



LANGLEY COURT  
BECKENHAM

CALA HOMES  
BUILT FOR YOUR NEXT CHAPTER



LANGLEY COURT, BECKENHAM

# LANGLEY COURT

## YOUR SUBURBAN HAVEN

With a range of 2, 3, 4 and 5 bedroom homes and a selection of 1 and 2 bedroom apartments, whether you're looking to take a first step onto the property ladder or searching for more space for your growing family, our latest development at Langley Court has something for everyone.

Occupying a prime Beckenham location, these high specification homes are situated within the borough of Bromley, just south of the picturesque Kelsey Park.

We invite you to discover this exciting new neighbourhood that includes an on-site Signature Care Home along with an attractive public amenity space and pond, offering the perfect balance of leafy out-of-city sanctuary and a thriving, well-connected new community.

Stay local to benefit from Beckenham's lively high street or take advantage of great travel links that allow an easy commute to the capital and the chance to explore your stunning new surroundings.



Computer generated image



Stock photography



Local area photography







CALA showhome photography from Langley Court



CALA showhome photography from Langley Court



CALA showhome photography from Langley Court



CALA showhome photography from Langley Court



CALA showhome photography from Langley Court



# BECKENHAM

## SURROUNDINGS YOU'VE BEEN SEARCHING FOR

Beckenham is the ideal choice for families, downsizers or young professionals in search of a more relaxed pace of life but, within Greater London, is still within easy reach of the capital.

Beckenham's buzzing high street with its eclectic mix of independent cafes, shops and boutiques offers the perfect introduction to this highly attractive Kent community. Whether relaxing with family or catching up with friends, day or night, have fun wandering, discovering, shopping and sampling its unique offerings.

For everyday essentials, Waitrose and Sainsbury's supermarkets are also close by.

From concerts to a Christmas Market, Beckenham Green brings friends, family and the entire community together with its array of year-round events.

Travel just 3 miles to nearby Bromley for a wider range of amenities including the Glades Shopping Centre where you'll find all your high street favourites including M&S, H&M, Apple and Boots.

With London less than 20 minutes away why not jump on a train and pop in and out of the capital with ease. Give into a touch of retail therapy, catch one of the most talked about West End shows or explore the cultural delights of the many art galleries and museums on offer.



Local area photography



Local area photography



Local area photography



Local area photography



Local area photography



Stock photography

## FOOD GLORIOUS FOOD

Love food? You'll adore everything Beckenham has to offer. Its range of cool bars will get any night out to a great start. Traditional pub or sophisticated restaurant, there's an excellent choice of culinary offerings to suit every taste from tempting Spanish tapas at El Molino to pasta, paninis, smoothies or milkshakes at local favourite Rendez-Vous Cafe, you'll find something to tickle your tastebuds just moments from home.

Meanwhile if you fancy something more exotic try Peckish! at Beckenham Place Mansion. A weekly street food market perfect for enjoying alfresco drinks with beautiful views all summer long.

Hungry for more? With East Croydon just a 22 minute tram ride from Beckenham Junction, the world really is your oyster with Box Park in Croydon. Where you will find almost every cuisine imaginable available under one roof, with the added bonus of a diverse calendar of events designed to entertain all.

# BOXPARK

**Chilango**

THE TAZZET GROUP'S  
\* NO.1 MEXICAN RESTAURANT \*

STARTING  
£5.95



The  
Breakfast  
Club



## FAMILY LIFE AT YOUR PACE

Parents, grandparents and children will simply love this new lifestyle with plenty of interesting things to do and exciting places to discover on your doorstep.

For those with children of school age, there's an excellent selection of primary and secondary education nearby including Unicorn Primary School, Langley Park School for Boys, Langley Park School for Girls and the highly acclaimed Harris Academy.

Catch the latest blockbuster at Beckenham's Odeon Cinema – the perfect evening or after school treat. From swimming to fitness classes, state-of-the-art bowling to soft play, The Pavilion in Bromley provides plenty of ways to enjoy extra curricula activities whatever the weather.

Covering an incredible ninety-eight hectares, Beckenham Place Park is the largest green space in Lewisham. Containing large areas of ancient woodland it provides plenty of historical outdoor space to explore.

In walking distance from Langley Court, the landscaped park of Kelsey Manor Estate, Kelsey Park offers an incredible array of activities from heron watching to tennis and mini golf. Relax and unwind with a wander round its expansive lake or enjoy lunch or a coffee at the café and snack bar.

For those who like to find balance, benefit from the range of classes, gym facilities, indoor and outdoor tennis courts, swimming pool and kids' club at David Lloyd Beckenham.



Local area photography



Local area photography



Stock photography



Stock photography



## A BREATH OF FRESH AIR

If you and your family enjoy an active lifestyle there are plenty of options for everyone at Langley Court.

A great wake-up call is Beckenham Place Park's Saturday morning 5K park run. This free event is the largest fun run in the UK and is soon to become a global event. It's you against the clock, so take part with friends or focus on smashing your personal best.

Beckenham is also home to 150-year old Beckenham Sports Club, renowned for being one of the most stunning grounds in the Home Counties, with outdoor cricket, football, hockey, tennis and a cycling club being just a few of the facilities on offer. The Parklangley Club specialises in racquet sports with indoor tennis, squash and badminton.

Looking for a more leisurely approach? The Spa at Beckenham offers eGym, hot yoga, martial arts, mind and body studio and two swimming pools, ideal for unwinding after a busy day. Or take the opportunity to switch off and perfect your game at Langley Park Golf Club or take a seat with the spectators at nearby Kent County Cricket Ground.



Stock photography



Local area photography



Stock photography



“ MY GRANDFATHER WAS ORIGINALLY FROM SCOTLAND AND CAME DOWN TO ENGLAND TO BECOME A LECTURER IN THE NATIONAL BAKERY SCHOOL. HE MUST HAVE SEEN THE POTENTIAL IN PARK LANGLEY AND THE SURROUNDING AREA BECAUSE HE REALLY COULDN'T HAVE PICKED A BETTER LOCATION TO START HIS BUSINESS. IT'S GREAT OWNING A BUSINESS HERE AND WE HAVE AN EXTREMELY LOYAL CUSTOMER BASE ON A BUSTLING PARADE. ”

James Stewart, Owner of Sponge Kitchens



## IN THE COMMUNITY

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### SPONGE KITCHENS

Third-generation baker, James Stewart started working at Sponge Kitchens in 1988 and has now been running the family business for 20 years. Originally founded in Bromley in 1938 by James' grandfather, Sponge Kitchens is an artisan bakery, offering a wide array of cakes, doughnuts, savouries, bread and sandwiches – all made fresh on the day. The multi-seed loaf and sourdough are particular favourites amongst locals, and so too are the carrot cake and doughnuts.

Following the success of the Beckenham store, which opened in 1948, Sponge Kitchens now has three stores, with the other two in Hayes and Downham. James employs 25 staff at the Park Langley bakery and about 60 throughout the entire business, many of whom have worked for Sponge Kitchens for over 20 years.

## GALLERY SEVENTEEN

Located opposite Beckenham Green, just a stone's throw from Beckenham Junction train station, Gallery Seventeen was established by Sue and John Clark in 1999. What began as an art gallery has now evolved into a comprehensive art centre offering stunning art work, but also workshops, framing and exhibitions.

You can realise your artistic talents at Gallery Seventeen in one of the gallery's many daytime and evening classes, learning to paint in watercolour or making ceramics in the teaching studio.

The gallery also exhibits a wide range of art, from limited edition prints from highly acclaimed artists such as JJ Adams, Anna Pugh, Mia Tarney and Quentin Blake, to promoting original artwork by local artists such as Mike Bowman, Sinead Taylor and Louise Davies. The gallery sells art in a range of styles, including watercolours, pastels, oils and acrylics, and to suit a variety of budgets – so everyone has the opportunity to purchase stunning artwork for their home.

A good quality piece of art deserves to be in a stunning frame, which is why Gallery Seventeen offer an in-house, bespoke framing service. With a vast selection of mouldings to choose from, and a great range of different mount and glazing options; the gallery can frame your artwork to suit your style and budget too.

“GALLERY SEVENTEEN IS POSITIONED IN THE PERFECT LOCATION, WITH LOVELY VIEWS ACROSS THE GREEN, VISITORS PASSING BY FROM THE TRAIN STATION AND LOCALS ENJOYING A DAY OUT ON OUR BLOSSOMING HIGH STREET. GALLERY SEVENTEEN HAS REALLY EVOLVED OVER THE YEARS, AND THE LOCAL COMMUNITY HAS BEEN KEY IN OUR GROWTH WHICH IS TESTAMENT TO THE IMPORTANCE LOCAL BUSINESS HAS FOR LOCAL PEOPLE. WE CAN'T WAIT TO WELCOME MORE PEOPLE TO BECKENHAM AND SEE THEM IN GALLERY SEVENTEEN ”

Dulcie Brown, Manager at Gallery Seventeen





## OLLIE & DOLLIE

A stunning shop nestled in the heart of Beckenham High Street, Ollie & Dollie was started by Manda Warner in 2017. Inspired to come out of retirement by her granddaughter, Dolcie, Manda became interested in the children's gifting industry and enjoyed sourcing unusual, yet imaginative gifts and everyday items for Dolcie – which she soon turned into a business.

Encompassing the passion, love and enthusiasm Manda has for independently-sourced goods, her store offers sustainable, Fairtrade, award winning, organic cotton brands where possible to encourage better shopping habits. The store also showcases a wide variety of traditional wooden toys that are kept in families for years because of their quality, books to ignite imaginations, knitted soft toys and keepsakes to treasure.

“ I LOVE BECKENHAM. THE TOWN HAS A THRIVING COMMUNITY WHICH IS REALLY SUPPORTIVE OF THEIR LOCAL HIGH STREET. EACH BUSINESS CONTRIBUTES TO A FUND THAT PROMOTES BECKENHAM AND ORGANISES GREAT EVENTS THROUGHOUT THE YEAR. I SEE FIRST-HAND THE ENTHUSIASM FOR BECKENHAM TO THRIVE AND AS A PLACE TO LIVE SAFELY AND PEACEFULLY. RESIDENTS HERE TAKE PRIDE IN THEIR ENVIRONMENT AND WANT WHAT IS BEST FOR THE TOWN TO CARRY ON THRIVING. WE HAVE AN AMAZING HISTORY, BEAUTIFUL GREEN SPACES, AND AMENITIES TO BE PROUD OF. ”

Manda Warner, Owner of Ollie & Dollie



## A MOVE IN THE RIGHT DIRECTION

Whether you are looking for a stress-free commute, taking a day trip to explore your incredible new surroundings or wishing to experience the buzz of one of the world's leading capital cities, Langley Court is the ideal starting point.

From visiting nearby Bromley or one of the surrounding towns and villages, or travelling further afield via Gatwick Airport, which is less than an hour from home, you'll benefit from superb road links and easy access to the M25.

With no less than six local train stations including Beckenham Junction and Eden Park, enjoy frequent services to London allowing you to reach the capital in approximately 20 minutes. There are also frequent services connecting you further-afield throughout South Kent too.

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



Local area photography









Stock photography



Stock photography

# LANGLEY COURT THE DEVELOPMENT

-  **THE LANGLEY**  
5 BEDROOM DETACHED HOME
-  **THE BECK**  
5 BEDROOM DETACHED HOME
-  **THE NORWOOD**  
4 BEDROOM TERRACED/  
SEMI-DETACHED HOME
-  **THE BROCKWELL**  
4 BEDROOM DETACHED HOME
-  **THE DULWICH**  
4 BEDROOM TERRACED/  
SEMI-DETACHED HOME
-  **THE RAVENSBOURNE**  
4 BEDROOM DETACHED HOME
-  **THE PICKHURST A**  
3 BEDROOM SEMI-DETACHED HOME
-  **THE PICKHURST B**  
3 BEDROOM LINK-DETACHED/  
DETACHED HOME
-  **THE KELSEY**  
3 BEDROOM TERRACE/  
SEMI-DETACHED HOME
-  **THE MILLER A**  
3 BEDROOM SEMI-DETACHED/  
LINK-DETACHED/DETACHED HOME
-  **THE MILLER B**  
3 BEDROOM TERRACED/  
SEMI-DETACHED HOME

-  **THE ELMER**  
3 BEDROOM LINK-DETACHED HOME/  
DETACHED HOME
-  **THE PARKFIELD**  
2 BEDROOM TERRACE/  
SEMI-DETACHED HOME
-  **THE CATOR**  
2 BEDROOM SEMI-DETACHED/  
LINK-DETACHED HOME
-  **VESTA HOUSE**  
1 & 2 BEDROOM APARTMENTS
-  **OPTIVO**  
SHARED OWNERSHIP
-  **OPTIVO**  
HOUSING ASSOCIATION



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.



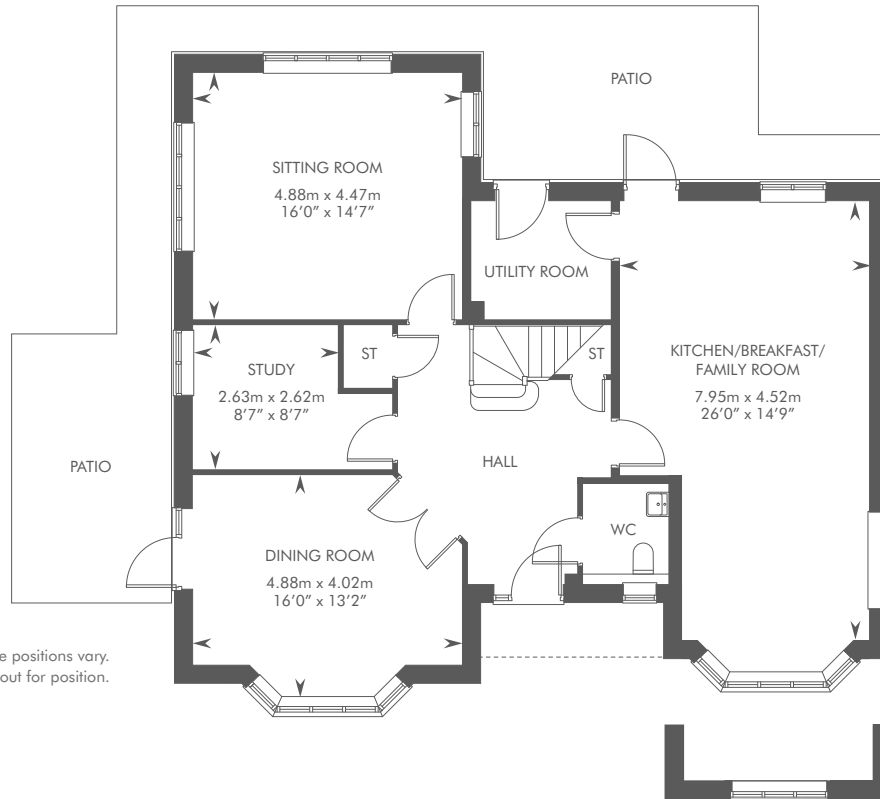
Computer generated image - The Beck

# THE BECK

5 BEDROOM DETACHED HOME



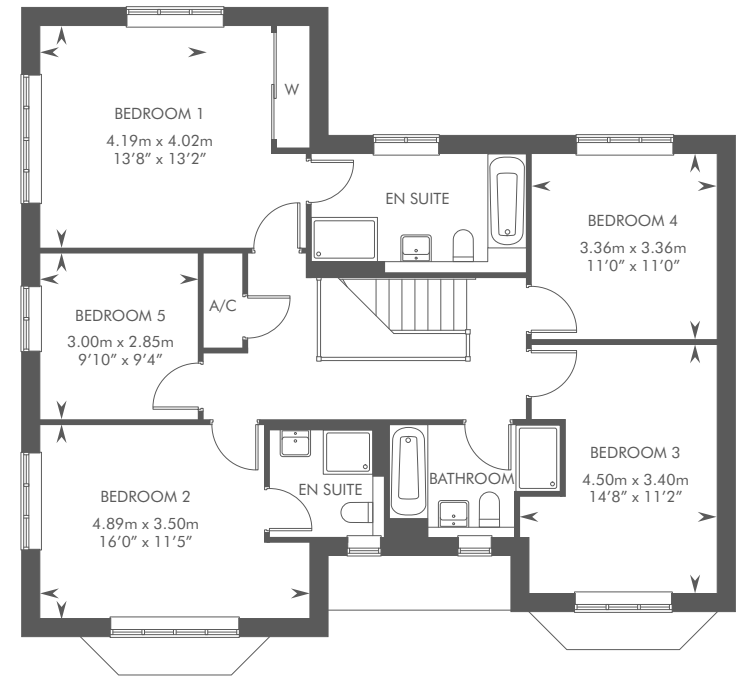
THE BECK  
 PLOTS 166 & 169 – AS SHOWN



Double garage positions vary.  
 See site layout for position.

Plot 166 only

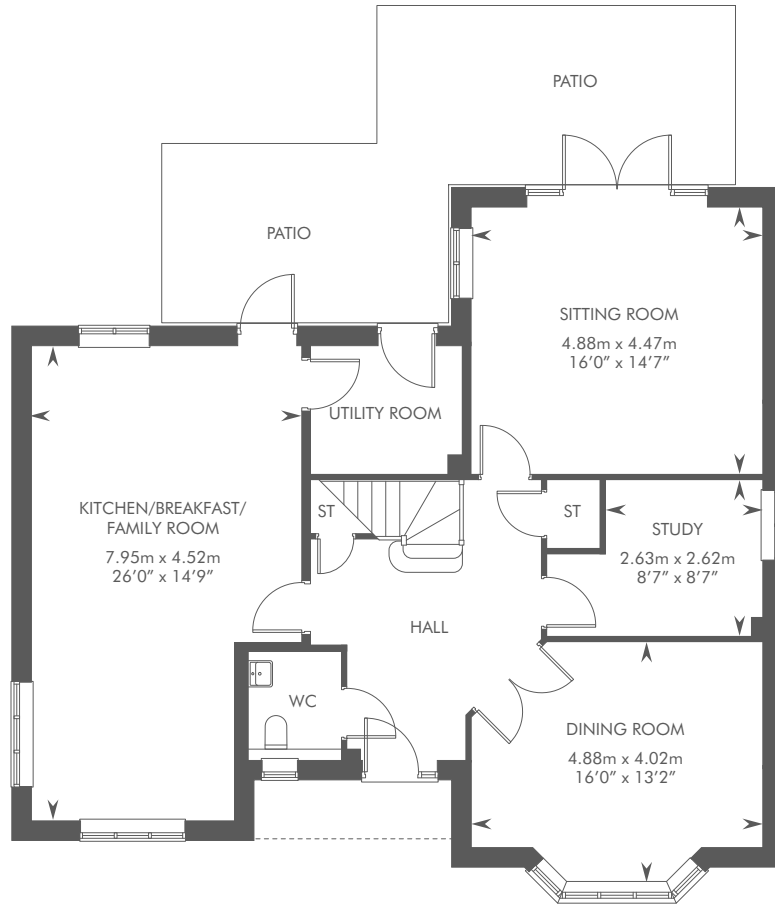
GROUND FLOOR



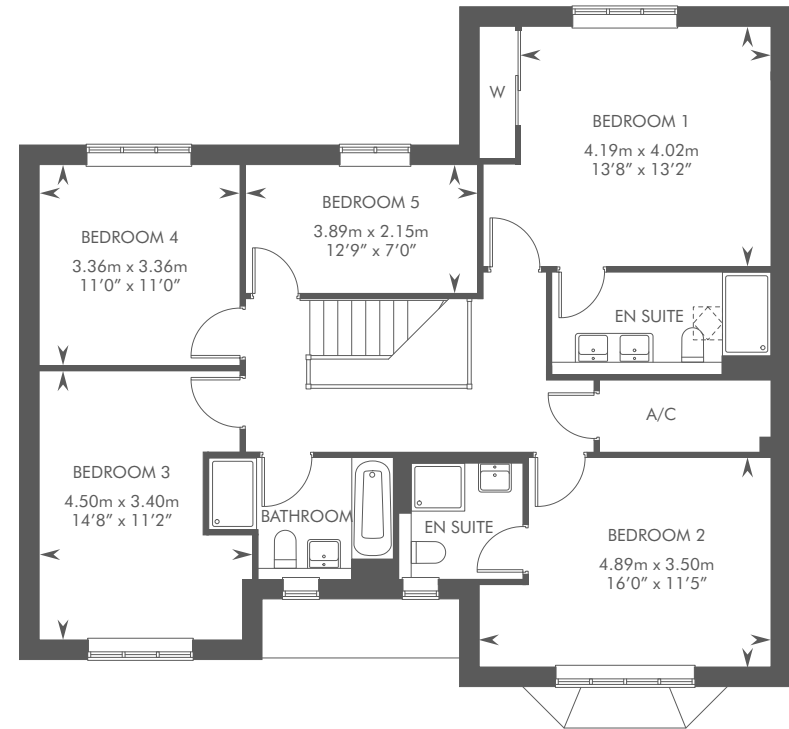
FIRST FLOOR



THE BECK  
PLOTS 167 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Double garage positions vary.  
See site layout for position.



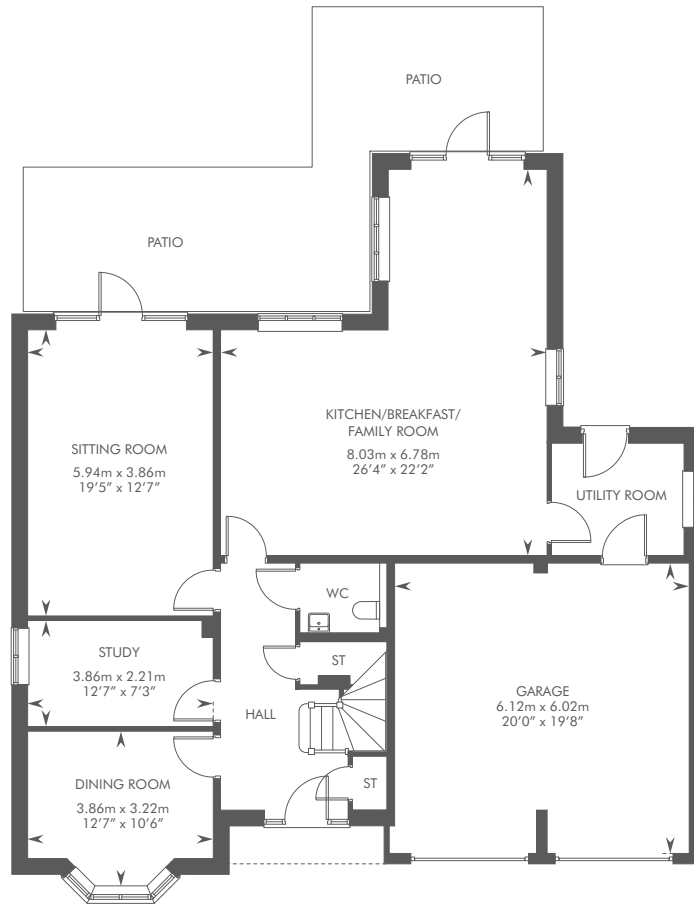
Computer generated image - The Langley

# THE LANGLEY

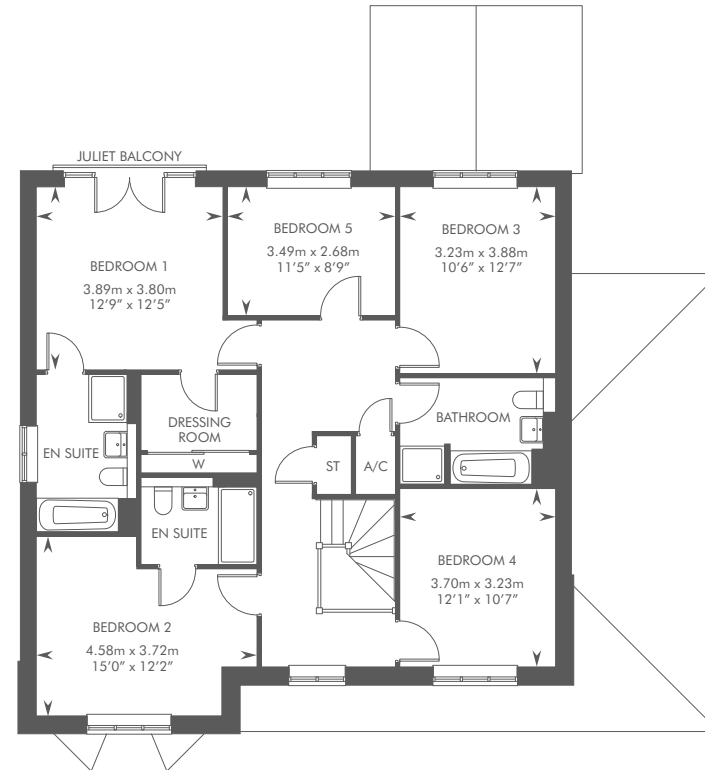
5 BEDROOM DETACHED HOME



THE LANGLEY  
PLOT 168 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Patio sizes are indicative only. Please ask your Sales Consultant for further details. W: Wardrobe. ST: Storage cupboard. A/C: Airing cupboard.

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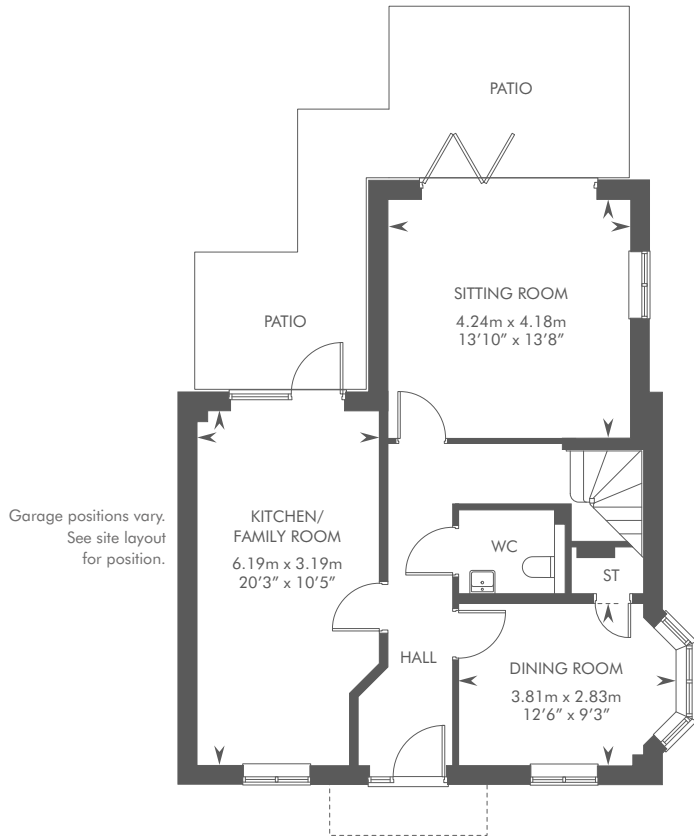


# THE BROCKWELL

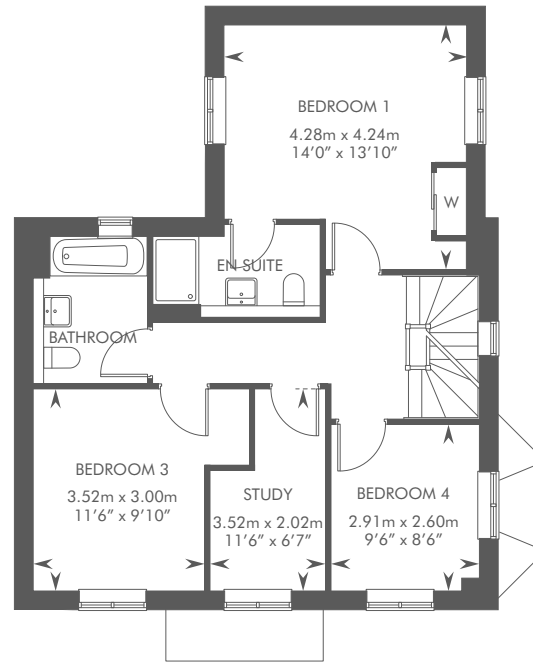
4 BEDROOM DETACHED HOME



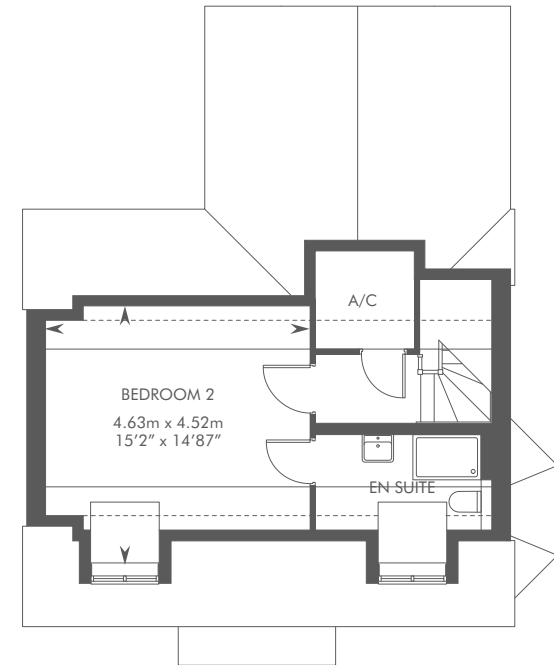
THE BROCKWELL  
 PLOT 170 – AS SHOWN  
 PLOT 184 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. Patio sizes are indicative only. Please ask your Sales Consultant for further details. W: Wardrobe. ST: Storage cupboard. A/C: Airing cupboard.

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THE DULWICH

# THE DULWICH

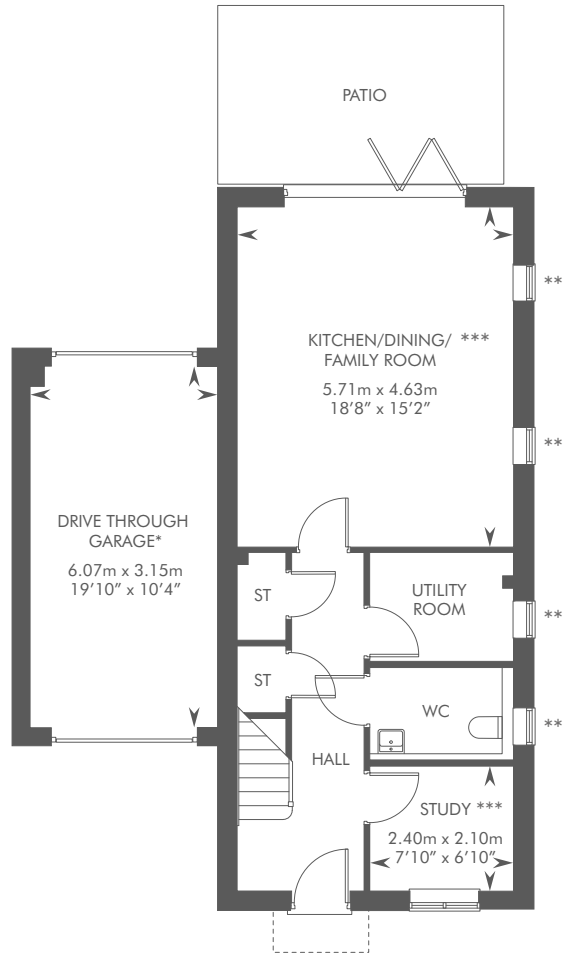
4 BEDROOM TERRACED/SEMI-DETACHED/DETACHED HOME



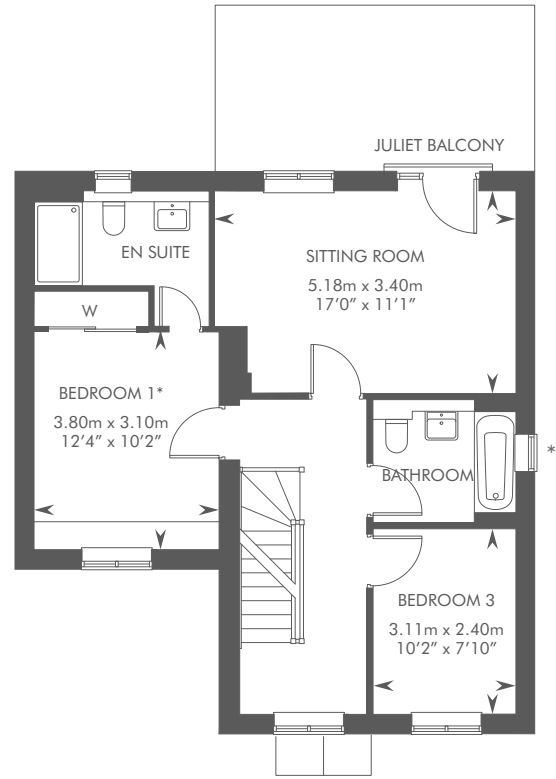
THE DULWICH

PLOTS 7, 43, 45, 48, 50, 52, 54, 63, 65, 67, 82 & 83 – AS SHOWN

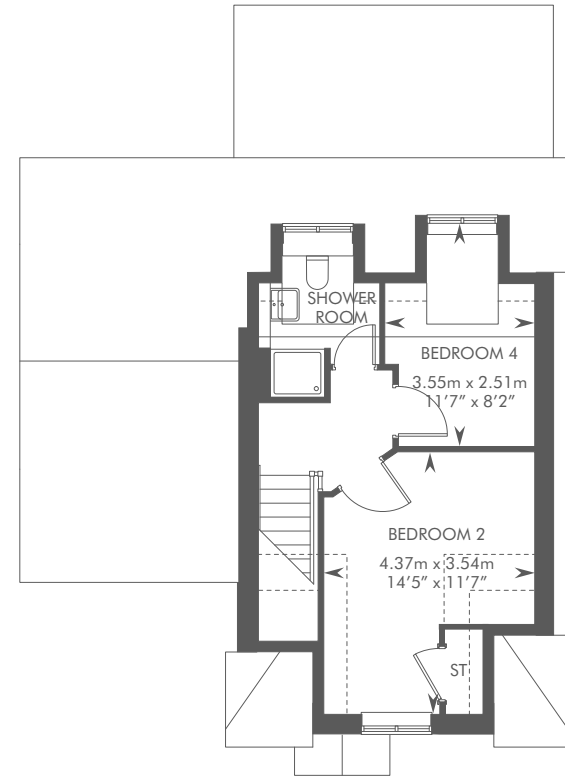
PLOTS 42, 44, 46, 47, 49, 51, 53, 55, 62, 64 & 66 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. Patio sizes are indicative only.

Please ask your Sales Consultant for further details. ST: store cupboard. \*Dimensions vary for plots 48, 62, 64 & 67 only: Garage: 6.07m x 3.30m (19'10" x 10'9"), Bedroom 1: 4.33m x 3.25m (14'2" x 10'7").

\*\*Windows to plots 47, 62 & 67 only. \*\*\*Dimensions vary for plot 7 only: Kitchen/Dining/Family room: 5.75m x 4.68m (18'9" x 15'4"), Study room: 2.45m x 2.13m (8'0" x 7'0")

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Computer generated image - The Norwood

# THE NORWOOD

4 BEDROOM SEMI-DETACHED/TERRACED HOME

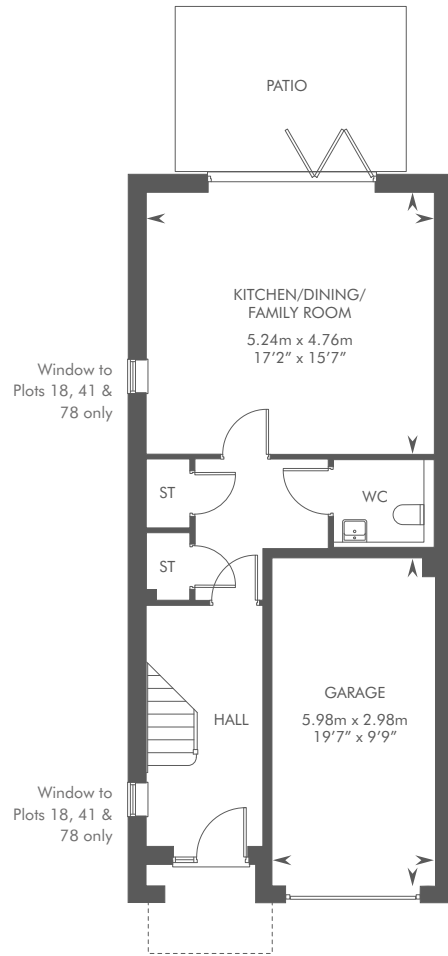




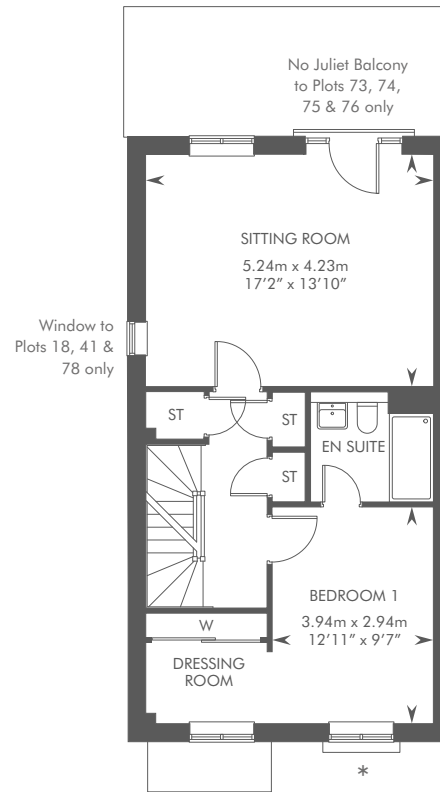
THE NORWOOD

PLOTS 5, 12, 17, 38, 40, 73, 75, 78 & 80 – AS SHOWN

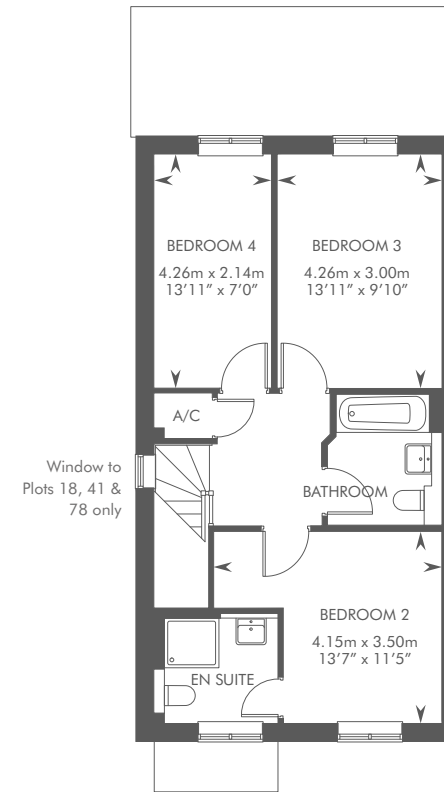
PLOTS 13, 18, 39, 41, 74, 76, 77, 79 & 81 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Patio sizes are indicative only. Please ask your Sales Consultant for further details.  
A/C: Airing cupboard. ST: Store cupboard. \*Window to have inward opening casements.

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Computer generated image - The Ravensbourne

# THE RAVENSBOURNE

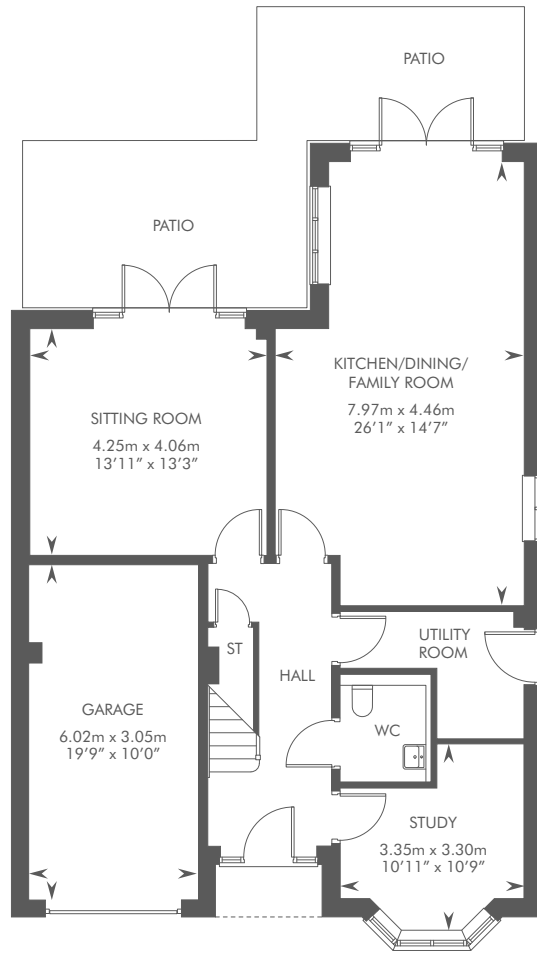
4 BEDROOM DETACHED HOME



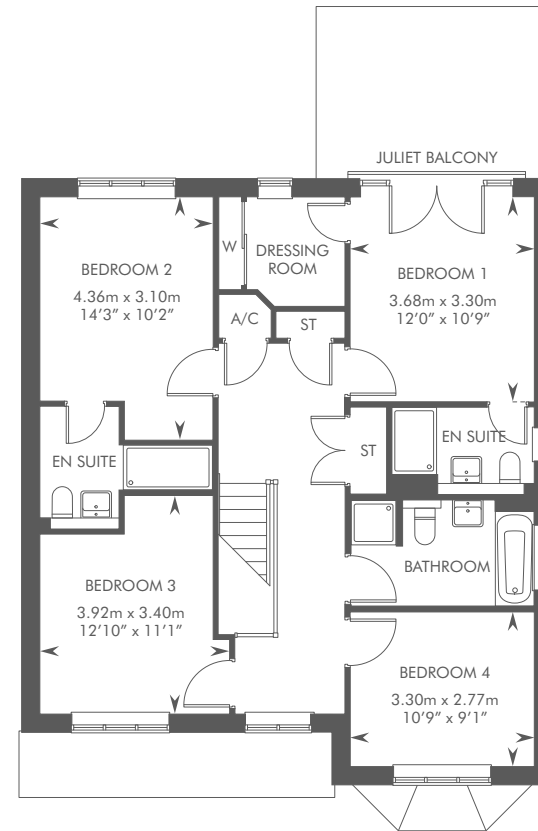
THE RAVENSBOURNE

PLOTS 185, 189 & 190 – AS SHOWN

PLOTS 187 & 188 – HANDED



GROUND FLOOR



FIRST FLOOR

Patio sizes are indicative only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard.

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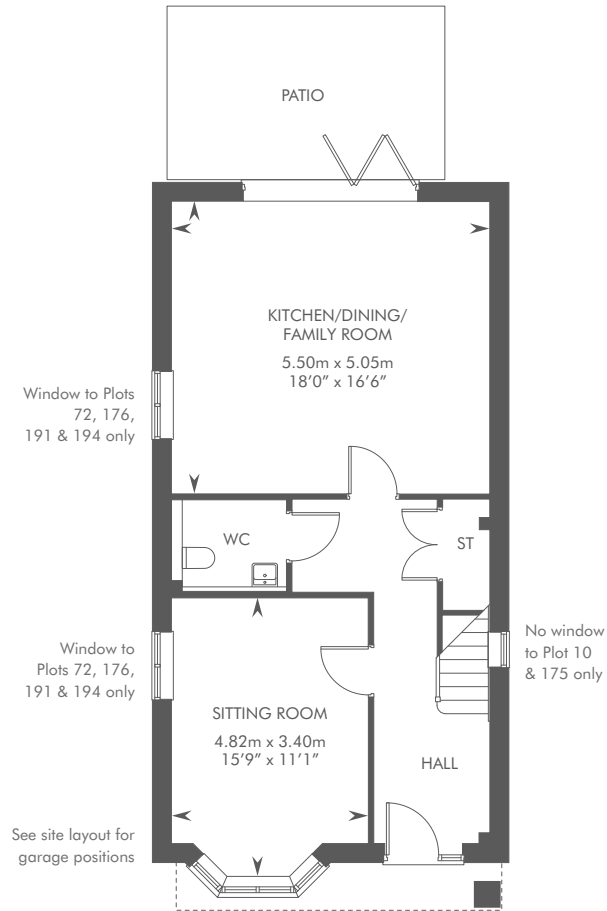
Computer generated Image - The Miller A

# MILLER A

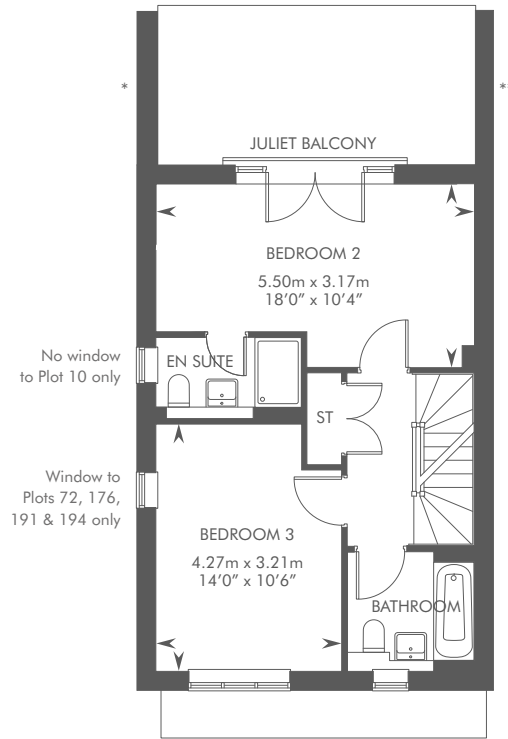
3 BEDROOM SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



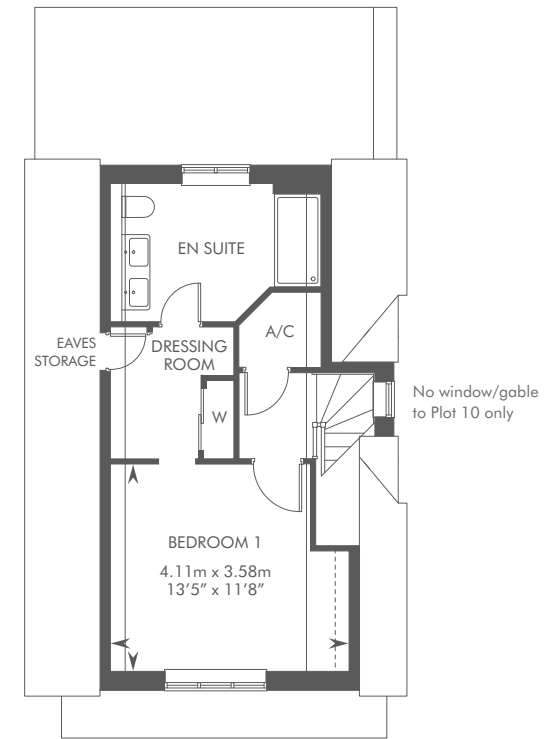
THE MILLER A  
 PLOTS 57, 175, 191 & 193 – AS SHOWN  
 PLOTS 10, 72, 176, 186, 192 & 194 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Storage cupboard. Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. Patio sizes are indicative only.  
 \*Full height parapet walls either side of Juliet balcony to plot 10 only. \*\*Parapet wall to flat roof to plots 72, 176 & 186 only.

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THE MILLER B

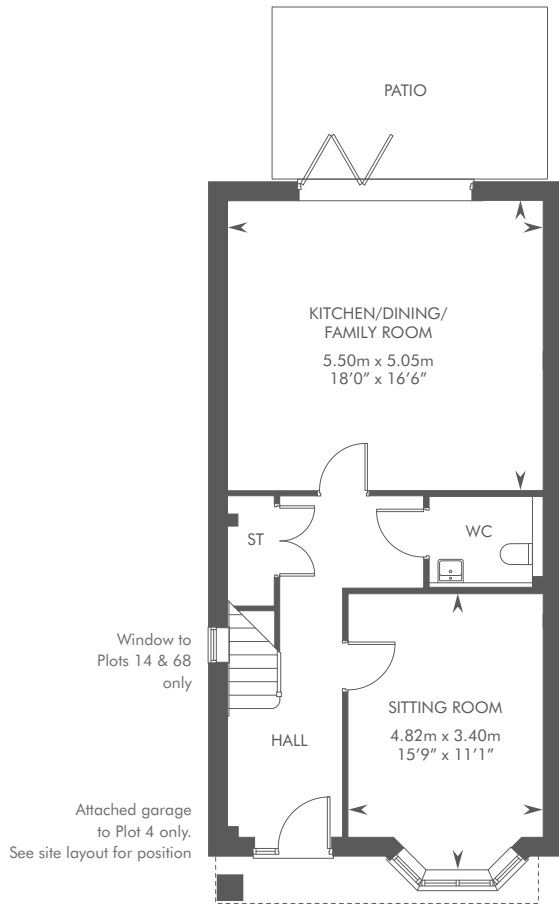
External photography - The Miller B

# MILLER B

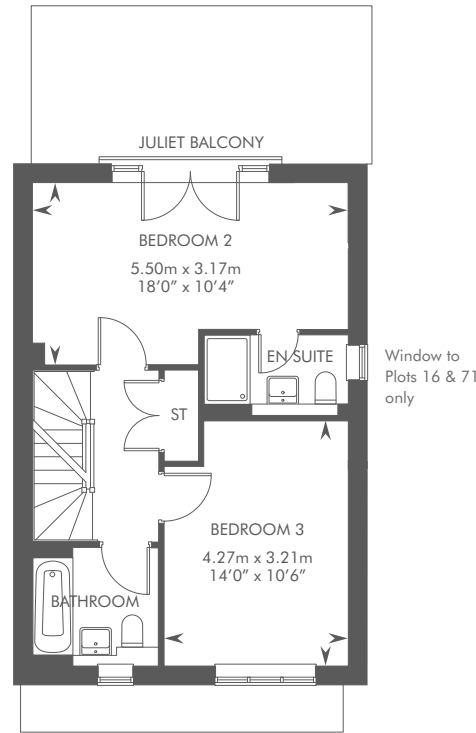
3 BEDROOM TERRACED/SEMI-DETACHED HOME



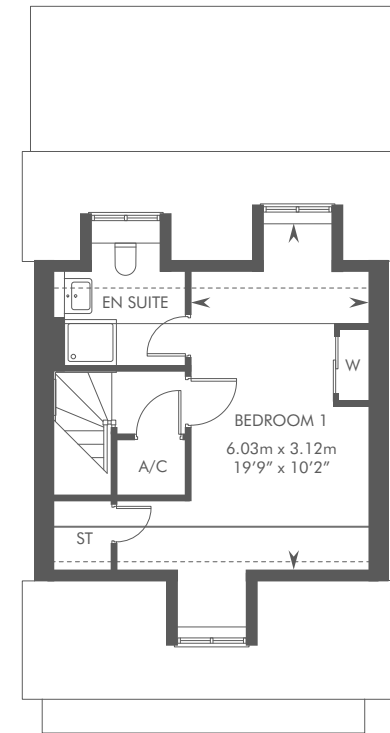
THE MILLER B  
 PLOTS 4, 14, 15, 16, 68, 69, 70 & 71 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Storage cupboard.  
 Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. Patio sizes are indicative only. \*Canopy post to plot 14 & 68 only.

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LANGLEY COURT  
BECKENHAM

DELUXE SPECIFICATION

THE BECK, BROCKWELL, DULWICH, LANGLEY, MILLER, NORWOOD & RAVENSBORNE





Photography from a previous CALA development



Photography from a previous CALA development



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 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 study, or decide to turn that extra bedroom into one, working from home is easier than ever.

# SPECIFICATION

## KITCHEN\*

- Contemporary kitchen with composite work surfaces and upstand
- 1½ bowl under-mounted stainless steel sink with mixer tap
- Built in Siemens single oven\*\* and combination microwave/oven
- Siemens electric induction hob with four heating zones and extractor hood to The Miller only
- Siemens electric induction hob with five heating zones and extractor hood to The Beck, Brockwell, Dulwich, Langley, Norwood and Ravensbourne
- Stainless steel splashback to hob
- Continuous feed waste disposal unit
- Pop up charging sockets to kitchen island units where applicable ^
- Integrated Siemens fridge/freezer
- Second integrated Siemens fridge/freezer to The Langley and The Beck only
- Integrated Siemens dishwasher
- Integrated Siemens washer/dryer fitted to homes with no utility room
- Homes with utility room are provided 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 Laufen Pro sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en suite(s)
- Shower head and braided shower hose with slide rail to all baths with a thermostatic bath/ shower mixer
- Under-basin double draw vanity unit to bathroom and bedroom one en suite
- Heated chrome towel rails to all cloakrooms, bath/shower rooms and en suite(s)
- Ceramic wall tiling:
  - Choice of bathroom tiling options subject to build stage of the home. Please speak to your sales consultant for more details
  - Full height tiling to shower cubicles
  - Full height tiling 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 suite(s)

## MEDIA COMMUNICATIONS

- TV sockets fitted in kitchen, sitting room, dining room ^, family room ^, study ^ and bedroom one
- Power sockets fitted to all rooms
- Telephone sockets fitted to sitting room, study ^ or smallest bedroom ^
- CAT6 cabling to storage cupboard under stairs, sitting room and study ^ or one bedroom where there is no study
- Gigabit-enabled broadband from the day you move in. Pre-fitted and activated Hyperoptic connection will offer a consistent connection and speed regardless of the time of day, devices connected or who else is also online

## HEATING, LIGHTING AND ELECTRICAL

- Traditional gas fired central heating
- Recessed LED downlights to the hallway, landing, kitchen, utility ^, family room ^, sitting room, all cloakrooms, bathrooms, en suite(s) and shower rooms
- 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 EV Ready Wall Pod charging unit to selected homes only
  - Please consult your sales consultant for full details and plots specified

## INTERNAL FINISHES

- Double-glazed uPVC windows
- Smooth ceilings finished in white paint
- All walls, woodwork and timber stairs finished in white paint
- Oak handrail to staircase
- Amtico flooring to kitchen, kitchen/breakfast/family room, kitchen/ dining/family room, kitchen/family room, dining room, utility room ^, cloakroom, bathroom, shower room and en suite(s) ^, where applicable
- Carpet to bedrooms, upstairs landing, stairs, study, dressing and sitting room, where applicable

- Sliding wardrobes to bedroom 1

## SECURITY

- External street lighting to development
- Multi-point locking system to front door

## EXTERNAL DETAILS

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

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC 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
- Photo voltaic panels installed to the roof of selected homes – Please speak to your sales consultant for more details

## 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.

\*Design subject to change, please consult your Sales Advisor for further information. \*\* If oven is fitted directly under the hob, and upgrade to induction hobs is not possible. ^ Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Advisor for further details. ††Proportions may vary, please refer to Sales Advisor for further information.



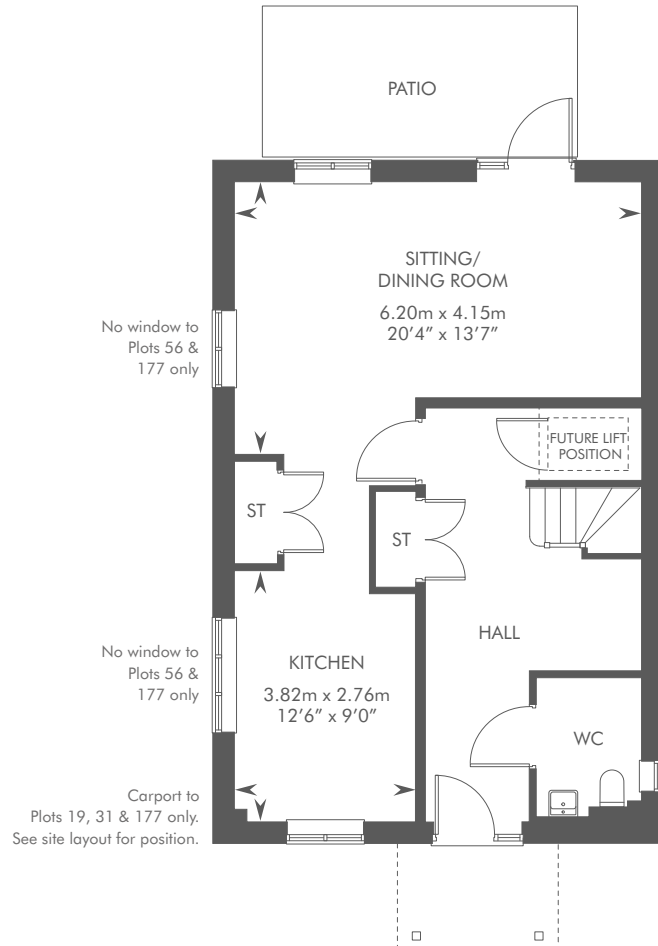
Computer generated image - The Elmer

# THE ELMER

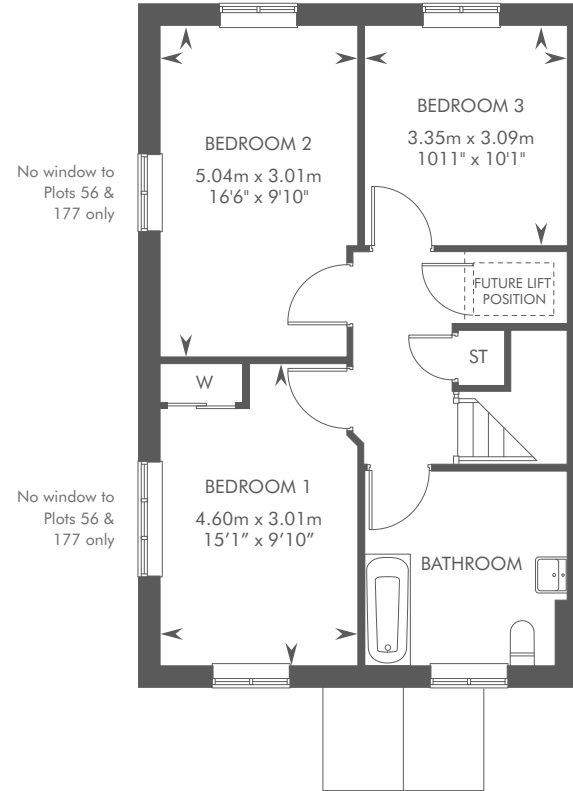
3 BEDROOM DETACHED/LINK-DETACHED HOME



THE ELMER  
 PLOT 19 – AS SHOWN  
 PLOTS 31, 56 & 177 – HANDED



GROUND FLOOR



FIRST FLOOR



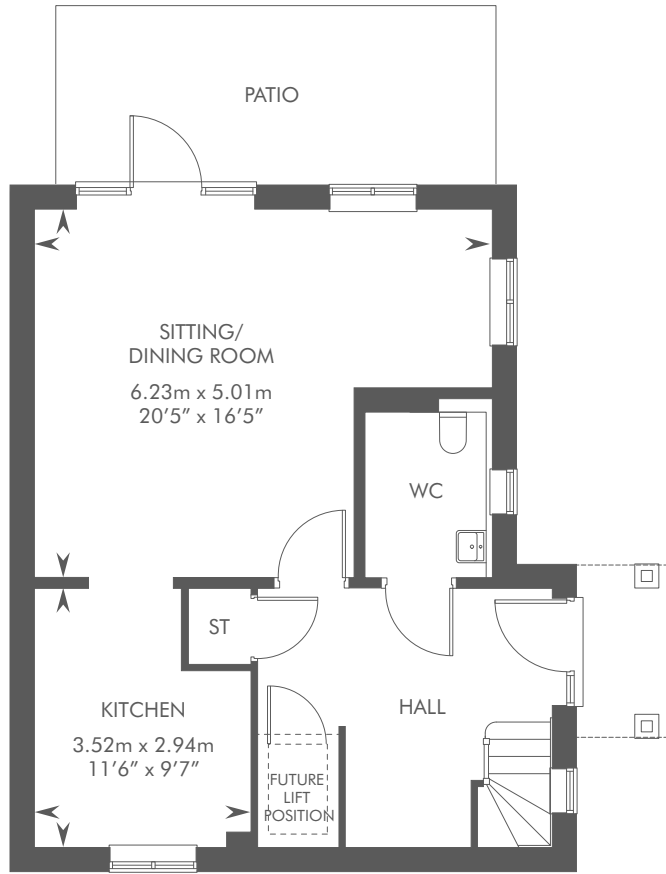
Computer generated image - The Cator

# THE CATOR

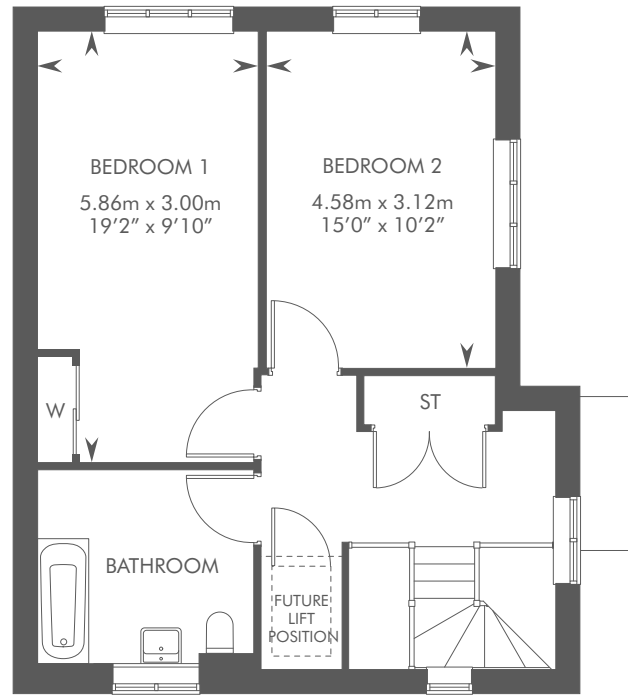
2 BEDROOM TERRACED/SEMI-DETACHED/LINK-DETACHED HOME



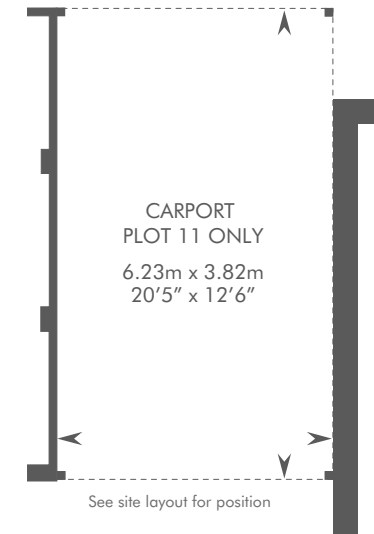
THE CATOR  
 PLOTS 11 & 183 – AS SHOWN  
 PLOT 178 – HANDED



GROUND FLOOR



FIRST FLOOR

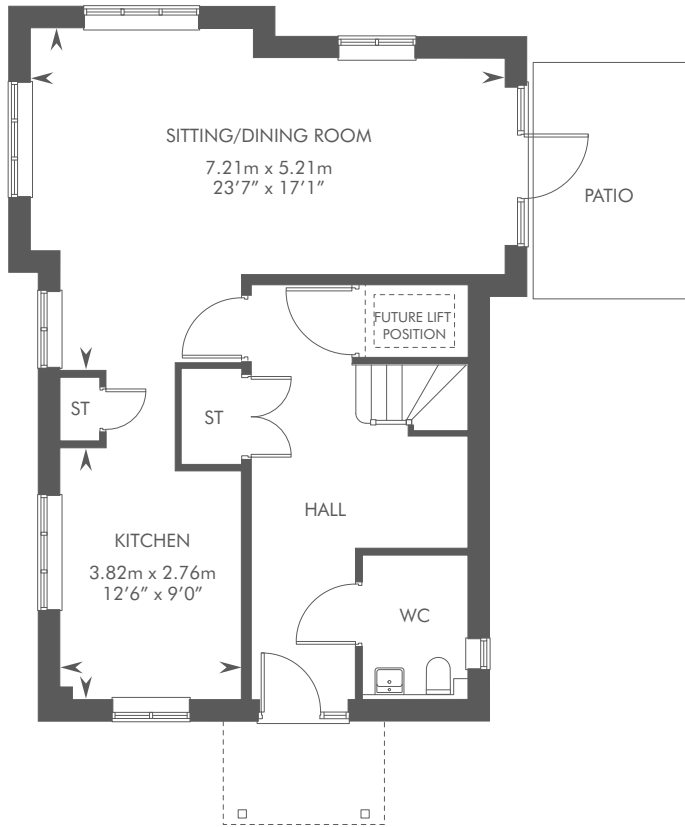


Patio sizes are indicative only. Please ask your Sales Consultant for further details. ST: Storage cupboard. ♿ Please note this home is a wheelchair adaptable home.

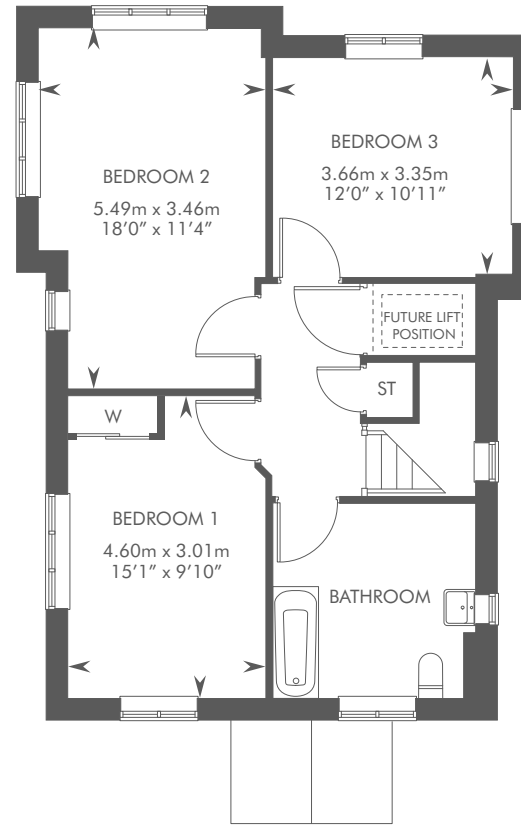
The consumer protection from unfair trading regulations 2008. CALA Homes (South Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications 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.



THE ELMER  
PLOT 6 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



THE PICKHURST A

Computer generated image - The Pickhurst

# THE PICKHURST A

3 BEDROOM SEMI-DETACHED HOME

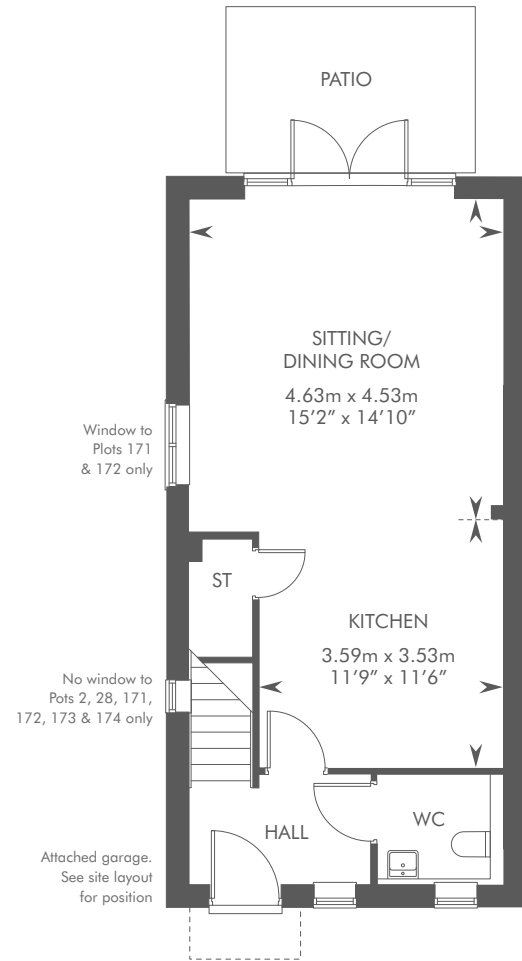




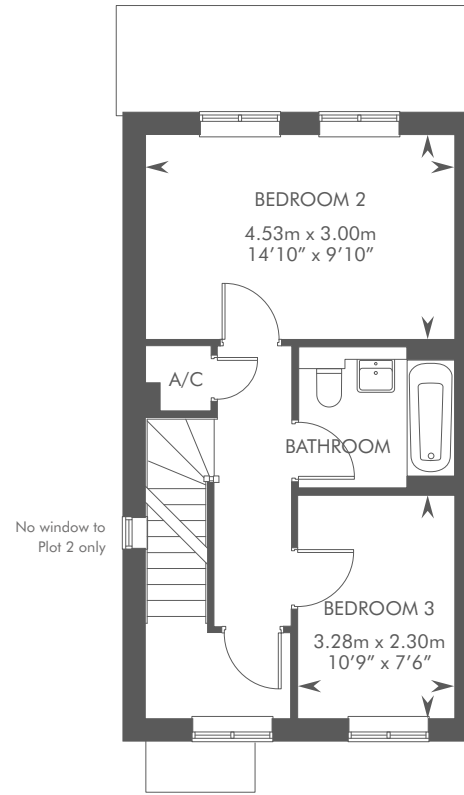
THE PICKHURST

PLOTS 2, 9, 24, 27, 29, 171 & 173 – AS SHOWN

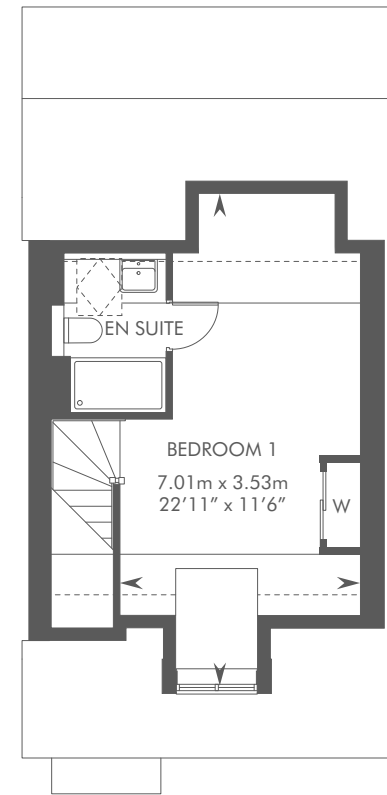
PLOTS 8, 25, 28, 30, 172 & 174 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. Patio sizes are indicative only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Storage cupboard. : Velux window.

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THE PICKHURST B

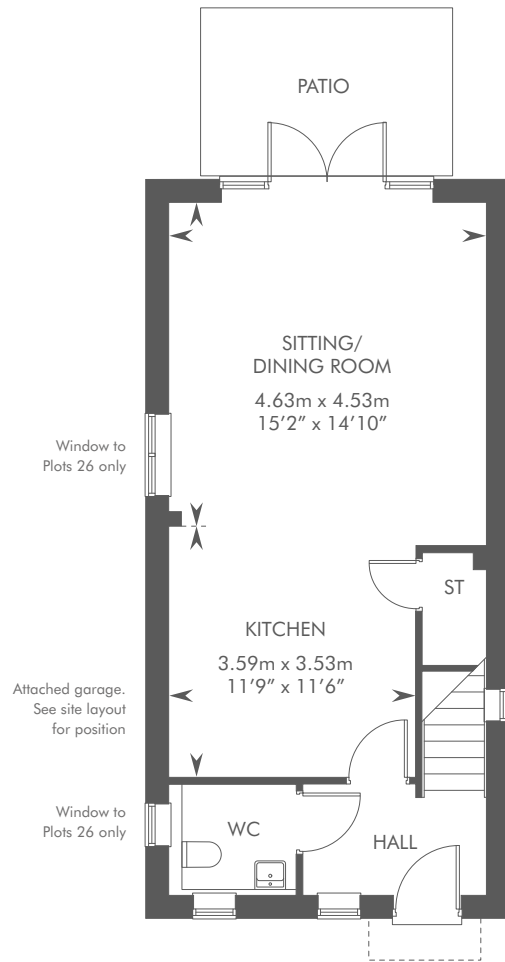
Computer generated image - The Pickhurst

# THE PICKHURST B

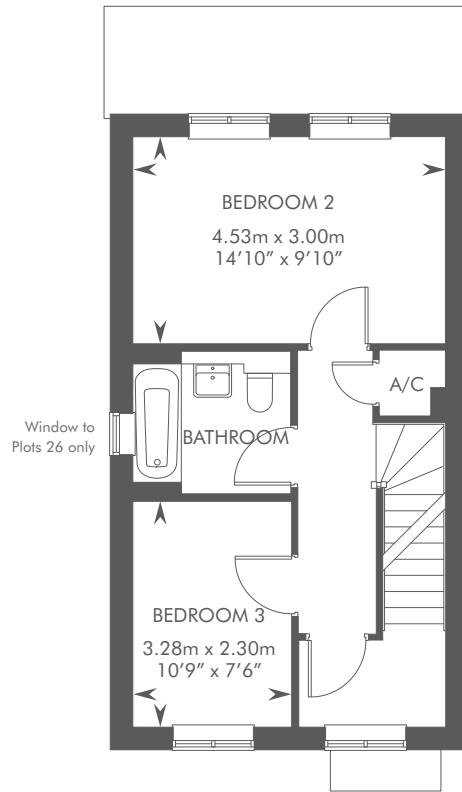
3 BEDROOM LINK-DETACHED/DETACHED HOME



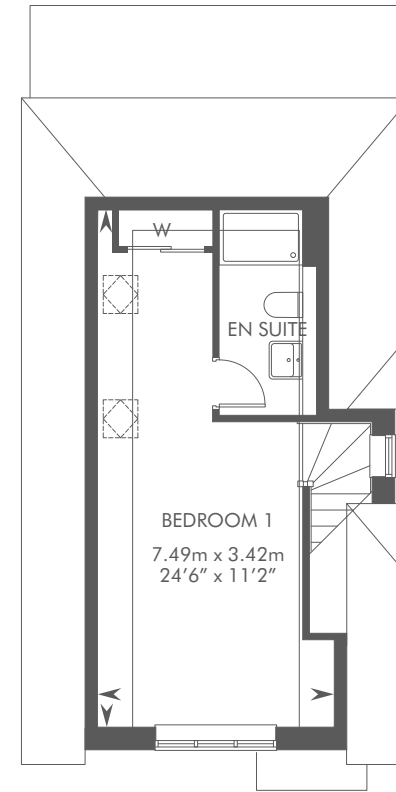
THE PICKHURST  
PLOTS 1 & 26 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above. Patio sizes are indicative only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Storage cupboard. : Velux window.

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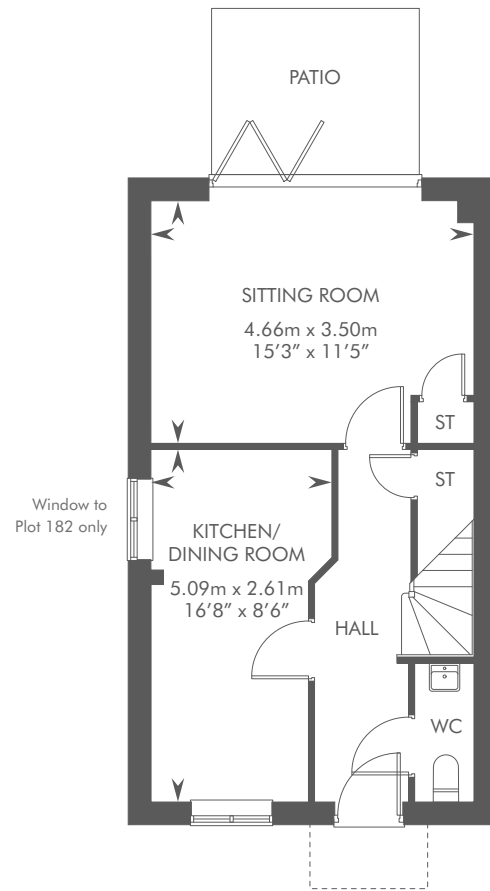
Computer generated image - The Parkfield

# THE PARKFIELD

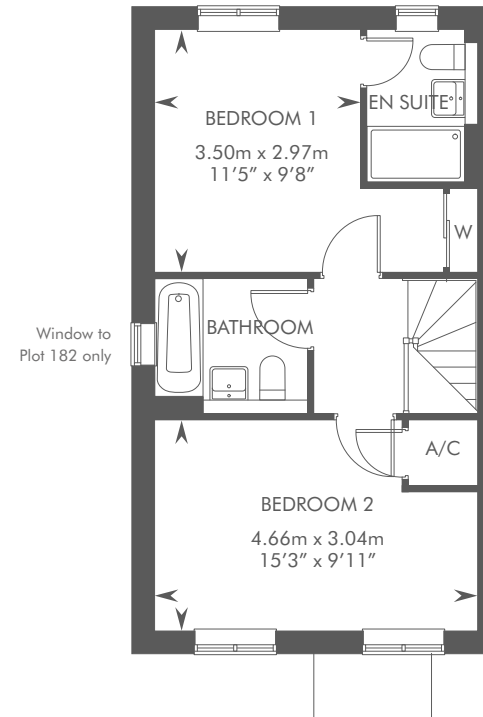
2 BEDROOM TERRACED/SEMI-DETACHED HOME



THE PARKFIELD  
PLOTS 179, 181 & 182 – AS SHOWN  
PLOT 180 – HANDED



GROUND FLOOR



FIRST FLOOR

Patio sizes are indicative only. Please ask your Sales Consultant for further details. ST: Storage cupboard. A/C: Airing cupboard.

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LANGLEY COURT  
BECKENHAM

CLASSIC SPECIFICATION  
THE CATOR, ELMER, KELSEY, PARKFIELD & PICKHURST



Photography from a previous CALA development



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 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 study, or decide to turn that extra bedroom into one, working from home is easier than ever.

# SPECIFICATION

## KITCHEN\*

- Contemporary kitchen with laminate work surfaces and upstand to The Cator and Parkfield only
- 1½ bowl inset stainless steel sink with drainer and mixer tap to The Cator and Parkfield only
- Contemporary kitchen with composite work surfaces and upstand to The Elmer, Kelsey and Pickhurst only
- 1½ bowl undermount sink with mixer tap to The Elmer, Kelsey and Pickhurst only
- Built-in Bosch single oven\*\*, Serie | 4 electric ceramic hob with four heating zones and extractor hood
- Stainless steel splashback to hob
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/ dryer

## 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)
- Shower head and braided shower hose with slide rail to all baths
- Under-basin double door vanity unit to bathroom and bedroom one ensuite to The Elmer, Kelsey and Pickhurst only
- Heated chrome towel rails to all cloakrooms, bath/shower rooms and en suite(s) ^
- Ceramic wall tiling:
  - Choice of bathroom tiling options subject to build stage of the home. Please speak to your sales consultant for more details
  - Full height tiling to shower cubicles
  - Full height tiling 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 suite(s)

## MEDIA COMMUNICATIONS

- TV sockets fitted in kitchen, sitting room, study ^ and bedroom one
- Power sockets fitted to all rooms
- Telephone sockets fitted to sitting room, study ^ or smallest bedroom ^
- CAT6 cabling to storage cupboard under stairs, sitting room and study ^ or one bedroom where there is no study
- Gigabit-enabled broadband from the day you move in. Pre-fitted and activated Hyperoptic connection will offer a consistent connection and speed regardless of the time of day, devices connected or who else is also online

## HEATING, LIGHTING AND ELECTRICAL

- Traditional gas fired central heating
- Recessed LED downlights to the kitchen and all bathrooms, en suite(s) and cloakroom
- 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 EV Ready Wall Pod charging unit to selected homes only
  - Please consult your sales consultant for full details and plots specified

## INTERNAL FINISHES

- Double-glazed uPVC windows
- Smooth ceilings finished in white paint
- All walls, woodwork and timber stairs finished in white paint
- Oak handrail to staircase
- Amtico flooring to kitchen, kitchen/dining room, sitting/ dining room, cloakroom, bathroom, shower room and en suite(s) ^
- Sliding wardrobes to bedroom 1 only
- Carpet to bedrooms, upstairs landing, stairs and sitting room

## SECURITY

- External street lighting to development
- Multi-point locking system to front door

## EXTERNAL DETAILS

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

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC 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
- Photo voltaic panels installed to the roof of selected

## 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. homes – Please speak to your sales consultant for more details

\*Design subject to change, please consult your Sales Consultant for further information. \*\*If oven is fitted directly under the hob, and 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.



# PERFECTLY LOCATED

LANGLEY COURT, 11 ROMAN WAY BECKENHAM, KENT, BR3 3FH



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## LEISURE, SHOPPING & POINTS OF INTEREST

- Harvington Park - 0.3 miles
- Kelsey Park - 0.4 miles
- The Parklangley Club - 0.7 miles
- Langley Park Sports Ground - 0.8 miles
- Sainsbury's Local - 0.8 miles
- Beckenham High Street - 1.2 miles
- Langley Park Golf Course - 1.4 miles
- Waitrose - 1.6 miles
- The Elm Tree - 1.7 miles
- Miller & Carter, Bromley - 2.1 miles
- The Glades, Bromley - 2.2 miles
- Beckenham Place Park - 2.9 miles



## EDUCATION

- Unicorn Primary School - 0.4 miles
- Harris Academy, Beckenham - 0.8 miles
- Langley Park Primary School - 0.8 miles
- Langley Park School for Girls - 0.9 miles
- Langley Park School for Boys - 1 mile



## BY CAR

- A232 - 1.7 miles
- A23 - 6.1 miles
- M25 - 13.1 miles



## BY RAIL FROM EDEN PARK

- London Bridge - 25 mins
- London Cannon Street - 34 mins
- London Charing Cross - 35 mins



## BY RAIL FROM BECKENHAM JUNCTION

- Bromley South - 6 mins
- London Victoria - 23 mins
- London Bridge - 36 mins



## BY TRAM FROM BECKENHAM JUNCTION

- East Croydon - 23 mins
- West Croydon - 32 mins
- Wimbledon - 49 mins





CALA showhome photography from Langley Court



CALA showhome photography from Langley Court



CALA showhome photography from Langley Court



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 Langley Court, we hope you will find a life that looks better but, perhaps more importantly, one that definitely feels better.



Stock photography



Previous CALA showhome photography

## SERVICE WITH A WIDE RANGE OF SMILES

Premier quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

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



"We liked the small bespoke feel of the development and it's in an excellent location, especially as I have to commute into North London. We reserved our new five-bedroom home straightaway because of the impressive high specification and attention to detail that was evident throughout."

TONY AND JULIE DEAR, PURCHASERS AT THE PAVILIONS,  
RICKLING GREEN, ESSEX

"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, PURCHASERS AT AMLETS PLACE, CRANLEIGH



## A WRONG TURN AND A RIGHT MOVE

It's not every day a wrong turn leads to your dream home, but that was the reality for Femi and Esther Oladokun from north east Lancashire. On their way to Peterborough to look for a rental apartment one weekend, they ended up purchasing a brand new five-bedroom home at The Mallards in Hampton Vale.

Femi said: "We are completely new to the area and Esther's new job meant we needed to find accommodation straightaway, so we thought that looking for a place to rent would be our only option. We visited the sales centre at The Mallards and the sales team were extremely helpful.

CALA's 100% Part Exchange scheme gave us the opportunity to secure our home without the headache of selling our existing property."

Esther added: "We have settled into our new home really well, and we would recommend a CALA home to anyone, without a doubt. Who'd have thought that a wrong turn would lead us to a fantastic new home, but we're so glad that it did!"

FEMI AND ESTHER OLADOKUN, PURCHASERS AT HAMPTON VALE, CAMBRIDGESHIRE



*"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 head 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, EAST MOLESEY, SURREY





## 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.



### 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.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Photography from a previous CALA development



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



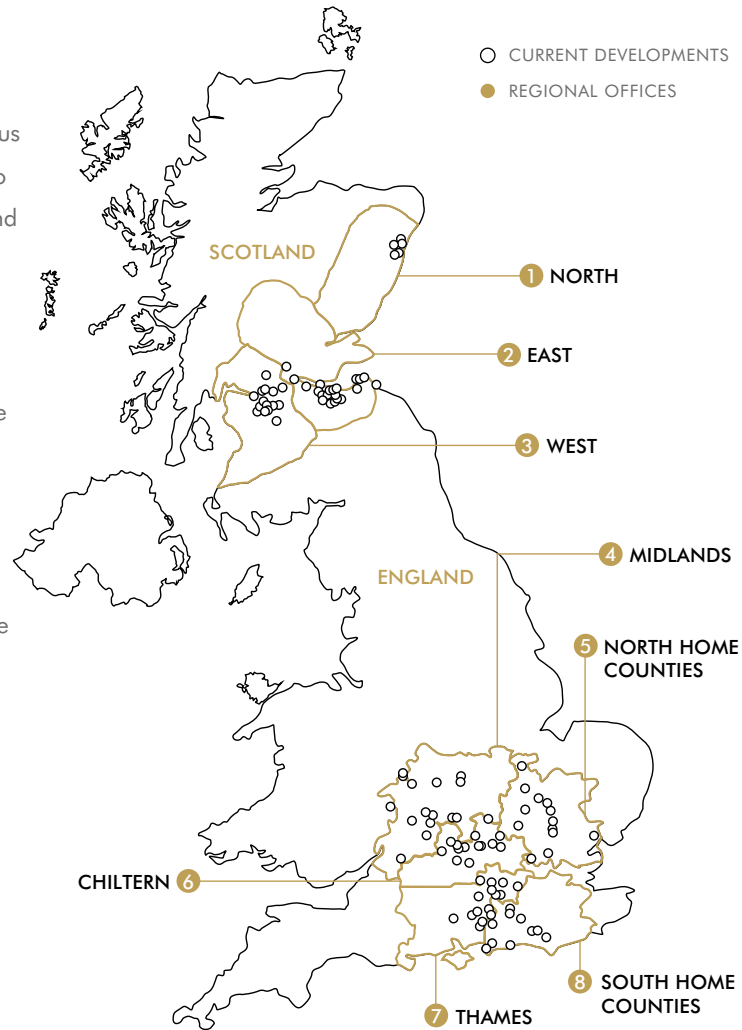
INVESTMENT IN  
OUR PEOPLE



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 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.

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



THIS IS WHERE YOUR JOURNEY STARTS  
TO FIND OUT MORE, CALL 0203 780 0753 OR VISIT [CALA.CO.UK/LANGLEYCOURT](https://www.cala.co.uk/langleycourt)

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