



SOUTHWOOD MEWS

FARNBOROUGH

CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



# SOUTHWOOD MEWS

## SPACE TO GROW AND LIVE LIFE TO THE FULL

There's something to suit everyone from first time buyers to growing families at Southwood Mews in Farnborough, with our variety of 2, 3 & 4 bedroom contemporary homes.

With the town centre nearby, lots of green spaces and its own dedicated play area – plus a choice of Good and Outstanding schools within two miles, Southwood Mews allows you to enjoy the best that town, city and countryside have to offer.

Whether you're a first time buyer, a growing family or a commuter looking for a more relaxed lifestyle in a town surrounded by charming Hampshire countryside, Southwood Mews in Farnborough is a great place to call home.



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](https://cala.co.uk/part-exchange)



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates\*\*.



### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well-positioned sockets, multi-point locks and mains powered smoke alarms.



### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. 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](http://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:



"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



# FARNBOROUGH

## THE PERFECT PLACE TO LAND

Famed far and wide for its international airshow, Farnborough is a modern town with a rich history. Aeronautics arrived in Farnborough in 1905 in the shape of the Royal Engineers Balloon Section and the town rapidly became the home of British aviation.

Farnborough town centre has benefited from major investment in recent times and now boasts a pedestrianised High Street, two smart shopping centres – one featuring a multi-screen cinema and a number of restaurants. There is a twice weekly market and a wide range of independent and national retailers. Just to the north of the town centre, there are even more shopping options at the Blackwater Shopping Park.

Farnborough has expanded to take in the neighbouring villages of Cove and Southwood, home to Southwood Mews. Green spaces around these communities have been retained, including Southwood Country Park, with its formal and informal walks, the 80 acre Southwood Woodland is a wonderful natural environment for family walks and cycling. There is also Cove Brook Greenway, a two-mile wildlife-rich greenway, plus extensive play areas.

Families with children aged 4–11 don't have to travel far for Good and Outstanding rated schooling as well as sports and leisure grounds at Southwood Infant School, Cove Junior School and Tower Hill Primary School, with Cove School for 11–16 year olds also within a 1.7 mile radius.

Farnborough Leisure Centre offers swimming and many other sports including ten pin bowling – and close by there's Southwood Golf Club and a skate park too, so there's plenty going on for all ages. There's a family friendly pub, a gym and a supermarket within walking distance too. What more could you want!



Local area photography





## SUPERB CONNECTIONS, BY ROAD, RAIL... AND AIR

Southwood Mews is ideally located for travel connections. By car, the M3 is less than 2 miles away and provides easy access to Winchester, Southampton and the busy commercial centres of Guildford, Woking, Basingstoke, as well as the M25 and London.

By rail, there are frequent services to London Waterloo – taking less than 40 minutes from Farnborough’s Main Station, 1.5 miles from Southwood Mews. Basingstoke is a 13 minute rail journey away and local services also run from Farnborough North, to Reading, Guildford and Gatwick Airport. Heathrow Airport is 22 miles from the development and Farnborough has its own private airport, one of the finest in the UK for business travel.

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



Local area photography



# PERFECTLY LOCATED

SOUTHWOOD ROAD, FARNBOROUGH, HAMPSHIRE, GU14 0NL



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Sarsen Stones Pub – 0.2 mile
- Morrisons Supermarket – 0.3 mile
- Southwood Infants School – 0.4 mile
- Southwood Golf Club – 0.5 mile
- Southwood Woodland – 0.6 mile
- Nuffield Health Farnborough Fitness & Wellbeing Gym – 0.7 mile
- Cove Junior School – 0.8 mile
- Cove School – 0.9 mile



## BY CAR

- Farnborough Airport – 0.9 miles
- Cove Brook Greenway – 1.1 mile
- Tower Hill Primary School – 1.3 miles
- Manor Junior School – 1.3 miles
- Princes Mead Shopping centre – 1.4 miles
- Farnborough Main Railway Station – 1.5 miles
- The Meads – 2.1 miles
- Farnborough North Railway Station – 2.3 miles
- Blackwater Shopping Centre – 2.9 miles
- Heathrow Airport – 22 miles



## BY RAIL FROM FARNBOROUGH MAIN RAILWAY STATION

- Basingstoke – 13 minutes
- London Waterloo – 38 minutes



## BY RAIL FROM FARNBOROUGH NORTH RAILWAY STATION

- Guildford – 17 minutes
- Reading – 25 minutes
- Gatwick Airport – 1 hour & 4 minutes





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



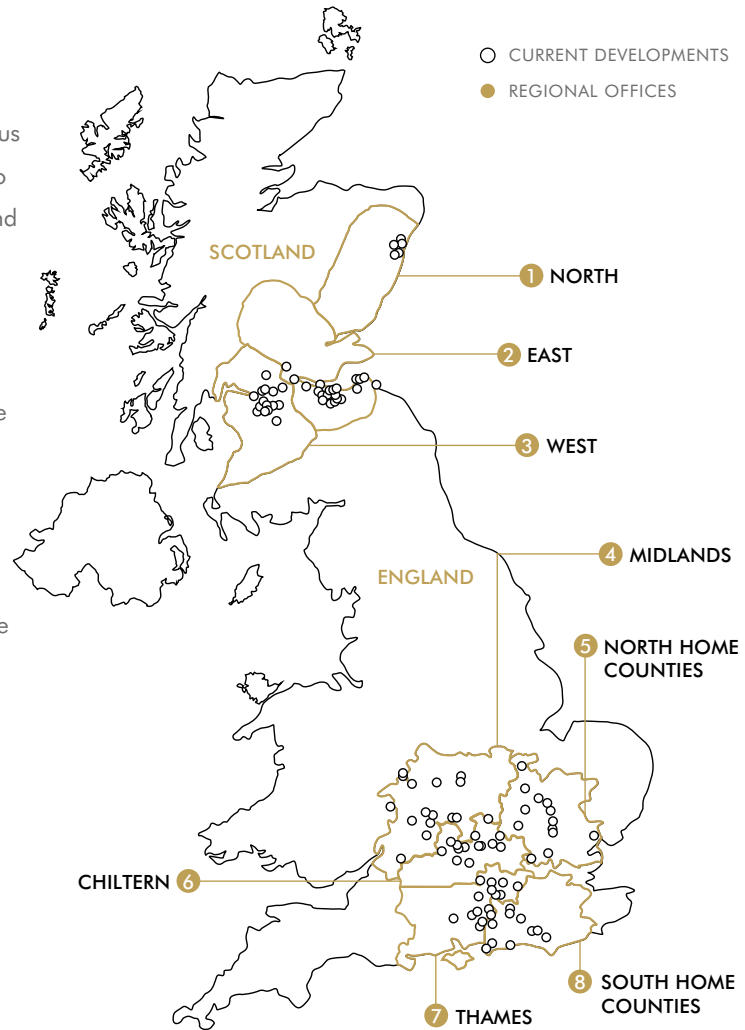
INVESTMENT IN  
OUR PEOPLE



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)



CALA.CO.UK

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