach the surrounding towns of Guildford, Camberley or Basingstoke in around 20 minutes, with journeys further afield to Winchester or Reading taking approximately 40 minutes.

Day trips are a breeze, with the A3 providing fast access to Portsmouth, Chichester and the South Coast including popular beaches like West Wittering.

Hop on the train at Farnham station and reach London in just 1 hour. Plus, commuting to Guildford has never been easier with a new direct train service reaching the town in just over 20 minutes.

For those wishing to travel to more exotic destinations, open up a world of choice with Heathrow and Gatwick Airports around 32 and 46 miles respectively from your new home.

Distances and journey times are approximate and are taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)



Stock photography



Local area photography



Local area photography



## PERFECTLY LOCATED

FOLLY HEIGHTS, FOLLY HILL, FARNHAM, SURREY, GU9 0AX



REGIONAL MAP



LOCAL AREA MAP

## SUPERBLY CONNECTED



### LEISURE & SHOPPING

- Farnham Park – 0.7 miles
- Farnham Town Centre – 1.1 miles
- Gostrey Meadow Park – 1.4 miles
- Farnham Maltings – 1.5 miles
- Farnham Leisure Centre – 1.5 miles
- Heavens Kitchen – 1.5 miles
- Borelli's Wine Bar & Grill – 1.6 miles
- Waitrose – 2 miles
- Shepherd and Flock – 2.3 miles
- David Lloyd – 2.5 miles
- Sainsburys – 2.8 miles
- Squire's Garden Centre – 3.2 miles
- The Princess Royal – 4 miles
- Farnham Golf Club – 4.7 miles
- Hogs Back Brewery – 5 miles



### POINTS OF INTEREST

- Farnham Castle – 0.8 miles
- Rowhill Nature Reserve – 2.1 miles
- Waverley Abbey – 3.3 miles
- Surrey Hills – 4 miles
- Frensham Ponds – 5 miles
- Puttenham Common – 9.7 miles



### EDUCATION

- Folly Hill Infant School – 0.3 miles
- Hale School – 1 mile
- University for the Creative Arts – 1.9 miles
- South Farnham School – 2 miles
- The Abbey School – 2 miles
- Farnham College – 2.1 miles
- Farnham Heath End – 2.3 miles
- All Hallows Catholic School – 2.4 miles
- William Cobbett Primary School – 2.7 miles
- Weydon School – 3 miles



### TRAVEL

- Farnham – 1.1 miles
- Farnham train station – 1.6 miles
- Frimley – 11 miles
- Guildford train station – 11.2 miles
- Guildford – 11.3 miles
- Winchester – 28 miles
- Heathrow Airport – 32 miles
- Gatwick Airport – 46 miles



### BY RAIL FROM FARNHAM

- Woking – 23 minutes
- Guildford – 24 minutes
- Farnborough – 39 minutes
- Clapham Junction – 50 minutes
- London Waterloo – 1hr 1 min
- Winchester – 1hr 15 mins



### BY CAR

- A31 – 1.6 miles
- A331 – 4 miles
- A3 – 9 miles
- M3 – leading to M25 – 12 miles





Photography of Folly Heights

## FOLLY HEIGHTS THE DEVELOPMENT

-  **THE ALBURY**  
2 BEDROOM SEMI-DETACHED/  
DETACHED HOME
-  **THE CARLTON**  
2 BEDROOM END-TERRACE HOME
-  **THE HARRIS**  
3 BEDROOM SEMI-DETACHED/  
DETACHED HOME
-  **THE NEWCOME**  
3 BEDROOM DETACHED HOME
-  **THE RANDALL**  
3 BEDROOM DETACHED HOME
-  **THE STOVOLD**  
4 BEDROOM DETACHED HOME
-  **THE TALBOT**  
4 BEDROOM DETACHED HOME
-  **THE WESTON**  
4 BEDROOM DETACHED HOME
-  **ASTER HOMES**  
SHARED OWNERSHIP
-  **ASTER HOMES**  
HOUSING ASSOCIATION



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: Substation. L.A.P: Local area of play. L.E.A.P: Local equipped area of play. PS: Pumping station situated underground.





Showhome photography



Showhome photography



Showhome photography



Showhome photography



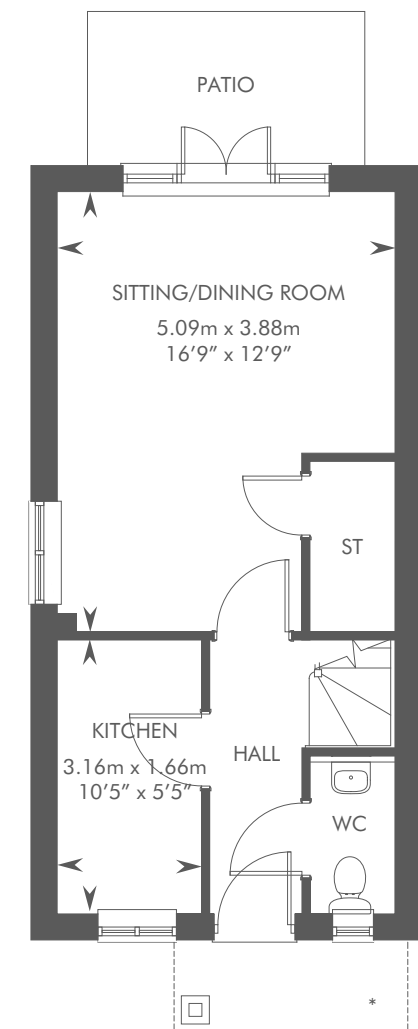
# THE ALBURY

2 BEDROOM DETACHED/SEMI-DETACHED HOME

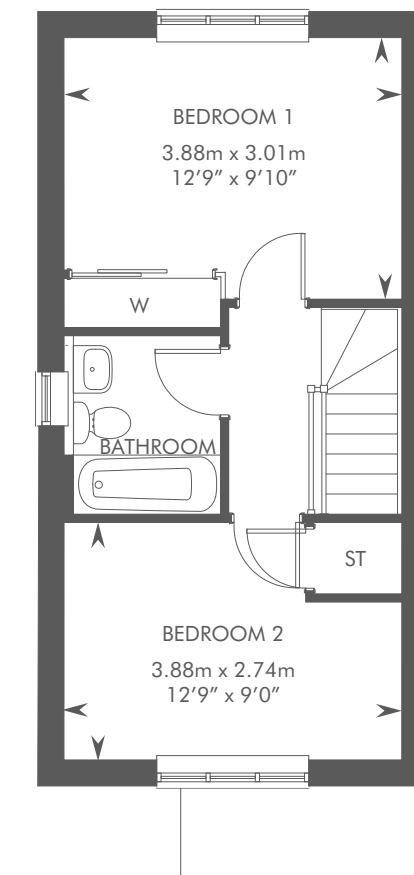


External photography - The Albury

THE ALBURY  
 PLOTS 10, 66 & 88 – AS SHOWN  
 PLOTS 9, 65, 75 & 87 – HANDED



GROUND FLOOR



FIRST FLOOR

PLOT 9 ONLY

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. \*Alternate porch roof to Plot 75. Please refer to site layout or speak to your Sales Consultant for further details. Patio sizes are indicative.

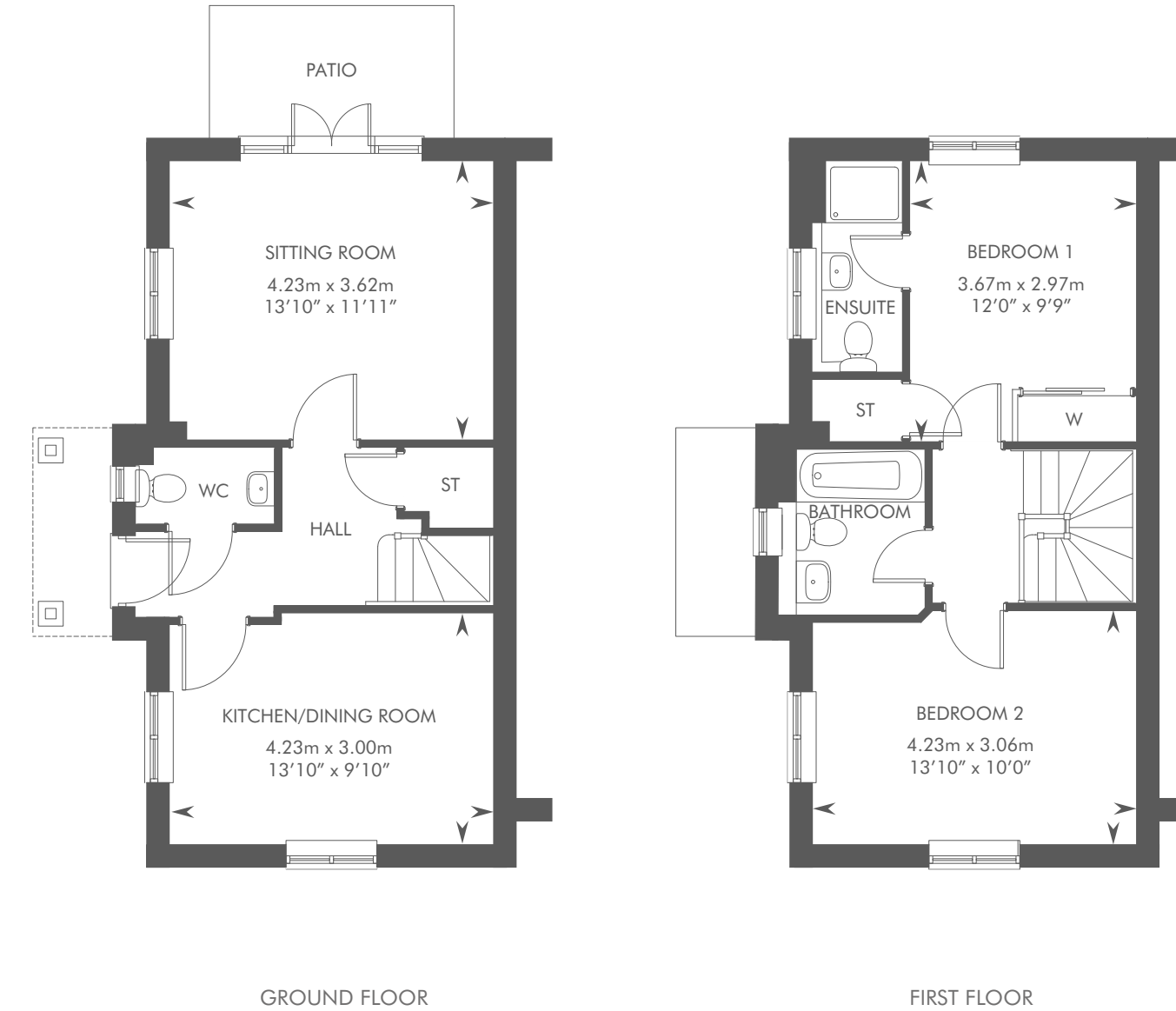


THE CARLTON  
2 BEDROOM END-TERRACE HOME



Computer generated image - The Carlton

THE CARLTON  
PLOT 82 - AS SHOWN



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.



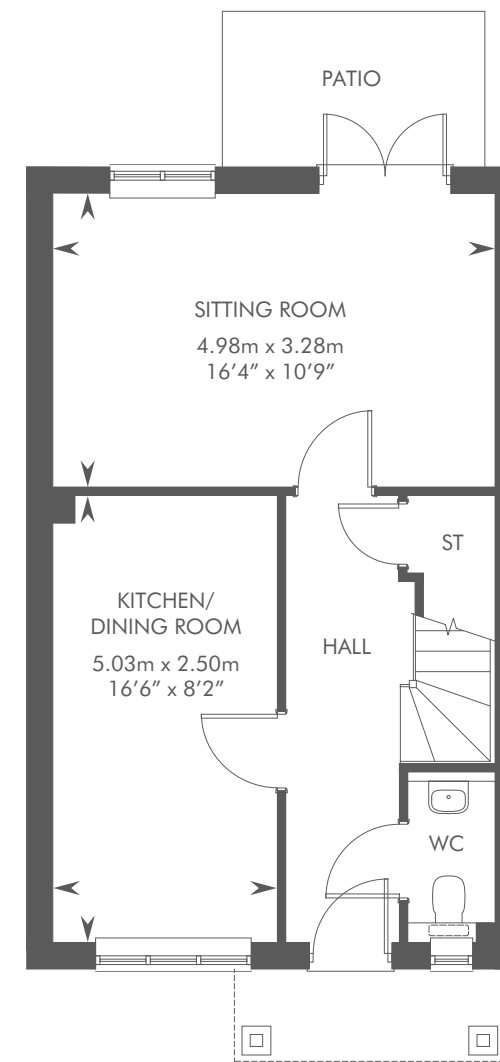
# THE HARRIS

3 BEDROOM DETACHED/SEMI-DETACHED HOME



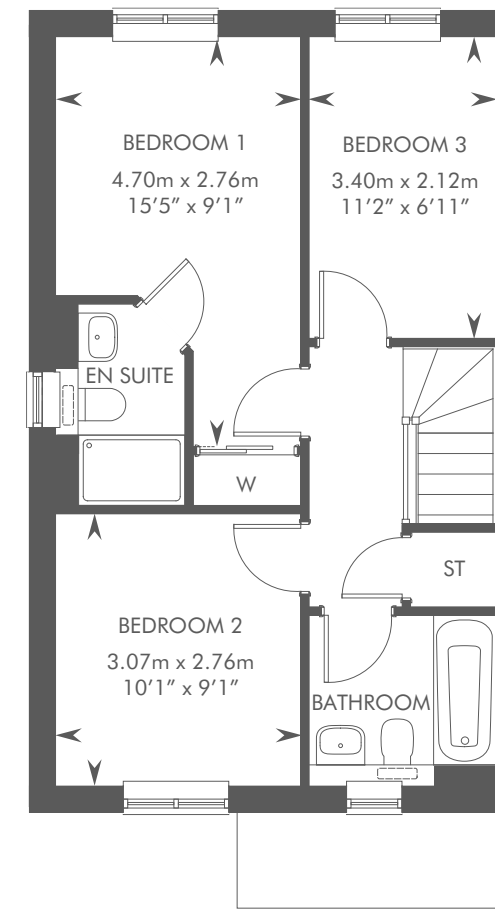
External photography - The Harris

THE HARRIS  
 PLOTS 7, 20, 68, 74 & 95 – AS SHOWN  
 PLOTS 8, 17, 21 & 67 – HANDED



\*GARAGE POSITION VARIES PLEASE REFER TO SITE LAYOUT.

GROUND FLOOR



NO WINDOW TO PLOTS 7, 8, 20 & 21 ONLY

FIRST FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative. \*Garage positions vary. See site layout for position. Attached garage to plots 7, 8, 17, 20, 21, 74 and 95. Detached garage to plots 67 and 68.



THE NEWCOME  
3 BEDROOM DETACHED HOME



Computer generated image - The Newcome

THE NEWCOME  
PLOTS 40, 77, 83, 89 & 96 – AS SHOWN  
PLOT 58 – HANDED



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling.  
ST: Store cupboard. W: Wardrobe. Patio sizes are indicative. \*Garage positions vary. Please see site layout for positions. Detached car barn to plot 58 only. No garage to plot 83.  
Please speak to your Sales Consultant for further information.



THE RANDALL  
3 BEDROOM DETACHED HOME



External photography - The Randall

THE RANDALL  
PLOTS 11, 13, 64, 84 & 85 – AS SHOWN  
PLOTS 5, 18, 39, 76 & 86 – HANDED



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling.  
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.  
\*Concrete flue lined chimney. Fireplace openings boarded subject to wood burner purchase. Please see specification or speak to your sales consultant for more information.

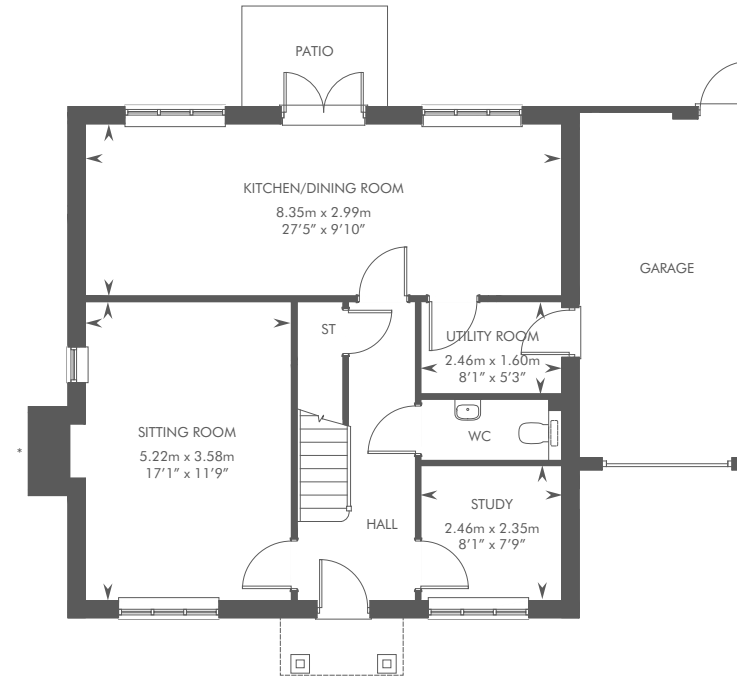


THE STOVOLD  
4 BEDROOM DETACHED HOME

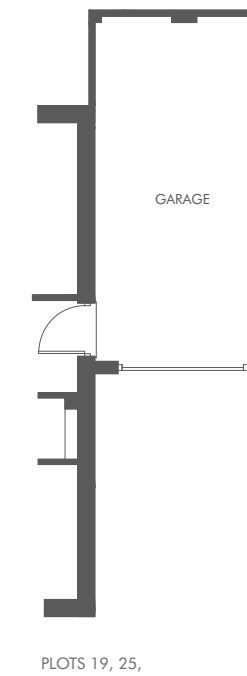


External photography - The Stovold

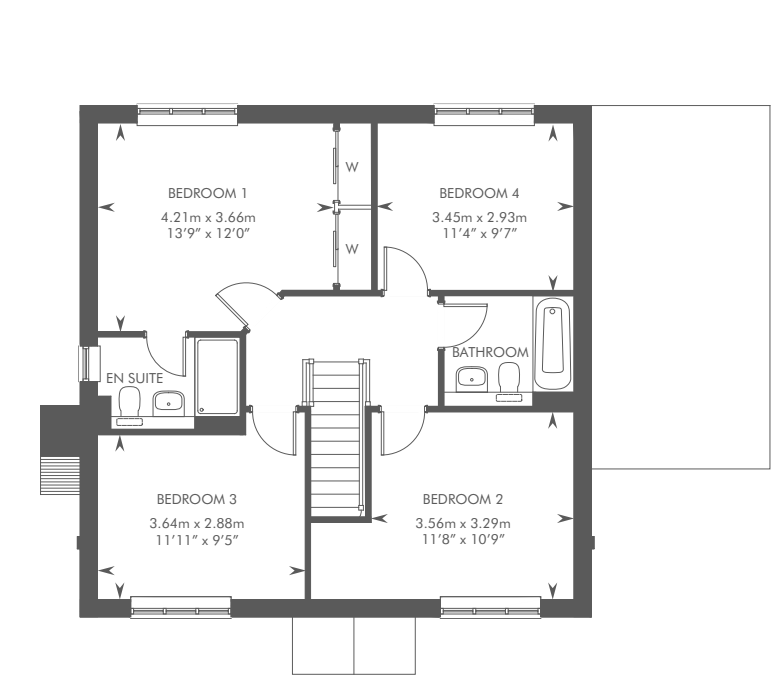
THE STOVOLD  
PLOTS 19, 22, 25, 38 & 73 – AS SHOWN  
PLOTS 6, 57, 59 & 92 – HANDED



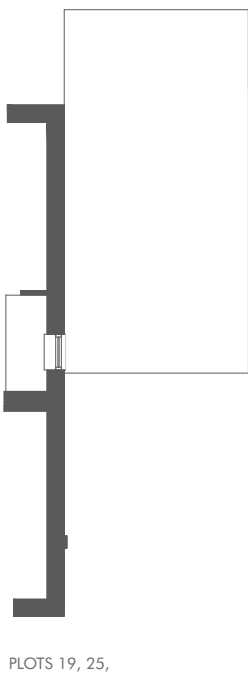
GROUND FLOOR



PLOTS 19, 25,  
73, 57, 59 & 92 ONLY



FIRST FLOOR



PLOTS 19, 25,  
73, 57, 59 & 92 ONLY

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling.  
See site layout for garage positions. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.  
\*Concrete flue lined chimney. Fireplace openings boarded subject to wood burner purchase. Please see specification or speak to your sales consultant for more information.

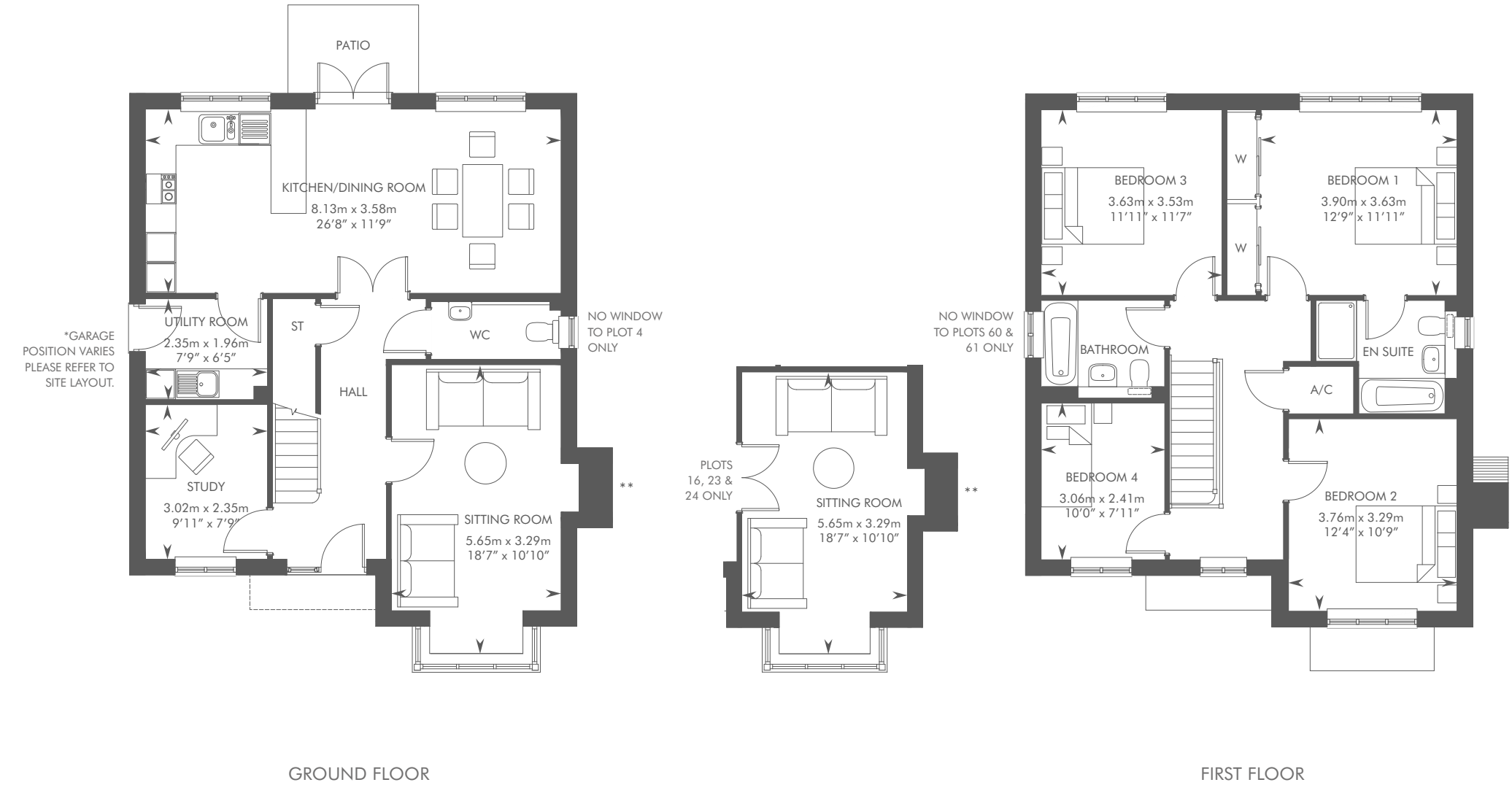


THE TALBOT  
4 BEDROOM DETACHED HOME



External photography - The Talbot

THE TALBOT  
PLOTS 2, 16, 23, 60, 61 & 62 – AS SHOWN  
PLOTS 3, 4, 12, 14 & 24 – HANDED



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard. Patio sizes are indicative.  
\*Detached garage to plots 2, 3, 23, 24. Attached garage to plots: 4, 12, 14, 16, 60, 61 & 62. See site layout for position. Please ask your Sales Consultant for further details.  
\*\*Concrete flue lined chimney. Fireplace openings boarded subject to wood burner purchase. Please see specification or speak to your sales consultant for more information.

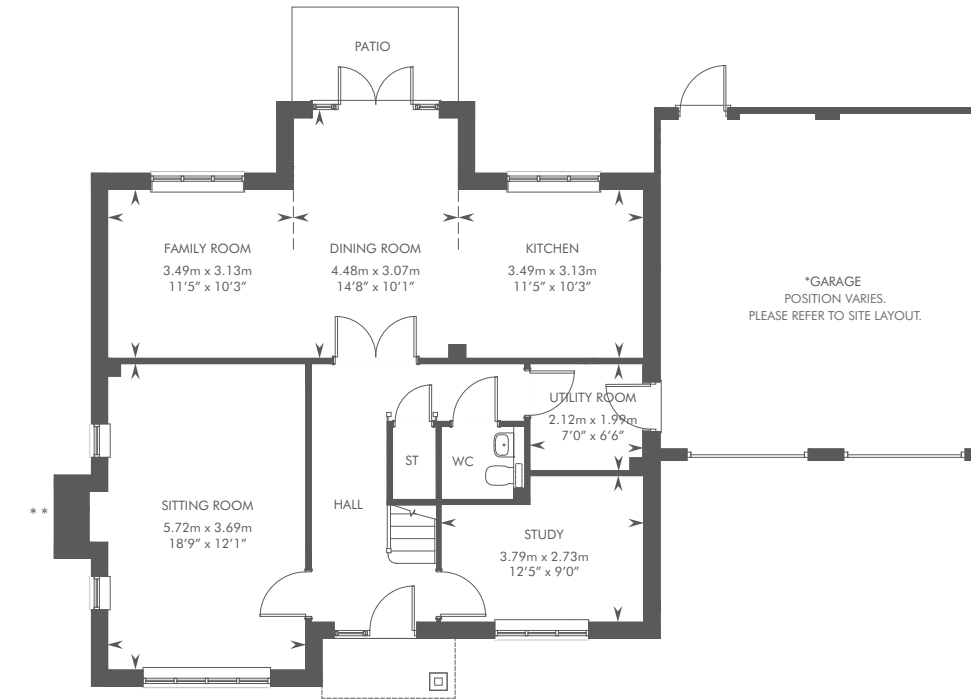


THE WESTON  
4 BEDROOM DETACHED HOME

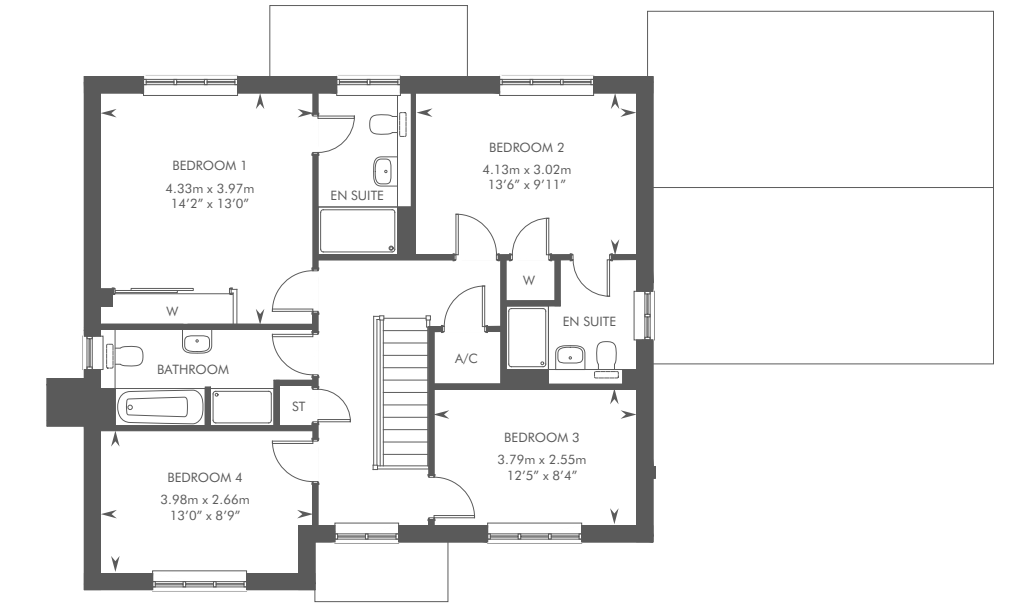


External photography - The Weston

THE WESTON  
PLOTS 1, 15, 63 & 91 – AS SHOWN  
PLOT 90 – HANDED



GROUND FLOOR



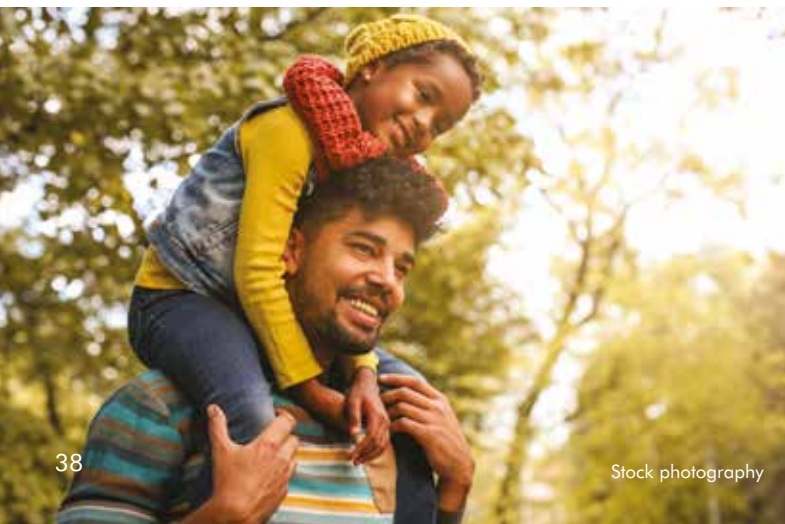
FIRST FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details.  
ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard. Patio sizes are indicative. \*Attached garage to Plots 16, 63 & 90 only. Detached garage to Plots 1 & 19. Please see site layout for position.  
\*\*Concrete flue lined chimney. Fireplace openings boarded subject to wood burner purchase. Please see specification or speak to your sales consultant for more information.





Photography from a previous CALA development



## A HOME THAT WORKS FOR YOU

Now more than ever we are reflecting on our surroundings and reconsidering how we now want to live. Space, for many of us, has become a priority, and the chance to create your own new normal could be the opportunity you've been waiting for.

Many of us are now working from home, spending more time with family or finding new ways to relax and unwind. Wouldn't it be wonderful to keep it that way? At CALA, we believe your new home should mirror this new way of life without compromising on space. Just think of the ways you could use an extra bedroom. Would you turn it into a study, nursery, guest bedroom or games room? You decide.

From home office to private garden, additional bedrooms to entertaining space, our range of contemporary homes will tick all your new 'must haves' in one place. With generous and flexible living spaces, your home can adapt and change as your family grows. At Folly Heights, we hope you will find a life that looks better but, perhaps more importantly, one that definitely feels better.







Showhome photography



Showhome photography



Showhome photography

## 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.

And with working from home more important than ever, one of those little things we provide is high-speed network cabling to all our homes. So whether you choose a home with a dedicated ground floor study, or decide to turn that extra bedroom into one, working from home is easier than ever.



Showhome photography





Showhome photography



Showhome photography



Showhome photography

## SPECIFICATION

### KITCHEN\*

#### 2 & 3 BEDROOM HOMES

- Contemporary kitchen with laminate work surfaces and upstand
- Choice of kitchen options subject to build stage of the home. Please speak to your sales adviser for more details

- 1½ bowl inset stainless steel sink with drainer and mixer tap
- Built-in Bosch single oven\*\*, Serie | 4 electric ceramic hob and extractor hood
- Stainless steel splashback to hob
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/dryer

#### 4 BEDROOM HOMES

- Contemporary kitchen with composite work surfaces and upstand
- Choice of kitchen options subject to build stage of the home. Please speak to your sales adviser for more details
- 1½ bowl under-mounted stainless steel sink with drainer and mixer tap
- Built-in or built under Bosch double oven\*\*, Serie | 4 electric ceramic hob and extractor hood

- Stainless steel splashback to hob
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Utility room with space for freestanding appliances, laminate work surfaces and upstand, single bowl inset stainless steel sink with drainer and mixer tap

### BATHROOM, SHOWER ROOMS, EN SUITE(S) ^ AND CLOAKROOM\*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en suite(s)
- Multi-function spray pattern shower head and braided shower hose with slide rail to all baths
- Under-basin double door vanity unit to bathroom and primary en suite to 3 and 4 bedroom homes only
- Heated chrome towel rails to all bath/shower rooms and en suite(s) ^ and radiator to cloakrooms
- Ceramic wall tiling:
  - Choice of bathroom tiling options subject to build stage of the home. Please speak to your sales adviser for more details
  - Full height tiling to shower cubicles
  - Full height to bath where shower screen is fitted, half height if no screen fitted
  - Half height tiling to rear of WC and basin in all cloakrooms, bathrooms and en suites

### MEDIA COMMUNICATIONS

- Pre-wiring and fittings for TV/satellite and power sockets at high and low level for to sitting room, at low level only to family room and bedroom one and at high level only to kitchen, study, dining room and primary bedroom. Power sockets only to secondary bedrooms
- Telephone sockets fitted in hall cupboard, sitting room, study ^ or one bedroom\*
- CAT6 cable daisy chain wiring to enable high-speed broadband connection

### HEATING, LIGHTING AND ELECTRICAL

- Traditional gas fired central heating
- Concrete flue lined chimneys to The Randall and all 4 bedroom homes only. Woodburners are available as a customer extra to these homes. Fireplace openings boarded subject to woodburner purchase. Please speak to your sales adviser for further details
- Recessed LED downlights to kitchen, sitting room, family room, dining room, utility, cloakroom and all bath and shower rooms where applicable to all homes
- Pendant light fittings to all other rooms
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Pendant light and double socket to garage where applicable ^
- Rolec 13A 2kW Wallpod: EV Ready Socket Charging Unit. Please speak to your sales adviser for further details

### INTERNAL FINISHES

- Double-glazed PVCu windows
- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork and timber stairs finished in white paint
- Glass panelled internal double doors to selected rooms in The Randall, Talbot and Weston only
- Oak handrail
- Amtico flooring to kitchen, utility room, ^ cloakroom, bathroom, shower room and en suite(s) ^

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden - Please speak to your sales adviser for more details
- Turf to the rear garden

### SECURITY

- External bollard lighting, with dusk-to-dawn sensors
- Multi-point locking system to front door

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss

- Energy efficient kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to 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

### MANAGEMENT SERVICE

- CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide on-going management services
- Please refer to your sales consultant for further details

The consumer protection from unfair trading regulations 2008. CALA Homes (South Home Counties) 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.

\*Design subject to change, please ask your Sales Consultant for further information. \*\* If oven is fitted directly under the hob, an upgrade to induction hobs is not possible. ^ Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant for further details. ††Proportions may vary, please refer to Sales Consultant for further information. 2 bedroom homes: The Albury and Carlton. 3 bedroom homes: The Harris, Newcome and Randall. 4 bedroom homes: The Stovold, Talbot and Weston.



## SERVICE WITH A RANGE OF SMILES

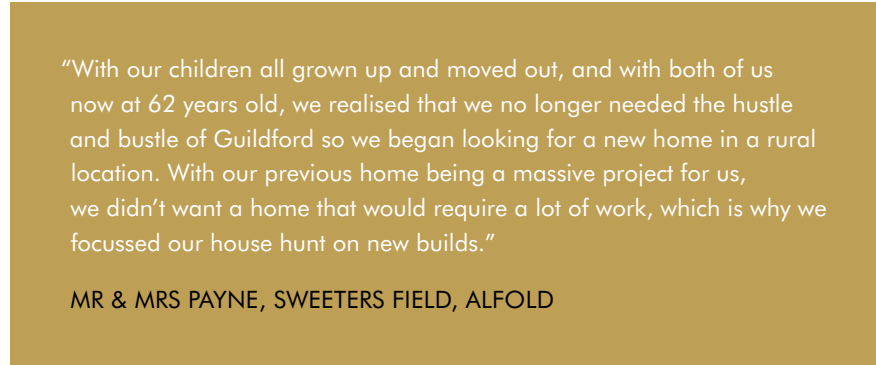
Premium quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to 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:



"We viewed a number of new developments in the area, but Amlets Place really stood out to us. It's well-designed, doesn't look overcrowded and the green spaces throughout are a really nice touch - it was certainly the nicest development we visited by far"

LIAM & LUCIE, AMLETS PLACE, CRANLEIGH



"With our children all grown up and moved out, and with both of us now at 62 years old, we realised that we no longer needed the hustle and bustle of Guildford so we began looking for a new home in a rural location. With our previous home being a massive project for us, we didn't want a home that would require a lot of work, which is why we focussed our house hunt on new builds."

MR & MRS PAYNE, SWEETERS FIELD, ALFOLD



## TWO FAMILIES SECURE THEIR DREAM FARNHAM LIFESTYLE

Having decided to make a move, Jo's partner Ian, an IT director (age 53), initially had a renovation project in mind. However, upon visiting a friend's new-build home at Atherton Hill, they became swayed by the quality and finish of their friend's CALA home. When the launch of Folly Heights was announced, they knew there would be no better place for them.

Jo Whitehead (age 44, a full-time mum), explains: "We previously lived in Badshot Lee and loved the area but had got just about everything we could from our former property. We added a loft extension when our daughter was born which gave us a five bedroom home – but the layout became too top-heavy for our needs. We needed more space downstairs, a dedicated area for home working and a bigger garden."

Joe continues: "We were convinced Folly Heights was the place for us and have never looked back. Everything is clean, fresh and new. There's no mess or jobs that need doing. We now have everything we wanted: a large kitchen/diner; a spacious lounge and downstairs toilet (which we never had before); and a designated study downstairs – which we use as a playroom for our daughter. We then use one of the double bedrooms as a home office."



MR & MRS JOHNSON, FOLLY HEIGHTS, FARNHAM



"We fell in love with the style of the homes at Atherton Hill and knew then we had to move to a CALA home. As soon as Folly Heights launched and without even having floor plans to view, we registered our interest. We were the very first to reserve and the first to move in."







"Using Part Exchange was really easy. We agreed the offer, reserved in November last year and moved in towards the end of March. We absolutely love our new home as the space works really well for us. Having a separate study downstairs is perfect for home working and we're using one of the bedrooms as an upstairs playroom for our six year old twins."

MR & MRS WHITEHEAD,  
FOLLY HEIGHTS, FARNHAM





## 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](http://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 & 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.



Showhome photography



Local area photography



Showhome 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](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.





## 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



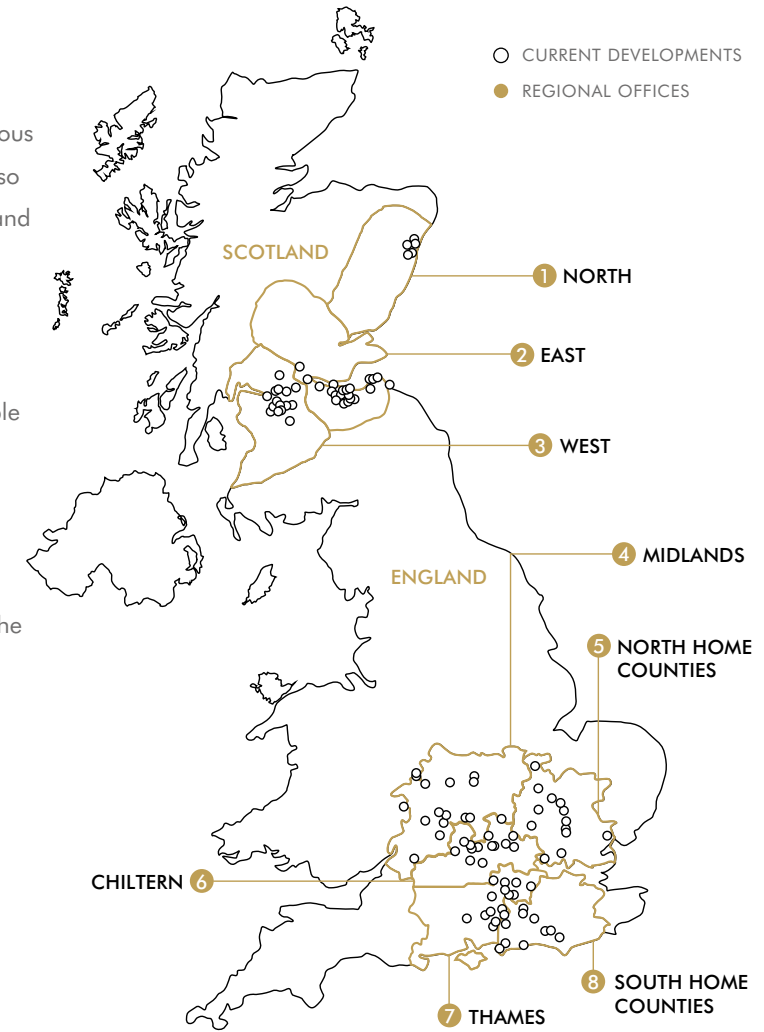
INVESTMENT IN OUR PEOPLE



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 well-being 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.



THIS IS WHERE YOUR JOURNEY STARTS  
TO FIND OUT MORE, CALL 01252 736 797 OR VISIT [CALA.CO.UK/FOLLYHEIGHTS](http://CALA.CO.UK/FOLLYHEIGHTS)

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](http://CALA.CO.UK/SUSTAINABILITY)

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